



**BUCKINGHAM
BROWNE & NICHOLS
SCHOOL**

TO: Cambridge Historical Commission

FROM: Cynthia Westerman, Project Manager, BB&N School

DATE: October 12, 2021

RE: BB&N School attached

- **Application for Certificate, Markham Building, 10 Buckingham Street**
- **Demolition Permit Application for Kelsey House, 4 Buckingham Place**
- **Demolition Permit Application for Morrison House, 6 Buckingham Place**

Thank you for your time and willingness twice this past summer to meet with us to discuss our aspirations and needs at our Lower School, as well as the context of our space in the larger community. We feel these conversations have refined and improved both our goals for transforming the campus for 21st century learning while also being mindful and sensitive to our own heritage in this location and the scale of our neighborhood.

While the attached applications provide the required supporting visuals, we have also included a supplementary Lower School Re-visioning Design Update to more fully describe the comprehensive approach to our entire campus, as opposed to just the buildings affected by the applications.

In summary, our proposed plans include:

- A new one story Meeting House at the rear of the 15 Craigie St lot, where our open play space is currently located. By right, we have enough FAR on this lot to accommodate the Meeting House.
- Relocating the green play space to the center of our campus, where Kelsey and Markham Houses are currently located, making for an expansive view to the new Meeting House.
- Committing to fully renovate the interior of the Brick Building, maintaining all the original exterior. Note we will infill the current gymnasium in the Brick Building to become a two-story space for Arts and Sciences classrooms. While this adds square footage, it is only on the interior.
- Removing all the additions to the Markham House and rehabilitating the smaller building significantly back to the original School House scale and feel.
- No changes planned for the Bridgman House at the end of Buckingham Place.
- No changes currently envisioned to the exteriors of Lehner, Morse, or St Anne's.

In mid September we learned that the home at 5 Buckingham Place was going to be offered for sale. We are now under contract to purchase the property. Pending requisite other City approvals, we hope to use the house, as is, for swing space during construction of the above projects.

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES DEPARTMENT
831 Massachusetts Avenue
Cambridge, Ma 02139
617-349-6100

D-1597
4 Buckingham Pl.

Ranjit Singanayagam, Commissioner

DEMOLITION PERMIT APPLICATION

Project start date: March 2023 Project end date: 2024

Permit No: tbd Fee: tbd

Date: application date: October 12, 2021

Building location: 4 Buckingham Place (Kelsey House)

Description of proposed work: Demolition of house on Lower School campus to turn property into open play space

Property Owner: Buckingham Browne & Nichols School – c/o Proj Mgr Cynthia Westerman

Address: administrative address: 80 Gerry's Landing Road, Cambridge MA 02138

Telephone Number: 617-823-7822 Email Address: cynthiawesterman@verizon.net

Contractor: tbd

Address: tbd

Telephone number: tbd Email Address: tbd

Material of building: wood

Type of building construction (wood, concrete, steel, etc.): wood

How is building occupied: educational admin. No. of stories: 4 with basement

Number of residential units demolished: 0

Is a Street Occupancy permit (DPW) necessary?: Yes X No

Is a Sidewalk Obstruction permit required?: Yes X No

Estimated cost of demolition (copy of contract must be attached) : \$ 125,000

A copy of the plot plan showing extent of demolition is required with the filing of this application.

Roll-off dumpster or container?

Yes

No

Dumpster License# tbd

Date _____

Signature

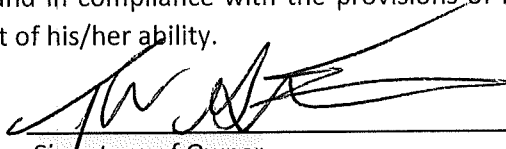
Hold Harmless Clause:

The Permittee(s) by acceptance of this permit agree(s) to indemnify and hold harmless the City of Cambridge, and its employees from and against any and all claims, demands and actions for damages, and to assume the defense of the City of Cambridge, and its employees, against all such claims, demands and actions.

Read Before Signing:

The undersigned hereby certifies that he/she has read and examined this application and that the proposed work subjected to the provisions of Massachusetts State building Code and other applicable laws and ordinances is accurately represented in the statements made in this application and that the work shall be carried out in accordance with the foregoing statements and in compliance with the provisions of law and ordinance in force on the date of this application to the best of his/her ability.

Signature of Licensed Contractor



Signature of Owner

Print Name of Licensed Contractor

Dr. Tara Gohlmann, CFO/COO at BB&N

Print Name of owner

Contractor's Address

80 Gerry's Landing Rd

Owner's Address

Contractor's City, State, ZipCode

Cambridge MA 02138

Owner's City, State, ZipCode

Contractor's Telephone Number

917-566-4512

Owner's Telephone Number

License Number

Class

Expiration Date:

City

**CITY OF CAMBRIDGE
INSPECTIONAL SERVICES DEPARTMENT**

**831 Massachusetts Avenue
Cambridge, Ma 02139**

617-349-6100

Ranjit Singanayagam, Commissioner

D-1598
6 Buckingham Pl.

DEMOLITION PERMIT APPLICATION

Project start date: March 2023 Project end date: 2024

Permit No: tbd Fee: tbd

Date: application date: October 12, 2021

Building location: 6 Buckingham Place (Morrison House)

Description of proposed work: Demolition of house on Lower School campus to turn property into open play space

Property Owner: Buckingham Browne & Nichols School – c/o Proj Mgr Cynthia Westerman

Address: administrative address: 80 Gerry's Landing Road, Cambridge MA 02138

Telephone Number: 617-823-7822 Email Address: cynthiawesterman@verizon.net

Contractor: tbd

Address: tbd

Telephone number: tbd Email Address: tbd

Material of building: wood

Type of building construction (wood, concrete, steel, etc.): wood

How is building occupied: educational admin. No. of stories: 3 with basement

Number of residential units demolished: 0

Is a Street Occupancy permit (DPW) necessary?: Yes X No

Is a Sidewalk Obstruction permit required?: Yes X No

Estimated cost of demolition (copy of contract must be attached) : \$ 125,000

A copy of the plot plan showing extent of demolition is required with the filing of this application.

Roll-off dumpster or container? Yes No Dumpster License# tbd

Date _____

Signature _____

Hold Harmless Clause:

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Read Before Signing:

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Signature of Licensed Contractor

Print Name of Licensed Contractor

Contractor's Address

Contractor's City, State, ZipCode

Contractor's Telephone Number

License Number _____

Class _____

Expiration Date: _____

City _____



Signature of Owner

Dr. Tara Gohlmann, CFO/COO at BB&N

Print Name of owner

80 Gerry's Landing Rd

Owner's Address

Cambridge MA 02138

Owner's City, State, ZipCode

917-566-4512

Owner's Telephone Number

D-1599
10 Buckingham St

**CITY OF CAMBRIDGE
INSPECTIONAL SERVICES DEPARTMENT**

**831 Massachusetts Avenue
Cambridge, Ma 02139
617-349-6100**

Ranjit Singanayagam, Commissioner

DEMOLITION PERMIT APPLICATION

Project start date: March 2023 Project end date: 2024

Permit No: tbd Fee: tbd

Date: application date: October 12, 2021

Building location: 10 Buckingham Street (Markham House)

Description of proposed work: Demolition of additions to original house and reconstruction of the building

Property Owner: Buckingham Browne & Nichols School – c/o Proj Mgr Cynthia Westerman

Address: administrative address: 80 Gerry's Landing Road, Cambridge MA 02138

Telephone Number: 617-823-7822 Email Address: cynthiawesterman@verizon.net

Contractor: tbd

Address: tbd

Telephone number: tbd Email Address: tbd

Material of building: wood

Type of building construction (wood, concrete, steel, etc.): wood

How is building occupied: classrooms No. of stories: 3 with basement

Number of residential units demolished: 0

Is a Street Occupancy permit (DPW) necessary?: Yes No

Is a Sidewalk Obstruction permit required?: Yes No

Estimated cost of demolition (copy of contract must be attached) : \$ 200,000 demo part only

A copy of the plot plan showing extent of demolition is required with the filing of this application.

READ BEFORE SIGNING: A 24 hour notice prior to commencement of any work shall be given to applicable agencies. The undersigned hereby certifies that he/she has read and examined this application and that the proposed work subject to the provision of the Massachusetts State Building Code and the other applicable laws and ordinances is accurately represented in the statements made in this application and that the work shall be carried out in accordance with the foregoing statements and in compliance with the provisions of law and ordinance in force on the date of this application to the best of his/her ability.

PLEASE NOTE:

- a. Site will be inspected by the building official prior to demolition .
- b. A copy of any environmental assessments for the site may be required by this Department before the work is allowed to start.
- c. As a minimum, a narrative description of the demolition plan is required prior to issuance of the demolition permit.
- d. Applicant is required to submit evidence that demolition has been coordinated with abutting property owners. In addition, abutting property owners and the building inspector are to be notified 24 hours prior to start of demolition.
- e. Certification that the structure does not contain asbestos must be provided from a licensed contractor. Asbestos removal and disposal must be preformed by a licensed asbestos removal contractor. Permits are required by this Department and the State prior to asbestos removal.

- f. Certification must be provided by a licensed exterminator that the premises are free from rodent infestation.
- g. If the fire hydrant is used for dust control during demolition, a separate permit from the Water Department is required.

The following sections, quoted directly from the Massachusetts State Building Code 8th Edition, are requirements of this permit.

105.5 Expiration of Permit:

Any permit issued shall be deemed abandoned and invalid unless the work authorized by it shall have been commenced within 6 months after it's issuance.

105.6 Revocation of Permits:

The Building Commissioner shall evoke a permit or approval issued under the provisions of this code in the case of any false statements or misrepresentation of fact in the application or the plan on which the permit or approval was based.

3303.4 Vacant Lot

Where a structure has been demolished or removed, the vacant lot shall be filled and maintained to the existing grade or in accordance with the ordinances of the jurisdiction having authority.

3303.6 Utility Connections:

Service utility connections shall be disconnected and capped in accordance with the approved rules and the requirements of the applicable governing authority

Construction Debris Affidavit (MGL c 40 § 54)

As result of the provisions of MGL c § 54, I acknowledge that as a condition of the Demolition permit, all debris resulting from the construction activity governed by this Demolition permit shall be disposed of in a properly licensed waste disposal facility, as defined by MGL c § 150A.

The debris will be disposed at/by

tbd

SIGNATURES AND CHECK POINTS

It is the responsibility of the applicant to secure signatures as listed below. Because of the possibility that a Public Hearing may be required prior to Historical Commission sign-off, it is suggested that they be contacted as early as possible in the process in order to minimize delay.

AGENCY	ADDRESS	SIGNATURE	DATE
Historical Commission 617-349-4683	831 Massachusetts Avenue	_____	_____
Police Department 617-349-3300	125 6th Street	_____	_____
Water Department 617-349-4770	250 Freshpond Parkway	_____	_____
Fire Department 617-349-4918	491 Broadway	_____	_____
Nstar Electric 617-369-5400	101 Lindwood Avenue Somerville, MA	_____	_____
Nstar Gas 1-800-592-2000	101 Lindwood Avenue Somerville, MA	_____	_____
Dig Safe 888-344-7233		Control #.	_____
Dept. of Public Works 617-349-4800	147 Hampshire Street	_____	_____

INSPECTIONAL SERVICES DEPARTMENT

Inspector	Signature	Date
Environmental Health Inspector *	_____	_____
Plumbing and Gas Inspector **	_____	_____
Wiring Inspector ***	_____	_____
Building Inspector	_____	_____
ISD Commissioner	_____	_____
ISD Zoning	_____	_____

* Environmental Health Inspector will require certification from a licensed pest control contractor that the premises are free from rodent infestation and extermination has been done.

** Plumbing and Gas Inspector will require certification from a licensed plumber that plumbing connections to structure(s) being demolished are properly separated and capped.

*** Wiring Inspector will require certification from a licensed electrician that any power sources, including telephone, communications and fire alarm cables to or from the structure(s) being demolished have been deactivated and removed or secured such that they will not present a hazard to the public or adjacent properties during demolition.

Roll-off dumpster or container?

Yes

No

Dumpster License# tbd

Date _____

Signature _____

Hold Harmless Clause:

The Permittee(s) by acceptance of this permit agree(s) to indemnify and hold harmless the City of Cambridge, and its employees from and against any and all claims, demands and actions for damages, and to assume the defense of the City of Cambridge, and its employees, against all such claims, demands and actions.

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Print Name of Licensed Contractor

Contractor's Address

Contractor's City, State, ZipCode


Contractor's Telephone Number

License Number _____

Class _____

Expiration Date: _____

City _____



Signature of Owner

Dr. Tara Gohlmann, CFO/COO at BB&N

Print Name of owner

80 Gerry's Landing Rd

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