

RECEIVED

NOV 30 2017

MASS. HIST. COM

RC 63533

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

APPENDIX A

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

After review of the MHC's files and the materials you submitted, the MHC has determined that the proposed project will have "no adverse effect" on significant historic or archaeological properties.

PROJECT NOTIFICATION FORM

Project Name: 1791 Massachusetts Avenue Rehabilitation
Location/Address: 1791 Massachusetts Avenue / 1 and 2 Frost Terrace
City/Town: Cambridge, MA 02140
Project Proponent: CC HRE 1791 Mass Ave Tenant LLC
Address: c/o Capstone Communities LLC, 1155 Walnut Street #31
City/Town/Zip/Telephone: Newton Highlands, MA 02461 (617) 513-6320

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

Table with 2 columns: Agency Name, Type of License or Funding (specify). Rows include MA Dept. of Housing & Community Development, City of Cambridge, and Cambridge Housing Authority.

Project Description (narrative):

The Project involves the rehabilitation of the three existing residential buildings located at 1791 Massachusetts Avenue and 1 and 2 Frost Terrace for 100% affordable housing. The Project includes exterior repairs to the buildings with new dormers proposed for the buildings at 1 and 2 Frost Terrace.

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

No buildings will be demolished as part of the Project; however modern additions to 1 and 2 Frost Terrace and 1791 Massachusetts Avenue will be demolished.

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

Yes, the Project involves the rehabilitation of the three existing residential buildings located at 1791 Massachusetts Avenue and 1 and 2 Frost Terrace for continued residential use. See attached for additional information.

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

Yes, a new residential apartment block addition will be added to the rear of 1791 Massachusetts Avenue. See attached for additional information. New additions will also be added to 1 and 2 Frost Terrace.

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.

No State or National Register listed properties, or properties included in the Inventory of Historic and Archaeological Assets of the Commonwealth (the Inventory), are located on the Project site. State and National Register listed properties, and properties included in the Inventory, are within the vicinity of the Project site. See attached for additional information.

What is the total acreage of the project area?

The proposed site consists of three parcels totaling is approximately .4 acres containing three buildings as well as lawns with mature trees and paved parking areas.

Woodland <u>N/A</u> acres	Productive Resources:
Wetland <u>N/A</u> acres	Agriculture <u>N/A</u> acres
Floodplain <u>N/A</u> acres	Forestry <u>N/A</u> acres
Open space <u>N/A</u> acres	Mining/Extraction <u>N/A</u> acres
Developed <u>.4</u> acres	Total Project Acreage <u>.4</u> acres

What is the acreage of the proposed new construction?

The new addition will occupy approximately 6,785 square feet / 0.156 acres of the Project site.

What is the present land use of the project area?

The Project site consists of three parcels (1791 Massachusetts Avenue, 1 Frost Terrace and 2 Frost Terrace), each of which contains an existing residential building. Nearby land uses include a mix of residential, institutional and commercial uses.

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

Please see the attached USGS locus map (Figure 1) and aerial view (Figure 2).

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 Brian Lever, Senior Preservation Planner

Address Epsilon Associates, Inc., 3 Mill & Main Place, Suite 250

City/Town/Zip Maynard, MA 01754

Telephone (978) 461-6261

REGULATORY AUTHORITY

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