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Temple community meeting

12

MHS golf

16

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Forbes House annual Keechong dinner



Webster Collins, center, stands with Milton firefighters, from left, Lt. Christopher Byron, Lt. Matthew Neundorf, Lt. William Murphy and Lt. Joseph Byron. Webster and Anne Collins received the Civic Leadership Award at the Forbes House Keechong Dinner on October 11. See more photos on page 8. (Photo by June Desmond)

Select Board keeps ball rolling on MBTA zoning

By Elaine Cushman Carroll
Milton Times staff

With no bylaw coming directly from the Planning Board as of yet, the Select Board has continued to hone the MBTA Community Zoning article that it asked Director of Planning and Community Development Tim Czerwienski to prepare about six weeks ago.

The unprecedented situation comes as Milton seeks to comply with the MBTA Communities Act and guidelines that mandate the town to produce new multi-family zoning districts that have the capacity for 2,461 new units of housing, half of them near the Mattapan Trolley line.

A Special Town Meeting has been set for Dec. 4 primarily for this measure in order to meet the Dec.

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Applecroft's restoration 'a labor of love'

By Elaine Cushman Carroll
Milton Times staff

The abandoned grand house known as Applecroft had all the ailments of age and neglect, as well as less obvious issues of septic, mold, asbestos, lead paint, and wiring and water problems.



John David Corey and his husband Miguel Rosales stand on the deck at the Applecroft estate. (Photo by Elaine Cushman Carroll)

Something about the bucolic setting on upper Canton Avenue and the fact that it was so close to where John David Corey grew up made him and his husband Miguel Rosales think twice about the suggestion that they buy the property as a renovation project.

The persistent encouragement of Carl Nold, who was then the president of Historic New England, finally broke through their reservations and they agreed to purchase it from the organization.

What followed was a three-year renovation and restoration project that transformed the home back into its previous historic significance as a Shingle Style house with Colonial Revival details.

"It was a mess. Most people would have just torn it down at that point. If there were no protections on it, the house would have been torn down," said Corey, sitting in a dining area at the 10-bedroom house that was filled with light even on a partially cloudy day.

Corey is a real estate developer who specializes in historic renovations, and Rosales is a noted bridge designer who was lead architect for the Zakim Bridge and now heads Rosales + Partners.

They maintain their Beacon Hill property and use the property as a "country retreat," which was its use by the first owners: Frederic A. and Edith Tileston Eustis.

During a recent interview at the house, Corey looked out across an open field that is part of the protected eight acre property and spotted a deer

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ALSO THIS WEEK

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Milton Breakers advance to BMBL finals

By Jake Kerin
Milton Times contributor

Don't think that the change in season means that Milton is done making history on the baseball diamond.

The Milton Breakers of the Boston Metro Baseball League's 38+ Division have smashed their way to the league championship series, winning their first two rounds in complete sweeps while averaging a margin of victory of 6.5 runs.

It is the first time that the franchise has advanced to the finals since 2018 and the players are looking for their first title since 2011 when they took the 28+ American League.

"We've been hitting the ball really well, pitching well, and playing good defense," manager Brian Bennett said. "We're beating good teams and doing what we need to do."

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NEWS

Applecroft's restoration

APPLECROFT from Page 1

next to the stream that runs from the abutting Blue Hills Reservation.

The view can be seen from three glass doors, which were at one time windows, and also includes a folly in the distance.

The 10 by 10 foot octagon building is designed to be a focal point and has become "an outsized accent piece," Corey said.

"You come here and it's a special place," he added.

Rosales agreed: "Every time an animal comes into this space, it's like a stage. You see like the dark trees in the back and it's very dramatic.

"It's like a retreat. You're not very far from the city. It's not like you have to go to Vermont or New Hampshire."

Corey said, "The project came up and I was hemming and hawing. I said to Miguel, 'I'm probably not going to get another chance to do a project like this. I don't want to have regrets.'"

He said he was happy his father was able to see the work in progress before he died.

The feelings of connectedness grew when the couple moved an ornamental Japanese maple from Applecroft to a spot near his father's grave at Milton Cemetery.

Working with Historic New England and architect Patrick Ahearn, Corey said he dived into the project during the pandemic.

The home was built in the 1890s in Readville at the crest of Fairmount Avenue and moved to the site in 1910, and in the 1930s, it was the frequent site of weddings and mentioned in the society pages of Boston newspapers.

Historian Anthony Sammarco, in his narrative on the house, tells of letters from Frederic Eustis in which he talks about splitting the home in two and moving it along streets to Canton Avenue to its current location next to the Eustis Estate where he had grown up.

In his letters, Eustis tells of buying a "cast-off house" and Edith's attention to details.

"Here the family moved into the house in December 1911 and named their home Applecroft for the apple orchard planted on the estate," Sammarco wrote.

The rooms today still bear the names of varieties of apples, such as the MacIntosh apartment, as well as Braeburn, Honey Crisp and Golden rooms.

An addition for servants' quarters occurred at some point and the second floor featured dormitories for staff and a second kitchen.

Corey said the house was taken down to the studs and subflooring and an elevator was installed.

The chimneys were rebuilt and the asphalt roof and exterior were refitted with cedar shakes and all the major systems replaced.

According to Corey, the kitchen was "a total mess" and was moved to the front of the house and mod-

ernized, while maintaining the historic profile of four windows along the front.

"It was two years of heavy construction," he said.

"I wanted it to look beautiful. I wanted it to look clean. It's still the same profile historically," Corey said.

"I'm not a preservationist like everything has to be preserved. I want aesthetics, too," he noted, adding that while some moldings and details were reused, others were reproduced with quality materials and care.

Foundations were shored up, and a brick patio and second story balcony were added.

The master bedroom was completely redone and expanded to include a sitting room, an elegant bathroom, and closet space.

Flipping through an online photo record of the work, Corey said, "We had a lot of water issues. There was mold. There was asbestos. We had everything."

Corey had the garage razed and built in a gambrel style with a caretaker's apartment and potting room for Rosales, who gardens at their Beacon Hill home.

"I'd already broken the budget to smithereens. I drained everything but I just wanted to finish the project," he said.

Nord had told them the work would be "a labor of love" and that turned out to be true, Corey said.

"I ran the job," he recalled. "I was here every day. All the details and every question came to me. It was exhausting. It was kind of too much."

Corey attended the Pierce School in Milton until the third grade and then went to Milton Academy, where his life revolved around school and sometimes his family's business, Blanchards Wines & Spirits.

He said that growing up, he "couldn't understand that other people weren't detail oriented."

Once in Milton, Corey immediately began getting involved in civic affairs, working with the Shade Tree Advisory Committee on a fundraiser and speaking out about the need for safe pedestrian crossings and traffic calming on streets including Canton Avenue that he said had changed for the worse since his childhood.

"I try to welcome as many people here from the town as I can," Corey said.

The couple recently put the house on the market for \$8.9 million, and Corey said, "If the house sells, then my work is done in some sense. I would argue that it's protected, the land is protected, and I feel safe leaving it.

"When I did the house, I didn't know how long I was going to use it for. The fact is that it's done and it's done the way I think it should be done," he said. "To some extent, I think it's a gift to the town in a small way."

"The house can't be torn down and to not invest in it and not do it the right way seems crazy. It should be here 100 years from now," he said. "That's the idea anyway."




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