

42 BRATTLE STREET
WILLIAM BRATTLE HOUSE

LANDMARK DESIGNATION STUDY REPORT
PREPARED BY SARAH ZIMMERMAN
CAMBRIDGE HISTORICAL COMMISSION
OCTOBER 21, 1988

CONTENTS

I. Location and Economic Status.....	1
II. Description.....	3
III. History of the Property.....	5
IV. Significance of the Property.....	10
V. Relationship to Criteria.....	13
VI. Recommendations.....	14
VII. Standards for Design Review.....	16
VIII. Proposed Order.....	19

The William Brattle House of 1727 is one of the city's finest Early Georgian style mansions. Located at the base of Brattle Street, it was constructed by General William Brattle, a participant in pre-Revolutionary Tory politics, and was appropriated by General Washington for use as the Headquarters of the Commissary-General of the Continental Army, Major Thomas Mifflin, from July 1775 to March 1776. Since 1889, the house has been owned and occupied by the Cambridge Social Union and its successor, the Center for Adult Education.

The William Brattle House meets criteria (a) and (b) of Ordinance 1002 for its associations with the Brattle family and with the Revolutionary War in Cambridge and with the Cambridge Social Union, an important social and educational institution in late 19th century Cambridge. It is also historically and architecturally significant in terms of its period, style, and method of construction as one of only four Early Georgian style houses in Cambridge and is thus a rare surviving example of the city's 18th century residential architecture.

William Brattle House, 42 Brattle Street

I. Location and Economic Status

A. Address

The William Brattle House is located at 42 Brattle Street on parcel 32 of assessors' map 168. It occupies a 7,030 square foot lot. Because of its non-profit ownership status, the property is not taxed.

The property lies in a Business B1 zone, thus allowing business, general retail, office, and multi-family uses. It is included as a contributing property in the Harvard Square National Register District and is part of the Harvard Square Overlay District. Thus, any projects requiring special permits or variances are subject to review by the Harvard Square Advisory Committee, which may impose additional conditions as to use, height, parking, and setback requirements beyond those enumerated in the zoning code.

B. Ownership and Occupancy

The William Brattle House is owned by the Cambridge Center for Adult Education. It is currently used as classroom and administrative space for the Cambridge Center, which maintains their headquarters there. The building has been owned by private, non-profit organizations since 1889.

C. Area Description

The William Brattle House is the only 18th century house still standing on its block. It is located on a narrow rectangular lot on the south side of Brattle Street closely bounded by the Brattle Theatre building on the east and by the International Style 44 Brattle Street on the west. The house stands on the western edge of the Harvard Square commercial district, nearly opposite the intersection of Church and Brattle Streets. With the exception of the 1889 Brattle Theatre (which is being protected under an easement), the remainder of the immediately surrounding buildings are 20th century structures, of which the most distinguished is the Design Research Building (Ben Thompson Associates, 1969).

D. Planning Issues

The western side of Harvard Square is in the midst of a period of extensive reconstruction, spurred by the development of the former MBTA car yards with the Charles Square and University Park projects. These projects have increased pressure for new construction in the surrounding areas and there are now four projects in the planning stages

for the block bounded by Brattle, Story, Mount Auburn, and Eliot Streets. A five-story office building is proposed for the corner of Mount Auburn Street and Mifflin Place, the Cherry, Webb and Touraine site at Brattle and Eliot Streets will be redeveloped with a new retail and office building, a new office building will be constructed on Mifflin Place, and the Cambridge Center for Adult Education also plans a major addition at the rear of the Brattle House. The Post Office site at Story and Mount Auburn Streets may also be redeveloped at the end of the century.

The new projects will essentially complete Brattle Arcade, a system of interior-block pedestrian pathways connecting retail and office buildings that was initiated in the late 1960s. Between 1966 and 1971, six International Style buildings were built around the pedestrian pathway system. The current projects incorporate the extension of the Arcade throughout the block.

E. Map

C E M E T E R Y

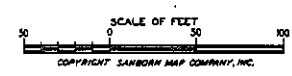
HARVARD SQ.



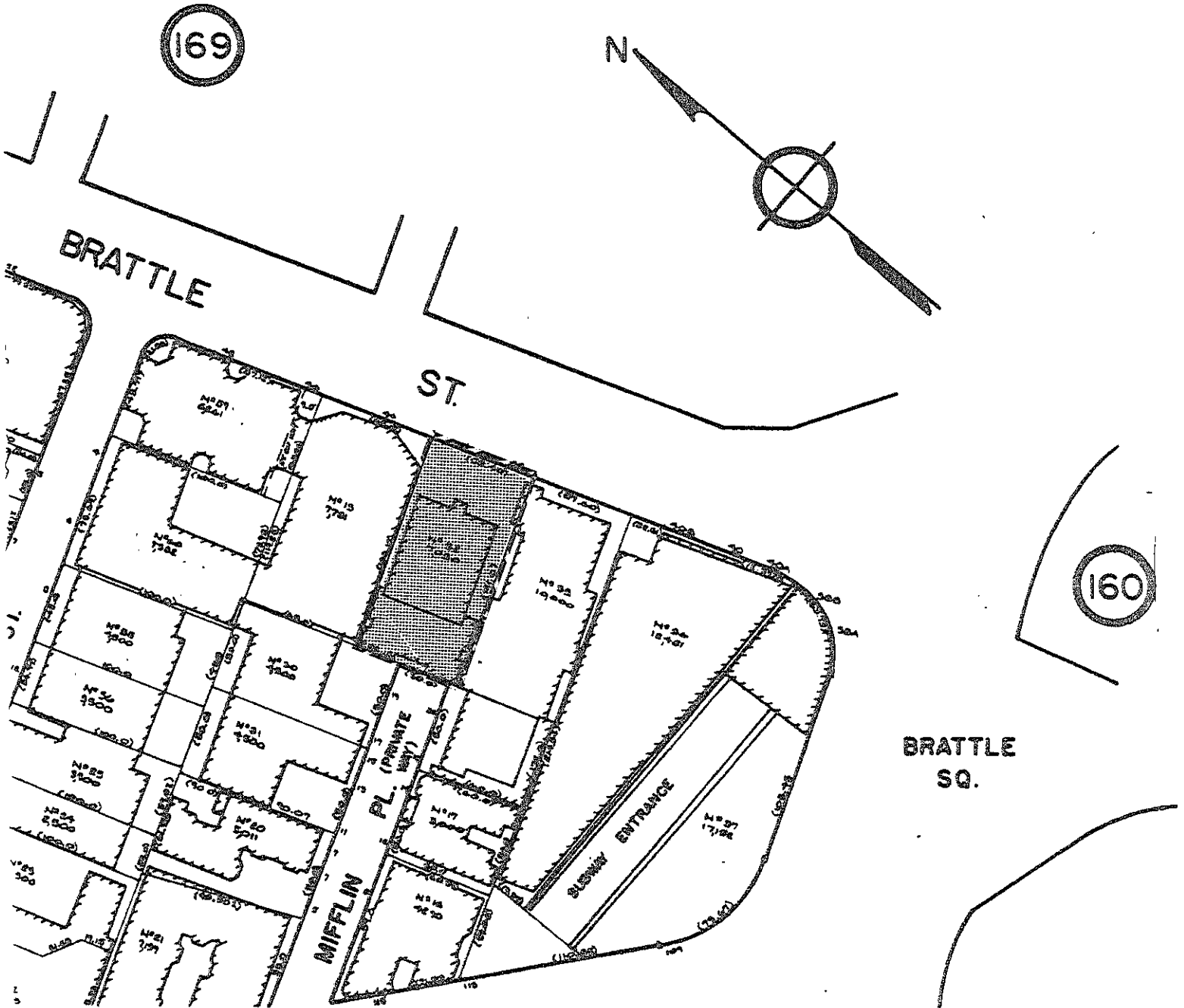
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205



William Brattle House
42 Brattle Street
Location Map



CITY OF CAMBRIDGE

SCALE 1" = 40' JUNE-1978

DIMENSIONS FROM DEED, LAND COURT
OR LAYOUT PLANS ARE IN BRACKETS ()

LAND COURT MARKED L.C. ALL OTHER
DIMENSIONS ARE MEASURED.

DRAWN BY AL THOMPSON

William Brattle House
42 Brattle Street

II. Description

A. Type and Use

The William Brattle House was built as a single-family house and was used as such until 1889, when it was purchased by the Cambridge Social Union and then sold in 1938 to the Cambridge Center for Adult Education, both non-profit social institutions.

B. Physical Description

The Brattle House (1727) is a two-and-a-half story, gambrel-roofed Georgian house which has been extended to the rear several times, most recently in 1962. It is set back some twenty feet from Brattle Street and faces northeast.

The house is sited on a deep rectangular lot of 7000 square feet, most of which is covered by the house and its ell and addition. It stands at the back of a fenced brick courtyard with perimeter plantings of privet, lilacs, and flowering trees. The fence, probably first erected ca. 1848 and reproduced in 1986, consists of diagonally-set pickets in a lattice pattern. Just inside the fence is a standing plexiglass distribution box for Cambridge Center catalogues. On the west, the house is nearly flush with 44 Brattle Street but a narrow, brick-paved pedestrian path along the east wall provides a setback on the other side. The house is clapboarded and painted yellow with white trim and a black asphalt-shingled roof.

The main house is five bays wide and one bay deep with a center entrance set in a one-story porch. The house stands on a granite rubble foundation faced with brick. The house retains approximately 25% of its original narrow clapboards with handmade nails and is enframed with narrow corner and sill boards. The windows contain replacement six over six sash, installed in the early 19th century. Crown mouldings surmount the first floor windows while the second floor windows are set flush with the cornice. Some of the window casings have simple Greek Revival bands and some are cyma-moulded Colonial Revival type, thus pointing to a second window replacement sequence, possibly ca. 1889-91 when the Social Union purchased the building. A single (presumably original) nine over nine window survived in the west gable until 1955, but no other original windows are left. Louvered blinds dating from the early 19th century, but reflective of blinds known to have been present by 1768, flank all of the windows on the facade.

Two prominent features of the facade are the entrance porch and the gambrel roof. The porch, a Colonial Revival addition of 1891, is elaborately detailed with pilasters, a

full Doric entablature with a cushioned frieze, and a pedimented gable. The door is a replacement six panel door painted dark green. In the vestibule are two small six over six windows in heavily moulded casings.

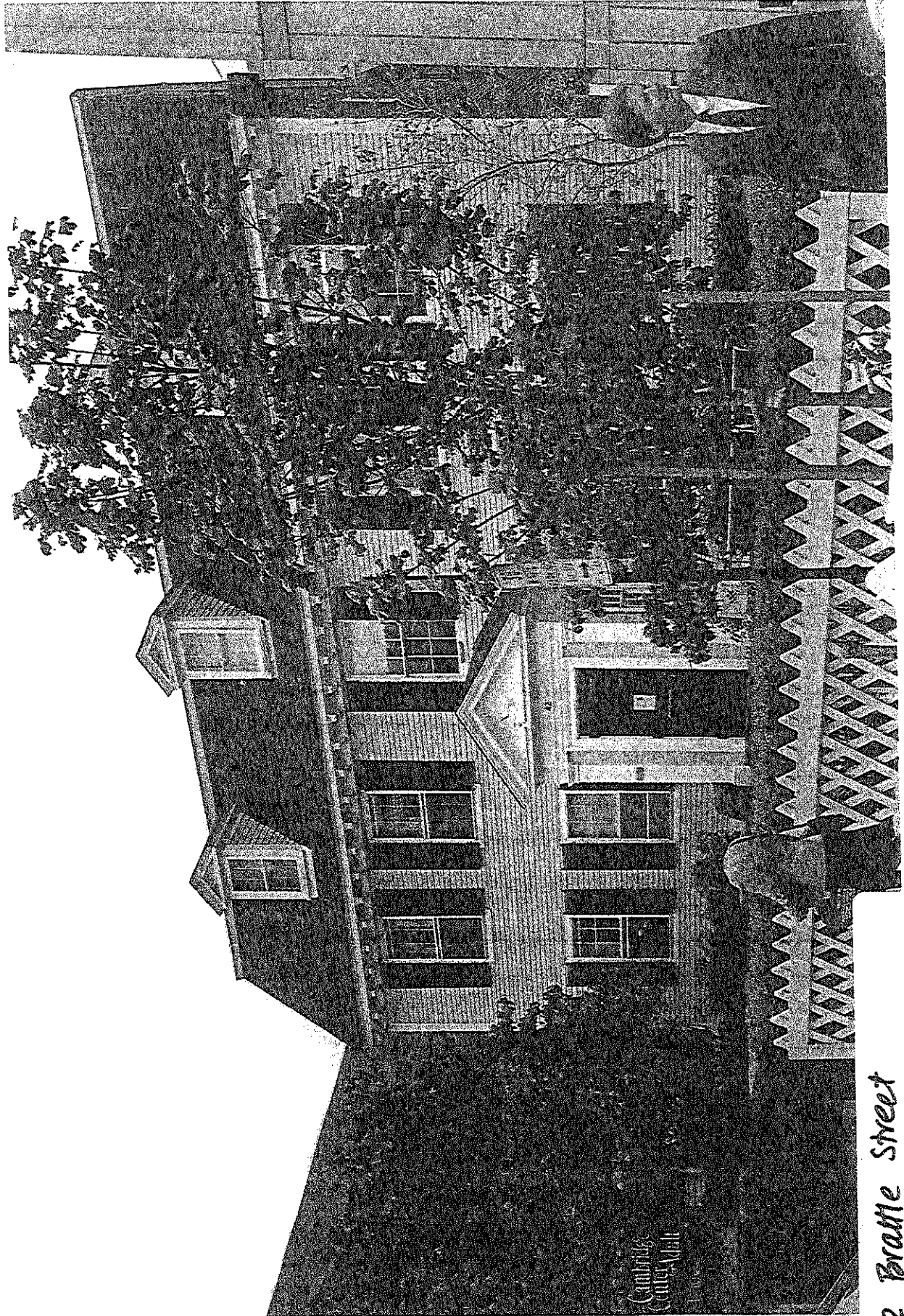
The gambrel roof is typical of early 18th century houses with a shallow upper gable and steeply pitched lower flanks. There are three pedimented dormers across the front of the gambrel roof, each with a six over six window. Scrolled dentils support the eave. One of the two original chimneys survives and it is located along the ridge of the roof to the rear of the right-most dormer. The other chimney was removed as part of the Cambridge Social Union's renovations to the house in 1889-90.

Both side elevations were altered in the 19th century from their original configuration, which apparently had a single window centered in the middle of the wall on each floor. Three additional windows of varying sizes were installed on the east elevation, along with an iron fire escape running down from the third floor. The windows appear in their present locations in a ca. 1878 view of the house. The west elevation survives in nearly original condition, with only the first floor fenestration changed. A rake moulding follows the roofline on both sides.

The present series of ells and additions represents a complex sequence of changes that occurred in the 19th and early 20th centuries. While an ell probably occupied the south corner of the building originally, none of that structure appears to have survived. By 1833, an ell of the length and height of the present ell at the south corner of the house had been constructed. At that time, the rear section of the gambrel was raised to accommodate the gable of the two-story ell. Gradually over the period from ca. 1873 to ca. 1907, the ell was enlarged until it occupied the full width of the main house and extended six bays back at a height of two stories. In 1907, a small one-story brick addition at the southeast corner was built. Finally, in 1962, a story-and-a-half, flat-roofed brick classroom wing was built across the rear of the ell, replacing portions of the earlier ell.

The interior of the building contains one notable example of Georgian panelling. The right (or west) parlor retains a bolection moulded mantel, a panelled overmantel, and arched panelled doors. These features are not subject to the commission's review.

C. Current Photographs



42 Brattle Street
photo, 1988

Cambridge
Center
Mall

III. History of the Property

A. Historic Development Patterns

1. Deed History

The earliest recorded owner of the Brattle House property is one Simon Crosby who resided at the corner of Brattle Street and Brattle Square until his death in 1639. Thomas Longhorn purchased the Crosby homestead in 1652, and he or his heirs then sold it to David Deming, who extended the property from Brattle Square to Ash Street.

On November 7, 1707, Deming sold the eastern seven acres of this property to William Brattle, clergyman, "for a valuable sum of money" (book 14, page 584), and on November 18, he sold the western portion (6 acres) to Andrew Belcher of Boston (book 14, page 389). Within a few days of purchasing the Deming property, Brattle sold a three-quarter-acre piece of the property which included outbuildings and a house fronting on Brattle Street (probably the original Crosby home) to Andrew Bordman (book 14, page 585). Bordman in turn immediately sold the property to Samuel Robinson who operated an inn and tavern on the site until 1721 when he sold it to William Bond, housewright (book 17, page 585).

William Brattle, Junior, inherited 4 3/4 acres of the original seven acre parcel in 1717, and he purchased Bond's three-quarter acre parcel in 1724/5 (book 24, page 278). Next, he bought a 1 1/2 acre parcel (book 30, page 127) from Andrew Bordman that Bordman had purchased from William Brattle, Senior, between 1707 and 1717. Thus, by 1728, William Brattle, Junior, again owned the entire seven acre parcel his father purchased in 1707.

Shortly after Brattle purchased the three-quarter acre parcel from Bond, construction began on the original portion of the William Brattle House, which is dated at approximately 1727. Brattle's interest in building a house at this time is clear because the Proprietor's Records of October 27, 1727 note that Brattle asked to purchase a "passageway" lying between his and James Read's land to have "a convenience for building." The Proprietors agreed to sell Brattle the strip of land and in all likelihood, Brattle built his house on the remains of the inn foundation on the parcel he acquired from William Bond in 1724/5.

Brattle acquired approximately eleven additional acres in four transactions between 1741 and 1768. Therefore, by 1768, the estate totalled approximately 18 acres and extended west from Brattle Street to Ash Street and south from Brattle Street to the Charles River. Just before his death in 1776, William Brattle sold the estate to his son,

Thomas Brattle, for 1500 pounds sterling (book 76, page 530). Thomas Brattle had already purchased a 1 1/2 acre tract of land adjacent to William Brattle's estate (book 72, page 52) in 1771. He later purchased an additional 1 1/4 acre parcel and straightened a property line, thereby increasing the estate to almost 20 acres.

Thomas Brattle did not marry and upon his death in 1801, his two nieces, Martha Fitch Wendell and Katherine Wendell, split the estate (Probate, 1st series 2498). In 1806, Francis Dana, Junior, son of Chief Justice Francis Dana, bought the Brattle estate for \$10,400. In 1807, Dana relinquished all claim to the deed and the deed was made over to William Watson, Josiah Hovey, Benjamin Bigelow, John Hayden, Josiah Mixer, Jonas Gleason, Junior, John Trowbridge, Thomas Bisco, Zaccherias Green, Nathaniel Livermore, Ebenezer Crafts, and John Coates (book 172, page 172). They divided the estate into two parts: the 6 1/2 acre homestead, which included the mansion, stables, and outbuildings, valued at \$6,600, and the remaining 13 acres, valued at \$4,750.

In May, 1809, Watson et. al. sold the homestead to Josiah Marshall for \$7500 and he in turn sold it with only six acres of land to David S. Eaton of Boston in June, 1811 for \$10,000 (book 185, page 80; book 194, page 73). Eaton immediately sold to Samuel Appleton, also of Boston, and Appleton sold the homestead with 5 3/4 acres of land to Abraham W. Fuller of Boston for \$5,500 in December of 1825.

The amount of land in the homestead decreased with each successive sale. In September, 1844, Fuller sold the homestead with only 4 1/4 acres to Edmund A. Chapman, chaisemaker, and Adam S. Cottrell, housewright, for \$4,000 (book 449, page 466). Two years later, they sold to Samuel Batchelder, Esq. for \$10,000 (book 481, page 29). In 1886, the executors of Batchelder's estate sold the Brattle Mansion and land to Isabella James for \$19,000, and in 1889, she in turn sold it to the Cambridge Social Union for \$9,000. By that time, the homestead included only the Brattle mansion house and a quarter acre of land (book 1920, page 23). In February, 1890, the Social Union sold the house to the Trustees of the Union.

2. Development History of Parcel

The original topography of Brattle Square was shaped by the Town Spring, a creek that occupied the site of the Cherry, Webb and Touraine store. With much of the area owned by the Brattle family after 1727, little change took place in the 18th century. The major feature of the area was Thomas Brattle's extensive garden, renowned in the Federal period for its beauty, size, and neatness. The Salem diarist William Bentley commented on October 4, 1792,

"the garden is laid out upon a very considerable descent & formed with terrace walks, abounding with Trees, fruits & the whole luxury of vegetation, & is unrivalled by any thing I have seen of the kind." The garden occupied most of the 20-acre estate and ran from Brattle Street down to the Charles River.

When Thomas Brattle died in 1801, the estate was broken up but did not develop significantly thereafter. Only seven houses appear south of Brattle Street between Eliot and Ash Streets on the 1833 Wadsworth map. A few single family houses were built near the Brattle House in the 1840s, notably the temple-front Chapman House at Eliot and Mount Auburn and the Gothic Revival Batchelder cottage on Mifflin Place, but after the construction of the huge, five-story Brattle Square Hotel in 1849 (facing on Brattle Square), the desirability of the area for single-family residences diminished. The conversion of the Brattle Square Hotel to the University Press printing plant by the 1860s reinforced the non-residential character of Brattle Square. The Hotel/Press was demolished in 1895 but not built on until after the turn of the century.

Story Street, at the western edge of the block, was laid out in 1840. Between 1854 and 1873, seven houses were constructed on the east side and a few more on the west. A similar development was contemplated for Mifflin Place, subdivided for seven house lots in 1889, however only a few three-deckers were built. These were joined at the turn of the century by Waverly Hall (1902) and Belmont Hall (1903), both private dormitories for Harvard students.

In addition to the dormitories, the only other pre-World War II buildings on the block were Brattle Hall, built by the Cambridge Social Union in 1889, the Cherry, Webb & Touraine store of 1924 (originally the Post Office), and the Northeast Federal Savings Bank (1937). The character of the block was similar to that of Hilliard, Revere, and Gerry Streets today: small scale, wood frame, vernacular houses of the 1840s through 1890s. In 1953, the present Post Office replaced a large three-decker.

Major change did not occur until the mid-1960s. Between 1966 and 1971, six four to six-story concrete and glass office buildings were built at the northwest corner of the block, radically transforming the character, use, and scale of their surroundings. Until the present, there has been no major new construction on the Brattle Square block, but four new buildings are planned. If those projects are completed as proposed, the only pre-1966 buildings remaining will be the Brattle House (1727), Brattle Hall (1889), the Cambridge College three-decker at 11-15 Mifflin Place (1901) and Waverly Hall (1902).

B. Historic Photographs, Maps

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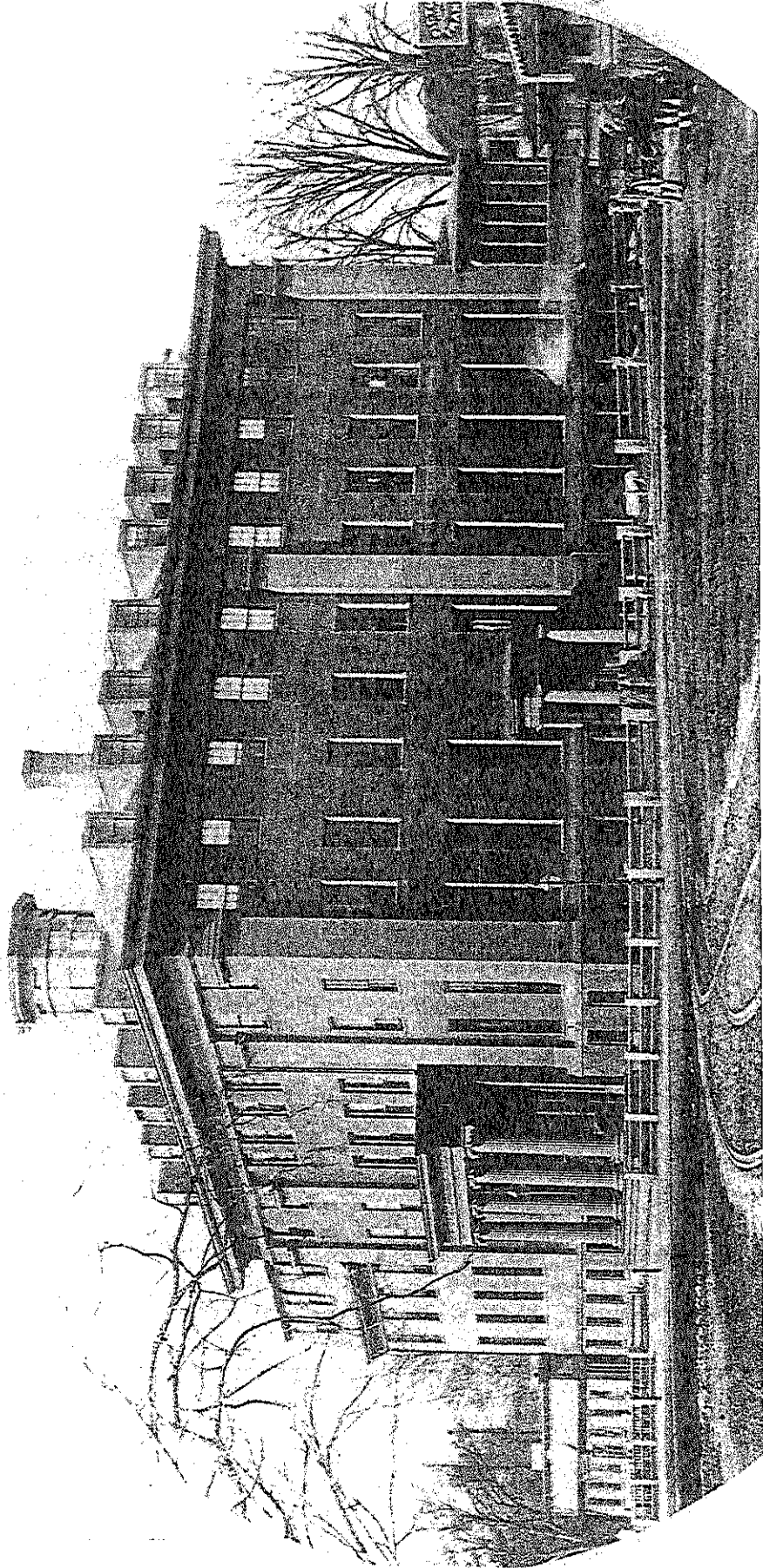
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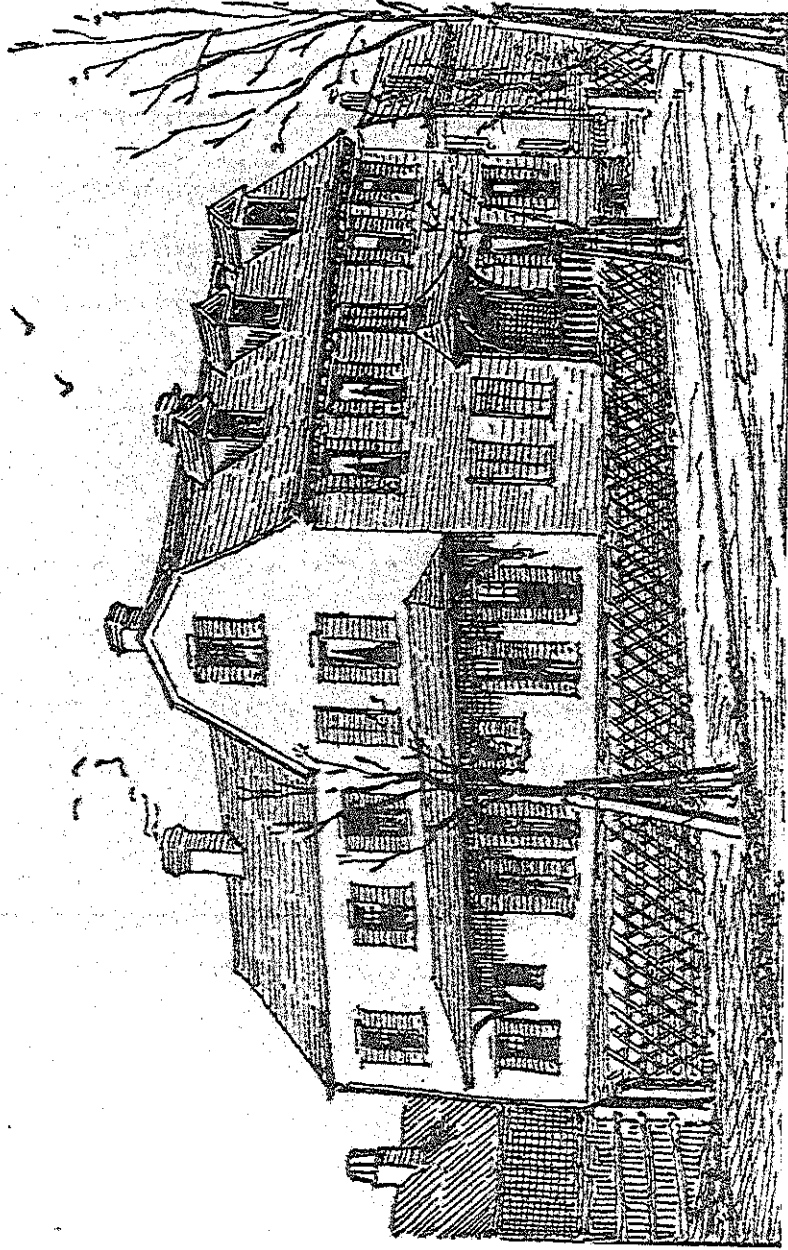
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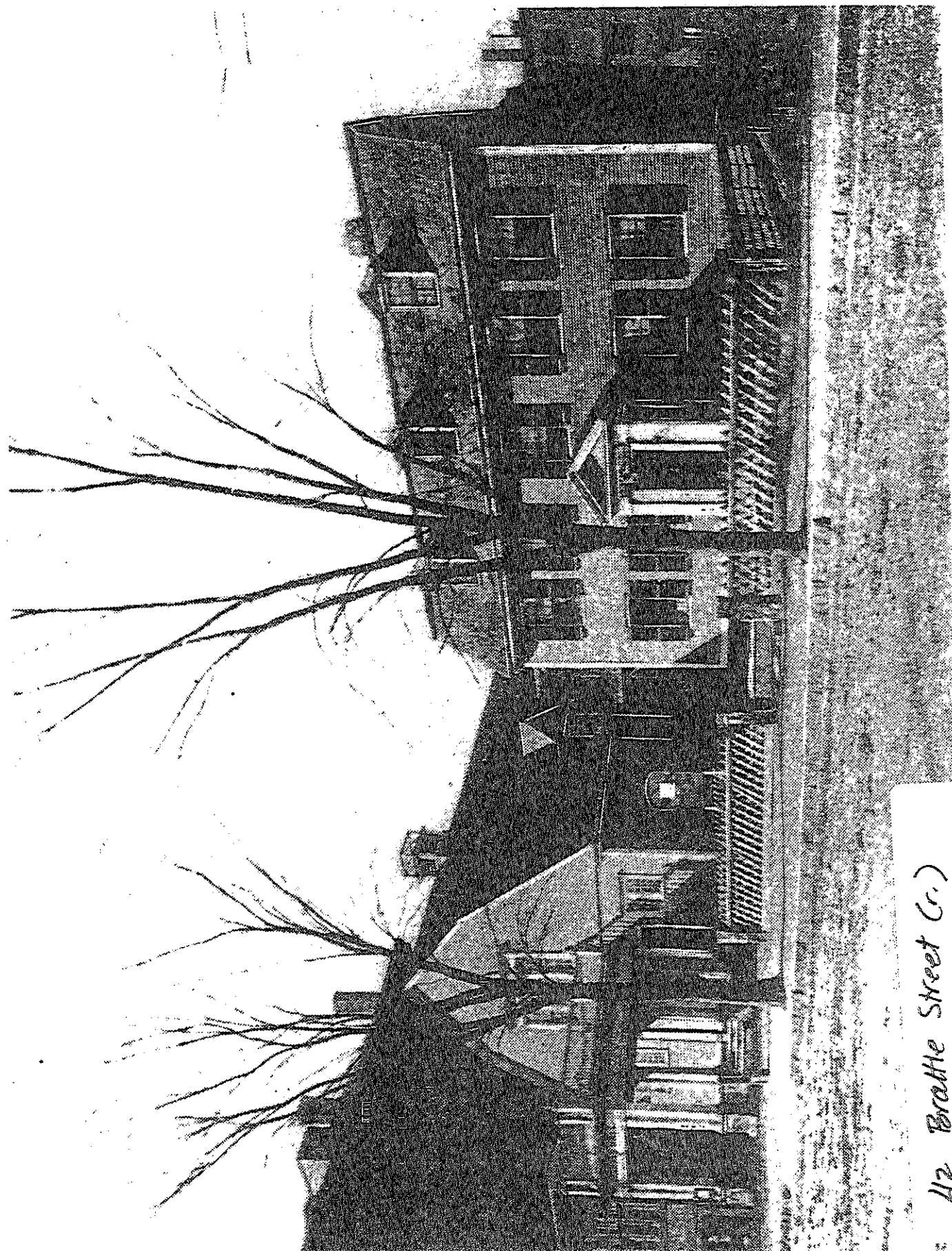
Brattle House / Riverside Press,
42 Brattle at right
Photo, 1869



42 Brattle Street
Moses King view, 1878

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42 Brattle Street (r.)
Semi-Centennial
Commemor. 1896

IV. Significance of the Property

A. Historical Significance

The William Brattle House is historically significant because of its associations with important persons and major political and social reforms throughout the City's history.

William Brattle, son of the Reverend William Brattle minister of the First Parish Church in Cambridge, was born in 1706 in Cambridge and died in Halifax, Nova Scotia in 1776. He graduated from Harvard College in 1722, and was at various times physician, preacher, lawyer, justice of the peace, and attorney-general. He served as a selectman for 21 years, as a representative to the Great and General Court for 10 years, and as a member of His Majesty's Council for 17 years. Styled "Major" as early as 1729, Brattle was an Adjutant-general of the Ancient and Honorable Artillery by 1758 and later a Brigadier-general. In 1771, he was appointed Major-general of the Massachusetts Bay province's forces. He worked for peace in the years following, but kept General Gage informed of matters in Cambridge. In 1774, he found it necessary to withdraw to Boston and then left for Nova Scotia, where he died two years later.

After Brattle left, General Washington appropriated the house to use as headquarters for Major Thomas Mifflin, commissary-general of the Continental Army. William Brattle's son, Thomas (1742-1801), returned to the house after the war. He enlarged the estate and substantially improved the grounds. Marshall Wilder in Justin Winsor's history of Boston states, "Mr. Brattle, with a native taste for horticulture, and with observation of foreign lands, no doubt laid out his grounds in the latest styles of Europe, having a spring of pure water, a marble grotto, a pond for goldfish, and a parterre for aquatic plants on a lower level, where the University Press now stands. His lawn was so velvet-like that it was said it could only be improved by combing it with a fine-tooth comb."

Thomas Brattle died unmarried in 1801 and, upon his death, his two nieces divided the estate. The house then passed through a multitude of owners and was rented to tenants until 1889, when the Cambridge Social Union bought the Brattle House and the adjoining lot for \$9,000.

The Cambridge Social Union, which began in 1871, provided a social outlet for young adults over 16 years of age. The Union had already outgrown several other Harvard Square locations before the members raised the money to buy the two Brattle Street lots, one of which included the Brattle House. The "ancient" Brattle House was found, in the words of a member of the Union, "to be so staunch and

strong that it was determined to put it into complete repair for the purpose of the Union, for which it was proved to be well adapted." After its renovation, the house contained classrooms, a library, and meeting rooms for various Cambridge social groups. On their second lot, the Union constructed Brattle Hall in 1889 with a theatre and meeting spaces. The organization combined entertainment with good works, such as provision of low-cost classes taught by Harvard students and a boys' club where young boys could gather for games and instruction.

In 1937, the Union's revenues began to fall, and after an extensive study, the Union decided to open the Cambridge Center for Adult Education in 1938. The Center became an independent organization in 1941. Today, the Cambridge Center for Adult Education continues to operate in the Brattle House. Housed in the William Brattle House, the Union and Center have thus devoted 117 years to serving the educational and social needs of the city and are an important institution in Cambridge.

B. Architectural Significance

The William Brattle House is architecturally significant because of its contribution to the broad architectural history of the city and for the importance of its period, style, and method of construction.

The Brattle House is a modest, one-room deep vernacular early Georgian house, less elaborate than the two-room deep Wadsworth House built as the Harvard President's House. It is one of four Early Georgian houses surviving in Cambridge, the others being the Hooper-Lee-Nichols House (ca. 1685, 1716, ca. 1740, ca. 1760, 1860, 1916), the afore-mentioned Wadsworth House (1726, 1783, 1810), and the Henry Vassall House (possibly as early as 1637, 1746, ca. 1825). Distinctive elements of the Early phase of Georgian architecture are the five-bay, center entrance plan, steep gambrel roof, window placement flush with the eave, and simple ornamentation. The Brattle House preserves several of these features well. Its steep-pitched gambrel roof, center entrance plan, windows tight to the eaves, and overall simplicity are hallmarks of its period. The elaborately detailed entrance porch is an 1891 addition and reflects the 19th century Colonial Revival taste for the more flamboyant expressions of the 18th century's Late Georgian architecture.

In addition, the Brattle House makes an important contribution to the streetscape. Its deep setback breaks up the building wall along Brattle Street while the landscaped courtyard provides green space in the urban setting. Architecturally, the Brattle House augments the diversity of this stretch of Brattle Street, one which spans the history

of this area's development from an 18th century residential enclave on the periphery of Harvard Square to a busy commercial district.

V. Relationship to Criteria

A. Landmark Criteria

Section 4 states the criteria for landmark designation. It states that the Commission:

. . . may recommend for designation as a landmark any . . . structure . . . either (a) 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 (b) historically or architecturally significant (in terms of 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 Criteria

The William Brattle House meets criteria (a) and (b) of Ordinance 1002 for its important associations with historic persons and events, and with the broad architectural and social history of the City. It is also architecturally significant in terms of its period, style, and method of construction.

It is significant for its important associations with General William Brattle, scion of an important Colonial family and a prominent Tory political and military figure. It is also associated with the period of time in 1775 and 1776 when Cambridge was the headquarters of the Continental Army. During the Revolutionary War, the house was confiscated for use by Thomas Mifflin, aide-de-camp to General Washington and the Army's commissary-general. It is also significant in the city's social history for its associations with the Cambridge Social Union, an important social and educational institution in late 19th century Cambridge.

As one of only four Early Georgian houses in Cambridge, the Brattle House provides important evidence of the development of the Georgian style in Cambridge. As one of the earliest extant residences in the city, it is a rare reminder of the city's 18th century character. Despite alterations made to the house in the 19th and 20th centuries, the main house retains much of its original appearance and materials as well as its original framing. In addition, it is the sole remaining element of Thomas Brattle's gardens, noted in the Federal period as among the finest in New England. The Brattle House thus is architecturally significant for its period, style and method of construction, as well as for its capacity to commemorate an important landscape feature of Federal Cambridge.

VI. Recommendations

A. Section 1, Ordinance 1002

The purpose of landmark designation is stated in Section 1 of Ordinance 1002:

. . . 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 . . . 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. . .

B. Preservation Options

The William Brattle House is listed on the National Register of Historic Places as a contributing building in the Harvard Square National Register District. It is protected from the adverse effects of federally licensed, permitted, or funded projects and, through listing on the parallel State Register of Historic Places, from the adverse effects of state funded projects. At the local level, it is covered by the provisions of the Harvard Square Overlay District, in addition to the general zoning regulations of the city.

The National and State Registers provide limited protection from public projects through review by the Massachusetts Historical Commission. The Overlay District establishes zoning incentives for the preservation of contributing National Register properties and also calls for review of certain projects by the Harvard Square Overlay Committee. However, neither the Massachusetts Historical Commission's nor the Advisory Committee's powers allow for detailed, binding review of architectural designs. The Advisory Committee also cannot mandate the retention of a particular property.

Other options for the preservation of the William Brattle House include designation as a Landmark under Ordinance 1002, or placement of a Preservation Easement on the property under the provisions of MGL Chapter 184. The property is now owned by a non-profit institution and therefore it is unlikely that a preservation easement would yield any value to the owner. If ownership of the property should change in the future, this option should be re-examined.

The other two major protective designations, a Neighborhood Conservation District or a Local Historic

District in Harvard Square, are foreclosed by the Commission's prior agreement not to impose local district controls on Harvard Square in return for the listing of the area on the National Register of Historic Places.

C. Staff Recommendation

It is the staff recommendation that the William Brattle House be recommended to the City Council for designation as a Protected Landmark.

VII. Statement of Standards for Design Review

A. Introduction

The Commission's primary charge under Ordinance 1002 is to review "all construction, demolition, or alteration that affects the exterior architectural features, other than color, of any landmark." This landmark study report describes exterior architectural features that are among the characteristics which led to consideration of the property as a landmark. Except as the order designating or amending the landmark may otherwise provide, those features should be preserved and/or enhanced in any construction, demolition, or alteration of a landmark.

Section 8 of the ordinance sets general guidelines to be considered by the Historical Commission in reviewing changes to landmarks. Among other things, the Commission is directed to consider:

the historic and architectural value and significance of the site or structure, the general design, arrangement, texture and material of the features involved, and the relation of such features to similar features or structures in the surrounding area.

In all cases, a Certificate of Appropriateness, Hardship, or Non-Applicability must be issued by the Historical Commission prior to making any changes to a landmark. The Commission does not have authority to regulate the interiors of landmarks nor can they control changes to exterior architectural features not subject to public view. Nonetheless, Certificates of Non-Applicability must be issued for those changes. All applications are carefully reviewed by the Commission at a public hearing, in accordance with Ordinance 1002.

B. General Standards

1. 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 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.

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 must not destroy significant exterior architectural features and shall not be incongruous to the historic aspects, architectural significance, or distinctive character of the landmark, neighborhood and environment.

8. New additions should be done 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.

C. Statement of Standards

1. General

a. Preserve and protect insofar as possible the setting and streetscape views of the Brattle House, in particular, the front setback and landscaping, and the low rise height of the surrounding buildings to the sides and rear.

b. Analyze and evaluate the construction sequence, age, and historic, architectural, and possible archeological significance of the ells to the rear of the main house prior to considering alteration, demolition or construction on the rear of the site. Preparation of an historic structures report on the ells is recommended.

2. Exterior Walls

a. Retain clapboard exterior.

b. Relocate existing wall unit air conditioners from east end elevation.

c. Relocate existing iron fire escapes from east end elevation if possible.

3. Windows

a. Retain and repair historic six-over-six windows where these survive.

4. Roof

5. Other Elements

- a. Retain perimeter fencing first installed ca. 1848 and reproduced in 1986.

VIII. Proposed Order

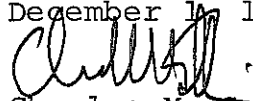
ORDERED:

That the William Brattle House, 42 Brattle Street, be designated as a protected landmark pursuant to Chapter Two, Article XVI, Section 2-147(k) of the Code of the City of Cambridge, as recommended by vote of the Cambridge Historical Commission on December 1, 1988. The premises so designated are defined as Parcel 32 of Assessors' Map 168.

This designation is justified by the important associations of the building with historic persons and events and with the broad architectural and social history of the City of Cambridge. Specifically, it is associated with General William Brattle, scion of an important Colonial family and a prominent Tory political and military figure, and with the Revolutionary War in Cambridge, during which time the house served as the residence of Major Thomas Mifflin, aide-de-camp to General Washington and commissary-general of the Continental Army. For the last 99 years, the William Brattle House has been associated with the Cambridge Social Union and its descendant, the Cambridge Center for Adult Education, institutions that have made an important contribution to Cambridge's social and educational life. Architecturally and historically, the William Brattle House is a significant and rare surviving example of Early Georgian architecture and an important reminder of the city's 18th century character. The Brattle House and its setting are critical to the diversity and varied open spaces of this stretch of Brattle Street and contribute significantly to the streetscape.

The effect of this designation shall be that no construction activity can take place within the designated landmark area, and no action can be taken affecting the appearance of the William Brattle House, that would in either case be visible from a public way without review by the Cambridge Historical Commission and the issuance of a Certificate of Appropriateness, Hardship or Non-Applicability, as the case may be. In making determinations, the Commission shall be guided by the terms of the landmark designation report, and by section VII, Standards for Design Review, and by the applicable sections of Ordinance 1002.

Adopted by a vote of 6-0
December 1, 1988



Charles M. Sullivan
Executive Director
Cambridge Historical Commission