

236 Auburn Street



Site & Project Information Submitted to Massachusetts Historical Commission (MHC)

These materials are posted on this project's page of the Newton Community Preservation Program website and partially duplicate other materials posted there:

www.newtonma.gov/gov/planning/cpa/projects/auburn.asp

- MHC requirements
- MHC notification
- neighborhood context: site map & photos
- overall project: site survey & site plan
- overall project: perspective drawings & elevations
- historic home: floor plans & elevations
- two-family duplex: floor plans & elevations
- congregate house: floor plans & elevations



January 23, 2017

The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth

Rachel Powers
Community Development Programs Manager
Massachusetts Historical Commission
City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue
Newton, MA 02459

RE: Can-Do Housing, 236 Auburn Street, Newton, MA; MHC# RC.61470

Dear Mr. Powers:

The Massachusetts Historical Commission (MHC) has reviewed the information you submitted, received December 23, 2016, concerning the proposed project referenced above. The subject property at 236 Auburn Street, historically known as the Benjamin Huestis – Henry Allen Hazen House, is included in MHC's Inventory of Historic and Archaeological Assets of the Commonwealth. After a review of the information submitted, MHC staff have the following comments.

The proposed project including the partial demolition and renovation 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-square-foot lot, is described in the Project Notification Form that was submitted to this office, received December 23, 2016. Demolition is proposed for two twentieth-century additions. The building, with the additions removed, will be relocated onto a new poured-in-place concrete foundation.

At this time, the MHC is unable to determine what effect the proposed project will have on the property indicated above. The MHC requests the following information. Please provide current original photographs of the subject property and adjacent properties, keyed to a sketch map. Photographic coverage of the exterior and interior of the subject property must be extensive so the MHC can accurately discern the existing historic integrity of the subject property and its context. Please provide a copy of the project plans, elevations, and proposed perspective views. The MHC looks forward to receiving and reviewing the above requested information.

Please submit a copy of the above requested information and a copy of the information submitted to the MHC thus far, to Nancy Grissom, Chairperson, Newton Historical Commission, 1000 Commonwealth Avenue, Newton, MA 02459. The MHC looks forward to receiving and reviewing the comments of the Newton Historical Commission.

These comments are offered to assist in compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (36 CFR 800), and M.G.L. Chapter 9, sections 26-27C, as amended by Chapter 254 of the Acts of 1988 (950 CMR 71.00). Please do not hesitate to contact me at this office if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ryan T. Maciej".

Ryan T. Maciej
Preservation Planner
Massachusetts Historical Commission

xc: Martha Cullen, HUD
Dan Togyne, HOME
Newton Historical Commission

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.

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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:

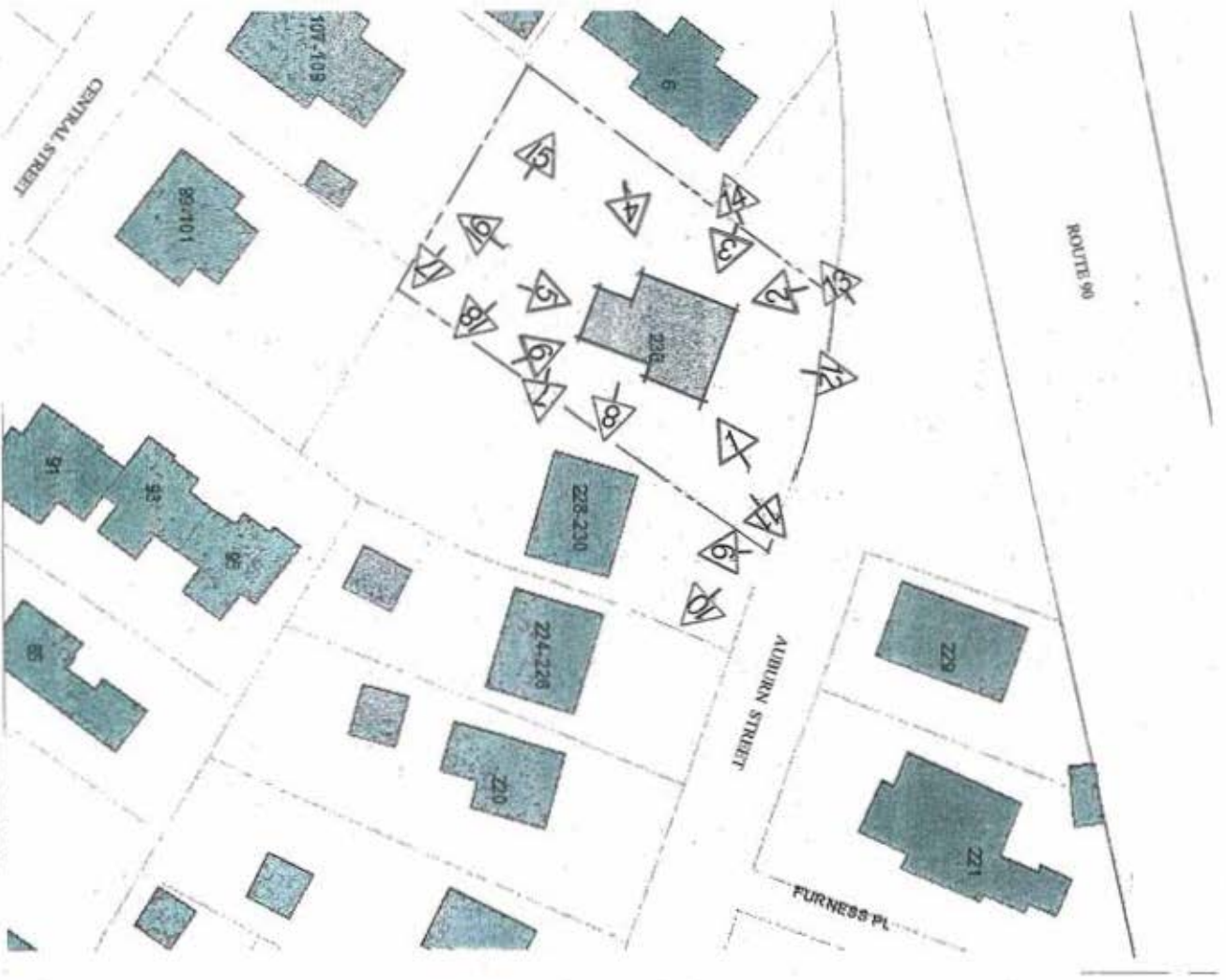
The historic building, with additions removed, will also be restored at its exterior. The window, door, siding and eave trim will be restored, and the interior will be reconstructed to provide for a single family dwelling meeting current residential codes.

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.

NEIGHBORHOOD PLAN KEY TO EXISTING CONDITIONS PHOTOGRAPHS





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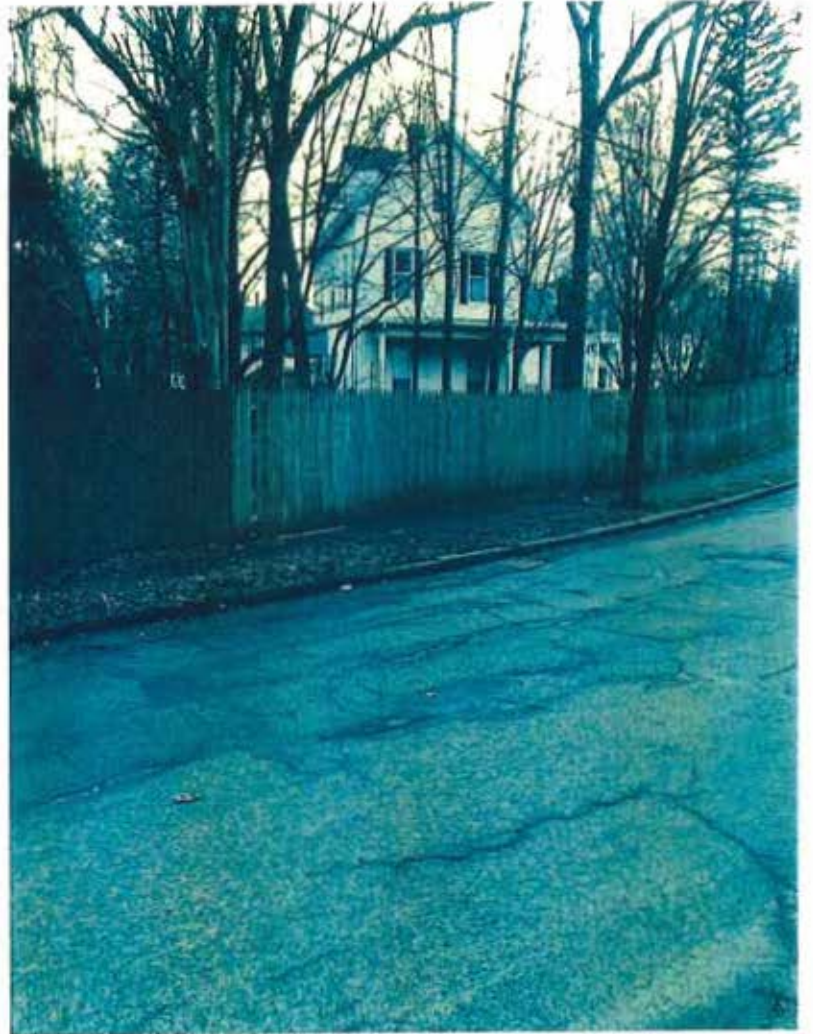
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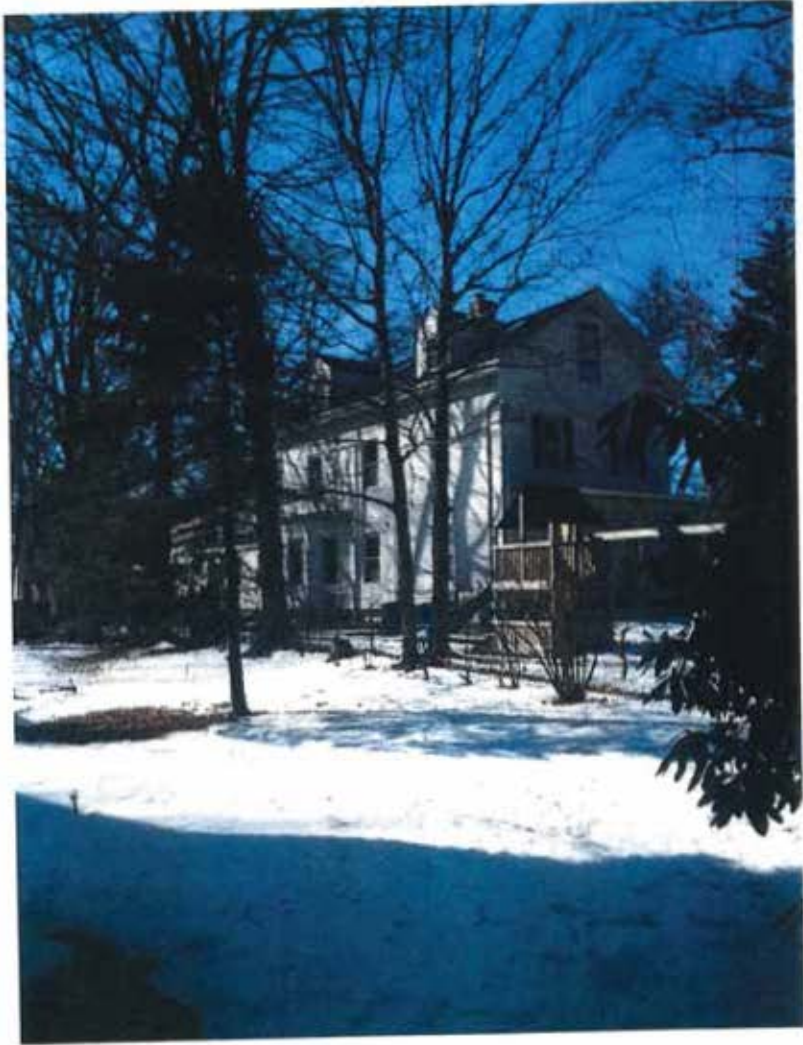
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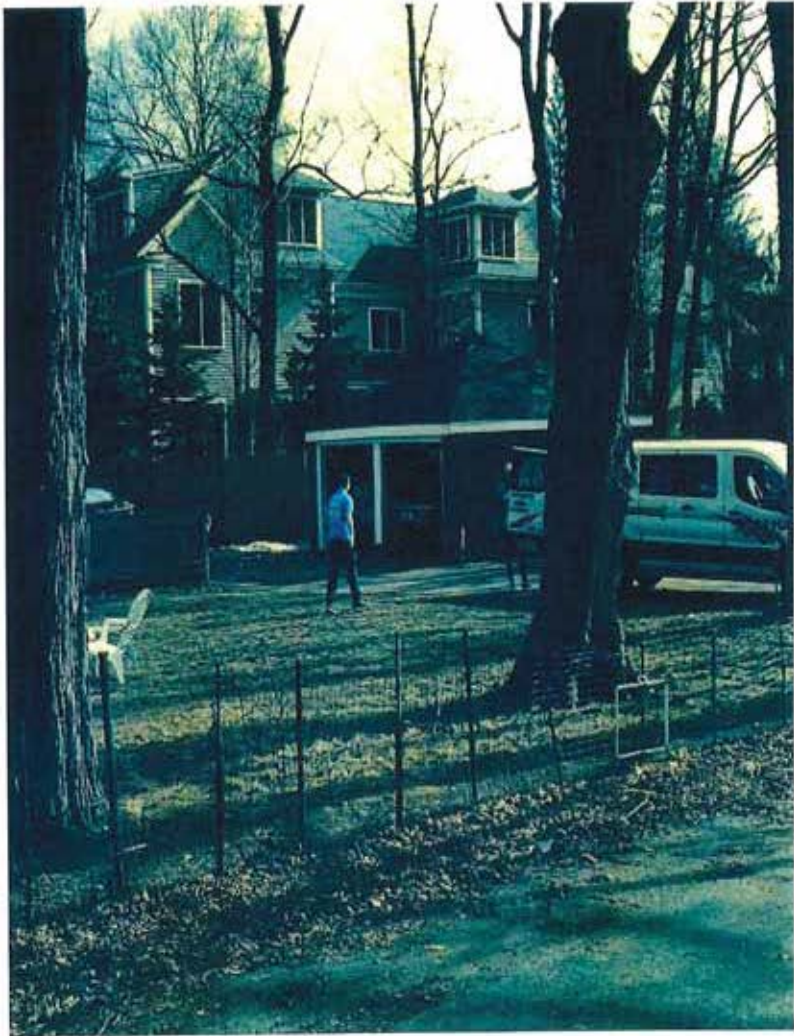
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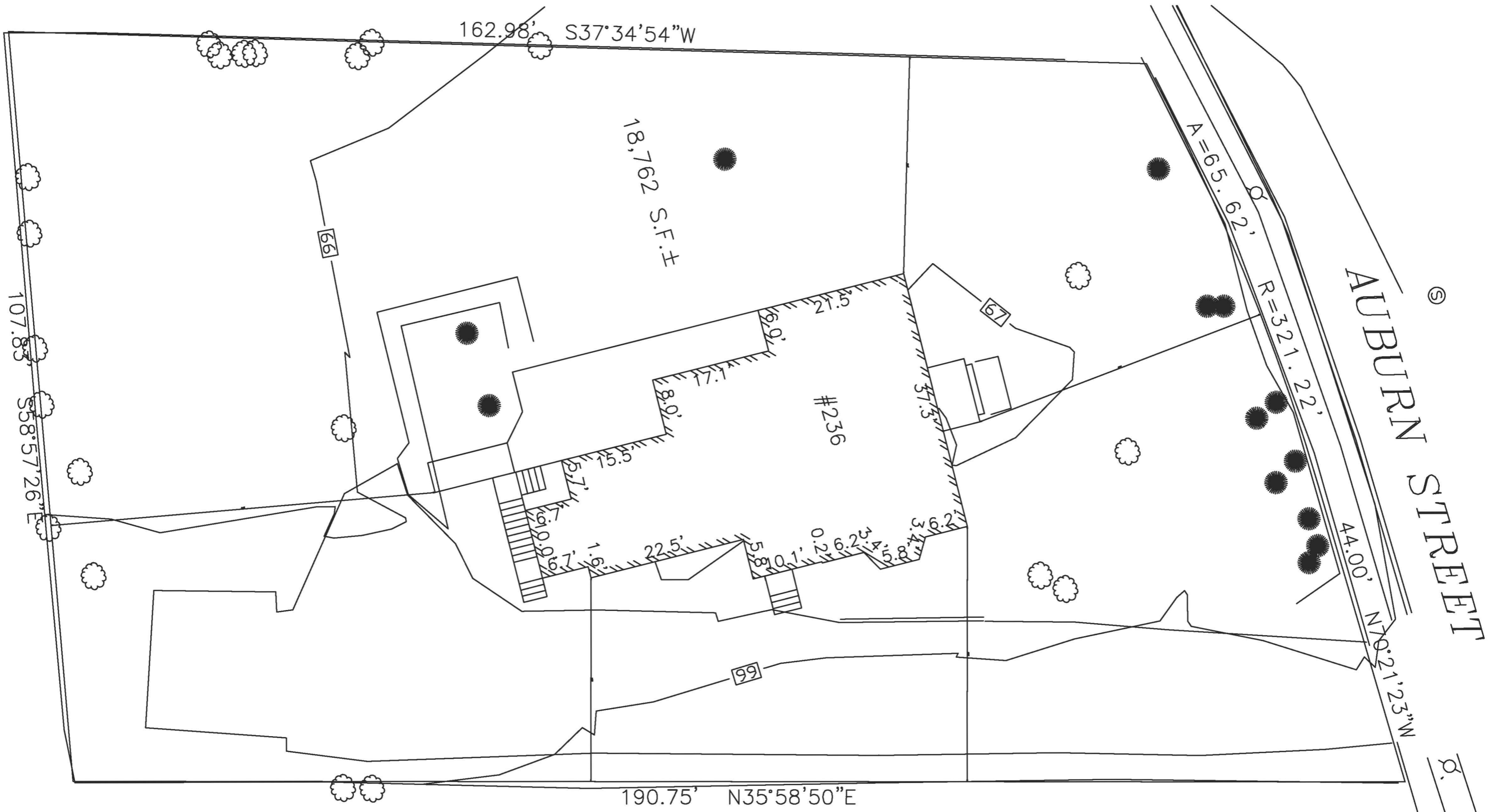
VIEW OF EXISTING ENTRY



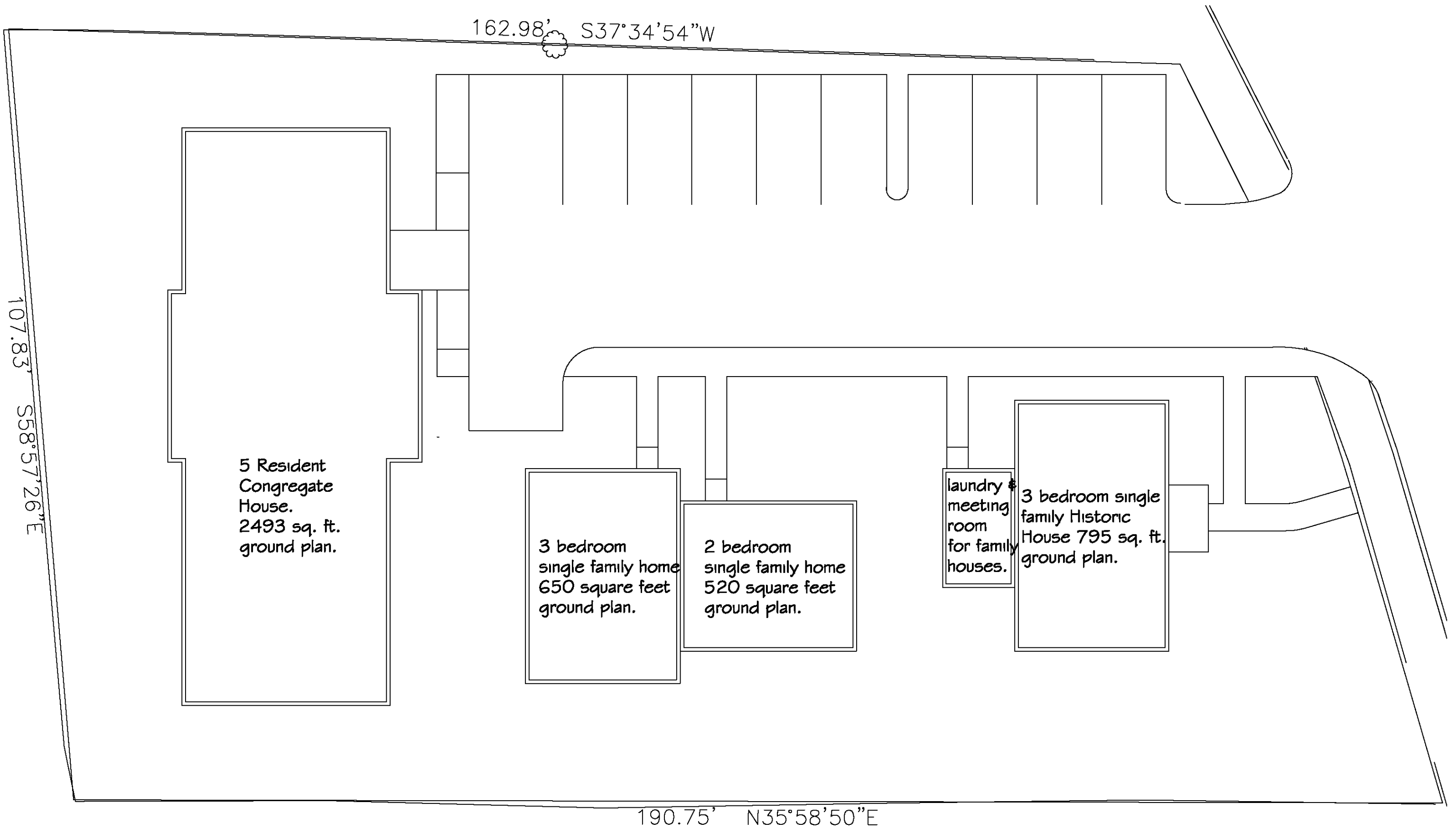
VIEW OF EXISTING BATHROOM



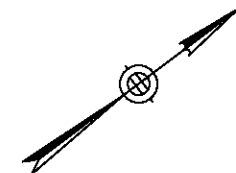
VIEW OF EXISTING LIVING ROOM



EXISTING SURVEY PLAN for 236 AUBURN STREET, NEWTON, MA



PROPOSED SITE PLAN for 236 AUBURN STREET, NEWTON, MA





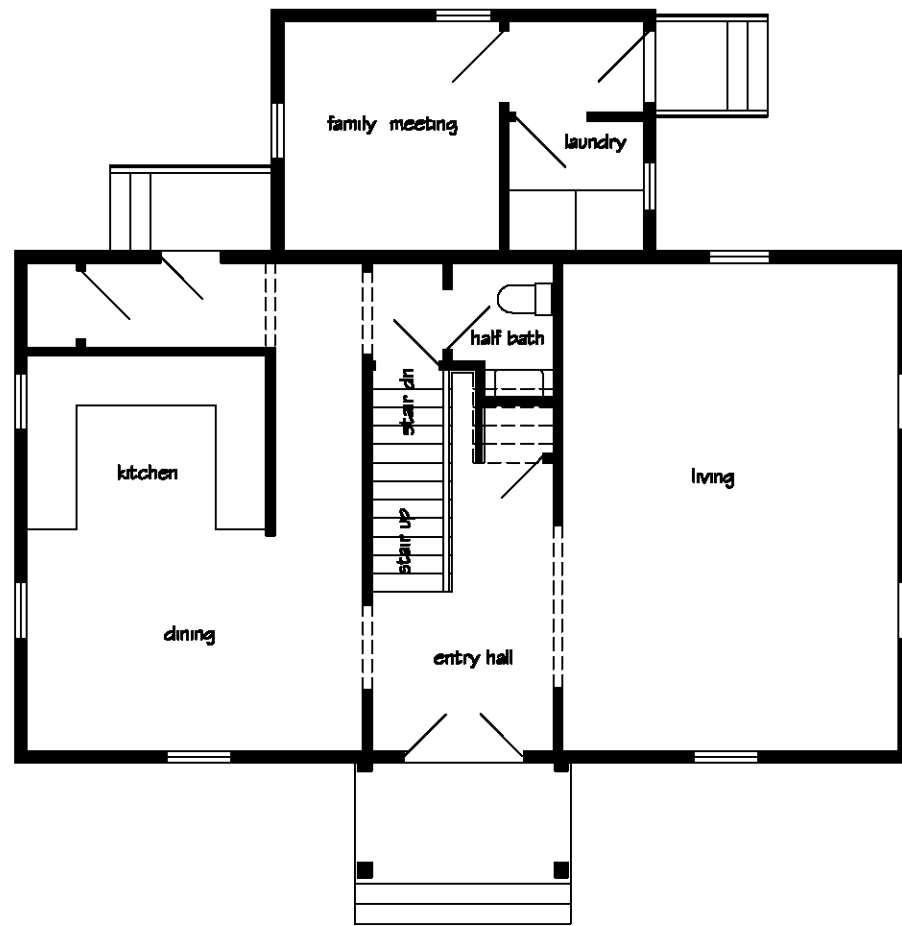
PERSPECTIVE SKETCH LOOKING SOUTHEAST



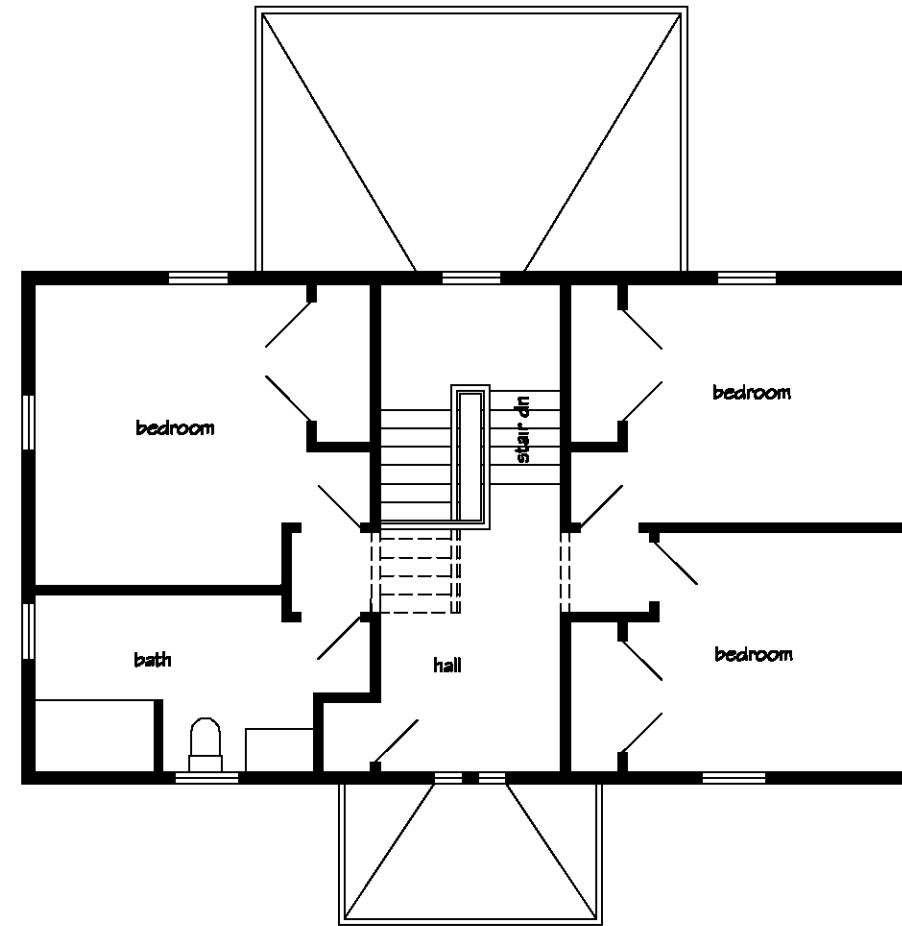
PERSPECTIVE SKETCH LOOKING NORTHWEST



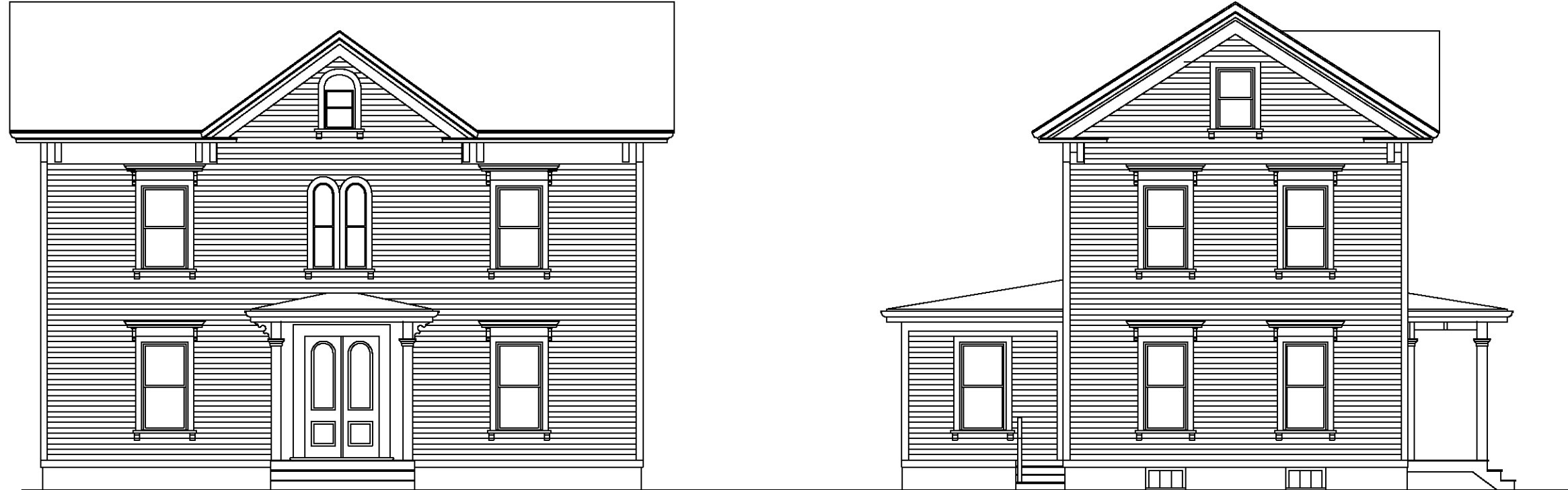
Proposed West Elevations
236 Auburn Street



Proposed First Floor Plan
Renovation/Restoration Existing House
236 Auburn Street



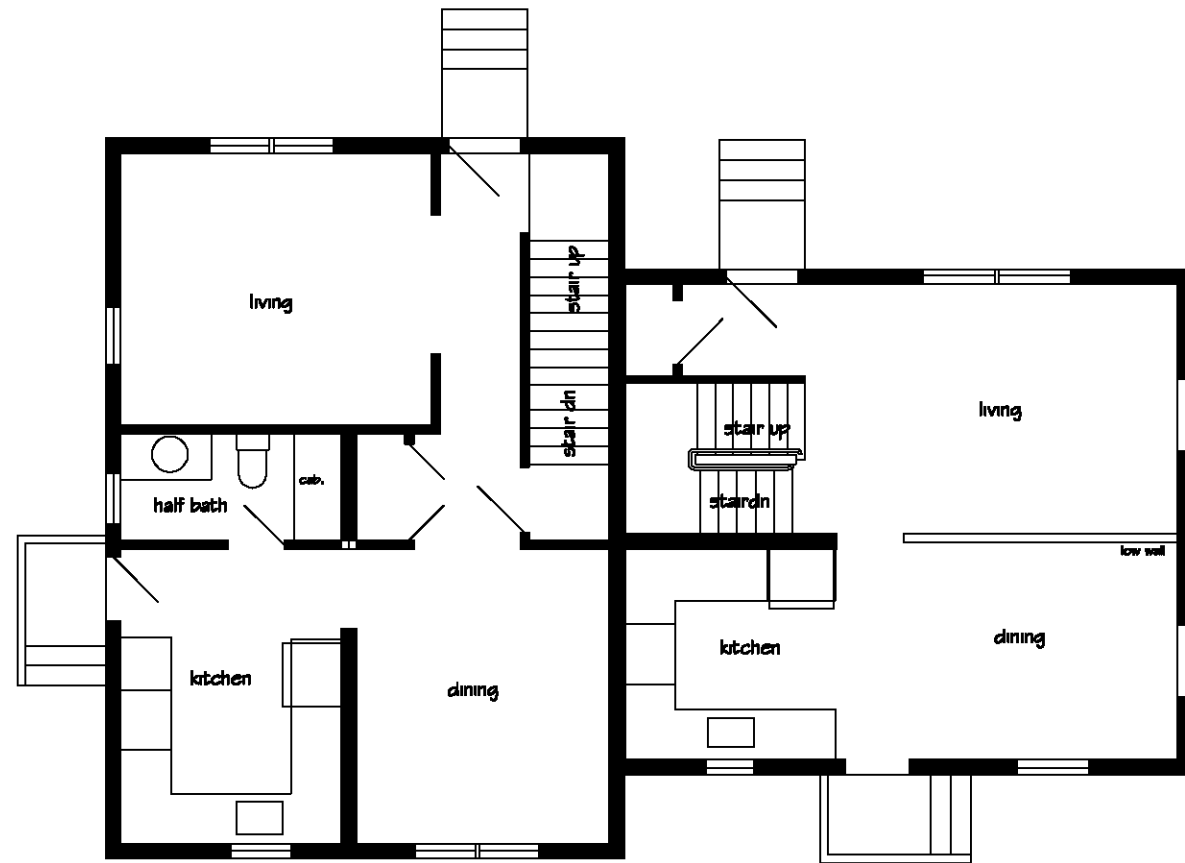
Proposed Second Floor Plan
Renovation/Restoration Existing House
236 Auburn Street



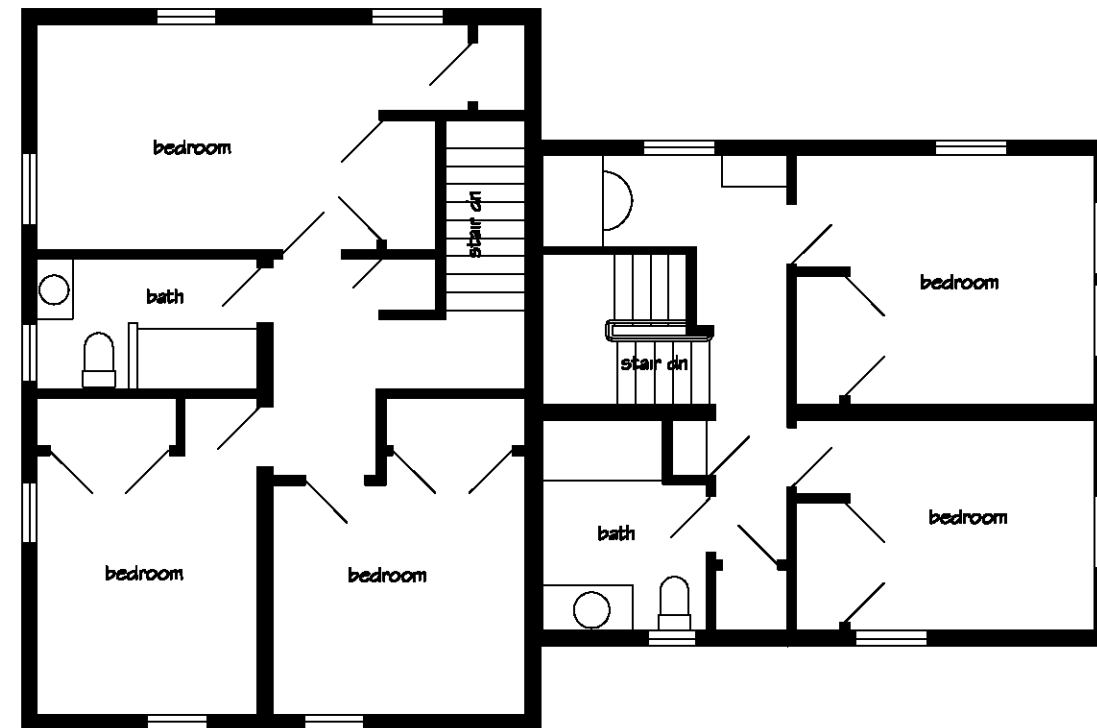
Proposed North and East Elevations
Renovation/Restoration Existing House
236 Auburn Street



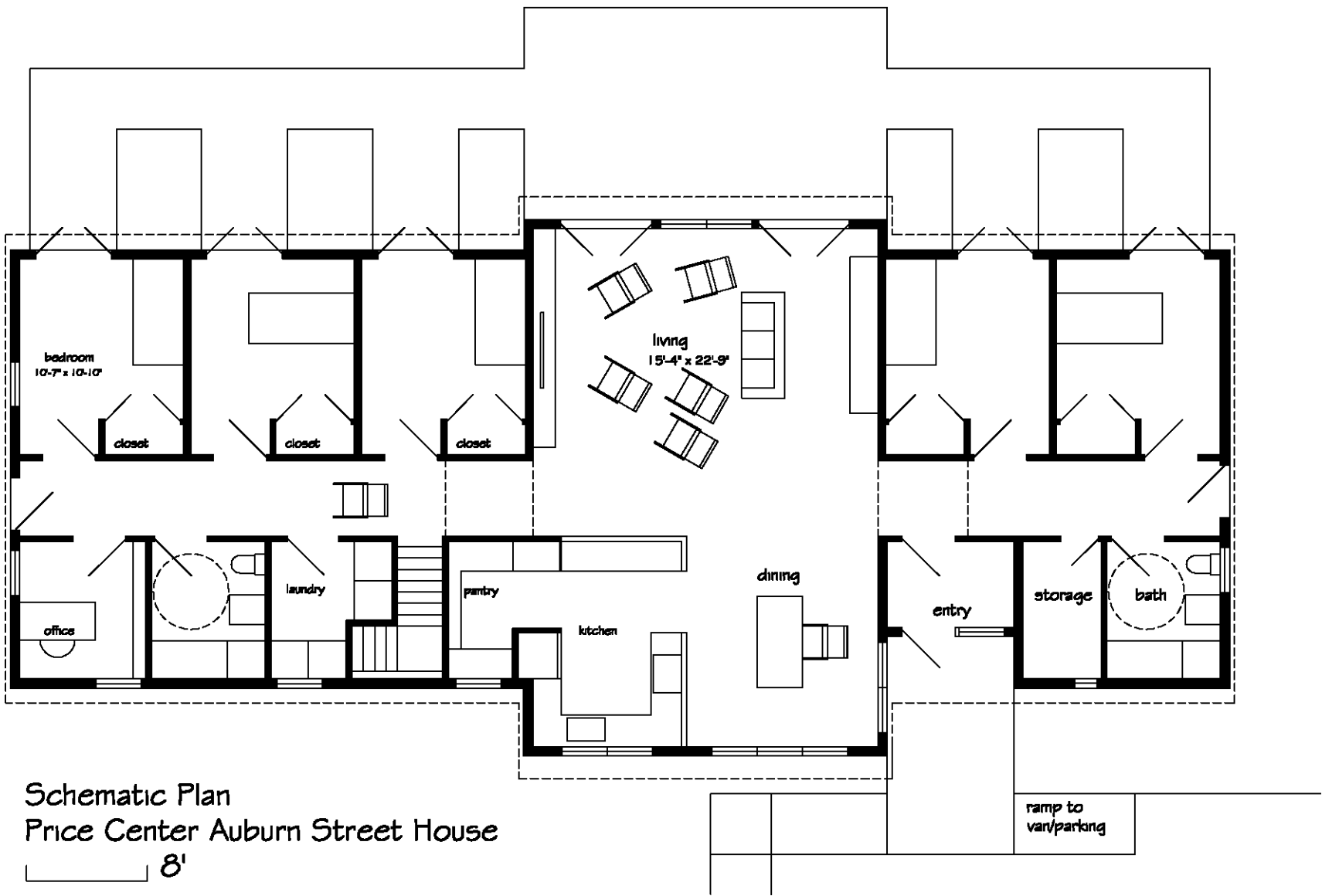
Proposed South and West Elevations
Renovation/Restoration Existing House
236 Auburn Street

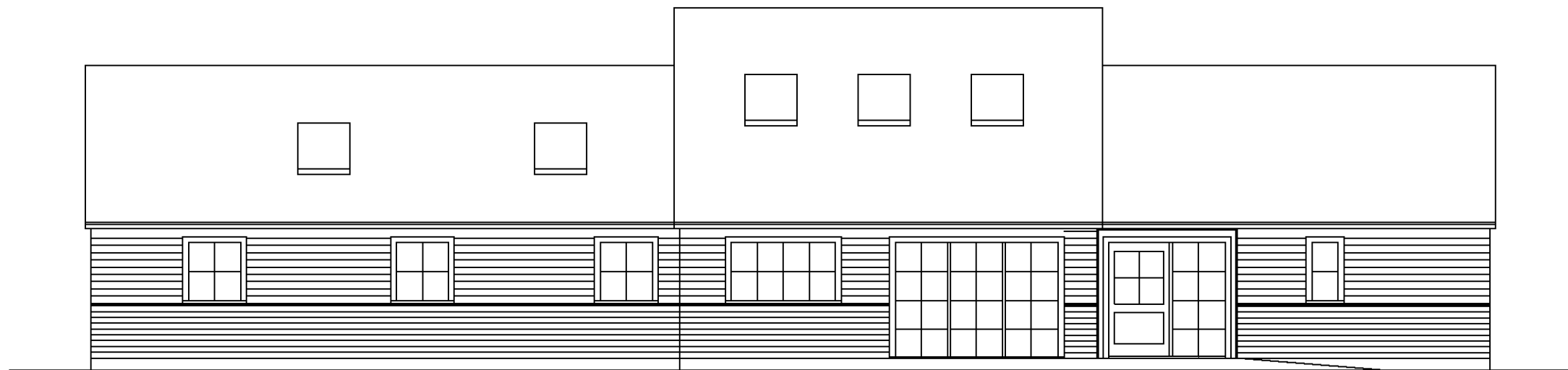


Proposed First Floor Plan
Two Family House
236 Auburn Street



Proposed Second Floor Plan
Two Family House
236 Auburn Street





Proposed North Elevation
Congregate House
236 Auburn Street