



William Francis Galvin, Secretary of the Commonwealth
John F. Palmieri, Director Massachusetts Historical Commission
Boston Redevelopment Authority
1 City Hall Plaza 9th Floor
Boston, MA 02201

RE: Boston College Institutional Master Plan Notification Form, Boston & Newton
Susan Selig
MHC# RC.43420

The Massachusetts Historical Commission (MHC) has reviewed the Institutional Master Plan Notification Form (IMPNE) for Boston College's Chestnut Hill, Brighton and Newton campuses. After a review of materials submitted, MHC has the following observations regarding the identification of historic and archaeological resources and the effects of the proposed projects outlined in the IMPNF:

The information contained in the IMPNF does not identify any historic resources outlined in the plan would result in significant adverse effects to historic properties. MHC observes that the historic resources section of the IMPNF provides a substantial list of historic properties within and adjacent to Boston College's Newton, Chestnut Hill, and Brighton campuses. The MHC offers the following comments on the identification of historic properties.

The IMPNF does not identify Commonwealth Avenue in Brighton as a historic property. Commonwealth Avenue in Brighton is included in MHC's Inventory of Historic and Archaeological Assets of the Commonwealth (MHC# BOS.YY). It is the opinion of the MHC that Commonwealth Avenue meets National Register Criteria A and C in the significance areas of community planning and development, engineering, landscape architecture, and transportation (36 CFR 60). Under Criterion C, Commonwealth Avenue is an excellent example of a combined roadway-public transit corridor that integrated transportation and recreational parkway functions through an engineering and design program based on maximizing the benefits of the natural landscape and topography for residents, commuters and travelers. It meets National Register Criterion A, embodying the vision and design intent of designers, city planners, and local real estate promoters at the turn of the century. The MHC is concerned with BC's proposal to widen Commonwealth Avenue in order to move the MBTA station platform into the center of Commonwealth Avenue. These changes would constitute an adverse effect on the historic characteristics of Commonwealth Avenue (950 CMR 71.05(a) and (c)). The

display elements of Victorian eclectic style and are fine examples of this period and type of construction.

Review of the IMPNF reveals that properties at 188, 192, and 196 Foster Street are proposed for demolition. Demolition of these historic properties would constitute an

irreversible loss of historic resources and their complete destruction and through the construction of new buildings with a different architectural style and scale, the setting of the Foster Street area.

For the demolition of these houses in order to protect and preserve the remaining historic residences, and mature vegetation. Alternatives to demolition must be explored and must include rehabilitation and reuse of the Foster Street houses. Rehabilitation alternatives should include additions to the existing houses and/or compatible adjacent new construction. Feasible alternatives that would preserve and protect the historic properties should be adopted and implemented.

The Chancery-St. John's Seminary consists of several historic buildings and landscape features that are eligible for listing in the National Register of Historic Places together as a historic district. The Chancery-St. John's Seminary area meets Criterion C of the National Register as one of the finest collections of Roman Catholic Church buildings in Boston, displaying a range of architectural designs designed by Boston-based architects including Maginnis and Walsh, representing an evolution of the site as it reflects educational and monastic architectural trends over time. Because of the particular placement and arrangement of buildings within the designed landscape features and consideration of the topography, the site is an outstanding example of a well-preserved historic district. The site is also listed on the National Register of Historic Places at the federal and state levels (and criteria consideration is given for its associations with the evolution of the archdiocese of Boston and the social and educational role it played in the city of Boston) for its outstanding architectural styles and types (36 CFR 60).

The proposed construction of new buildings and roadways at the Chancery-St. John's Seminary would result in adverse visual effects through the introduction of new buildings that are out of character and visitors' views of the historic landscape. The construction of the new buildings is currently sited immediately adjacent to the Cardinal's Residence, and the footprint shown as #16 on Figure 3-1 suggests a building that is out of character and visitors' views of the historic landscape.

The proposed construction of new buildings and roadways at the Chancery-St. John's Seminary will result in severe adverse visual effects to historic properties. The proposed construction is currently sited immediately adjacent to the Cardinal's Residence, and the footprint shown as #16 on Figure 3-1 suggests a building that is out of character and visitors' views of the historic landscape. The proposed construction of new buildings and roadways at the Chancery-St. John's Seminary will result in severe adverse visual effects to historic properties. The proposed construction is currently sited immediately adjacent to the Cardinal's Residence, and the footprint shown as #16 on Figure 3-1 suggests a building that is out of character and visitors' views of the historic landscape.

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These comments are offered to assist in compliance with Mass. General Laws Chapter 9, sections 26-27C (950 CMR 71), should any state agency running, license, or permit be required for these projects. If you have any questions, please feel free to contact me.

Sincerely,



Brona Simon
Executive Director
State Historic Preservation Officer
Massachusetts Historical Commission

~~State Historic Preservation Officer, Boston Redevelopment Authority.~~

~~Patrick Keating, Boston College~~

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Boston Landmarks Commission

Boston Preservation Alliance

Newton Historical Commission

Newton Planning Dept.