

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

In Area no.	Form no. 98/357-3
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1. Town Brookline MRA

Address 280 Newton Street

Name Brandegge Estate

Present use Headquarters of the Academy of Arts and Sciences

Present owner J. L. Brandegge et al

3. Description:

Date 1894

Source Brookline Building Permit
Style Second Renaissance Revival Influence

Architect Little, Brown & Moore

Exterior wall fabric brick veneer applied in 1901.

Outbuildings (describe) Stable & carriage house

Other features 3 stories; intersecting hip roofs; brick w/limestone trim; 7 chimneys; large pedimented central portion on rear facade w/classical ornamentation; balustrades, modillioned & dentilled cornice.

Altered Yes* Date _____

Moved No Date _____

5. Lot size: 723,328 sq. ft. 166.1 ac

One acre or less _____ Over one acre X

Approximate frontage 55' (access road)

Approximate distance of building from street
2060'

6. Recorded by Carla Benka

Organization BHS

Date January, 1980

2. Photo (3x3" or 3x5")
Staple to left side of form
Photo number _____

4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.

See attached maps.

Newton Quadrangle

- UTM References:
- A: 19/324060/4685280
 - B: 19/323630/4685560
 - C: 19/323170/4686020
 - D: 19/323660/4685860
 - E: 19/324920/4685700

Map #: 51

1901 - 3rd floor added.
Brick facade applied.

1930 - Greenhouse, 27' X 42'.

(over)

7. Original owner (if known) Mary Pratt Sprague
 Original use Residential
 Subsequent uses (if any) and dates Institutional

8. Themes (check as many as applicable)

Aboriginal	_____	Conservation	<u> x </u>	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u> x </u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	<u> x </u>	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	<u> x </u>		
Community development	<u> x </u>				

9. Historical significance (include explanation of themes checked above)

In 1890, Sarah Weld Pratt, wife of George Langdon Pratt, purchased a small farmhouse as a summer residence. Four years later, her daughter, Mary Pratt Sprague, (later Mrs. Edward Brandegee) built a white clapboard house with green shutters on adjoining land. Mrs Sprague hired Little, Brown, and Moore. to design her home and in 1897, she engaged the services of Charles Platt to landscape the grounds.

The land on which Mrs Sprague built her home had once belonged to the Faulkner family, and for many years, the Sprague Estate was called "Faulkner Farm." The Faulkners owned the land during the mid 19th century, but by 1888, the property belonged to William F. Weld, Mary Sprague's first cousin. (William F. Weld I, the very successful and famous merchant was their grandfather. See Larz Anderson Carriage House for additional information on the Weld family.)

The original white clapboard house, 2½ stories high with a hip roof, was encased in brick with a third floor added in 1901. It was remodelled in a style clearly influenced by the Second Renaissance Revival. Each of the three floors is separated by belt courses and articulated in a different manner. Windows vary in size and treatment, while the front facade features several balustrades as well as a raised firstfloor entrance.

Although much of the original furniture has been removed from the 79 room mansion, the dining room paneled in mahogany and the dining room in oak still remain as does a smaller adjoining room composed of amber, white, and grey marble with a ceiling painting featuring the myth of Prometheus. The ballroom contains elaborate candelabras and chandeliers as well as a painted ceiling and four Jan de Gobelins tapestries.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlas- 1888, 1893, 1897

Maps- 1844, 1855

Proceedings of the Brookline Historical Society- "The Brandegee Estate"
 by Mrs. John Boit 1963 p.14.

Isabel Perkins Anderson - Under the Black Horse Flag Boston: Houghton Mifflin Co., 1926

Christian Science Monitor- article on American Academy of Arts and Sciences.
 April 27, 1957

American Estates and Gardens, Barr Ferree Munn and Co., 1904

Brookline Chronicle Citizen- February 7, 1963

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Brookline	Form No: 98/357-3
Property Name: Brandegee Estate	

Indicate each item on inventory form which is being continued below.

9. The house is a vast rectangle set on top of a gently sloping hill. Platt's landscaping plan called for a broad drive to lead to a great g^aveled forecourt. Beyond to the right was a grove of trees with a fountain at each end. A central path led to a circular temple which stood on a level space on the apex of the hill on which the house was built. Nearby was a 13'2" statue called the "Colossus Juno", shipped from Italy and considered by many to be the crowning glory of the grounds. (This statue is still standing.) There was also a 200 by 113 foot formal garden. At the farthest point from the house, was the Casino, used as a summer house and a retreat, which was entirely unenclosed on the garden front and decorated in the Pompeian style. Before it was a pool with a fountain and on either side stretched the columns and piers of the pergola. Today, the pool has been filled in with grass, although the pergola remains.

In 1891, Mary Bryant Pratt married Charles Sprague, son of Seth Edward and Harriet Boardman Lawrence Sprague and grandson of both Peleg Sprague, a member of the United States Senate, and of William Lawrence, brother of Amos Lawrence, the mid 19th century developer of the Cottage Farm and Longwood areas of Brookline. Sprague, a Harvard College and Law School graduate, served on the Boston Common Council and was elected to the Massachusetts House of Representatives in 1890 in which he worked on a committee for election law reform. After her husband's death, Mrs. Sprague married Edward Brandegee (in 1904) a clothing manufacturer and senior partner with Brandegee, Kincaid, and Wood.

In addition to donating to Harvard University the Weld Library of 12,000 books (in memory of her grandfather, William Fletcher Weld), Mrs. Brandegee was also known for her horticultural interests. After her death, her gardens were maintained by the Chestnut Hill Garden Club.

Today the Brandegee Estate is owned by a charitable trust. The mansion was leased to the American Academy of Arts and Sciences which took up residence there in 1957. The stables on the estate are used to train, exercise, and board the horses of the Boston Mounted Police Force. Today the estate is leased to another non-profit organization.

The Brandegee Estate meets NR criteria A,B,and C, having been built on land belonging to the Weld family which could trace their Boston ancestors back to Joseph Weld, who came to New England in 1632 and settled in Roxbury and whose descendant, William Fletcher Weld, founded one of the greatest fleets of clipper ships in the world. The mansion is a fine example of the Renaissance Revival style, while the gardens were originally designed by Charles Platt, a nationally known landscape architect.

The Brandegee Estate is partly located in Boston, MA. There are two stable/barns on the Boston part of the property, which remain in good condition.

Staple to Inventory form at bottom

**United States Department of the Interior
National Park Service
National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received 9-4-85
date entered

Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

dnr-11

Name Brookline MRA
State Norfolk County, MASSACHUSETTS

Cover 10-17-85

Nomination/Type of Review

Date/Signature

1. Sevenels

Substantive Review Keeper

DOE/OWNER OBJECTION

Attest

~~Determined Eligible~~

2. Stoddard, Bela, House

Substantive Review Keeper

DOE/OWNER OBJECTION

Attest

~~Determined Eligible~~

3. United Parish-Marvard
Church

Substantive Review Keeper

DOE/OWNER OBJECTION

Attest

4. Anderson, Larz, Park
Historic District

Substantive Review Keeper

Attest

5. Arcade Building

Entered in the
National Register

Keeper

Attest

6. ^{n.p.} Beacon Street Historic
District
(add. info. accepted 1-24-86)

Substantive Review

Keeper

Attest

7. Beaconsfield Terraces
Historic District

Entered in the
National Register

Keeper

Attest

8. Bowditch, William Ingersoll,
House

Entered in the
National Register

Keeper

Attest

9. Brandegee Estate

Substantive Review

Keeper

Attest

10. Building
(30--34 Station St.)

Entered in the
National Register

Keeper

Attest

8 5003244

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Brandegee Estate (Brookline MRA)
Norfolk County
MASSACHUSETTS

Substantive Review

SEP 4 1985

Working No. _____
Fed. Reg. Date: 2/3/87
Date Due: 10/3/85 - 10/19/85
Action: ACCEPT 10-17-85
 RETURN _____
 REJECT _____
Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

THE NOMINATION INCORRECTLY ATTRIBUTES SIGNIFICANCE TO THE WELD FAMILY. ALTHOUGH IT MAY BE IMPORTANTLY ASSOCIATED WITH MARY PRATT BRYANT SPRAGUE BRANDEGEE (OR ONE OF HER HUSBANDS)

Recom./Criteria ACCEPT / C ONLY
Reviewer Mer [unclear]
Discipline Historic Preservation
Date 10.17.85
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below THE NOMINATION DOES NOT MAKE THE CASE FOR ELIGIBILITY OF THE ESTATE UNDER CRITERIA A OR B.
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership		Status	Present Use
		Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title

date

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



Brandegee Estate

280 Newton
Brookline (Ma) U.S.A

AUG 1979



by Berkey

by Berkey



1
Carriage house - Brandeis
Closest to Allandale Rd.

280 Newton

AUG 1979



by Eberkey

AUG 1979



280 Newton

Carriage house - Brandtger

AUG 1979



by Barkey

AUG 1979



by Barkey



Brandegee Estate

280 Newton
Brookline (Ma) MA

AUG 1979

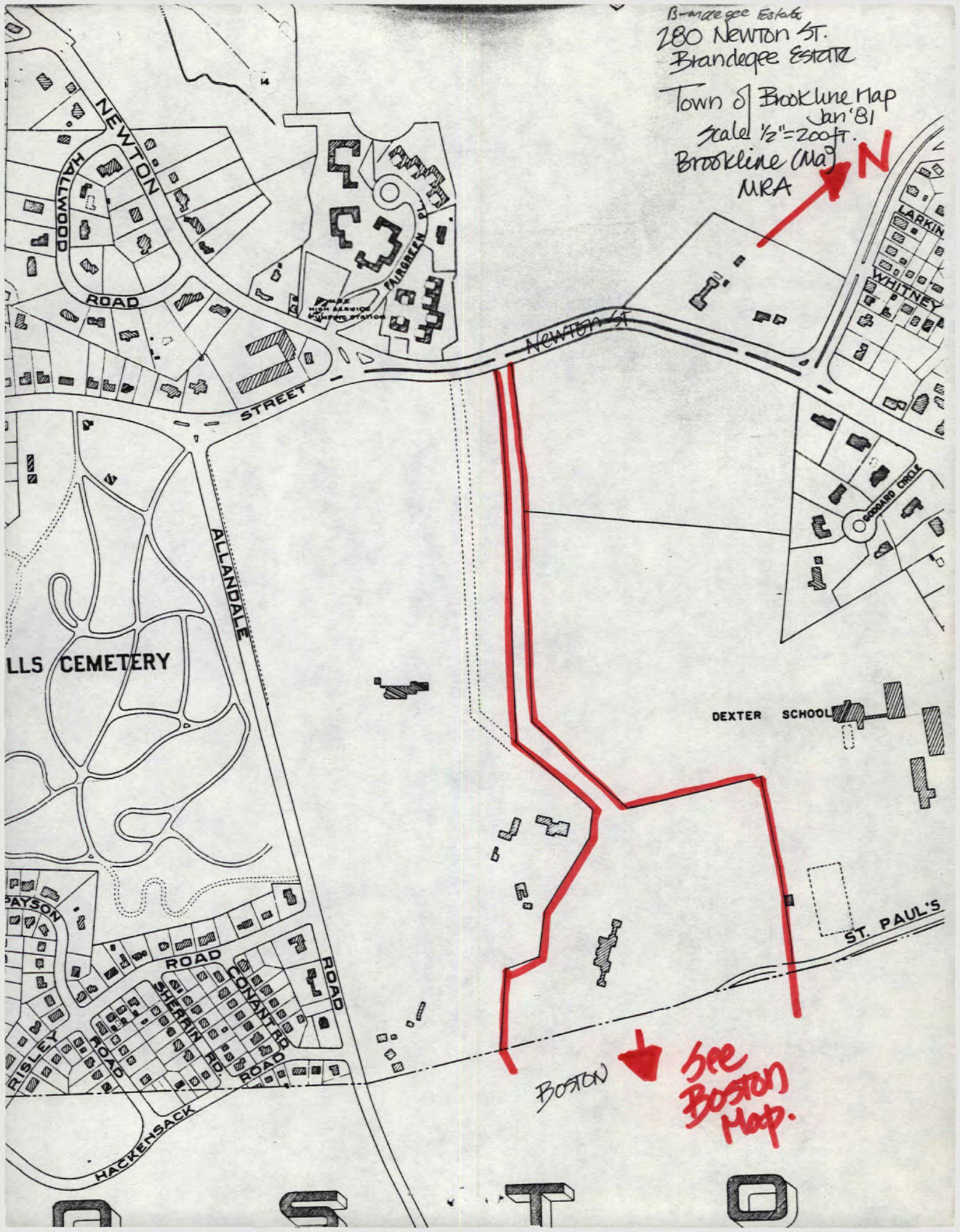
Prestige Print

by Barkey

AUG 1979

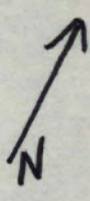
Brandegee Estate
280 Newton St.
Brandegee Estate

Town of Brookline Map
scale 1/2" = 200ft.
Jan '81
Brookline Map
MRA

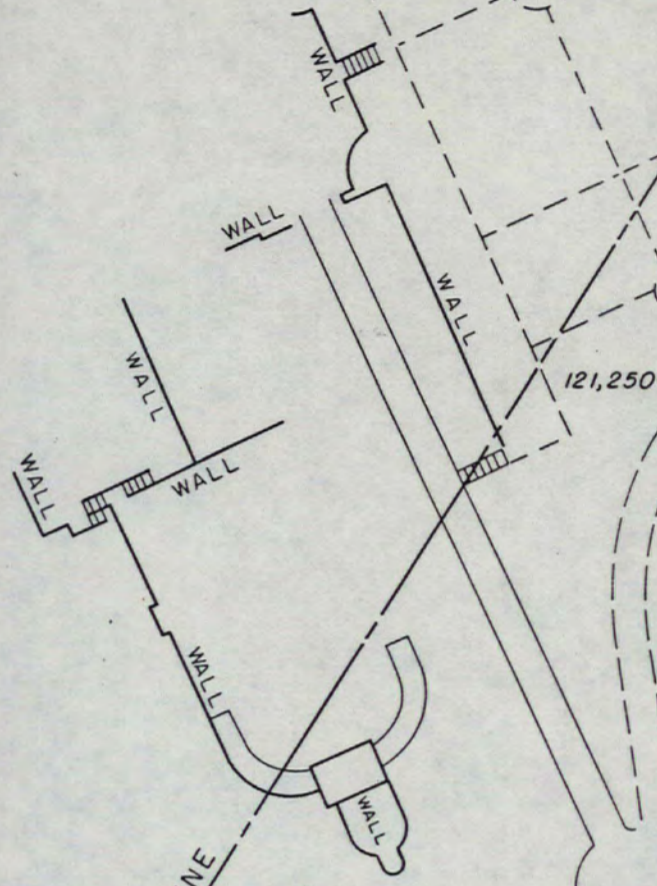


Boston
See Boston Map.

Meets Map 3



Meets Map 2



BROOKLINE MRA
Brandegee Estate
280 Newton Street
Brookline, MA
Part of property is located
in Boston, MA.

HILLY,
WOODED

TOWN OF BROOKLINE
CITY OF BOSTON

1,127,500

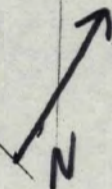
1,127,500

Boston Redevelopment
Authority Map
Mapped by Lockwood, Kessler,
and Bartlett, Inc. 1965
This map is compiled from
sheets 15N-5E and 15N-6E
Scale: 1" = 100' Map 1 of 3

ALLANDALE
STREET

Meets
Map 2

93,000



Meets Map 1
→

478,162

HILLY,
WOODED

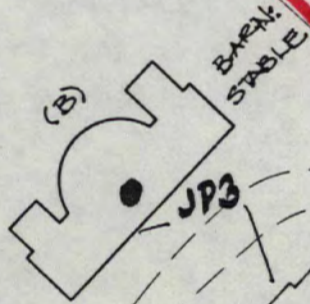
BROOKLINE MRA
Brandegge Estate
280 Newton Street
Brookline, MA

Part of the property is located
in Boston, MA.

Boston Redevelopment
Authority Map
Mapped by Lockwood, Kessler,
and Bartlett, Inc. 1965
This map is compiled from
sheets 15N-5E and 15N-6E

Scale: 1" = 100' Map 2 of 3

1,127,500



WOODED

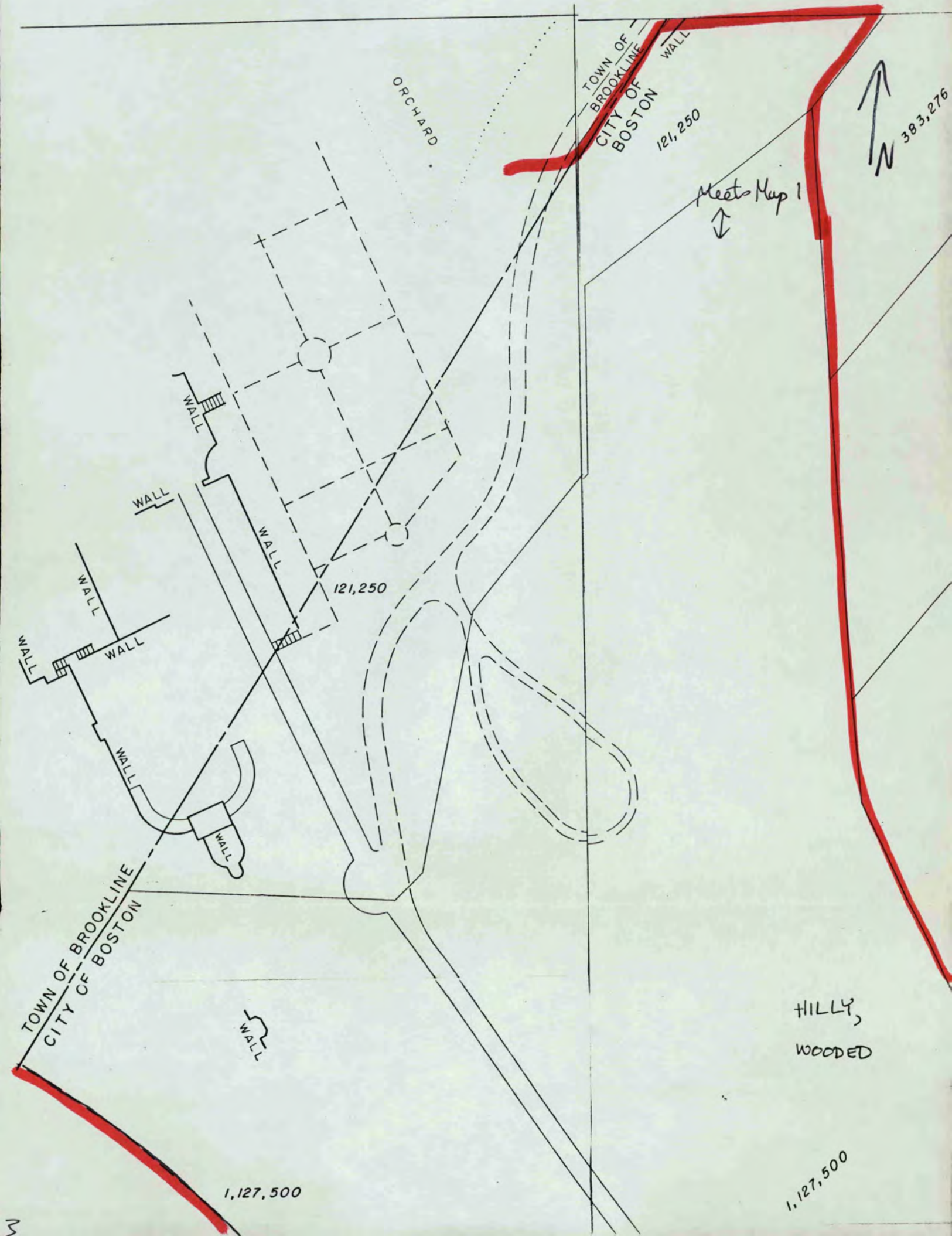
→
Meets
Map 1

BROOKLINE MRA
Brandegee Estate
280 Newton Street
Brookline, MA

Part of the property is located
in Boston, MA

Boston Redevelopment
Authority Map
Mapped by Lockwood, Kessler
and Bartlett, Inc. 1965
This map is compiled from
sheets 15N-5E and 15N-6E

Scale: 1" = 100' Map 3 of 3



ADDRESS 165 AND 165A ALLANDALE COR. NR. ELWELL RD.

NAME BRANDEGEE ESTATE STABLES
 present original

MAP No. 15 N-6E SUB AREA JAMAICA HILLS

DATE 165: by 1905 165A: by 1913 ATLASES
 source

ARCHITECT _____
 source

BUILDER _____
 source

OWNER MARY B. BRANDEGEE
 original present

PHOTOGRAPHS JP 18 1/2-83; JP 18 1/3-83;
JP 18 1/4-83; JP 18 2/1-83; JP 18 2/2-83



TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential STABLES (TWO STRUCTURES)

NO. OF STORIES (1st to cornice) 1 ^{ON #165} plus FULL 2ND STORY (MONITOR?)

IF HIPPED cupola dormers

MATERIALS (Frame) clapboards ^{#165} shingles stucco asphalt asbestos alum/vinyl
 (Other) brick ^{#165A (RENAISSANCE REVIVAL)} stone concrete iron/steel/alum.

BRIEF DESCRIPTION (165 ALLANDALE): LARGE FRAME 7 BAY X 5 BAY STABLE ON RAISED STONE BASEMENT, WITH HIP-ROOFED SECOND STORY RECESSED BACK FROM OUTER WALLS OF FIRST STORY. ENTRANCE IS ON FACADE FACING AWAY FROM ROAD. HANDSOME DESIGN FEATURES PILASTERS AND ARCADE DEFINING BAYS. ON REAR WALL, CENTRAL BAY IS ROUND-ARCHED SASH, WHILE THOSE FLANKING IT ARE EMBELLISHED BY PEDIMENTAL HEADS. REMAINING REAR (AND SIDE) BAYS HAVE CLERESTORY SEMICIRCULAR LIGHTS WITH MOLDING SURROUNDS. PILASTERS SEPARATE THE 6/6 SASH OPENINGS ON 2ND STORY.*
 EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 1,127,500 sq. feet
 SITE: HUGE ESTATE, UNDEVELOPED & RURAL IN CHARACTER; BUILDINGS SET FAR BACK FROM NOTEWORTHY SITE CHARACTERISTICS ROAD. WOODED AREA NEAR ROAD.

*DESCR: 165A IS A BRICK, HIP ROOFED STRUCTURE OF 5 X 3 BAYS (WITH REAR EXTENSION) ONE STORY IN HEIGHT. OPENINGS ARE ARCHED, WITH CENTRAL ENTRY ON LONG SIDE MARKED BY PROJECTING HOOD. LARGE DOORS ALSO LOCATED IN END BAYS OF SAME FACADE. KEYSTONES, QUINS, AND STRINGCOURSES PROVIDE DECORATIVE INTEREST.

SIGNIFICANCE (cont'd on reverse)
 NOTEWORTHY AS HANDSOME PAIR OF IMPRESSIVE STABLE BUILDINGS, SIGNIFICANT AS PART OF THE FORMER BRANDEGEE ESTATE, INTACT WITH ITS SURROUNDING GROUNDS. THE EXTENSIVE, OPEN LAND PROVIDES AN AMAZINGLY

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	✓	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

RURAL TRACT BORDERING JAMAICA PLAIN. THE ESTATE (AND MAIN HOUSE) EXTENDS INTO BROOKLINE.

SARAH M. PRATT WAS OWNER OF A LARGE TRACT HERE IN 1896/1899.

MRS. MARY BRYANT (PRATT) SPRAGUE WAS WIDOW OF REPRESENTATIVE SPRAGUE. SHE MARRIED EDWARD D. BRANDEGEE IN 1904, AND BY 1905 SHE WAS OWNER OF EXTENSIVE GROUNDS ON BOTH SIDES OF ALLANDALE ST., INCLUDING SEVERAL FRAME AND BRICK STRUCTURES.

THE BRANDEGEES ARE FIRST LISTED HERE IN BROOKLINE DIRECTORIES OF 1905 (ADDRESS - MT. WALLEY AVE). THE MAIN HOUSE WAS DESIGNED BY FILE, BROWN + MOORE IN 1894, AND REMODELED AS A BRICK FACADE IN 1901

THE FRAME STABLE NEAR ALLANDALE RD. WAS BUILT BY 1905

AND THE BRICK BUILDING WAS CONSTRUCTED BY 1913, perhaps by the same firm

THE BRANDEGEE ESTATE, KNOWN AS "FAULKNER FARM", WAS UNDER MARY B. BRANDEGEE'S OWNERSHIP UNTIL HER DEATH IN 1956.

EDWARD D. BRANDEGEE WAS A SUCCESSFUL CLOTHING MANUFACTURER.

HE WAS A JUNIOR PARTNER IN COURSE & BRANDEGEE (UTICA, NEW YORK) FROM 1888, AND LATER SENIOR PARTNER IN BRANDEGEE, KINCAID, & WOOD. BRANDEGEE SERVED AS A REGENT OF HARVARD UNIVERSITY 1913-1918, AND WAS A FRIEND OF THEODORE ROOSEVELT. *

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

FURTHER STUDY - JOINT PROTECTION BY BOSTON & BROOKLINE NEEDED.

*MRS. BRANDEGEE DONATED 12,000 BOOKS TO HARVARD AS THE WILLIAM FLETCHER WELD MEMORIAL LIBRARY (WELD WAS HER GRANDFATHER). UP ON HER DEATH, MRS. BRANDEGEE'S ESTATE INCLUDED \$660,000 IN REAL ESTATE AND \$5,700,000 IN PERSONAL PROPERTY. HER FARM WAS LEFT TO THE BRANDEGEE CHARITABLE FOUNDATION. THE AMERICAN ACADEMY OF ARTS AND SCIENCES USED THE ESTATE HOUSE FROM 1957 TO —.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ATLASES OF WEST ROXBURY. BOSTON: HOPKINS, 1874.
BROMLEY, 1884, 1890, 1896, 1905, 1914, 1924.

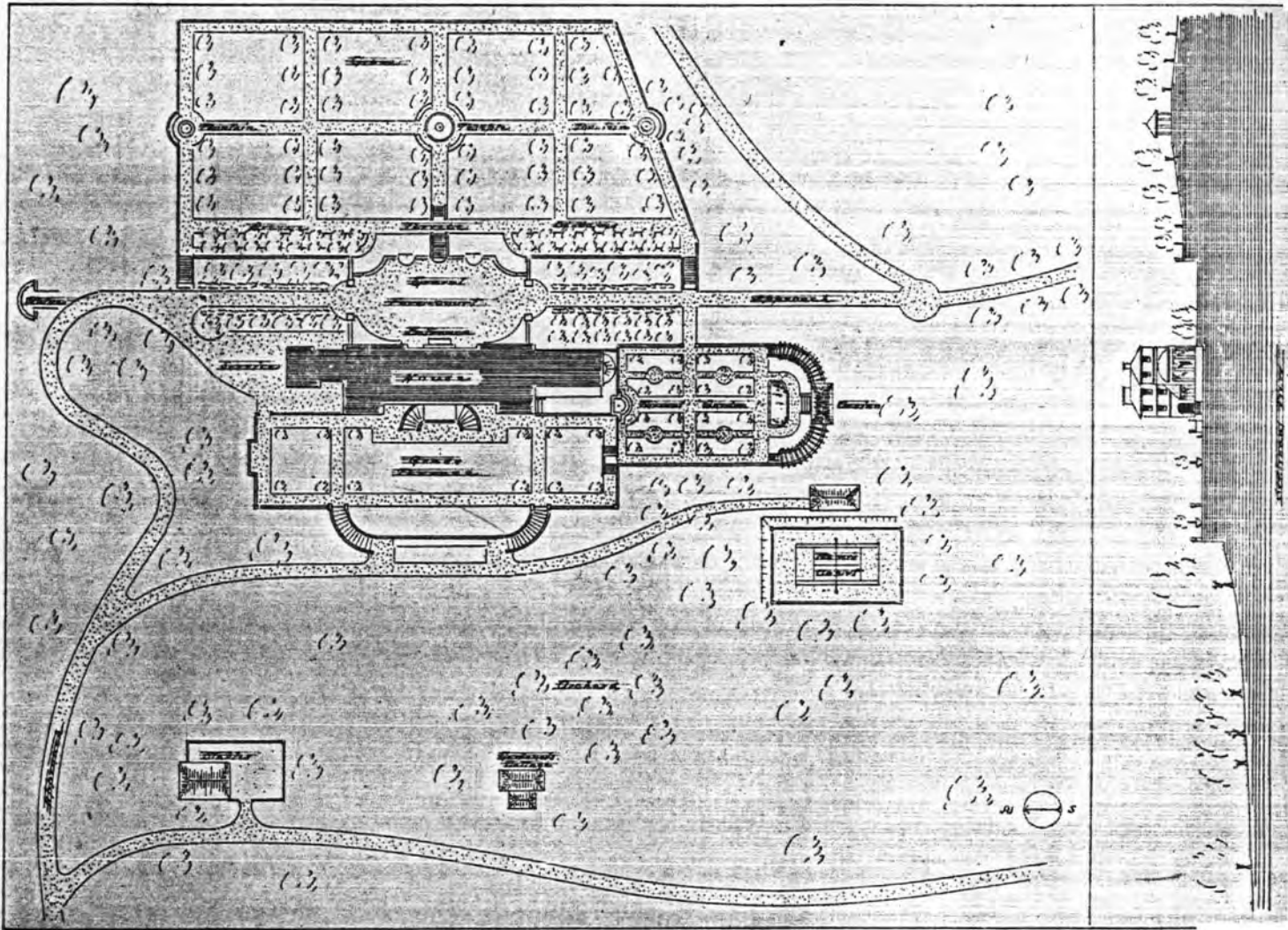
ATLASES OF BROOKLINE. BROMLEY. 1913.

BROOKLINE DIRECTORIES.

BROOKLINE PUBLIC LIBRARY. CLIPPINGS FILE; BIOGRAPHICAL.

BROOKLINE CHRONICLE. SEPT. 14, 1933. "Brookline Loses one of Her Best-Known Citizens"

. OCT. 25, 1956. "Bequests in Will of Mrs. Brandegee"



FALKNER FARMS

THIS is the Brandegee place in Brookline, near Boston. It is one of the modern places, built in 1895, and is the work of Charles Platt and Mr. Ginn.

The house, of red brick and slate roof, is Italian in style.

The grounds have been laid out by Mr. Platt in Italian style in harmony with it.

About the house, as well as the garden, the treatment is

FALKNER FARMS

formal, and being upon a hillside it has been terraced off into three terraces.

The entrance-court is on the middle terrace, and large and handsome, with the house on one side, the upper terrace on the side opposite to the house, and good wrought-iron gates at the other two sides, where the approach drive enters from both directions.

The upper terrace, about twelve feet above the entrance-court, reached by flights of steps at each end and at the middle, has longitudinal and cross walks, with a classic temple in the middle and fountains at the ends, and rows of trimmed trees along the walks.

Below the house to the west is a beautiful broad terrace, 75 by 250 feet, of grass outlined with gravel paths and bay trees at the corners, and a retaining wall on the outer side 24 feet high, surmounted by a stone balustrade.

Next to this terrace on the south is the principal feature of the palace,—the Italian garden.

FALKNER FARMS

It is about 160 by 110 feet in size, inclosed by a brick wall. Its principal axis is a gravel walk, which is the continuation of the side entrance to the house, from which it descends a few steps into the garden.

At the farther end of the principal axis, and forming the terminus of it, is a semicircular casino, or garden-house, and a pergola at each side of it, covered with wistaria and encircling a marble fountain.

The principal cross-axis, at about the middle of the garden, is a gravel walk, at right angles to the other axis, and having a marble bench at one end, and fine wrought-iron gates at the other, forming the side entrance to the garden. Flowers, box, and bay trees, disposed symmetrically, are made good use of, and combine in making a charming garden.

The principal approach to the house is by a rather steep, circuitous drive on the north, the house having a fine high situation on the hill, with good views to

FALKNER FARMS

the west, and another approach through the park to the south.

There is a tennis court on the side of the hill below the garden, in among the oak trees, reached by a flight of steps from the lower terrace, and a path along the retaining wall.

There is a good park, orchard, stables, and gardeners' cottages beyond these terraced gardens, and beyond this a farm of several hundred acres.

It is a delightful place, and the Italian garden a thing of beauty in itself, and one of the best of them all. And yet, although it has been modified to adapt it to this country and different conditions, we cannot but feel that it is a little strange and unsuited to our climate.