



The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

July 6, 2017

Rachel Powers
Community Development Programs Manager
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 additional information you submitted, received June 6, 2017, concerning the proposed project referenced above. As you are aware, the subject property at 236 Auburn Street, historically known as the Benjamin Huestis – Henry Allen Hazen House (MHC# NWT.2191), is included in MHC's Inventory of Historic and Archaeological Assets of the Commonwealth. It is the opinion of MHC that the Benjamin Huestis – Henry Allen Hazen House meets the criteria of eligibility for listing in the National Register of Historic Places (36 CFR 60). The 1867-1868 Italianate residential wood and wood clapboard building with a stone foundation was constructed by builder Benjamin Huestis for his family. The building retains sufficient integrity and would be eligible for individual listing under Criterion A for its association with the developmental residential history of Newton in the Auburndale neighborhood and under Criterion C as a preserved example of a residential building in the Italianate style. After a review of the information submitted, MHC staff have the following comments.

The proposed project including the partial demolition, moving, 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 additional information packet and the Project Notification Form that were submitted to this office, received June 6, 2017; March 13, 2017; and 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. The MHC understands from comments received by the Newton Historical Commission (LHC) that the LHC has approved siting of the house and the site plan, and demolition. The MHC understands that the project will utilize federal CDBG and HOME funding.

Review of information presented regarding the project indicates that the proposed moving and demolition of the Benjamin Huestis – Henry Allen Hazen House will have an "adverse effect" on the National Register-eligible property indicated above through the "physical destruction of or damage to all or part of the property" (36 CFR 800.5(a)(2)(i)) and through the "removal of the property from its historic location" (36 CFR 800.5(a)(2)(iii)).

In accordance with 36 CFR 800.6, a Memorandum of Agreement (MOA) should be drafted to mitigate the anticipated adverse effect of this undertaking. Please consider including the following mitigation measures as stipulations in the MOA: 1) Documentation – The information submitted to MHC to date in addition to the MHC's Inventory Form will serve as adequate documentation for this project; and 2)

dismantling and moving the structure in accordance with John Obed Curtis' "Moving Historic Buildings" (US Dept of the Interior 1979).

The MHC looks forward to consulting with you further concerning possible mitigation measures that would be included as stipulations in the project MOA and reviewing a draft MOA when it is available.

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 Ryan Maciej of my staff if you have any questions.

Sincerely,



Brona Simon
State Historic Preservation Officer
Executive Director
Massachusetts Historical Commission

xc: Martha Curran, HUD
Dan T Byrne, HOME
Newton Historical Commission