

Historical:

Analysis of Historical Significance
Description of Historically Significant Features
Summary and Justification of Proposed Treatment
Newton Historical Commission:
Confirmation of Historical Significance

236 Auburn Street Newton MA: Historical Attachments

1. Analysis of Historic Significance and Description of Historically Significant Features:

The Huestis-Hazen House was constructed ca. 1868 as a single-family home. Benjamin Huestis is the probable builder. Heustis, born in 1808, moved to the United States, from his native Nova Scotia, in 1845, and, after settling in Brookline MA, moved to 236 Auburn Street ca. 1868. The 1870 census indicates the Heustis family living at 236 Auburn, where Benjamin and his sons practiced carpentry. After his death, the house was foreclosed and sold to Charlotte Hazen, wife of Henry, who established several Congregational churches in eastern New England, and where he acted as editor for the yearbooks of the National Council of Congregational Churches of the United States. Hazen's daughter Charlotte lived at 235 Auburn until 1955; her executor sold the house in 1957 to a third owner, Vandie Porter who owned the property until 1986 (fourth owner undocumented). A fifth owner, Peter Perel owned the property until December of 2016, when the Citizens for Affordable Housing in Newton Development Company (CAN-DO) purchased the property.

The house is located currently in a dense residential setting of single and multi-family dwellings of the late Nineteenth and Twentieth Centuries. The two and one half frame house has a three bay front façade with a low sloped roof at the open entry porch.

The architectural style is an example of Italianate domestic architecture common in Newton's early suburban development. The extended eave and its returns are heavily bracketed with pairs of supports at each corner. The deeply set, front and side windows have high corniced, bracketed heads and scrolled sills. A pair of narrow arched windows are located over the entry between second floor single double hung windows. Wood clapboards, corner/water table/frieze trims are found on the front and side exterior walls.

The existing main house plan is rectangular, measuring approximately twenty-one feet by thirty-seven feet. A small addition, unknown to be one or two stories in height, likely was at the rear of the main house, and might have included a kitchen and/or other service rooms. The current rear additions are not original and do not carry the detail of the main house; roofs intersect awkwardly, and siding courses do not align as well as window and eave trims are minimal. Foundation evidence indicates that the first floor east bay is not original, and its details vary from the character of the original house.

The interior of the house has been significantly altered with no evidence of the original materials, excepting a marble fireplace surround. Original stairways, door, window, trim, flooring and ceilings are missing; original partitioning has been removed, and the rear additions, housing two additional dwelling units are not in character with the original architectural style.

2. Summary and Justification of Proposed Treatment:

Citizens for Affordable Housing in Newton Development Company proposes to remove the rear additions, restore the exterior of the main house to its original components, renovate the interior for a single family three-bedroom home, and add a small one story, addition to the rear, in character with the restored siding and details.

A small two family two story dwelling and a one story congregate house will be added toward the rear of the 18, 700 + square foot lot, behind the main historic home.

3. Confirmation of Historical Significance:

The Newton Historical Commission voted to find the original house historically significant, preferably preserved, and agreed the house could be moved closer to the street contingent upon review of final plans.



Setti D. Warren
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

RECORD OF ACTION:

DATE: February 28, 2017

SUBJECT: 236 Auburn Street

At a scheduled meeting and public hearing on February 23, 2017, the Newton Historical Commission, by a vote of 4-0:

RESOLVED to find 236 Auburn Street, without its rear additions, preferably preserved for architectural integrity and historic context.

Voting in the Affirmative: _____ Voting in the Negative: _____ Abstained: _____

Mark Armstrong, Member
Jean Fulkerson, Member
Peter Dimond, Member
Laura Fitzmaurice, Member

At a scheduled meeting and public hearing on February 23, 2017, the Newton Historical Commission, by a vote of 4-0:

RESOLVED to find 236 Auburn Street historically significant for its architectural and historical contributions to the history of Newton.

Voting in the Affirmative: _____ Voting in the Negative: _____ Abstained: _____

Mark Armstrong, Member
Jean Fulkerson, Member
Peter Dimond, Member
Laura Fitzmaurice, Member

At a scheduled meeting and public hearing on February 23, 2017, the Newton Historical Commission, by a vote of 4-0:

RESOLVED to approve moving the structure at 236 Auburn Street, without its rear additions, closer to Auburn Street on the same lot, with the exact location of the relocated house to be determined at a later date.

Voting in the Affirmative: _____ Voting in the Negative: _____ Abstained: _____

Mark Armstrong, Member
Jean Fulkerson, Member
Peter Dimond, Member
Laura Fitzmaurice, Member

Newton Historical Commission
1000 Commonwealth Avenue, Newton, Massachusetts 02459
Email: kholmes@newtonma.gov
www.ci.newton.ma.us

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: NWT.2191
Historic Name: Huestis, Benjamin - Hazen, Henry Allen House
Common Name: Porter, Vandie M. House
Address: 236 Auburn St

City/Town: Newton
Village/Neighborhood: Auburndale
Local No: 43104 0016, 4448
Year Constructed: c 1868
Architect(s): Huestis, Benjamin
Architectural Style(s): Italianate
Use(s): Multiple Family Dwelling House; Single Family Dwelling House
Significance: Architecture
Area(s):
Designation(s):
Building Materials(s): Roof: Asphalt Shingle
Wall: Wood; Wood Clapboard
Foundation: Stone, Cut



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://mhc-macris.net/macrisdisclaimer.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) under the subject heading "MHC Forms."

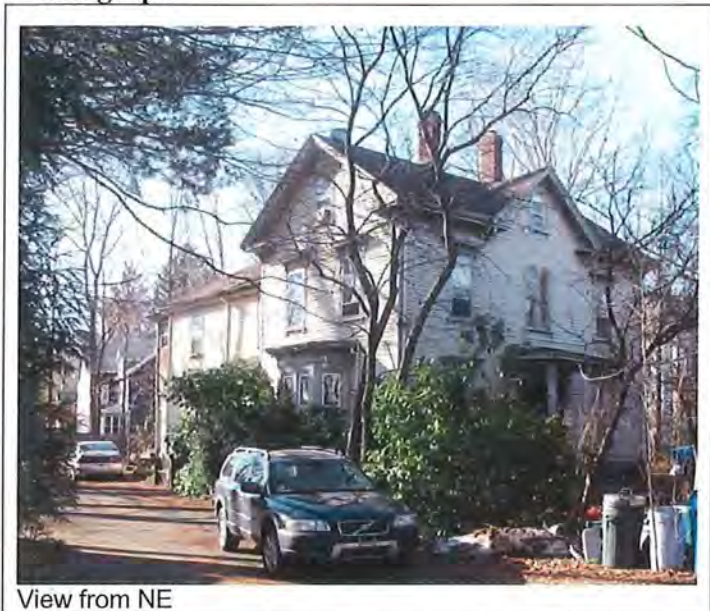
Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Thursday, September 29, 2016 at 1:54: PM

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



View from NE

Locus Map (north at top)



Recorded by: Neil Larson & Kathryn Grover
Organization: Newton Historical Commission
Date (month / year): June 2014

Assessor's Number USGS Quad Area(s) Form Number

43104 0016

Boston
North

NWT.2191

Town/City: Newton

Place: (*neighborhood or village*):
Auburndale

Address: 236 Auburn Street

Historic Name: Huestis – Hazen House

Uses: Present: three-family residence

Original: single-family residence

Date of Construction: ca. 1868

Source: deeds, historic atlases, directories

Style/Form: Italianate

Architect/Builder: Benjamin Huestis, probable builder

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures:

none

Major Alterations (*with dates*):

none

Condition: good

Moved: no yes **Date:**

Acreage: 18,760 sq. ft.

Setting: The house is situated in a dense residential area characterized by single-family dwellings built between the mid-19th century and the mid-20th century.

RECEIVED

AUG 25 2014

MASS. HIST. COMM.

INVENTORY FORM B CONTINUATION SHEET

NEWTON

236 Auburn Street

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NWT.2191

 Recommended for listing in the National Register of Historic Places.*If checked, you must attach a completed National Register Criteria Statement form.***ARCHITECTURAL DESCRIPTION:**

The two-story wood frame single-family dwelling with a gable roof is located on the southerly side of Auburn Street west of Maple Street in Auburndale. Built ca. 1868, the single-pile plan has rooms symmetrically arranged on either side of a center hall on the interior; a two-story rear ell contains the kitchen and service spaces. The three-bay front façade contains a center entrance with a flat-roof porch with chamfered posts. The entrance is surmounted by paired arched windows in the second story and a central gable wall dormer with a single arched window. Windows flanking the window bays have cornices and a deep roof eave is decorated with brackets in the corners. The east gable end contains a bay window with beveled sides on the first story, two windows with cornices on the second story and a single attic window. The west end is similar to the east end except there are two windows on the first story rather than a bay window. The two-story cross-gable kitchen ell is centered on the rear wall with an entrance on a porch at the rear end.

The house is centered at the front of a deep lot, set back from the street behind a yard overgrown with trees with a stockade fence along the sidewalk. The yard on the west is also thick with vegetation in an effort to screen the property from the street and Mass Pike. A paved driveway runs along the easterly side of the lot and terminates in the rear yard, which is more open than the others.

The house at 236 Auburn Street, built in ca. 1868, is an intact, distinctive example of Italianate-style domestic architecture popular in Newton's early suburban period. It would be a contributing component of a potential expansion of the Auburndale local historic district.

HISTORICAL NARRATIVE:

Deeds and the 1868 Newton directory indicate that the house at 236 Auburn Street was built between August 1867 and August 1868 by carpenter Benjamin Huestis (sometimes spelled as Heustis) for his family. On the former date the Rev. Charles duMaresque Pigeon, one of the major developers of Auburndale south of the rail corridor and by then a resident of Aurora, New York, sold a lot containing 15,123 square feet to Huestis's wife Lydia; Pigeon had acquired a larger tract from Nathan Crafts (1800-57) in 1847. The 1868 Newton directory shows Huestis as a carpenter on Hancock near Maple Street with a house on Auburn Street "near depot," meaning the Boston and Worcester (later Boston and Albany) Railroad depot.¹

Born about 1808 in Yarmouth, Nova Scotia, Benjamin Huestis came to the United States with his wife Lydia Patch Huestis, also a Yarmouth native. They were living in Jersey City, New Jersey, by 1836, when their eldest child Benjamin K. was born. The family returned to Nova Scotia by 1838, remained there through the births of children Charles, Julia, and Joseph until about 1845, and then moved to the United States permanently; passenger lists show that Benjamin Huestis had come to the United States for short periods in 1834 and 1839. By 1851 Lydia Huestis and daughters Sarah, Isabella, Julia, Emelia, and Lydia came to Boston from Nova Scotia, and by 1860 Huestis was living in Brookline with thirteen others in his household—his wife, their eight children, a son-in-law, the mariner John Crosby, and the three Crosby children. The 1870 census shows Benjamin Huestis as a sixty-two-year old carpenter and builder in Auburndale and his wife with \$6000 in real property. Sons Benjamin, Charles, and Joseph were also carpenters, probably for their father, who took out a quarter-page advertisement for his business in the 1868 directory.

A deed recording the transfer of the property from Lydia to her husband and children has not been located, but in December 1871 they deeded the Auburn Street lot and house to daughter Julia A. Huestis, born about 1840 in Nova Scotia. In 1872 Lydia Huestis died, and her husband followed six years later. Julia appears to have defaulted on her mortgage with John Hancock

¹ Charles D. Pigeon to Lydia R. Huestis, 8 August 1867, MSD 1029:25, and confirmatory deed of 8 August 1868, MSD 1058:84-85, which showed a reduction in the size of the lot from 18,739 to 15,123 square feet. Pigeon sold Huestis another 12,573 square feet on 11 April 1870; see MSD 1111:307.

INVENTORY FORM B CONTINUATION SHEET

NEWTON

236 Auburn Street

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NWT.2191

Mutual Life Insurance Company by 1878, and in 1880 the company sold the property to Charlotte C. Hazen, whose family owned it for more than seventy years.²

Charlotte Green Hazen, born in Windsor, Vermont, about 1834, was the wife of Congregationalist minister and historian Henry Allen Hazen. Born in 1832 in Hartford, Vermont, Henry A. Hazen graduated from nearby Kimball Union Academy in 1850, Dartmouth College in 1854, and Andover Theological Seminary in 1857, the year he was ordained in St. Johnsbury, Vermont. He held four short-term pastorates in Vermont before taking charge of a Congregational Church in Plymouth, New Hampshire, in 1863; he remained there five years. Hazen then held pulpits in Lyme (where he lived with his family in 1870) and Pittsfield, New Hampshire, before moving to Billerica, Massachusetts, in 1874. He served there five years and later wrote a history of the town. The 1880 census shows them still in Billerica living with two of their daughters, Emily and Charlotte, and an Irish-born domestic servant.

The Hazens must have moved to Newton shortly after Charlotte Hazen acquired the Auburn Street property, for when she died just three months later of pneumonia her death record shows her as a Newton resident. Henry Hazen remarried in 1889, to Martha Heath of Fairlee, Vermont, and in 1900 they were enumerated at 236 Auburn Street with daughter Emily, a schoolteacher, and an African American domestic servant who had come to Newton from Virginia. By that time Henry Hazen had been editor of the National Council of Congregational Churches of the United States yearbook since 1883, and he is shown as an editor in the 1900 census.

Henry Hazen may have died by 1910, though no death record has been found for him in Massachusetts; that year's census records a household with his unmarried daughter Emily, still a schoolteacher; her stepmother Martha Hazen; Emily's divorced aunt, also named Emily; and a Scots immigrant servant. In 1920 the three Hazen women were still in the house, and by this time Emily's sister Charlotte, born in Lyme, New Hampshire, in 1868, was also living there and teaching in Newton. Martha Hazen died between 1921 and 1928, and in the latter year the two Emily Hazens died within a week of each other. Maps and directories indicate that by the late 1920s the property was owned and occupied by Charlotte and Henry Hazen's daughter Charlotte, who had been a high school teacher in New York City earlier in the decade. Directories show her at this address from at least as early as 1934 to as late as 1955; she died in New York City in September 1956.

Charlotte Hazen's executor sold the 236 Auburn Street property to Vandie M. and Constance M. Porter in May 1957, whose family owned the property until 1986. Vandie Porter worked as a salesman for glass products manufacturer Macalester-Bicknell Company in Cambridge in the late 1950s. Current owner Peter Perel has owned 236 Auburn Street since 1994.³

² Benjamin Heustis; Sarah J. Willard, widow; Benjamin H. Heustis, Charles P. Heustis, Joseph Heustis, all Newton; John D. and Mary L. Davis, MI; John R. and Isabella Crosby, Yarmouth NS; Henry G. and Emily G. Seaverns, Brookline; Frank M. and Lillie R. Wetherbee, Boston, to Julia A. Heustis, Newton, single woman, 16 December 1871, MSD 1241:209; James M. Gleason to John Hancock Mutual Life Insurance Co., 12 August 1878, MSD 1488:413; John Hancock Mutual Life Insurance Co. to Charlotte G. Hazen, 1 November 1880, MSD 1554:161.

³ David Kelly, executor will Charlotte Hazen, NYC, to Vandie M. and Constance M. Porter, 24 May 1957, MSD 8957:141; Constance M. Porter to Douglas M. and Kathleen L. Porter, 12 July 1983, MSD 15110:217; Kathleen L. Porter to Bruce J. Anderson, trustee 236 Auburn Street Realty Trust, 5 April 1986, MSD 16912:265; Ruth Rosenberg to Ruth Rosenberg and Peter Perel, 22 April 1994, MSC 24476:543; Ruth Rosenberg and Peter Perel to Peter Perel, 23 February 1998, MSD 28256:324.

INVENTORY FORM B CONTINUATION SHEET

NEWTON

236 Auburn Street

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	NWT.2191
--	----------

BIBLIOGRAPHY and/or REFERENCES

Boston MA. Massachusetts Historical Commission. Historic Resource Survey reports and forms and National Register Nomination Forms for Newton properties. Massachusetts Cultural Resource Information System. <http://mhc-macris.net/index.htm>.

Cambridge MA. South Middlesex Registry of Deeds. Plan and deed records

Newton, MA. Assessor's Records

Historic Commission Records including local survey forms & architecture series booklets

City Directories. 1869-1909. <http://ancestry.com>.

Vital Records. <http://ancestry.com>.

Washington, D.C. U.S. Bureau of Census. United States Censuses. 1790-1930. <http://www.ancestry.com>.

Published Sources

Discover Historic Newton. Newton MA: Newton Department of Planning & Development, 2002.

Drake, Samuel Adams. *History of Middlesex County, Massachusetts: Containing Carefully Prepared Histories of Every City and Town in the County and a General History of the County, from the Earliest to the Present Time*. Boston: 1880.

Fleishman, Thelma. "Looking at Newton, The Garden City in 1988," *Newton Massachusetts, 1688-1988: A Celebration of Three Hundred Years*. Newton MA: Newton Tricentennial Corp., 1988.

Jackson, Francis. *History of the Early Settlement of Newton, County of Middlesex, Massachusetts, from 1639 to 1800 with a Genealogical Register of its Inhabitants Prior to 1800*. Boston: 1854.

Peloubet, Louise, comp. *Early Days in Auburn Dale: A Village Chronicle of Two Centuries, 1665-1870*. Newton MA: Education Committee of the Auburndale Woman's Club, 1917

Saunders, Bill, ed. *Historic Auburndale*. Newton MA: Auburndale Community Association, 1992.

Smith, Samuel Francis. *History of Newton, Massachusetts. Town and City From its Earliest Settlement to the Present Time 1630-1880*. Boston: 1880.

Sweetser, M. F. *King's Handbook of Newton, Massachusetts*. Boston: 1889.

Internet Sources

Genealogy, Family Trees & Family History Records. <http://www.ancestry.com>.

Google Books Search. <http://books.google.com>.

Maps

1848 Map of the Town of Newton, 1848. James B Blake, surveyor.

1855 Map of the Town of Newton, 1855. H. F. Walling, surveyor.

1874 Atlas of the City of Newton, 1874. G. M. Hopkins & Co.

1886 Atlas of the City of Newton, 1886. J. B. Beers & Co.

1895 Atlas of the City of Newton, 1895. G. W. Bromley & Co.

1907 Atlas of the City of Newton, 1907. G. W. Bromley & Co.

1917 Atlas of the City of Newton, 1917. G. W. Bromley & Co.

1929 Atlas of the City of Newton, 1929. Rowland H. Barnes.

INVENTORY FORM B CONTINUATION SHEET

NEWTON

236 Auburn Street

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	NWT.2191
--	----------

PHOTOGRAPHS (all photos by Neil Larson, 2012)



View from NW

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

NWT. 2191 2191

In Area no. <u>6A</u>	Form no. <u>4448</u>
--------------------------	-------------------------



wn Auburndale

ress 236 Auburn St.

me _____

esent use Multi-family

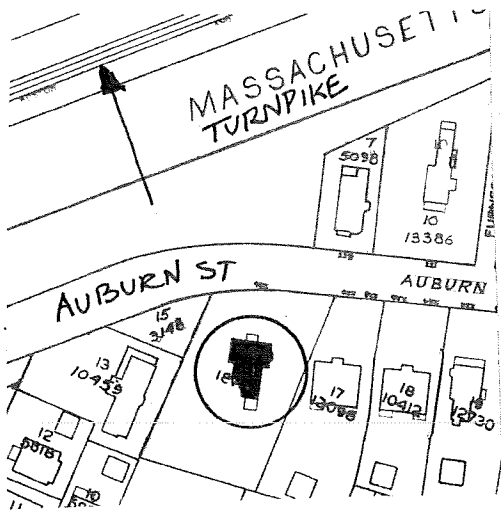
esent owner _____

escription:
e about 1860

Source Surveyor

le Italianate

4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



Architect _____

Exterior wall fabric Clapboards

Outbuildings (describe) _____

Other features Deep, bracketed eaves, front gable, paneled bay window, bracketed entrance porch

Altered _____ Date _____

Moved _____ Date _____

5. Lot size:
One acre or less Over one acre _____

Approximate frontage 110'

Approximate distance of building from street
40'

6. Recorded by Bruce Fernald

Organization Newton Historical Comm.

Date 1-2-80

(over)

X CONTRIBUTING SIGNIFICANCE

7. Original owner (if known) Benjamin Heustis

Original use Single-family residence

Subsequent uses (if any) and dates multi-family unknown.

8. Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community development	<u>X</u>				

9. Historical significance (include explanation of themes checked above)

This residence is a significant example of the Italianate style favored by Auburndale's early suburban villagers. Built about 1860 by Benjamin Heustis, an auburndale carpenter, the 2 1/2 story center hall plan residence contains many elements associated with the Italianate style. Included among these elements are the center gable, the bracketed eaves and window cornices, the round-arched accent windows, and the bay window on the east elevation.

Currently in need of routine maintenance, this house retains its original detailing and is a major component among the mid-19th century houses along Auburn Street.
A group of

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

City Atlases 1874 1886 1895 1907.

City Directories 1868 1871 1873 1895.

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

APPENDIX A

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD
BOSTON, MASS. 02125
617-727-8470, FAX: 617-727-5128

PROJECT NOTIFICATION FORM

Project Name: Can-Do: 236 Auburn Street

Location / Address: 236 Auburn Street

City / Town: Newton, MA

Project Proponent

Name: City of Newton

Address: 1000 Commonwealth Avenue

City/Town/Zip/Telephone: Newton, MA 02459 (617) 796-1125

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

Agency Name

US Dept of Housing and
Urban Development (HUD)

Type of License or funding (specify)

Community Development Block Grant (CDBG)
HOME Investment Partnership Program (HOME)

Project Description (narrative):

The project will encompass the partial demolition and restoration of a nineteenth century house, and the addition of a two-family modular duplex building and a five bedroom congregate house on an 18,000 Sq. Ft. lot within Newton's Auburndale village. Additionally, development will incorporate 4 parking spaces for the single-family units and a separate 3-spaced lot for the congregate facility.

Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.

Yes, demolition is proposed for two mid-20th century additions connected to the original nineteenth century building. These additions, made in the 1930s and 1950s, are not in character with the existing historic home.

Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.

The historic building, with additions removed, will be relocated (on site) onto a new poured-in-place concrete foundation, replacing the existing, structurally unsound rubble base. The exterior, including the window, door, siding and eave trim, will be restored and the interior will be reconstructed to provide for a code-compliant, three-bedroom single family dwelling.

Does the project include new construction? If so, describe (attach plans and elevations if necessary).

The planned two-family, two-story duplex will be of modular construction, factory finished at the interior, with the foundation and exterior finishes constructed on site. The five-bedroom, single-story congregate house will be built-on site with wood frame construction. The exteriors of both newly constructed units will match the character and geometries of the historic home.

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

APPENDIX A (continued)

To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify.

The property is listed within the Massachusetts Historic Commission Inventory of Historical Assets, however there are no preservation restrictions in place.

What is the total acreage of the project area?

Woodland	0	acres	Productive Resources:
Wetland	0	acres	Agriculture
Floodplain	0	acres	Forestry
Open space	0	acres	Mining/Extraction
Developed	.08	acres	Total Project Acreage
			.43 acres

What is the acreage of the proposed new construction? .08 acres

What is the present land use of the project area?

Multifamily Residential

Please attach a copy of the section of the USGS quadrangle map which clearly marks the project location.

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

Signature of Person submitting this form: _____ Date: _____

Name: Rachel Powers, Community Development Programs Manager

Address: City of Newton, 1000 Commonwealth Ave

City/Town/Zip: Newton, MA 02459

Telephone: (617) 796-1125

REGULATORY AUTHORITY

950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St. 1988, c. 254.

236 Auburn Street, Newton, MA MassGIS 12/15/16



Legend for FEMA National Flood Hazard Layer

- A: 1% Annual Chance of Flooding, no BFE
- AE: 1% Annual Chance of Flooding, with BFE
- AE: Regulatory Floodway
- AH: 1% Annual Chance of 1–3ft Ponding, with I
- AO: 1% Annual Chance of 1–3ft Sheet Flow Flo
- VE: High Risk Coastal Area
- D: Possible But Undetermined Hazard
- X: 0.2% Annual Chance of Flooding
- X: Reduced Flood Risk due to Levee
- Area Not Included
- Area with no DFIRM – Paper FIRMs in Effect

MBTA Bus Routes



236 AUBURN STREET PROJECT

Project Description:

The project includes the part demolition and restoration of a nineteenth century house, the addition of a two family duplex building, and a five bedroom congregate house on an eighteen thousand plus square foot lot in the Auburndale village of Newton, MA.

The historic single family home will front the public way, Auburn Street. The duplex unit will be located behind the historic house, and the congregate unit will be located at the end of the site. A short drive into the lot will access four parking spaces for the single family units and a separate small lot for a van and two parking spaces to serve the congregate house. The lot is flat with mature trees at its perimeter.

The original existing house on the site dates from the mid 1860s, and includes several additions dating from the 20th Century; these latter additions will be removed and the original house will be restored at the exterior with interior renovations providing a three bedroom home. The historic house is an Italianate two and half story frame structure, with simple gable geometries and a center gable dormer over the one story entry porch. The exterior window/entry/eave/corner details will be restored and new cedar clapboard siding will be installed. The interior will be repartitioned to provide a three bedroom, one and half bath, kitchen, dining and living room single family living unit. A small one story addition at the rear of the historic house will provide a private entry, meeting space, laundry and half bath for the single family housing units on site.

The new duplex unit will be of modular construction and will include two single family housing units. The duplex will provide a two bedroom, one bath, kitchen/dining and living room, and a three bedroom, one and half baths, kitchen, dining room, and living room unit. The units will be two stories, with simple intersecting gable roof, wood siding and double hung window units. The new duplex building nearest the historic house is simply shaped so as not to dominate the former's architectural character. The exterior of the modular structure will be completed on site, with clapboards equal in exposure to those of the historic house.

The congregate house will include five accessible bedrooms, two baths, a kitchen, dining, and living room with a live-in staff office/bedroom and bath. The house will be a single story, site built, wood frame dwelling. Gable roofs, wood siding, and double hung windows will match the character and geometries of the duplex and historic house.

The surrounding neighborhood of two family and multifamily dwellings are of a variety of age and style. There are no patterns to their siting other than that their main entrances face Auburn Street, and that the vehicular access is typically to one side of the properties. The adjacent house to the northwest is sited similarly to the new development at 236 Auburn, which is long and narrow and is composed of a simple gabled roof structure. The space separating the

existing historic house and the new modular building aligns with the adjacent existing two family dwelling to the south. The other neighboring lots are of varying size, as are the houses that are sited on them (see neighborhood plan). The majority of houses are two or two and a half stories, with gable or hipped roofs. Exterior wall finishes vary from brick to clapboard to shingles, and windows vary from double hung, to casements, and to awnings. There is no consistent architectural massing of the houses one to the other, and the character of the surroundings is eclectic. The parallel street, Central Street, has an equal variety of houses, and includes a lot and housing development, one lot to the southeast, of similar size and scale of the proposed Auburn Street Homes.

Part Demolition Description:

The additions to the existing Eighteen Century house were made in the 1930s, and 1950s, and are not in character with the existing historic home. Those additions will be removed, and the exterior of the house will be restored. Work will include the relocation of the house onto a new poured in place concrete foundation, replacing the existing rubble base which has been cosmetically patched but is not structurally sound.

Rehabilitation:

The historic building, with additions removed, will also be restored at its exterior. The window, door, siding and eave trim will be restored, and the interior will be reconstructed to provide for a single family dwelling meeting current residential codes.

New Construction:

The two family duplex will be of modular construction, factory finished at the interior, with foundations and exterior finishes constructed on site.

The five bedroom congregate house will be built-on site with wood frame construction meeting codes for congregate facility construction.