

**Alberta Scott House**  
**28 Union Street, Cambridge, Mass. 02139**

**Preliminary Landmark Designation Study Report**



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Cambridge Historical Commission  
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## I. Location and Economic Status

### A. Address, Parcel and Zoning

The house at 28 Union Street is located on the east side the street, approximately 200 feet north of Hampshire Street. The lot measures 2,286 square feet (Map 79 / Lot 61) and measures approximate twenty-five feet wide by ninety feet deep. The north side setback is very minimal, likely making the existing house non-conforming to zoning in that respect.



Cambridge GIS map of 28 Union Street, Assessor's Map 79, Lot 61. Accessed May 1, 2021.

The assessed value for the land and buildings according to the online Assessor's Department property database is \$855,400. The property is zoned Residence C-1, a multifamily residential district with a Floor Area Ratio (FAR) limit of 0.75, a height limit of 35 feet, and a minimum of 1,500 square feet per dwelling unit. The district allows for a variety of residential and institutional uses, including single, two-family and multi-family use.



Assessor's measured footprint of 28 Union Street. Accessed May 1, 2021.

The gross floor area of the house is 1,710 square feet. This total includes the original front part of the house (16' x 21'), the ell (13' x 16'), a rear attached shed (13' x 6'), and the basement. The actual living area is only 952 square feet. The house is approximately 22' tall.

#### B. Ownership and Occupancy

The most recent deed, dated December 11, 2020, is recorded in book 76401, page 174 of the Middlesex South Registry of Deeds. The current owner of record is Nathaniel Haduch, who purchased it in late 2020 from Ann McGovern MacAdam. The house was constructed as a single-family residence and is occupied as such at present, though in the late nineteenth and early twentieth centuries there were periods of two-family occupancy.

#### C. Area Description

Union Street is two blocks long from Lincoln Street on the north to Market Street on the south and intersected by Hampshire Street. It is lined with buildings of a variety of scales and types including 2-story row houses, 2½-story single-family houses, and three-decker flats. Number 28 is the most diminutive example on the street at only 1¾ -stories. The abutting property at #30 is a double three-decker. The street was mostly built out before 1900, so the architectural styles include Greek Revival, Italianate and Queen Anne.

The house is a half mile from both Inman and Central squares and under a mile from Kendall and Union squares, making it extremely convenient to many local bus lines and subway stations. For automotive traffic, Union Street is one-way southbound street. Parking is allowed on both sides of the street. Hampshire Street is a busy east-west corridor from the Kendall to Inman.

#### D. Planning Issues

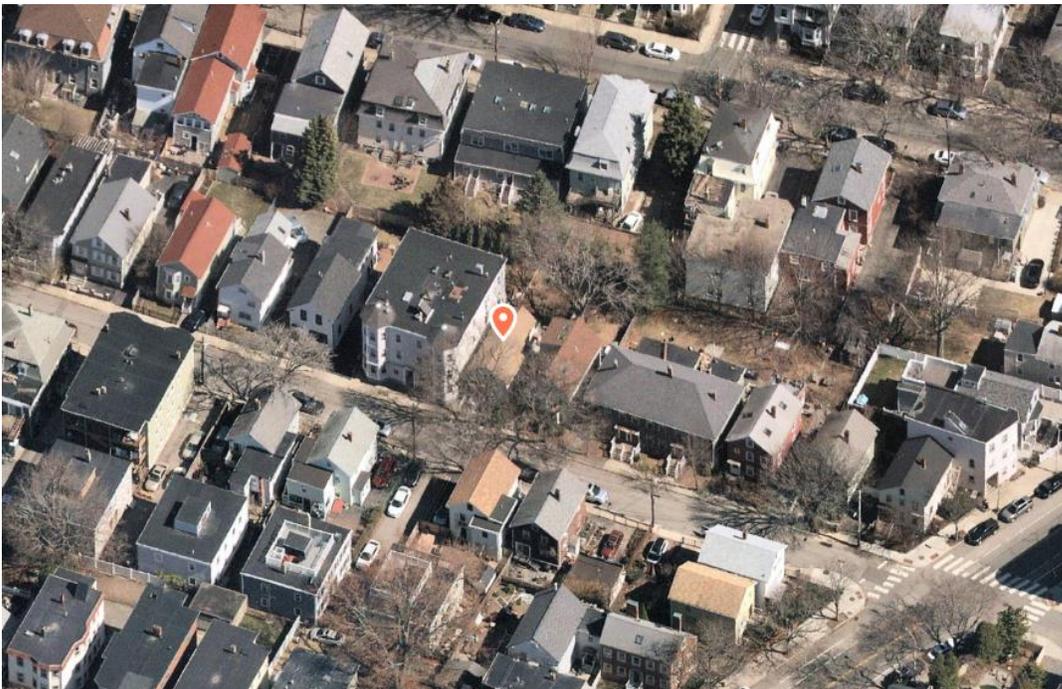
Planning concerns for the house relate primarily to its small size in a zoning district that allows multi-family residences of a larger scale. The narrowness of the lot would require that additions either be located at the rear of the existing house or to increase the height

of the house, which could negatively impact the historic character of this small workers cottage. The Cambridge Historical Commission voted to initiate landmark proceedings on July 9, 2020, after receiving a letter of interest from the previous owner who had plans to sell the house in the near term.

The zoning allowances of the C-1 zone, the presence of additional development potential on the site, and Cambridge's robust housing market will continue to put pressure on the property to be developed as fully as possible.



Even side of Union Street, looking south. #28 is at the far left. CHC photograph, July 2020



Environs of 28 Union Street (at center)

Nearmap Imagery, 2021.

## II. Description

### A. Type and Use

The Alberta Scott House is a wood-frame residence. There are no accessory buildings on the property, though a shed was formerly located at the northeast corner of the lot. The house is in single-family use.

### B. Physical Description

The house is a modest example of the Italianate style of architecture in Cambridge. The 1 $\frac{3}{4}$ - story house has a gable roof, oriented with its gable-end to the street. The pitch of the roof is not steep, and the second-floor windows are positioned very close to the eaves on the side elevation. The façade of the house is just two bays wide with the entrance at the far-left side and the first and second floor windows centered under the gable. Four symmetrically placed 2-over-2 double-hung wood sash windows light the south elevation of the front part of the house. The front door is covered with a small flat roof supported by two ornamental brackets. A 1 $\frac{1}{2}$ -story ell extends on the east end of the house. A tall chimney is located on the north side of the house. The house is organized in a side-hall plan, with a staircase just inside the front door and a front parlor to the right.



28 Union Street, west front and south side elevations.

CHC Photograph, July 2020

The house has retained its same basic massing since its construction in 1866 with the main block and a smaller ell. The addition of an attached rear shed (or enclosed porch) may date to the 1940s, but it is not recorded on atlases or building permits. Asphalt shingles were applied over the original clapboards in 1937 and then aluminum siding was applied in 1982. The siding covers the corner boards, wraps the cornice moldings and eaves, and partially obscures the window casing and band molding. These features are visible in the survey photograph of 1966. The door is framed by wide flat casings which are original in design but the door itself is a late twentieth century replacement.

The previous owner undertook some major interior work during her occupancy of the house including re-framing the roof and raising the ceilings upstairs. She also removed the horse-hair plaster from the walls, reinforced the framing where needed, and insulated with fiberglass batting. The original wood windows were repaired, and their sash cords replaced with chains. Her letter to the Commission details other features such as wallpaper and framing members.



CHC survey photo of 28 Union St. Bonnie Orr, photographer. Winter 1966-67.

The rear yard is generously sized and planted with shrubs, trees, and flowers. The previous owner described the garden and her observations of wildlife. An orchard predated the development of Union Street and she indicated that the shared open space of the continuous rear yards was an enjoyed amenity.

### III. History of the Property

#### A. Neighborhood Development

For a hundred and fifty years after the settlement of Cambridge, its eastern reaches remained lightly inhabited; at the time of the Revolution there were only three farms east of today's Quincy Street. With the construction of the West Boston Bridge in 1793 (where the Longfellow Bridge now stands), there was direct access from present-day Kendall Square to Boston. Much of Cambridgeport developed as a residential suburb and as a commercial link between Boston and the long-standing farming communities that surrounded it.

Cambridgeport was declared a United States port of delivery in 1805. Two major thoroughfares, Broadway and Hampshire Street, connected the active port area to the inland towns. However, Cambridgeport failed to live up to its potential as a great commercial city, and subsequently evolved into a Boston-oriented commercial suburb, thanks in part to a boom in manufacturing activity.

Like many towns in the Boston area, late-nineteenth century industrialization changed the face of Cambridgeport. Street railway service, the elimination of bridge tolls, and the advent of the steam railroad all had an impact on industrial growth. With an abundance of cheap land and immigrant labor, along with better transportation, Cambridgeport became a popular destination for large industrial firms and skilled laborers. A population boom soon followed, adding an average of 10,000 new residents every ten years after 1855.

By the early 1900s, there were several large soap factories in the vicinity, including the Davis Soap Works and the Lever Brothers factory on Broadway. With other manufacturers taking hold nearby, such as iron foundries, bridge builders, and manufacturers of rubber products, furniture, and piano making, industrial activity flourished along the Grand Junction RR tracks.

The area saw substantial change in the early to mid-20<sup>th</sup> century. The automobile and subway re-shaped residential patterns in Cambridgeport, while the trucking industry replaced the need for railroad service and helped establish more centralized commercial development. Industrial output and manufacturing employment decreased considerably. Changes in land use impacted the area as well. The construction of public housing projects in the 1930s and 1940s created two superblocks south of Broadway, in an attempt to clear slums and create modern housing for low-income families; another large project, Roosevelt Towers, was built in 1950 north of Cambridge Street on the site of a distillery.

Much of northern and eastern Cambridgeport was considered a blighted area after World War II, and with the passage of the Housing Act of 1949 Federal funds became available for redevelopment. The Cambridge Redevelopment Authority (CRA) successfully worked with M.I.T. to construct Tech Square on Main Street beginning in 1957, but the proposed Donnelly Field Urban Renewal Area was intensely controversial. As proposed by the CRA, the project would have cleared seven acres of land containing several junkyards and garages (but also 93 two- and three-family houses), displaced over 300 families (15% of the area's population), and resulted in the construction of 142 units of moderate-income apartments. The project was perceived as favoring Irish-American residents over the Lithuanian-American community, and the proposal was finally defeated by the City Council in 1963.

Uncertainty over the route of the proposed Inner Belt circumferential highway inhibited municipal planning and private investment in eastern Cambridgeport from 1948 until 1972. Meanwhile, in 1968 the City Council accepted a Federal grant to establish a Model Cities program controlled by neighborhood residents. The next five years featured a highly contentious local public process to allocate funds among competing community organizations that was exacerbated by city-wide controversies over institutional expansion, rising rents, and declining employment opportunities. One major accomplishment, however, was the Wellington-Harrington Development Corporation's construction of nineteen two- and four-family, two-story houses between Windsor and Columbia streets, along with street and sidewalk improvements throughout the area.

#### B. History of the Parcel and Surroundings

This area was originally a remote part of mainland Cambridge that was associated with a farm established by Atherton Haugh in 1635 and consolidated by Spencer Phips beginning in 1706. The area was separated from East Cambridge by a tidal creek and a belt of salt marshes that flooded during spring tides and northeast storms; the adjoining upland was inundated with salt water during a storm in 1815. There were no roads linking the area to the rest of Cambridge until the early 19<sup>th</sup> century.

With the opening of the West Boston (Longfellow) Bridge in 1793, land in northeastern Cambridgeport became more valuable. Andrew Craigie's purchases of 1795-1807 included not only all of the upland of East Cambridge, but also broad tracts of land inland as far as today's Inman Square.

Bordman inherited a portion of the Phips estate from his mother, Sarah Phips Bordman, eldest daughter of Spencer Phips. The property was approximately bordered by Lincoln Street to the north, the marsh on the east, School Street at the south, and Columbia Street on the west.

Samuel Pond owned the land on which the northern section of Union Street was laid out in 1840 on a plan by W. A. Mason. It was initially called Livermore Street. The block south of Hampshire Street was laid out separately and named Union Street by 1850. Livermore Street changed to Union Street in 1863.

#### C. Deed History of the Property

Twenty-eight Union Street was built on the northern half of Lot 19 on the 1840 plan of the land of Samuel Pond surveyed by W. A. Mason and recorded at the end of Book 397 at the Middlesex South Registry of Deeds.

Horace O. Bright, the President of the Boston Ice Company, purchased Lot 19 from Aaron G. Walker in 1866 (980-254). Bright resided at 328 Broadway near Prospect Street. He was taxed in 1866 for a new house on the lot and sold the property in 1867 to carpenter Newell P. Mason (980-285). Mason seems the likely builder of the house. He was born ca. 1813 in Chester, New Hampshire. He married Susan Parker, another New Hampshire native, in Boston in 1835. They lived at 2 Worcester Street and he owned several properties. After his death in 1874, his wife sold some of these properties to settle the debts of his estate. The southern half of Lot 19 was sold in 1875 to James E. Brown, who built a house upon it (26 Union Street). The northern half of Lot 19 and the house at 28 Union were sold at public auction in 1877 to the highest bidder, William H. Russ (1425-393). Russ, a bookbinder who lived at 9 Union Street, sold the house the same day to Isaac Rivers at no profit (1425-395).

Isaac Rivers, a carpenter, was born in Nova Scotia in 1818. He and his wife Olivia, also of Nova Scotia, raised two children born in Massachusetts. The family resided at 72 Columbia and retained 28 Union Street as an investment property. In 1887, Isaac W. Rivers (son of Isaac) sold his share of the inherited property to his sister, Mary E. Rivers (1796-18). Mary was single at the time and would later marry Edward A. Bancroft of Somerville. She also did not reside in the house but rented it out to local families. In 1895 she sold the property to Lillian C. (Neilan/Kneeland) Hannon of 119 Spring Street, Cambridge (2369-72). The Hannon family later lived on Clinton Street. Lillian was active at St. Peter's Episcopal Church, the Daughters of Veterans, and the National Women's Relief Corps (an auxiliary to the G. A. R.). In 1923, Lillian Hannon sold the property to its first Black owner and also its first resident owner, Ascention Payne (4687/87). Ascention Payne was married to John R. Payne, who was identified as a laborer at college buildings (probably Harvard) and also as a mason. She owned the property through the Great Depression and her husband's death and sold it in 1941 to James Solomon, a real estate investor (6468-328).

Solomon's heirs in turn sold the property in 1954 to Mario Travers, the proprietor of the Bay State Heating and Engineering Co. (7736-197). His wife, Adelina Travers, who worked as a clerk at Polaroid, sold the property in 1992 to Ann McGovern (21891-24), and Ann McGovern MacAdam sold the property in 2020 to Nathaniel Haduch, the current owner (76401-174).

#### IV. Significance of the Property

##### A. Historical Significance

The historical significance of 28 Union Street relates primarily to its important associations with Alberta Scott, the first Black woman to graduate from Radcliffe College and for its associations with the Woods and Payne families that also resided there.

The developers and early residents of Union Street were white. All the owners of 28 Union Street were white until the purchase of the property by Ascention Payne in 1923. However several Black families lived there as renters prior to that date.

In the 1880 census, only three households on Union Street were identified as Black or Mulatto, representing only five percent of the homes on the street. But by 1900, twenty-five percent of the households were identified as Black. Interestingly, and worth separate investigation, the Cambridge Land and Building Association, of which John J. Fatal was president, owned two undeveloped lots on Union Street in 1875 (House Book 10/Page 14). Fatal, a prominent Black civil rights activist and member of the Cambridge Common Council, lived nearby at 49 Lincoln Street.

The first family of color to reside at 28 Union was that of Peter Charles Woods and his wife, Virginia Welford Woods. Peter was born in 1851 and grew up in Christiansted, St. Croix. He was educated in the Danish school system there. His father and grandfather worked as blacksmiths, but Peter made his career as a mariner, rising to the status of Captain. He eventually emigrated to the United States and was employed by the Buttricks Shipping Company of Boston. He married Virginia Welford, who had been born into slavery at the Diggs Plantation in Warrenton, Virginia. After the Civil War she moved to Alexandria, Virginia and later to New Bedford, Mass. and eventually Cambridge.



Peter Charles Woods (1851-1928). Courtesy of Chandra Harrington.

Virginia and Peter married at St. Peter's Episcopal Church in Cambridge in 1882. They lived at 40 Plymouth Street between 1884-1887 then moved to 28 Union Street, which was at the time owned by Mary E. (Rivers) Bancroft. Peter changed his employment in order to be home with his family. He worked in the shipping office then took a job as a porter at the Harvard Trust Bank in Kendall Square. The couple had three daughters, two of whom were born while the family lived at 28 Union Street. In 1894 the Woods purchased a home at 192-194 Franklin Street, which would remain in their family for well over one hundred years.

By 1896, Smith A. Scott and Fanny Bunch Scott moved to 28 Union Street. Smith A. Scott was born in Virginia in about 1849. His married Mildred Wilkinson in 1872. They had two children, George and Melissa Wilkinson (later spelled Wilkerson). Mildred died and in 1878 Smith married Fanny Bunch in Louisa County, Virginia. With Fanny, he had three daughters: Mary E., Alice, and Alberta (born 1875). In 1880 the family was living in Green Spring, Louisa County, Virginia. They moved to Cambridge in about 1881 when Alberta was six. Smith is first listed in the Cambridge Directories in 1884, then working as a laborer and living at 57 Harvard Street.

Alberta was a good student. She attended the Allston School in Cambridge, graduating in 1889. For high school, she enrolled at Cambridge Latin School, which prepared students for college. She graduated with distinction in 1894 in a class of 12 girls and 15 boys. Her father worked as a laborer and coal shoveler before being promoted to engineer at the Baker-Hunnewell coal and wood company on Main Street and was a Deacon at the Union Baptist Church. Alberta taught Sunday School at Union Baptist with her friend, Charlotte Hawkins.

Alberta matriculated at Radcliffe College in 1894. During her freshman and sophomore years she boarded with the Emery T. Morris family at 30 Parker Street, which was conveniently located to campus. The college did not have student dormitories at that time, and it was typical for students to either commute from home or to board with local families. Emery T. Morris was a prominent member of Cambridge's Black community. Emery was the same age as Alberta's father but from a very different background. He was the nephew of Robert Morris a famous Boston lawyer and abolitionist. Emery was a member of the Niagara Movement, along with Clement G. Morgan and W. E. B. Du Bois. Alberta also gained the support of abolitionist and women's rights advocate, Col. Thomas W. Higginson, who lived around the corner on Buckingham Street.

In her junior year, Alberta lived in Somerville and during her senior year she lived at home with her parents at 28 Union Street. Alberta was a member of the Idler dramatic club and the German club while a student at Radcliffe. She graduated in 1898, the first Black graduate of Radcliffe and the first Black woman, raised in Massachusetts, to graduate from a woman's college anywhere in the state.

In June 1899, Alberta was appointed to a teaching position in Indianapolis at the public Elementary School No. 24, which was in a largely Black neighborhood. Her father was badly injured on the job at Baker-Hunnewell in November 1899. He was caught in a cogwheel and rushed to the hospital where died several days later. This family tragedy was undoubtedly a major source of heartache and stress to Alberta who was living in Indiana, but she was again appointed at School No. 24 in June 1900. Later that year, Booker T. Washington offered her a teaching position at the Tuskegee Institute in Tuskegee, Alabama. She only taught there from January to May 1901 before falling ill and returning to convalesce at home in Cambridge. She suffered from an auto-immune disease called Pemphigus Vulgaris that causes painful blisters on the skin and mucous membranes. Before the introduction of corticosteroids in the 1950s, it was fatal in seventy-five percent of cases. Alberta died on September 2, 1902 at 37 Hubbard Avenue.



Radcliffe College Class of 1898. Alberta Scott pictured third row from bottom, second from right. Class album, Harvard University – Radcliffe Archives.



Alberta Scott's Radcliffe graduation portrait, 1898. Radcliffe College Archives.

As mentioned in the deed history, the first Black owner of 28 Union Street was Ascention Payne who purchased the property from Lillian Hannon in 1923. John and Ascention Payne were also the first resident owners, the house having had absentee owners before that. The Paynes had been renting the house since 1902. John R. Payne worked as a mason, carpenter, and general laborer. He died December 29, 1928 at the age of 62. Though finances were difficult, his widow Ascention managed to keep the house and sold it in 1941 to James Solomon.

#### B. Architectural Significance

The architectural significance of 28 Union Street relates primarily to its period and style and for associations with its builder. The house is a vernacular example of the Italianate style of architecture in Cambridge. The house exhibits such Italianate features as a low-pitched roof, bracketed entrance hood, projecting eaves and 2-over-2 double-hung wood windows. There have been relatively few exterior alterations to the house over the years, other than application of artificial siding.

The 1¾- story house has a gable roof, oriented with its gable-end to the street. The pitch of the roof is not steep, and the second-floor windows are positioned very close to the eaves on the side elevation. The façade of the house is just two bays wide with the entrance at the far-left side and the first and second floor windows centered under the gable. Four symmetrically placed 2-over-2 double-hung wood sash windows light the south elevation of the front part of the house. The front door is covered with a small flat roof supported by two ornamental brackets. A 1½ -story ell extends on the east end of the house. A tall chimney is located on the north side of the house. The house is organized in a side-hall plan, with a staircase just inside the front door and a front parlor to the right.

The house has retained its same basic massing since its construction in 1866 with the main block and a smaller ell. Though the artificial obscures certain features such as moldings and corner boards, these architectural elements could be revealed and repaired or restored if the current or a future owner so desired.

The house builder is presumed to have been Newell P. Mason who purchased the house from Horace Bright soon after construction was completed. Mason was listed as a carpenter in the Cambridge Directories between 1851-1885. He is credited with construction of several houses, including 117 Columbia Street, 3 and 5 Jay Street, 2 Worcester Street (his own home), 165 River Street, and 26 Union Street.

#### V. Relationship to Criteria

##### A. Enabling Ordinance

The enabling ordinance for landmarks, Article III, Chapter 2.78.180 a. of the Cambridge Municipal Code, states:

The Historical Commission by majority vote may recommend for designation as a landmark 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 . . .

#### B. Relationship of Property to Landmark Criteria

Twenty-eight Union Street meets criterion (1) for its important associations with Alberta Scott, who became the first Black graduate of Radcliffe College during her residence in the house. It also exhibits the broad architectural and economic history of the Cambridgeport neighborhood as an example of mid nineteenth century construction during the early industrialization of the area while the population was rapidly increasing. It is also significant for its important associations with several Black families including the Wood, Scott, and Payne families during the post-Civil War period, when the number of Black residents in Cambridge was increasing rapidly. It is also architecturally significant per criterion (2) in terms of its period and style, and for its associations with Newell P. Mason, the builder. The house retains integrity of design and feeling. It conveys its original architectural qualities in its form, massing, and stylistic details.

### VI. Recommendations

#### A. Article III, Chapter 2.78.140

The purpose of landmark designation is contained in the enabling ordinance, which is 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 . . . 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; [and] to foster appropriate use and wider public knowledge and appreciation of such . . . structures . . .

#### B. Preservation Options

Landmark designation or donation of a preservation easement are the only options for the permanent long-term protection and preservation of the house. No plans are underway for a district study in the area surrounding the property.

#### C. Staff Recommendation

It is the staff recommendation that the Commission find that the Alberta Scott House meets the criteria for landmark designation and vote to recommend that the City Council designate the house as a protected landmark under Article III, Chapter 2.78.

## VII. Standards and Criteria

Under Article III, the Historical Commission is charged with reviewing any construction, demolition or alteration that affects the exterior architectural features (other than paint color) of a designated landmark. This report describes exterior architectural features that are among the character-defining elements of the building. Except as the order designating or amending the landmark 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 landmark. The standards following in paragraphs B and C of this section provide specific guidelines for the treatment of the landmark described in this report.

### A. General Standards and Criteria

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

1. Significant historic and architectural features of the landmark shall be preserved.
2. Changes and additions to the landmark, which have taken place over time, are evidence of the history of the property and the neighborhood. These changes to the property may have acquired significance in their own right and, if so, that significance should be recognized and respected.
3. Deteriorated architectural features should be repaired rather than replaced.
4. When replacement of architectural features is necessary, it should be based on physical or documentary evidence.
5. New materials should, whenever possible, match the material being replaced in physical properties, design, color, texture, and appearance. The use of imitation replacement materials is discouraged except in the case of synthetic lumber in locations of ground contact such as stair risers, porch posts and skirting, or fences.
6. The surface cleaning of a landmark shall be done by the gentlest possible means. Sandblasting and other cleaning methods that damage exterior architectural features shall not be used.
7. New additions shall not destroy significant exterior architectural features and shall not be incongruous to the historic aspects, architectural significance, or distinct character of the landmark, neighborhood, and environment.
8. New additions should be done in a way that if they were to be removed in the future, the essential form and integrity of the landmark should be unimpaired.

### B. Suggested Review Guidelines

1. Original exterior materials should be preserved insofar as practicable. Much of the original exterior materials have been covered by asphalt and aluminum siding for many years. Removal of the artificial siding and preservation of wood clapboards and trim is encouraged.

Later alterations to the building including the front door, artificial siding and shutters are not character-defining features of the original style or period. Replacement with features of appropriate design and material are encouraged.

- The historic wood windows and glazing are character-defining features and their preservation is encouraged. Exterior storm windows are a means of protecting the windows from the elements and provides additional energy efficiency.
2. Fenestration: Window placement, size and location are important to the architectural character of the house. The west and south walls of the main block of the house are particularly sensitive in this regard, and alteration to windows on those walls is discouraged. The north wall is very close to the abutting property line and additional window openings there would require zoning relief. The rear elevation and many windows on the ell are not visible from the public way.
  3. Site/Development Potential: Additions to the house, if allowed, should respect the form, massing and materials of the original without slavishly imitating it. Planning for additional square footage on the site should be located behind the 16' x 21' front block of the house. Consideration should be given to the extension or replacement of the ell as a preferable option for increased square footage rather than a vertical extension of the front block of the house.
  4. Landscape Features: The open space of the rear yard and garden is an amenity and preservation of open space would be desirable and consistent with the history of the property. The chain link fence replaced a wood picket fence and does not need to be preserved. Replacement fencing at the front should be low in height so that views of the house are not obstructed.
  5. Interior: Though not regulated, owners should be encouraged to maintain and preserve remaining original interior features such as door and window casings, floors, and stairs.

## VIII. Proposed Order

### ORDERED:

That the Alberta Scott House, 28 Union Street, be designated as a protected local landmark 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 \_\_\_\_\_. The premises so designated is the land defined as parcel 61 of assessor's map 79 and the structures thereon and the premises described in a deed recorded in book 76401, page 174 of the South Middlesex Registry of Deeds.

This designation is justified by the important historical associations with Alberta Scott (1875-1902) who became the first Black graduate of Radcliffe College during her residence in the house. It also exhibits the broad architectural and economic history of the Cambridgeport neighborhood as an example of mid-nineteenth century construction during the early industrialization period of the area and while the population was rapidly increasing. It is also significant for its important associations with several Black families including the Wood, Scott, and Payne families during the post-Civil War period, when the number of Black residents in Cambridge was increasing rapidly.

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 \_\_\_\_\_, with respect to the designated premises, by Section VII, Standards and Criteria of said report, and by the applicable sections of Chapter 2.78, Article III, of the Cambridge Municipal Code.

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### C. Other Records

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