

PRELIMINARY LANDMARK DESIGNATION REPORT

Markham, Kelsey and Morrison Buildings BB&N Lower School, Cambridge, Mass. 02138



Miss Markham's School, 10 Buckingham Street



Thackray-Kelsey House, 4 Buckingham Pl.



Carey-Newell-Morrison House, 6 Buckingham Pl.

Miss Markham's School, the Thackray-Kelsey House, and the Carey-Newell-Morrison House are three contiguous buildings on the west end of the Buckingham Brown & Nichols Lower School campus. They comprise all the buildings on the north side of Buckingham Place, a street in the Buckingham-Craigie-Parker streets neighborhood. Each of the three buildings is significant individually and together they provide a domestically-scaled streetscape on the north side of Buckingham Place.

Designation of the properties by the City Council as Cambridge Landmarks will protect the entire premises from inappropriate redevelopment and will guide the owner on appropriate alterations while respecting the distinct architectural and historic character of the landmarks.

Sarah Burks and Charles Sullivan
Cambridge Historical Commission
September 30, 2023
Revised October 4, 2023

Introduction and Context

The three buildings that are the subject of this report include the original campus of the Buckingham School and comprise all the structures on the north side of Buckingham Place, a residential enclave developed in the early 1890s. The Cambridge Historical Commission has determined that all three buildings are significant for the purposes of the demolition permit review ordinance, Ch. 2.78, Article II of the City Code, and presently has the buildings under consideration for designation as landmarks under Ch. 2.78, Article III.

The Commission and BB&N have worked productively on several previous projects, including the restoration of the former St. Anne's convent (1870) at 15 Craigie Street, the renovation and addition to the Deane House (1858) at 80 Sparks Street, at the Middle School, and the relocation and preservation of the Sloyd wood studio (1932) at the Upper School at 80 Gerry's Landing Road.

BB&N invited Historical Commission staff to meet on site in June 2021 to discuss the school's plans for renovation, new construction and demolition at the Lower School campus. Staff toured the school with school administrators and their design professionals, who described the changes to operations since the onset of COVID-19. They introduced a proposal to demolish 4 and 6 Buckingham Place and to relocate and make major alterations to the original Markham school building at 10 Buckingham Street. At a subsequent meeting later that summer, the Markham building was also identified for demolition and replacement. The BB&N representatives acknowledged that they had considered applying for demolition or relocation of the Percy Bridgeman house at 10 Buckingham Place but had abandoned that plan in light of its National Historic Landmark status.

On November 10, 2021, the Commission held a public hearing on the demolition request for the three buildings. BB&N representatives described their plans to demolish the two houses, remove the additions to Markham and rebuild it on its existing site (re-using elements of it if possible), renovate Brick, relocate the playing field to the site of 4 and 6 Buckingham Place, and construct a new Meeting House for use as a cafeteria, gym and all-school assembly space. BB&N was then in the process of purchasing the 1893 William Griswold house at 5 Buckingham Place. They indicated that the Griswold house could serve as swing space during the construction project but that no long-term plans for the property had yet been decided upon.

The Commission voted to find the three buildings (Markham, Kelsey and Morrison) preferably preserved in the context of the plans presented, and a one-year demolition delay went into effect. Commissioners encouraged the applicant to study possible alternatives to demolition of the three buildings and return after further design development. Staff suggested the school undertake a full zoning analysis of the project and meet with the Community Development Department about the application of institutional expansion provisions of the zoning code. More detail would be needed for the Markham building project. If partial demolition were to be approved, the building should be studied forensically to document the presence of the original structure.

During the one-year demolition delay CHC staff met with BB&N representatives on January 19, August 17, and September 12, 2022. Staff were invited to tour the three buildings to observe their deficiencies for modern academic purposes. The BB&N team explained that their program required the demolition of the two houses and possibly Markham as well. All three meetings were held at the Lower School campus.

According to its usual practice, the Commission scheduled a hearing in the month preceding the expiration of the demolition delay to consider whether to initiate a landmark designation study for the properties. At that October 6, 2022 hearing, the Commission heard an update from the school on their campus

plans. A design study for a new building on the Markham site was presented by architect Jean Carroon of Goody Clancy. The campus master plan called for a major interior renovation of Brick and construction of a new Meetinghouse building on the field behind 15 Craigie Street. The school explained that access to the site through Buckingham Place would be the least disruptive means of carrying out the anticipated work. The sites of 4 and 6 Buckingham Place would be used for staging during construction and ultimately would become a replacement playing field.

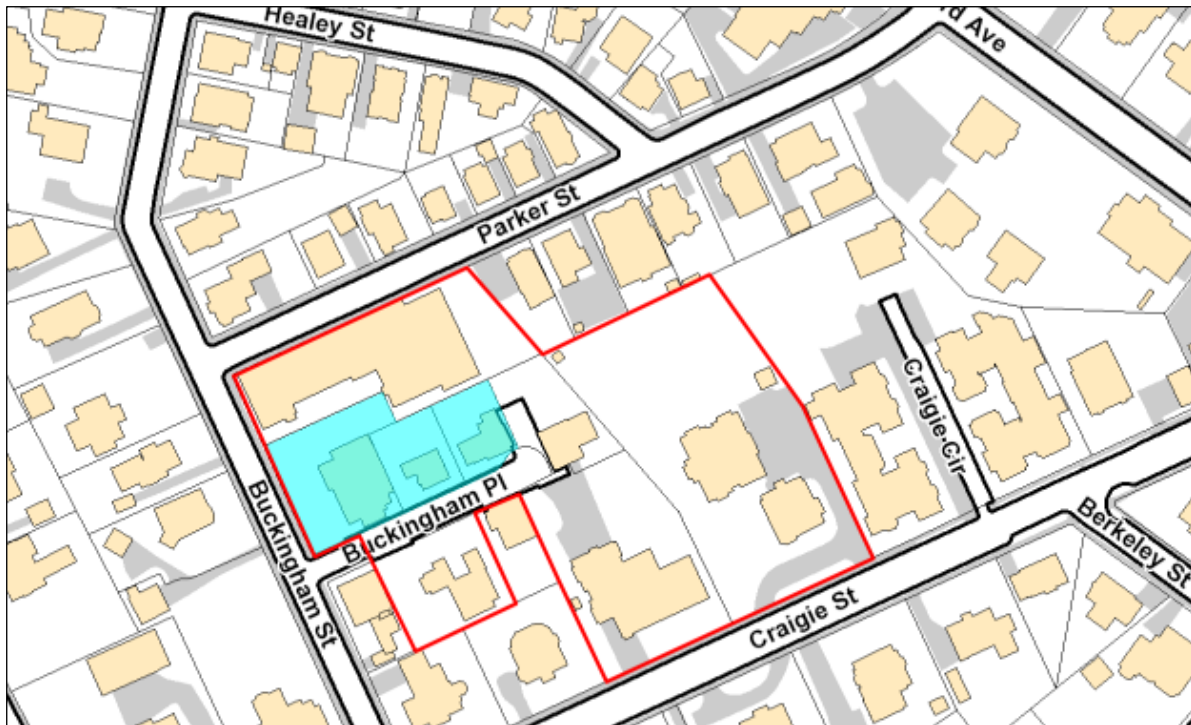


BB&N Master Plan as of 2022, showing a new Markham Building (circled) “BB&N Lower School Project, October 6, 2022”

During the landmark study, staff again met on campus at the School’s invitation on July 19 and September 13, 2023. As before, staff recognized the validity of the administrators’ concerns but urged them to recognize the significance of the three buildings and consider partial preservation alternatives, a few of which were discussed and rejected. By this time the school administrators acknowledged that they wished to completely remove Markham and would not consider restoring or relocating it. They offered to withdraw the demolition application for Markham, but would not commit to preserving it once funds were raised for a replacement.

In a September 19 email to parents and alumni, BB&N asked for community support to oppose landmarking because, “the Buckingham Place buildings are not able to be renovated in a way that advances our school’s mission.” Goals for accessibility of all buildings, greater energy efficiency, a hot-lunch program and an increase to open space on the campus were described in this e-mail. CHC staff notified abutters on Buckingham, Craigie, Healy, Parker and Sparks streets of the public hearing advertised for October 5, 2023.

Location and Zoning Considerations



Assessor's Map, Cambridge GIS, 2021 (subject parcels in blue, BB&N Lower School properties within red lines)



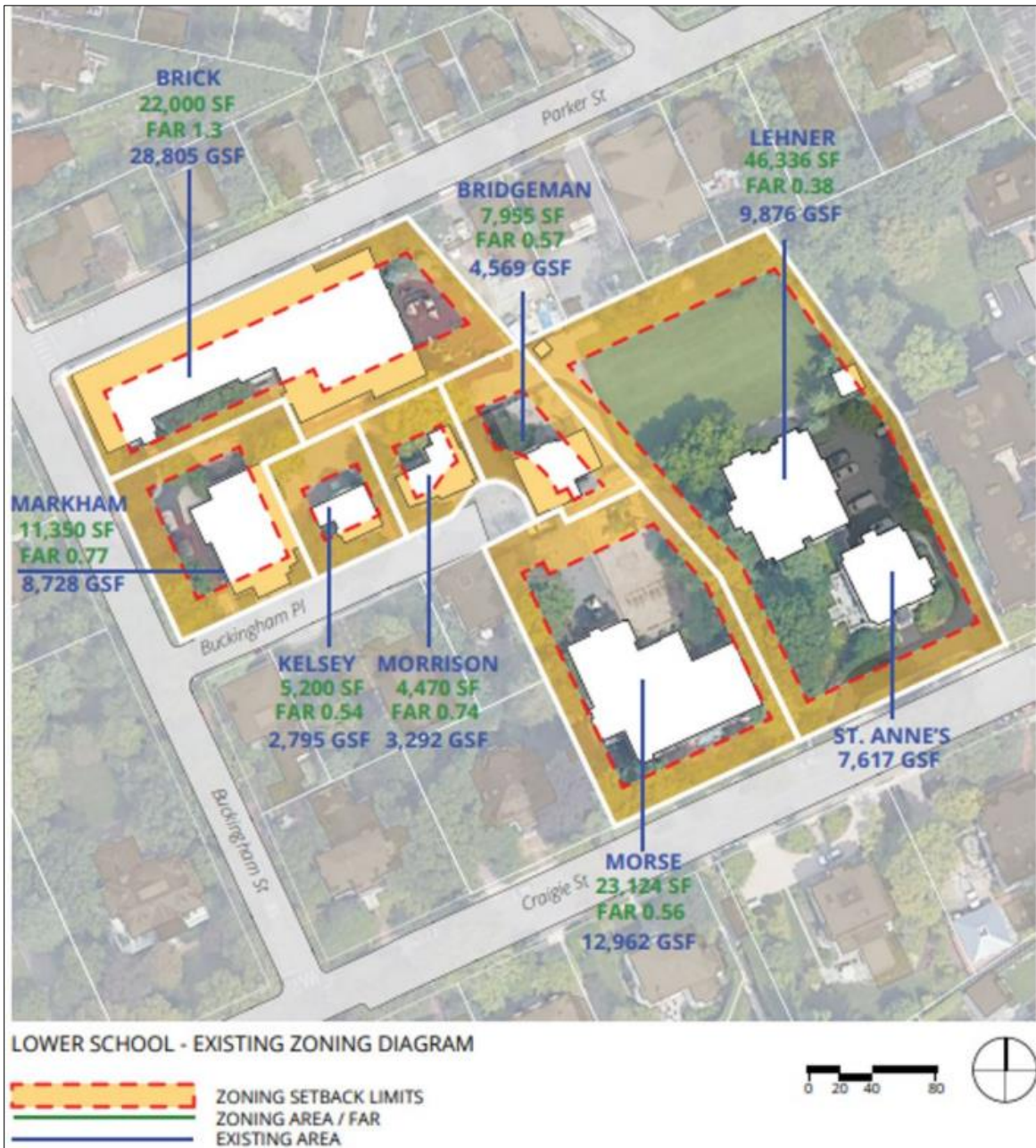
Aerial view of Buckingham Place, 27 March 2021. Nearmap.com accessed 5 Nov. 2021.

Buckingham Browne & Nichols School (BB&N) is a private pre-kindergarten through 12th grade day school with three academic campuses in Cambridge. The lower school (PreK-6th) is situated between Craigie, Buckingham, and Parker streets. The middle school (7th and 8th) is located on Sparks Street, and the upper school is at 80 Gerry's Landing Road.

The three buildings under study are located at 10 Buckingham Street and 4 and 6 Buckingham Place. Miss Markham's School is located on the largest of the three lots (Assessors Parcel 224-27, 11,350 sf).

The Thackray-Kelsey house sits on the middle lot (224-24, 5,200 sf) and the Carey-Newell-Morrison house is to the east (224-36, 4,470 sf). The properties are in a Residence A-2 zoning district. The combined assessed value of the land and three buildings, according to the online assessor's property database, is \$5,760,200. Buckingham Place is a short dead-end street east of Buckingham Street. There are no accessory buildings on these lots, but there is a play yard on the west side of the Markham School parcel.

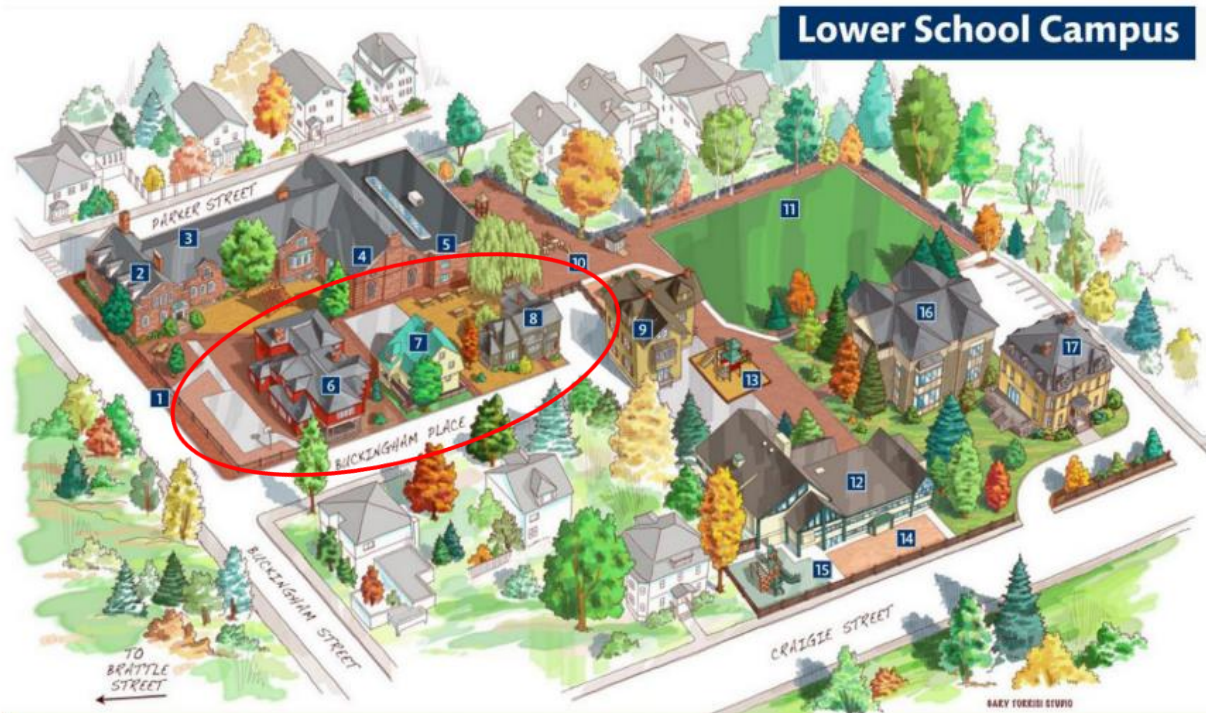
Only the large open field behind 15 Craigie Street with its expansion potential without requiring demolition or zoning variances. The applicant proposes to construct a 6,400 sf, one-story building on this site that would serve as a cafeteria, gymnasium and assembly space. Demolition of the three buildings on Buckingham Place would provide replacement recreational open space.




Zoning diagram of Lower School from BB&N's presentation at the Oct. 6, 2022 CHC hearing. This diagram omits the school's recent purchase of the house and 9,514 sf lot at 5 Buckingham Place.

BB&N Campuses – Lower School

Lower School Campus Map



	1 Buckingham Gate	6 Markham House Art & Woodworking, Math, Languages	9 Bridgman House After School, Teacher Training Institute, Communications	13 K-1 Playground
	2 Brick Building (Grades 5-6) Library (Grades 2-6)	7 Kelsey House LS Faculty House	10 New Wing Playground	14 Beginners Playground
	3 LS Director's Office	8 Morrison House LS Admission	11 Playing Field	15 Craigie Street Entrance
	4 Gymnasium		12 Morse Building (Grades B, K, 1) Library (Grades B, K, 1) Nurse's Office	16 Lehner Center Science, Technology, Music
	5 New Wing (Grades 2-4)			17 Almy House at St. Anne's Head of School residence

Lower School Campus Map from BB&N's presentation at the Oct. 6, 2022 CHC hearing. Subject properties circled in red.

The neighborhood surrounding the lower school is comprised primarily of single-family houses with the exception of two large apartment buildings at Craigie Circle and a few multiple-unit condominium and apartment houses on Parker Street.

The adjacent Percy Bridgman house at 10 Buckingham Place was designated a National Historic Landmark in 1975 for its associations with Percy Bridgman, a Nobel prize winning physicist who lived in the home between 1928-1961. BB&N proposed demolition of the ell in 1999 but reconsidered its plan following a demolition review hearing with the Historical Commission. The school acquired the house and 9,514 sf lot at 5 Buckingham Place in November 2021. The private homes at 7 Buckingham Place and 4 Buckingham Street are adjacent to the lower school but are not owned by BB&N.

Each of BB&N's academic campuses contain a mix of historic and modern buildings. The Lower School has a total of nine buildings on eight parcels. Four of the nine buildings are used for classrooms, one building is a residence, and the four remaining smaller buildings on Buckingham Place are currently used

for offices, admissions, and a boxed-lunch distribution point. The largest parcel on the BB&N lower campus is 15 Craigie Street, which includes the Head of School’s residence (1870), Lehner Center (2001) and a playing field. The Morse Building (1967) also faces Craigie Street. The building known as Brick (1920, 1985 addition) is located at the corner of Buckingham and Parker streets.

AERIAL VIEW



Existing Lower School Campus



Proposed Lower School Campus

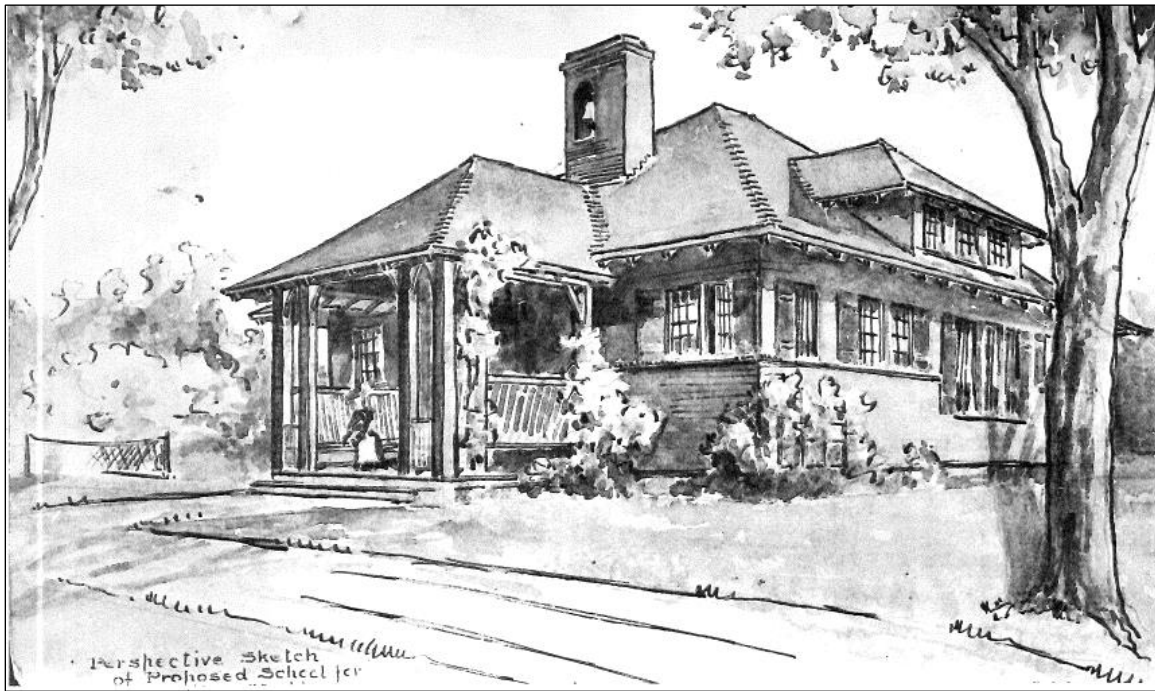
Existing and proposed campus plans. “BB&N Lower School Project, October 6, 2022”

Architectural Descriptions



West and south elevations of the Markham building at 10 Buckingham St. CHC staff photo, Nov. 2021.

Miss Markham's School at 10 Buckingham Street started as a rectangular mass of 1½ stories measuring 50 x 42 feet in plan with a broad entry porch facing Buckingham Place. The Arts and Crafts Style building was designed with a low hipped roof, shingled walls, projecting eaves, exposed rafter tails and a large combination chimney/belfry by the Boston firm of Andrews, Jaques & Rantoul. The building grew and changed organically as the school grew and educational needs changed. The present-day building is an amalgamation of many additions around the central core of the original building. Most of the additions were built on the east and north sides of the building and included expansion of the second floor with dormers and intersecting hip roofs. The original first-floor layout included a large classroom with hardwood floors and wainscotting. Niches were built into the walls for the display of classical busts. Smaller ante-rooms for support functions were adjacent to the main room. Though partition walls later divided the space, the ceiling still reveals the original scale.



Perspective Sketch of Proposed School for Miss Markham. Andrews, Jacques & Rantoul architects, 1888.



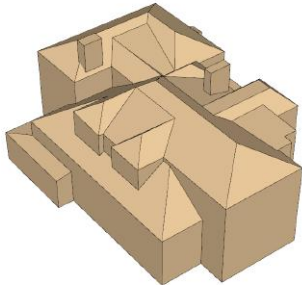
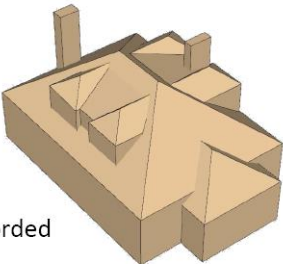
Aerial view of the Markham building, 27 March 2021. From Nearmap.com, accessed 5 Nov. 2021.

Research - Markham

- Original structure built in 1892
- 1900-1910
 - 3 building permits for additions recorded
- 1917-1952
 - 4 building permits for interior renovations recorded

Original 1892 Markham

Markham 1910 - present



1888 Sketch of Markham



1901 photo



Circa 1920 photo



The architects of Miss Markham's School, the firm of Andrews, Jaques & Rantoul, was one of the most prestigious operating in Boston at the time. Robert Day Andrews (1857-1928) studied at MIT and trained in the office of Henry Hobson Richardson. In 1885 he joined Herbert Jaques (or Jacques, 1857-1916), another MIT graduate, in an independent practice, and in about 1890 Harvard graduate Augustus Neal Rantoul (1864-1934) became a partner. In addition to city and suburban residences the firm was responsible for an addition to the Massachusetts State House (1895-1913); high schools in Brookline and Jamaica Plain; the Worcester County Courthouse; office buildings in Denver and Des Moines; and buildings for Colorado College. The firm was responsible for over twenty residences in Cambridge, and one of these, the house at 113 Brattle Street designed in 1887 for Richard Henry Dana and Edith Longfellow Dana, undoubtedly earned them the commission for Miss Markham's School in 1892.



113 Brattle St. (1887, Andrews, Jaques & Rantoul, architects)

Richard Henry Dana III (1851–1931) grew up on Berkeley Street with Longfellow's children, the budding ornithologist William Brewster, and Brewster's close friend, the future sculptor Daniel Chester French. Dana graduated from Harvard Law School in 1877 and married Edith Longfellow (1853-1915) a year later. He was as devoted to reform as his father and advocated for civil service and the secret ballot. Although he served on commissions that built the Charles River Dam and the Longfellow Bridge, the greatest part of his public service was performed as a trustee of organizations ranging from the Episcopal Theological School to the Cambridge Boat Club. Edith Dana ("Edith with the golden-hair" from her father's poem "The Children's Hour."). According to the National Park Service,

Edith was a devoted mother in raising her six children: Richard Henry IV, Henry W.L. ("Harry"), Frances Appleton, Allston, Edmund Trowbridge ("Ned"), and Delia Farley. She also participated in civic activities, namely the Cambridge Historical Society, the Humane Society, and the Holy Ghost Hospital for Incurables. Inspired by her husband, she joined the Woman's Auxiliary to the Civil Service Reform Society. Like much of her family, she was fascinated by history, particularly the history of her childhood home and its connection to George Washington.¹



Richard and Edith's six children were all born between 1879 and 1889, so providing for her children's care and education was a major concern that was accommodated by the impromptu school that Miss Markham established at Thomas Wentworth Higginson's home in 1889 (see below). The Danas held title to the schoolhouse at 10 Buckingham Street and undoubtedly chose the architect.

Edith Longfellow Dana and Richard Henry Dana, III., c. 1896-1900. National Park Service.

¹ <https://www.nps.gov/long/learn/historyculture/edith-longfellow-dana.htm>

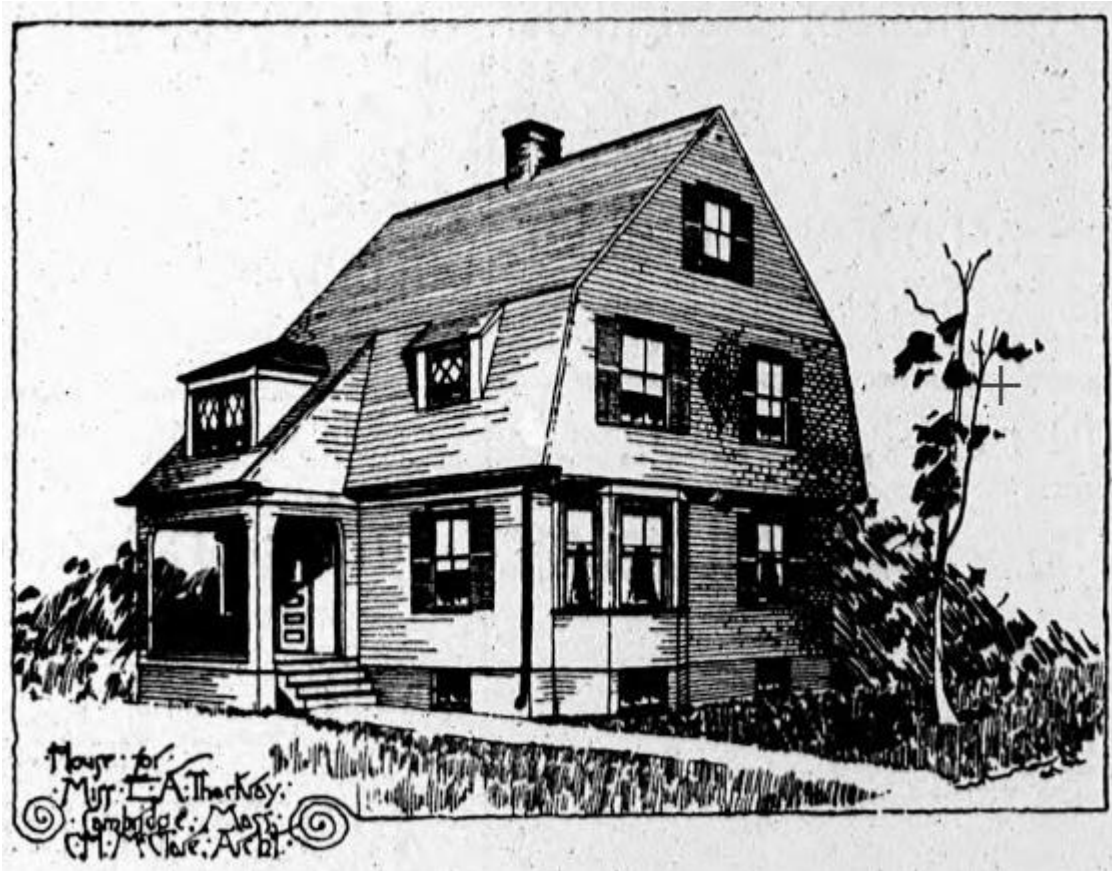


4 Buckingham Place, CHC staff photo, November 2021.

The **Thackray-Kelsey house at 4 Buckingham Place** is a 2½ -story Queen Anne cottage built in 1892 as a single-family residence. The house measures 27 x 28 feet in plan, with an 8 x 13-foot entry porch on the west side. The roof is steeply pitched and clad in copper, though the original roofing material was wood shingle. The roof extends down over the entrance porch. Three shallow shed dormers are located on the east side and one on the west. A brick chimney is located at the center of the house. The walls are clad in cedar shingles painted yellow. The second-floor projects approximately a foot over the first floor and rests on exposed beams. Under it, a three-sided bay occupies the left side of the street-facing elevation. A handicap ramp, added later, wraps the building on the south and west sides. The windows are a mixture of original and replacement sash but were originally a combination of two-over-two double-hung sash and diamond pane casements. There have been no additions to the original mass of this compact cottage.

Charles Herbert McClare was one of the most prolific Cambridge architects at the turn of the last century. He first appeared in the Cambridge city directory in 1885, when he was listed as a boxmaker. In 1887, he was listed as a carpenter, and 1888 as an architect – surely one of the most rapid ascents in any of the design professions. He is credited with at least 157 buildings in Cambridge and many others in nearby Arlington. Most of his projects were one-, two-, and three-family houses, but he also designed apartment buildings, churches, schools, and factories. There were also reports of commissions for houses in Auburndale, a hotel in Falmouth, a church in Roxbury, several factories, and a vacation house in Yarmouth, N.S. He maintained a practice in Cambridge until 1919, although in about 1894 he became a principal in a real estate venture in Arlington and moved there shortly thereafter.

McClare generally designed in the Queen Anne style. He was not an academic architect, but his designs were popular and his houses were reported to be spacious and comfortable.

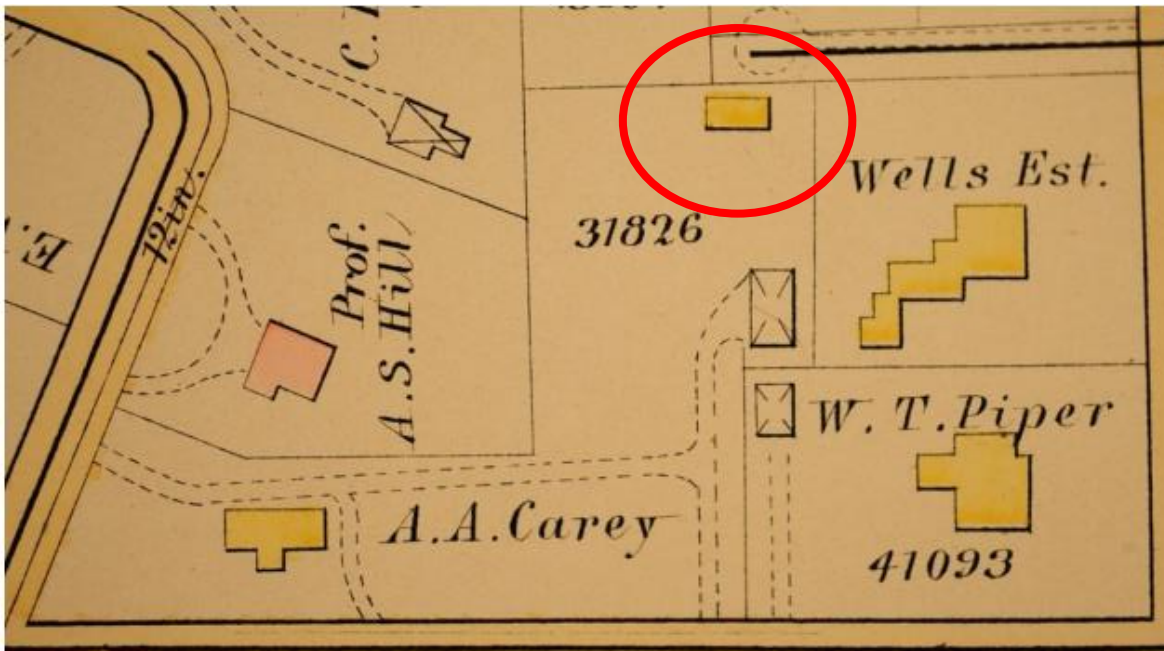


"House for Miss E. A. Thackray, Cambridge, Mass." Architectural rendering by C. H. McClare.



South and east elevations of 6 Buckingham Place. Two-story addition at right. CHC staff photo, Nov. 2021.

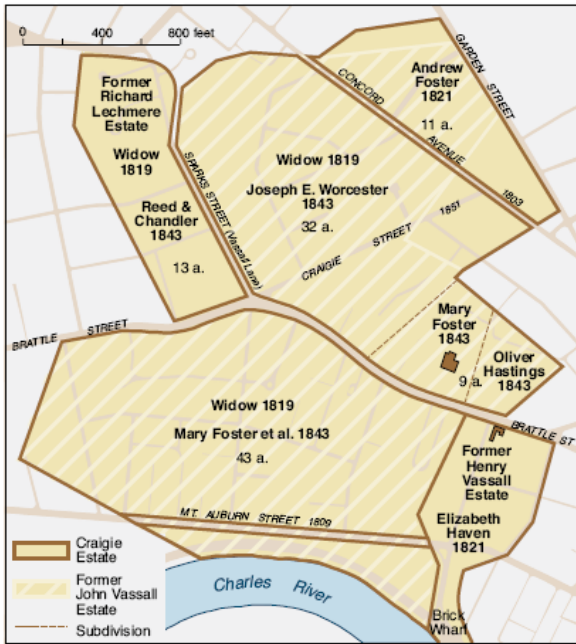
The **Carey-Newell-Morrison house at 6 Buckingham Place**, a simple building with some Colonial Revival details, was built on Fayerweather Street in 1884 as an art studio and moved to its present location in 1893. The relocated building measured 44 x 20 feet. The building's interior arrangements and possibly its roofline were altered in 1897 in order to adapt it for residential use. The chimney was relocated and other interior modifications were made at that time. A two-story addition was constructed on the north side in 1915-1916. The roof massing is unusual, with a gable form on one end and a hip roof with intersecting dormer on the other. The walls are clad with cedar shingles and a square bay protrudes 2½ feet on the left of the front elevation. There are cornice returns on the gable ends and small-paned window sash, but the house does not convey a strong sense of a specific architectural style.



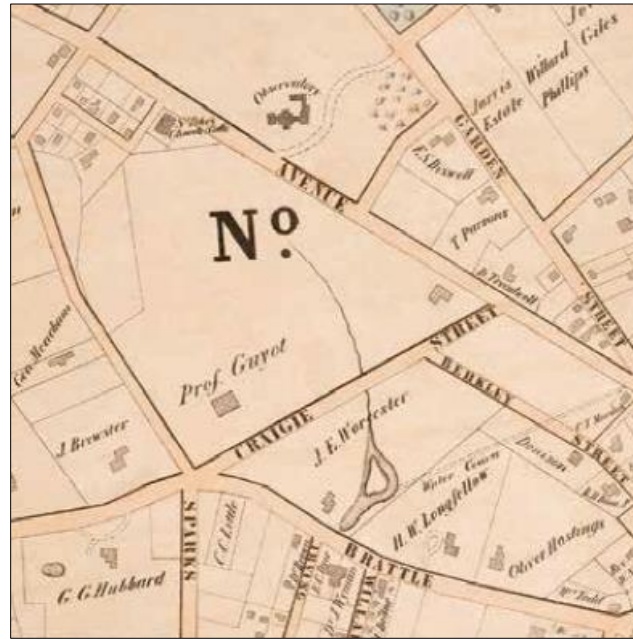
A.A. Carey estate in 1886, with studio circled. G. M. Hopkins Atlas of Cambridge, Mass.

History and Significance²

Buckingham Street and Buckingham Place occupy a small portion of the estate assembled in the 18th century by John Vassall, whose house at 105 Brattle Street is now the Longfellow House-Washington's Headquarters National Historic Site. When the Vassall estate was subdivided after the death of Andrew Craigie's widow in 1841 the prosperous lexicographer Joseph E. Worcester bought 32 acres north of Brattle and put up a grand, broad-pilastered Regency-style house at 121 Brattle Street.



Subdivision of the Craigie estate in 1843



The Joseph Worcester estate in 1854. H.F. Walling, *Map of Cambridge, Mass.*

By 1852 Worcester had laid out Craigie Street and the west end of Berkeley and was selling lots with deed restrictions to ensure spacious settings and expensive houses. The first house, 24 Craigie Street, designed in 1854 by Henry Greenough for Professor Arnold Guyot, was probably just what he envisioned. The residence built in 1869 by Albion K.P. Welch, proprietor of the University Press, dominates the intersection of Craigie and Brattle streets and is the best-preserved academic Second Empire house in the city.

Worcester's land extended up Sparks Street to the saddle between Observatory and Reservoir hills. He and an adjoining landowner, George Meacham, straightened the curve just below Huron Avenue, which allowed Boston merchant Charles Deane to build a large Mansard in 1858 that probably had one of the finest views in Cambridge; this is now occupied by BB&N's Middle School.

² Parts of this section adapted from Susan Maycock and Charles Sullivan, *Building Old Cambridge: Architecture and Development* (The MIT Press, 2016)



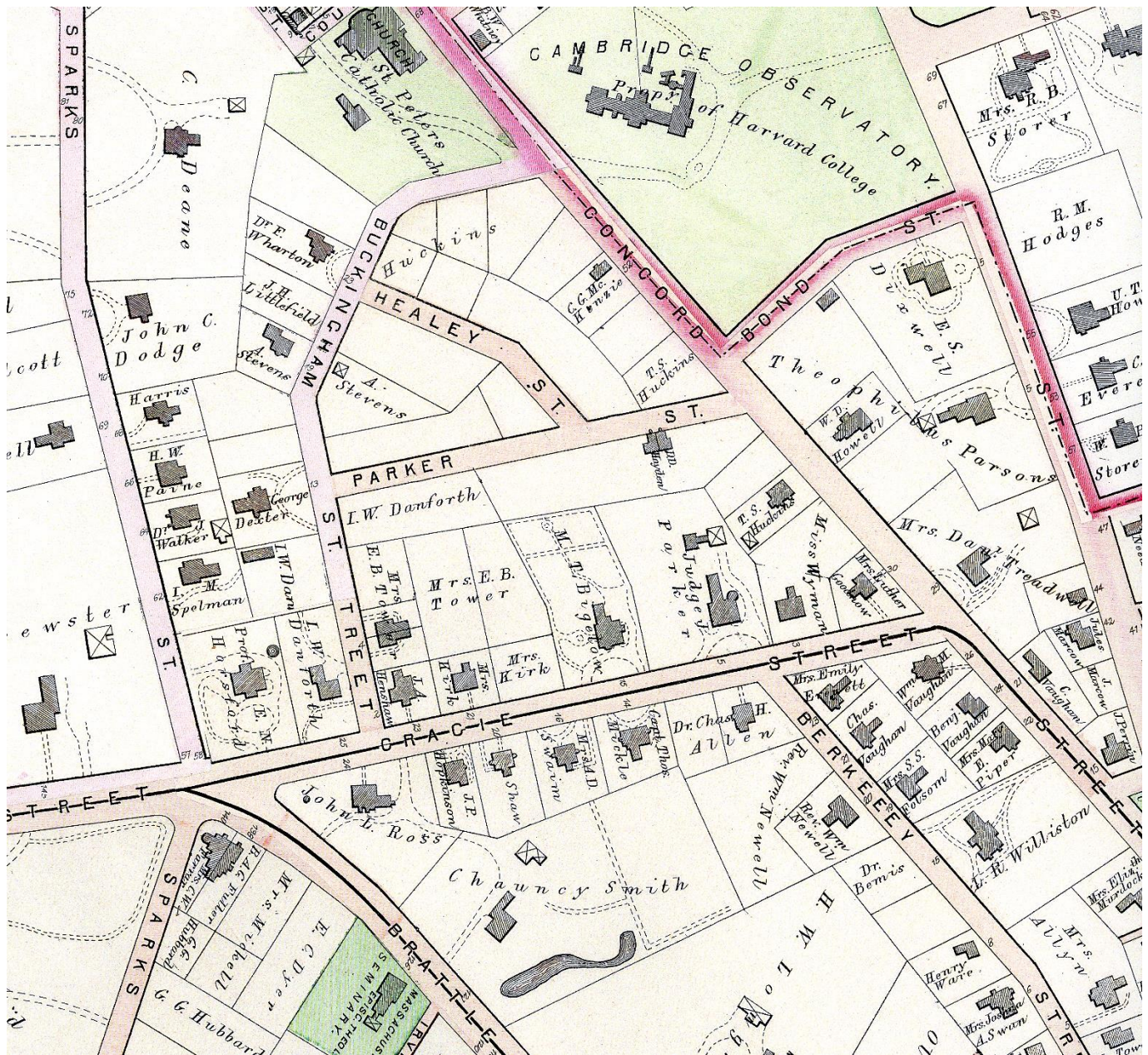
Charles Deane house, 80 Sparks Street (1858) and stable (1867). The house received a brick veneer in 1932; it was acquired by the Buckingham School in 1949. Photo after 1867. CHC collection.

Worcester laid out a new street from Craigie Street to Concord Avenue in 1855 and sold the first two lots to housewrights Oliver Hastings and Albert Stevens. Hastings built 23 Craigie Street for his daughter Caroline on the occasion of her marriage to chemist John Andrew Henshaw. Stevens put up a house around the corner and sold it in 1857 to Ellen and Lucy Buckingham, the unmarried daughters of Joseph Buckingham, a retired newspaper publisher who had just sold his place on Quincy Street; Worcester named the new street in his honor. Notable surviving houses include 13 Buckingham, a Mansard designed for attorney Henry Muzzy by Newburyport architect Rufus Sargent, number 23, an elaborate Stick Style dwelling built in 1878 for Professor James Laughlin, and number 29, an early Queen Anne house built in 1880 for the abolitionist Thomas Wentworth Higginson. The east side of the street falls off to a lower elevation and contains smaller lots laid out in 1872; the Stick Style houses at 60 (1879) and 34 (1882) and the Queen Anne at 50 (1884) are modest in scale but fine examples of the period.

Buckingham Street was acclaimed for its literary residents. F. Stanhope Hill, the Tribune's editor, may have authored the following feature story for his own paper and then sent it out for publication in other New England papers. Here is the piece that ran on the January 21, 1893 in the Cambridge Tribune,

....For a short street, Buckingham street certainly has a **decidedly scientific**, literary, journalistic and scholastic character. Starting at its head we find the Harvard observatory with its full staff of star-gazers, under the direction of Professor Pickering; a little further down our Cambridge poet and essayist, Colonel T. W. Higginson, has his charming English cottage with its well-kept lawn sloping to the Sun; almost opposite, the editor of The Tribune is cosily domiciled; a bit further down dwells Instructor Edward Cummings of the university; on the other side of the street Horace E. Scudder, author and editor of the Atlantic Monthly, resides, when he is not at his summer home at Chocorua, N.H. Nestling shyly between Buckingham and Sparks streets, accessible from either thoroughfare, lives Dr. Justin Winsor,

librarian of the university; in the close neighborhood the Misses Smith have their excellent school in what was the former residence of Mr. George Dexter on Buckingham street; on the other side of the way is Miss Markham's school and, closely adjoining, Miss Emily A. Thackeray, who has done much literary work in various directions, has built herself a very pretty cottage. At the foot of the street on the corner of Craigie Mr. W. M. Griswold, whose descriptive lists of literature are so well and favorably known to writers, owns a large estate. This is not a bad showing for one short Cambridge street where also dwell many other very charming people who are not in the classifications to which we refer.



The former Joseph Worcester estate in 1873, showing Buckingham and Parker streets.

Parker and Healy streets also occupy Worcester land. ‘The Hollow’ was the source of a brook that fed Craige’s Pond; it was recalled as “a pretty open marshy place where the neighborhood children picked wildflowers as late as the eighties of the nineteenth century” (Howe, “Lost Brook,” 53). In 1890, Somerville builder Suther Blaikie put up seven Queen Annes on Parker Street, some of which he sold to African American families. Many of these houses had inadequate footings for the peat that underlay the area and had to be placed on new foundations.

David Tower (1808-1868), a teacher and textbook author, acquired the Buckingham house in 1865. His widow laid out Buckingham Place with six house lots in 1892. Emily Thackeray, a journalist and teacher, built a gambrel cottage at 4, and next door Jeanette Markham put up a schoolhouse with the assistance of a neighborhood mother, Edith Longfellow Dana; this became the Buckingham School in 1902. The houses at 5, 7, and 10, designed in 1892–93 by William Griswold, a journalist and amateur architect who lived at 25 Craige Street, led the *Cambridge Tribune* to declare the street “an exceedingly pretty place” (Apr. 28, 1894). Number 6 was originally Arthur Astor Carey’s studio, moved from 10 Fayerweather



Jeanette Markham. BB&N Archives

Jeanette Sumner Markham (1862-1932), a young school teacher living with her parents in Atchison, Kansas, heard about the higher educational opportunities for women in Cambridge through her local newspaper. She found her way to the Society for the Collegiate Instruction of Women (aka the Harvard Annex and future Radcliffe College) with the local assistance of Miss Ellen F. Mason. As a student at the Annex, Markham boarded with the family of Thomas Wentworth Higginson at 29 Buckingham Street. She began teaching Higginson's daughter Margaret and with his recommendation, other families in the neighborhood began to send their children to her as well. Miss Markham opened a school in 1889 in the Cummings home at 64 (now 74) Buckingham Street. The first building constructed for Miss Markham's School was financed by Edith Longfellow Dana on land that she purchased in 1890 at 10 Buckingham Street (2 Buckingham Place). The building was completed in 1892 and opened for classes that fall. It is now the oldest building in Cambridge built as a private school.

The Markham building began as a 42 x 50-foot rectangular building with a large entrance porch facing Buckingham Place. The building was expanded in every direction over the years beginning with a 44 x 16-foot addition that was constructed in 1900. Additions to the footprint as well as construction of dormers and other alterations to the roofscape ballooned the size of the original schoolhouse.

The building was built with financial assistance of Edith Longfellow Dana and her husband, Richard Henry Dana, who held the title until the property was transferred to the Buckingham School in 1902. Originally, Miss Markham's living quarters were on the upper floor, while the large classroom on the first floor, known as Buckingham Hall, was rented out extensively for theatricals, concerts, and dances. In this respect Miss Markham's School competed with Brattle Hall (now the Brattle Theater) as a center of social life in the community.

In 1901 Miss Markham left the school for married life. Public school teachers were not allowed to keep their jobs once they got married. Though this was her own school, it still wasn't socially acceptable for a married woman to teach children and other arrangements were made for the continuation of the school. The parents and neighbors of Miss Markham's School incorporated the Buckingham School in 1902 and it remained in continuous operation.

Markham married Winthrop S. Scudder, an editor at Houghton Mifflin, who had been widowed with one son two years earlier. She remained active in Old Cambridge social and charitable circles. The family lived at 2 Phillips Place, 4 Willard Street and 7 Longfellow Park. After Winthrop Scudder retired in 1919, the Scudders enjoyed traveling to the American Southwest and Europe.

Another teacher made her home next door to Miss Markham's schoolhouse in 1892. **Emily Augusta Thackray** (1855-1920) was born in Medford, Mass. and grew up in Brooklyn, N. Y. Her father was born in England and worked as a shipping merchant; her mother was from Germany. She graduated from the Packer Collegiate Institute in New York in 1872 and may have been an early student at the Harvard Annex, as she was listed with alumni of Radcliffe in local papers. Thackray taught English writing and literature, German and phonography (a form of stenography) at the Cambridge Evening High School for many years. Thackray was a professional woman of independent means and was a single woman of 37 when she built her house. In addition to teaching, she published poetry, short fiction, women's sporting guides, and newspaper and journal articles on a wide variety of subjects. She wrote for the *New York Epoch* and the *Cambridge Tribune*. She was a member of the New England Woman's Press Association and the Appalachian Mountain Club. Thackray traveled during her summer vacations to New Hampshire and Maine and

in the 1890s and early 1900s took extended trips to Italy. During her time abroad she rented out her home in Cambridge. She suffered from mental illness in her later years and was institutionalized when she died in Stamford, Conn. in 1920 at age 65.

Thackray's house was purchased by **Miss Laura Kelsey**, an accomplished violinist and instructor. She resided there with her family. Her father, Edward Everett Kelsey, was an organist, composer and teacher of piano at the Boston Conservatory of Music. Laura Kelsey married Dr. William Allen, a widowed dentist, in 1925. They remained at 4 Buckingham Place until 1929, when they relocated to California. Mrs. Allen sold the house to the Buckingham School in 1929, which initially used it for music and carpentry classes. The house also held the school's library and by 1930 a kindergarten class occupied the first floor.

The Allens were members of the Bahá'í Faith. Dr. Allen, twenty-five years older than his wife, died in 1940. Laura Kelsey Allen traveled to Libya in 1953 with other Bahá'í "pioneers" and died in Tripoli, Libya in 1960 at the age of 76 (*Bahá'í News*, Issue 2880, June 1954).

Arthur Astor Carey (1857-1923), Harvard graduate and patron of the arts, built the first Colonial Revival house in Cambridge at 28 Fayerweather Street in 1881. Carey was a great-grandson of John Jacob Astor of New York. Astor, who profited from the fur trade in the American west and from investments in Manhattan real estate and was the richest man in America when he died in 1848. His descendants continued to accumulate wealth, and "by the time Arthur was born, the family was fabulously wealthy, extremely powerful, and extraordinarily prominent" (Davis, 2).

Arthur was born in Rome to John Carey, an English botanist, and Mary Alida Astor, a daughter of William Backhouse Astor. He attended St. Mark's School and graduated from Harvard in 1879, having made friends with the future architects Richard Clipston Sturgis, Alexander Wadsworth Longfellow, artistic tile manufacturer Henry Chapman Mercer, and antiquarian John Templeman Coolidge III. After graduation he studied painting in Paris with Coolidge before returning to New York in 1880. In 1881 he purchased the first of several properties on Reservoir Hill and commissioned Sturgis & Brigham to design a house..

Carey never had to make a living as an artist because he was one of the richest men in America, but he did take a strong interest in fine arts and was the second president of the Boston Society of Art & Crafts. He built his own art studio at the back of his Fayerweather Street property in 1884.

The studio and a portion of Carey's estate was purchased by William and Frances Newell of 175 Brattle Street in 1892. The Newells moved the studio to 6 Buckingham Place. Their son and daughter, **William Wells Newell and his sister Jane Newell Moore**, rented out the studio for several years before converting it to a residence in 1897. An unnamed sculptor and instructor at the Boston Art Museum rented the studio in 1893. In the winter of 1896, the Old Cambridge Photographic Club rented the space for its annual photography exhibit. Electric lighting was installed temporarily for this exhibition. The building was reworked in 1897 for residential use and an addition was constructed in 1915-1916.

William W. Newell was an authority on folklore. He published his own poetry as well as collections of folk tales and children's games. He was the secretary of the American Folk-Lore Society as well as the editor of *The American Journal of Folk Lore*. He died in 1907. Jane Newell married James Lowell Moore in 1895. She was an officer of the Cambridge League of Women Voters. For a short time, Miss Markham's sister, Helen, and her husband Charles Panache lived in the home.

Prof. Theodore Morrison and Kathleen (Kay) Johnston Morrison purchased the property in 1955. Kay Johnston Morrison worked as secretary and manager for Robert Frost for twenty-five years and published *Robert Frost: A Pictorial Chronicle* in 1974. Mrs. Morrison took the position as Frost's manager and secretary after his wife died. Theodore Morrison was an English Literature professor at Harvard, a novelist, and the director of the annual Bread Loaf Writers' Conference in Vermont, where Frost was the poet in residence and teacher at Middlebury College. The Morrison house was acquired by BB&N in 1975.



Bread Loaf Writers' Conference staff, 1942. Director Theodore Morrison seated in back row, 2nd from left. Robert Frost pictured in back row, 3rd from left. Kay Morrison in front row, 3rd from left. Special Collections, Middlebury College Library. Accessed online September 29, 2023 at https://archive.org/details/mnb_07-1942-01np.

Private Schools in Cambridge³

Private schools have played and continue to play an important role in the education of Cambridge children. In the early days, many small private schools operated in a teacher's home for only a few years. Some added classroom wings to their houses, while the most successful founded independent schools that long outlived them.

Dame schools, typically run by an older woman in her own home, were a common choice for families able to give their children an early start. Miss Jennison's school operated in Deacon Moore's old house at Garden and Mason streets in the 1840s and '50s for "the daughters and small sons of the best families," such as Thomas Wentworth Higginson, James Russell Lowell, and Charlie and Ernest Longfellow. Richard Henry Dana 2nd attended a school kept by Ralph Waldo Emerson (Harvard class of 1821) about 1820, and Lowell, Higginson, and Dana continued their education at William Wells' boarding school at 175 Brattle Street.

Elizabeth Cabot Cary Agassiz operated the Agassiz School for Girls from 1855 to 1863 in her home at 36 Quincy Street. Professor Agassiz himself lectured in the school, which was one of the first to offer a scientific education for women. Mrs. Agassiz was one of seven ladies who in 1879 published a circular offering women collegiate instruction by members of the Harvard faculty, and in 1883 she became the first

³ This section adapted from Susan Maycock and Charles Sullivan, *Building Old Cambridge: Architecture and Development* (The MIT Press, 2016)

president of the Society for the Collegiate Instruction of Women, soon renamed Radcliffe College (see below).

Lyman Richards Williston, principal of the Cambridge High School, founded a private school for girls on Irving Street in 1862. A Hawaii-born adopted son of Samuel Williston, a wealthy manufacturer and philanthropist in western Massachusetts, Lyman built a large Italianate house at 15 Berkeley Street with a one-story classroom wing in 1863. The Berkeley Street School operated from 1863 to 1912, when it merged with the Cambridge School for Girls.

Kate V. Smith and her sisters opened the first private co-educational institution for college preparation in Cambridge in 1879. The Misses Smith's School was located at 16 Ash Street and 5 Phillips Place before moving in 1887 to the Smiths' home at 13 Buckingham Street. A schoolroom addition was later relocated to 11 Buckingham Street where it was converted to a residence.

Three schools founded in private homes in the 1880s – Browne & Nichols, Buckingham, and the Cambridge School for Girls – built campuses in Old Cambridge. In 1883 George Browne and Edgar Nichols, both 1878 graduates of Harvard, announced the opening of a college preparatory school for boys in a rented house at 11 Appian Way. By 1886 Browne & Nichols also occupied a house at 8 Garden Street; a few years later it built a gymnasium. In 1894, with an enrollment of seventy-five, the school erected its first new academic building.

By 1897 Browne & Nichols needed additional space and Radcliffe College wanted to expand, so the institutions exchanged properties. B&N erected a three-story Georgian Revival building at 20 Garden Street. Radcliffe occupied the old B&N buildings on Appian Way until Longfellow Hall replaced them in 1929. In 1912 Browne & Nichols purchased part of the Coolidge farm, a former salt marsh at Gerry's Landing recently protected from the tides by the Charles River Dam. The school leveled a drumlin to raise the grade of Nichols Field, constructed a locker building and a baseball cage, and added a woodworking shop known as the Sloyd Building in 1932. B&N announced in 1928 that it planned to relocate to Gerry's Landing to conform to the country day school model popular at the time, but it did not begin to develop the new site until 1948.

As already noted, Jeanette Markham, founder of the Buckingham School, was a Radcliffe scholarship student from Atchison, Kansas, who lived with Thomas Wentworth Higginson's family and cared for their young daughter. Miss Markham's School began in 1889 across the street in a private house at 64 (now numbered 74) Buckingham Street owned by Theron and Louisa Cummings. After a year, Mrs. Richard Henry (Edith Longfellow) Dana bought a lot on the corner of Buckingham Place and lent Miss Markham money to build what is now the oldest private school building in Cambridge. After a decade Miss Markham resigned to marry, and in 1902 parents and neighbors incorporated the Buckingham School to continue as before.

In 1920 Buckingham erected a Georgian Revival building at the corner of Parker Street that contained an assembly hall and a two-story gymnasium with a fine trussed ceiling. A 1980 addition incorporated the exterior of the gym, including the cornice and part of the roof, into an atrium designed by Architectural Resources Cambridge. In 1949 the school purchased the old Deane residence at 80 Sparks Street for its upper school, which had been established for girls in 1924; a previous owner had remodeled this 1858 Second Empire mansion with a brick veneer and Georgian Revival detail in 1932. In 1967 Ashley/Myer/Smith designed a new lower school at 19 Craigie Street that incorporated charming irregularities in room shapes, floor levels, and ceiling heights to create a varied and stimulating environment. In spite of its modern design, the building's mass, use of gables, and placement on the lot respect the residential character of the neighborhood.

Arthur Gilman (1836–1909), who had been instrumental in founding Radcliffe College in 1879 and continued as one of its regents, founded the Cambridge School for Girls in 1886. Gilman had grown up in New York, retired from business there, and arrived in Cambridge in 1870 with a growing family of daughters and a strong interest in education. The Cambridge School soon outgrew the ca. 1770 Josiah Mason house at 20 Mason Street as well as subsequent buildings at 77 Brattle Street and 21 Chauncy Street. In 1896 he erected a classroom building at 34 Concord Avenue. In 1931 the upper school relocated to the suburbs and became the Cambridge School of Weston. The lower school remained and in 1948 became Lesley College's Ellis School for Children.

A few Harvard families founded the Cooperative Open-Air School (now the Shady Hill School) in 1915. Six boys and girls began taking lessons on a sleeping porch at 16 Quincy Street, the home of philosophy professor William Ernest Hocking and his wife, Agnes Boyle O'Reilly, whose children comprised half the student body. After a successful year the parents bought a lot on the corner of Holden and Scott streets, and in August 1916 the city issued permits for five buildings measuring 16 by 30 feet

The Open-Air School began with no defined educational theory, and many of its methods were experimental. The school became known for using parents in the classroom, for a teaching approach called "central subject" that organized the year's curriculum, an emphasis on learning through first-hand experience rather than textbooks, and above all for holding open-air classes. In the low, open-sided buildings in their wooded setting the children worked through the winter wearing layers of heavy woolen clothes, mittens, and padded bags that came over their shoulders. In 1925 and 1926, when enrollment reached about 135, the Open-Air trustees purchased land between Coolidge Hill and Cambridge Cemetery adjoining Nichols Field and adopted the name Shady Hill to recall its old site.

The 1960s were a difficult period for private secondary schools in New England, and several – such as Northfield and Mount Hermon – chose to merge. Browne & Nichols and Buckingham combined to become Buckingham Browne & Nichols in 1974. The upper schools were consolidated at Gerry's Landing, the middle schools at 80 Sparks Street, and the lower schools on Buckingham Place. BB&N acquired several adjoining houses for redevelopment of the latter campus but instead entered into a community planning process that resulted in partial restoration of 15 Craigie Street for a headmaster's residence and construction of a striking new science building designed by Ann Beha Associates. BB&N continues to grow and expand as a premier private day school.

Historically, private schools as well as Harvard, MIT, and Lesley University have often sought to expand in Cambridge at the expense of their surroundings. Each institution has dealt with the imperative for growth in different ways. Stymied by community opposition, Harvard University stopped expanding in Cambridge in the late 1990s and instead focused on its newly-acquired land in Allston. MIT, surrounded by factories, was largely buffered from community opposition as it expanded after WWII. Lesley College was founded in a private house on Everett Street in 1891. In the 1950s it developed a small campus on Oxford Street and acquired dozens of Victorian houses in the Baldwin neighborhood. Blocked by the community, it expanded into the former Sears, Roebuck store in Porter Square and then by the acquisition of the entire campus of the Episcopal Divinity School in the 2010s. While BB&N and Shady Hill have been able to expand at their Gerry's Landing campuses with little opposition, expansion into residential neighborhoods such as Buckingham and Sparks streets remains problematic.

Significance of the Properties

The buildings at 10 Buckingham Street and 4 and 6 Buckingham Place are individually significant for their important associations with the cultural and social history of Cambridge, specifically for their relationship to schoolmistress Jeanette Markham and the founding of Buckingham School as well as for their important associations to other local educators and literary figures including Thomas Wentworth Higginson, Richard Henry and Edith Longfellow Dana, Emily Thackray, Edward Kelsey, Laura Kelsey Allen, William Newell and Theodore and Kay Morrison, and to the philanthropist Arthur Astor Carey. 10 Buckingham Street and 4 Buckingham Place are also architecturally significant for their important associations with architects Andrews, Jacques & Rantoul and Charles H. McClare.

Buckingham Place developed over a short period in 1890-1893 as an enclave of individuals associated with education and the arts. In combination, the buildings represent a significant presence on this still-intact residential streetscape.

Relationship of Property to Landmark Designation Criteria

The purpose of landmark designation is described in Ch. 2.78.140 of the City Code, which was enacted in 1983:

... to preserve, conserve and protect the beauty and heritage of the City and to improve the quality of its environment through identification, conservation and maintenance of neighborhoods, sites and structures which constitute or reflect distinctive features of the architectural, cultural, political, economic or social history of the City; to resist and restrain environmental influences adverse to this purpose; to foster appropriate use and wider public knowledge and appreciation of such neighborhoods, areas, or structures; and by furthering these purposes to promote the public welfare by making the city a more desirable place in which to live and work.

The enabling ordinance states:

The Historical Commission by majority vote may recommend for designation as a land-mark any property within the City being or containing a place, structure, feature or object which it determines to be either (1) importantly associated with one or more historic persons or events, or with the broad architectural, aesthetic, cultural, political, economic or social history of the City or the Commonwealth or (2) historically or architecturally significant (in terms of its period, style, method of construction or association with a famous architect or builder) either by itself or in the context of a group of structures ... (Chapter 2.78.180.A)

Staff contends that Miss Markham's School, the Thackray-Kelsey House, and the Carey-Newell-Morrison House, individually and in combination, meet criterion (1) for their associations with the architectural, cultural and social history of Cambridge, and criterion (2) as "architecturally significant (in terms of period, style, method of construction or association with a famous architect or builder)."

Standards and Criteria

Under the neighborhood conservation district and landmark designation ordinance, Ch. 2.78, Art. III, the Historical Commission is charged with reviewing all construction, demolition or alterations that affect exterior architectural features (other than color) of a designated landmark. This section of the report describes exterior architectural features of the proposed landmarks. Except as the Order designating or amending the landmarks may otherwise provide, the exterior architectural features described in this report should be preserved and/or enhanced in any proposed alteration or construction that affects those features

of the buildings.

The Standards described below represent current best practices in historic preservation and are generally applicable to any designated property. The following Guidelines are to be consulted during consideration of applications for Certificates of Appropriateness for alterations to the landmarks described in this report. The standards and guidelines are not intended to be prescriptive or comprehensive; the Commission must use its collective judgement in determining the appropriateness of any proposed project.

In this context the verb **should** indicates a recommended course of action; the verbs **shall or must** indicates those actions which are specifically required to preserve and protect significant architectural elements.

A. General Standards

Subject to review and approval of alterations to exterior architectural features under the terms of this report, the following standards shall apply:

1. The historic character of a property must be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property must be avoided.
2. Changes and additions to the landmark which have taken place over time are evidence of the history of the property and its context. These changes may have acquired significance in their own right and, if so, that significance should be recognized and respected.
3. Significant historic and architectural features of the landmark, including but not limited to those identified in this report, should be preserved if practicable in a manner consistent with these standards.
4. Deteriorated architectural features should be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature must match the old in design, color, texture, and other visual qualities and, where possible, materials.
5. The use of synthetic replacement materials is discouraged, except when substituted for perishable features exposed to the weather or when necessary to accommodate the effects of climate change.⁴
6. Chemical and/or physical treatments (such as sandblasting) must not be used in a manner that damages historic materials. The surface cleaning of structures must be undertaken using the gentlest means possible and the results should preserve the patina that characterizes the age of the structure. Applications of paint or masonry preservative solutions will be reviewed on a case-by-case basis; painting masonry surfaces will be considered only when there is documentary evidence that this treatment was used at some point in the history of the property.
7. Architectural (building façade) lighting, streetscape lighting, and signage lighting, when allowed by a Certificate of Appropriateness, should reinforce definitive characteristics of historic and contemporary architecture as well as create high quality 24-hour streetscapes. To achieve these goals, projects should minimize brightness and light trespass, monitor light color (temperature Kelvin), and focus lighting on significant features.
8. Significant archeological resources affected by a project should be protected and preserved. If such resources must be disturbed, mitigation measures must be undertaken.
9. Alterations or additions that may be needed to assure the continued use of the historic structure or site or that expand the volume or footprint of the structure should not radically change,

⁴ See *Cambridge Historical Commission Practices in Reviewing Synthetic Trim and Gutters*, June 26, 2018

obscure or destroy character defining spaces, materials, features or finishes. New additions should be considered only after it has been determined that project requirements cannot be successfully met by altering non-character-defining interior spaces.

10. Additions should reflect an explicit understanding of the architectural character of the historic building and its context. Additions should be designed in a manner that makes clear what is historic and what is new, but should not arbitrarily impose contrasting materials, scales, or design vocabularies. Design of the new work may be contemporary or may reference design motifs from the historic building. Regardless of the design approach, the result should appear as a harmonious whole.
 - a. Additions should respect the essential form of the historic building and be clearly recessive or subsidiary to the original structure in location, massing, materials, finishes, and textures. Additions are best located at the rear and/or on an inconspicuous side of a historic building and limited in size and scale in relationship to the historic building.
 - b. Additions should be considered in terms of their effect on the context of the site. Additions can contribute variety and interest in complex urban environments but should not dominate or distract from significant nearby structures.
 - c. Additions should not compromise the historic aspects, architectural significance, or the distinct character of the landmark, neighborhood, and environment.
 - d. Additions should be clearly differentiated from the historic building but still compatible in terms of mass, materials, relationship of solids to voids, and color.
 - e. Additions should cause the least possible loss of historic materials so that character-defining features are not obscured, damaged, or destroyed.
 - f. Rooftop additions should be set well back from historic facades so that the historic structure retains its integrity of form and mass. Additional stories, when required for the new use, should be set back from the wall plane and be as inconspicuous as possible when viewed from the street. Designers should be cognizant of distant views and neighborhood context and take advantage of existing parapets to conceal rooftop structures.
 - g. Additions such as balconies and greenhouses should be placed on non-character-defining elevations and limited in size and scale in relationship to the historic building.
 - h. Additions should be designed in such a way that if they were to be removed in the future the essential form and integrity of the landmark would be unimpaired.
11. New construction on a designated property shall conform to the guidelines for alterations, where applicable.
12. Demolition of a designated structure can be allowed only as a last resort after all practicable measures have been taken to ensure preservation, or unless required to comply with requirements certified by a duly authorized public officer to be necessary for public safety because of an unsafe or dangerous condition.

B. Guidelines for Review of Alterations

1. Miss Markham's School, 10 Buckingham Street

a. Architectural Character

The Markham schoolhouse originated as an Arts and Crafts Style building designed with a low hipped roof, projecting eaves, exposed rafter tails and a large combination chimney/belfry. Multiple additions (at least one of which can be attributed to the original architect) complicate the form

and obscure the original design. Depending on the results of an historic structures report, the Commission could consider removal of less-significant alterations and the return of the exterior to an earlier state of its development.

b. Site Development.

The Markham schoolhouse is sited directly on Buckingham Place but has a 45' setback from Buckingham Street. In conjunction with efforts to restore the architectural character of the building the Commission could consider its relocation closer to Buckingham Street. Otherwise, no new construction should be allowed in this area that would obscure the building from the public way..

c. Future Alterations, Construction, or Demolition

All publicly-visible exterior alterations, construction or demolition will be subject to binding review through the Certificate of Appropriateness process.

d. Exterior surfaces

Original exterior materials on the publicly visible facades must be preserved or restored insofar as practicable.

e. Foundations and chimneys

Foundation and chimney repairs on the publicly visible elevations must be made in kind, using original materials if practicable. Special care must be taken to protect and maintain brick and stone masonry. Repointing the mortar joints must maintain the strength, color and texture of the mortar and the size and profile of the joints, and samples of the proposed work must receive prior approval of CHC staff. Paint removal, if undertaken, must be carried out with minimum pressure and minimum concentrations, subject to on-site staff review and approval. Application of new paint is discouraged, but if implemented must follow Commission requirements.

f. Windows

Most if not all historic window openings appear to retain their original sash. Original sash should be evaluated for restoration while maintaining operability. Replacement windows, if allowed, should replicate historic patterns and details as closely as practicable while achieving energy efficiency goals. Only half-screens will be allowed. Storm windows may be installed without review in conformance with current Commission policy.

g. Facade Repairs and Restoration

Wood shingle siding may be carefully removed to allow evaluation of the original siding for restoration. Evidence of prior trim details such as corner boards and trim shall be carefully preserved and used to prepare replacement details. The Owner and CHC staff may identify deteriorated materials for replacement in kind. Lead paint may be abated by chemical or mechanical means, subject to applicable codes and approval of the staff.

h. Roof

The original roofing material was wood shingles; it is now asphalt shingles. Color and pattern of replacement asphalt shingles will be subject to Commission approval. Publicly-visible rooftop HVAC equipment shall not be allowed.

i. Additions

Additions to the north and east elevations of Markham might be considered in conjunction with appropriate alterations. Evaluation of proposed additions should consider the architectural character of the schoolhouse and its immediate surroundings. Additions should represent the period in which they are designed but be secondary to and appropriate to the historic character of the main

structure. Additions should respect the form, massing, scale and materials of the original structure without mimicking its design.

k. Site features

Alterations to publicly visible landscape structures, including walls, fences, paths, driveways, and the like, should be compatible with the original design and materials. Fences or walls at the sidewalks should be kept low so that views of the building and significant exterior features are not obstructed. HVAC equipment may not be placed in the front or side setbacks or attached to publicly-visible exterior walls.

j. Exterior Colors

Although exterior colors of landmarks are not subject to the jurisdiction of the Historical Commission, the Owner is strongly encouraged to paint the exterior in a period-appropriate color scheme as advised by CHC staff.

l. Interior features

Although interior features are not subject to the jurisdiction of the Cambridge Historical Commission, the owners are encouraged to preserve all original window and door trim, fireplace surrounds, bannisters, and the like.

2. **Thackray-Kelsey House, 4 Buckingham Place**

a. Architectural Character

The Thackray-Kelsey house is a Queen Anne Style building designed with a picturesque roof line and decorative shingle exterior. Exterior alterations have been few and do not detract from its original appearance.

b. Site Development.

The Thackray-Kelsey house is sited directly on Buckingham Place. The façade is aligned with Markham and Morrison, but the rear of the house is approximately 60' from the nearest point of Brick. In conjunction with efforts to maintain the architectural character of the building and its neighbors, the Commission could consider a major addition perhaps linking it with Markham, Morrison, or Brick. Otherwise, no new construction should be allowed in this area that would obscure the building from the public way.

c. Future Alterations, Construction, or Demolition

All publicly-visible exterior alterations, construction or demolition will be subject to binding review through the Certificate of Appropriateness process.

d. Exterior surfaces

Original exterior materials on the publicly visible facades must be preserved or restored insofar as practicable. Later siding, if present, may be removed to expose original siding and trim details for restoration.

e. Foundations and chimney

Foundation and chimney repairs on the publicly visible elevations must be made in kind, using original materials if practicable. Special care must be taken to protect and maintain brick and stone masonry. Repointing the mortar joints must maintain the strength, color and texture of the mortar and the size and profile of the joints, and samples of the proposed work must receive prior approval of CHC staff. Paint removal, if undertaken, must be carried out with minimum pressure and minimum concentrations, subject to on-site staff review and approval. Application of new paint is

discouraged, but if implemented must follow Commission requirements.

f. Windows

Many historic window openings appear to retain their original sash. Original sash should be evaluated for restoration while maintaining operability. Replacement windows, if allowed, should replicate historic patterns and details as closely as practicable while achieving energy efficiency goals. Only half-screens will be allowed. Storm windows may be installed without review in conformance with current Commission policy.

g. Facade Restoration

If applicable, siding may be carefully removed to allow evaluation of the original siding for restoration. Evidence of prior trim details shall be carefully preserved and used to prepare replacement details. The Owner and CHC staff may identify deteriorated materials for replacement in kind. Lead paint may be abated by chemical or mechanical means, subject to applicable codes and approval of the staff.

i. Roof

The original roofing material was wood shingles; it is now flat-seam soldered copper that has developed a striking green patina. Every effort should be expended to maintain this material, but if replacement is required the color and pattern of replacement asphalt shingles will be subject to Commission approval. Publicly-visible rooftop HVAC equipment shall not be allowed.

k. Additions

Additions to the north elevation of Kelsey might be considered in conjunction with appropriate alterations. Evaluation of proposed additions should consider the architectural character of the building and its immediate surroundings. Additions should represent the period in which they are designed but be secondary to and appropriate to the historic character of the main structure. Additions should respect the form, massing, scale and materials of the original structure without mimicking its design.

l. Site features

Alterations to publicly visible landscape structures, including walls, fences, paths, driveways, and the like, should be compatible with the original design and materials. Fences or walls at the sidewalk should be kept low so that views of the house and significant exterior features are not obstructed. HVAC equipment may not be placed in the front or side setbacks or attached to publicly-visible exterior walls.

h. Exterior Colors

Although exterior colors of landmarks are not subject to the jurisdiction of the Historical Commission, the Owner is strongly encouraged to paint the exterior in a period-appropriate color scheme as advised by CHC staff.

j. Interior features

Although interior features are not subject to the jurisdiction of the Cambridge Historical Commission, the owners are encouraged to preserve all original window and door trim, fireplace surrounds, bannisters, and the like.

3. Carey-Newell-Morrison House, 6 Buckingham Place

a. Architectural Character

The Carey Newell-Morrison house is a simple building designed as an artist's studio that has been

added to and altered with some Colonial Revival details.

b. Site Development.

Morrison is sited directly on Buckingham Place. The façade is aligned with Markham and Kelsey, but the rear of the house is approximately 60' from the nearest point of Brick. In conjunction with efforts to maintain the architectural character of the building and its neighbors, the Commission could consider a major addition perhaps linking it with Markham, Morrison, or Brick. Otherwise, no new construction should be allowed in this area that would obscure the building from the public way.

c. Future Alterations, Construction, or Demolition

All publicly-visible exterior alterations, construction or demolition will be subject to binding review through the Certificate of Appropriateness process.

d. Exterior surfaces

Original exterior materials on the publicly visible facades must be preserved or restored insofar as practicable. Later siding, if present, may be removed to expose original siding and trim details for restoration.

e. Foundations and chimney

Foundation and chimney repairs on the publicly visible elevations must be made in kind, using original materials if practicable. Special care must be taken to protect and maintain brick and stone masonry. Repointing the mortar joints must maintain the strength, color and texture of the mortar and the size and profile of the joints, and samples of the proposed work must receive prior approval of CHC staff. Paint removal, if undertaken, must be carried out with minimum pressure and minimum concentrations, subject to on-site staff review and approval. Application of new paint is discouraged, but if implemented must follow Commission requirements.

f. Windows

Most if not all historic window openings appear to retain their original sash. Original sash should be evaluated for restoration while maintaining operability. Replacement windows, if allowed, should replicate historic patterns and details as closely as practicable while achieving energy efficiency goals. Only half-screens will be allowed. Storm windows may be installed without review in conformance with current Commission policy.

g. Facade Restoration

If applicable, siding may be carefully removed to allow evaluation of the original siding for restoration. Evidence of prior trim details such as corner boards and trim shall be carefully preserved and used to prepare replacement details. The Owner and CHC staff may identify deteriorated materials for replacement in kind. Lead paint may be abated by chemical or mechanical means, subject to applicable codes and approval of the staff.

i. Roof

The original roofing material was wood shingles; it is now asphalt shingles. Color and pattern of replacement asphalt shingles will be subject to Commission approval. Publicly-visible rooftop HVAC equipment shall not be allowed.

k. Additions

Additions to the north elevation of Morrison might be considered in conjunction with appropriate alterations. Evaluation of proposed additions should consider the architectural character of the building and its immediate surroundings. Additions should represent the period in which they are

designed but be secondary to and appropriate to the historic character of the main structure. Additions should respect the form, massing, scale and materials of the original structure without mimicking its design.

i. Site features

Alterations to publicly visible landscape structures, including walls, fences, paths, driveways, and the like, should be compatible with the original design and materials. Fences or walls at the sidewalk should be kept low so that views of the house and significant exterior features are not obstructed. HVAC equipment may not be placed in the front or side setbacks or attached to publicly-visible exterior walls.

h. Exterior Colors

Although exterior colors of landmarks are not subject to the jurisdiction of the Historical Commission, the Owner is strongly encouraged to paint the exterior in a period-appropriate color scheme as advised by CHC staff.

j. Interior features

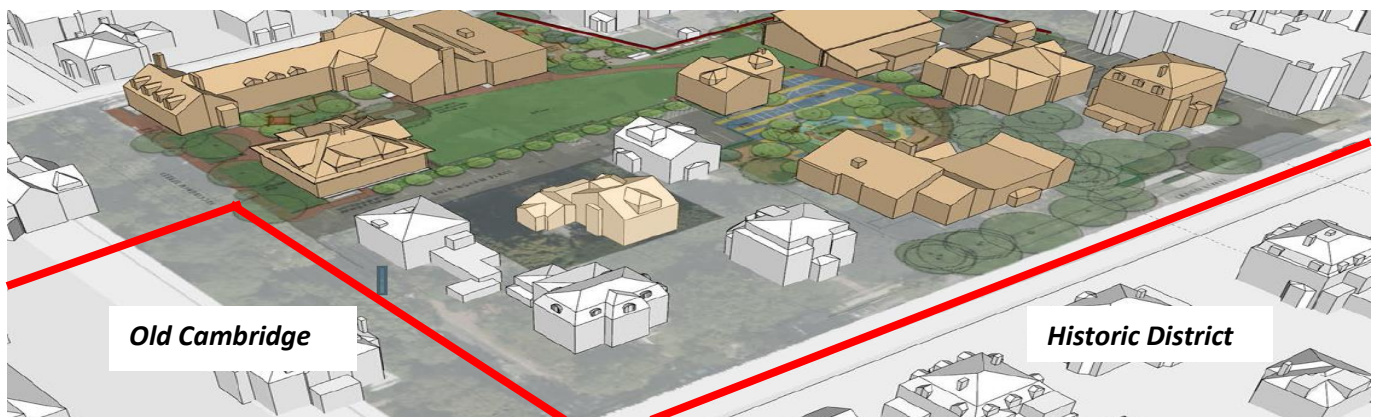
Although interior features are not subject to the jurisdiction of the Cambridge Historical Commission, the owners are encouraged to preserve all original window and door trim, fireplace surrounds, bannisters, and the like.

Conclusion

The Commission has already determined that the subject buildings are significant for the purposes of the demolition delay ordinance, and that they appear to meet the criteria for landmark designation. The research conducted for this report reinforces this conclusion.

A recommendation for designation of the three buildings, if accepted by the City Council, would allow the exploration of alternatives for demolition that would preserve essential features of the premises. Such alternatives could include relocation and/or restoration of Markham or construction of an accessible addition linking Markham, Kelsey and Morrison. The Commission might even find demolition of one or more building to be appropriate, but under current circumstances these discussions might best be undertaken in the context of a landmark designation.

Alternatively, the Commission may find that one or more (or even all three) of the buildings do not merit landmark designation. If this is the case the larger question of institutional expansion into a residential



neighborhood should be discussed with the community. In this context, at least the houses facing Buckingham and Cragie Streets should be considered for inclusion in the Old Cambridge Historic District.

Proposed Order Designating 10 Buckingham Street & 4 and 10 Buckingham Place as Cambridge Landmarks

ORDERED,

That the Markham Building, Kelsey House and Morrison House at 10 Buckingham Street, 4 and 10 Buckingham Place be designated as a protected landmarks pursuant to Chapter 2.78, Article III, Section 2.78.180 of the Code of the City of Cambridge, as recommended by vote of the Cambridge Historical Commission on _____, __, 2023. The premises so designated are the land defined as parcels 27, 24 and 36, on assessor's map 224 and the structures thereon.

This designation is justified by the high level of significance exhibited by buildings' associations with the cultural and social history of the city, specifically with the original Miss Markham's School, and Cambridge residents Thomas Wentworth Higginson, Richard Henry and Edith Longfellow Dana, Emily Thackray, Laura Kelsey Allen, Arthur Astor Carey, William Newell, Kathleen Johnston Morrison and Theodore Morrison, and by their importance to the residential character of Buckingham Place.

The effect of this designation shall be that review by the Cambridge Historical Commission and the issuance of a Certificate of Appropriateness, Hardship or Non-Applicability shall be required before any construction activity can take place within the designated premises or any action can be taken affecting the appearance of the premises, that would in either case be visible from a public way. In making determinations, the Commission shall be guided by the terms of the Final Landmark Designation Report, dated _____ __, 2023 with respect to the designated premises, by the Standards and Criteria contained in said report, and by the applicable sections of Chapter 2.78, Article III, of the Cambridge Municipal Code.