

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	COH.C
Historic Name:	Cohasset Common Historic District
Common Name:	
Address:	
City/Town:	Cohasset
Village/Neighborhood:	Cohasset
Local No:	
Year Constructed:	
Architect(s):	
Architectural Style(s):	
Use(s):	Other Governmental or Civic; Residential District
Significance:	Architecture; Community Planning; Politics Government; Recreation
Area(s):	
Designation(s):	Local Historic District (04/01/1978)
Building Materials(s):	



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Saturday, March 27, 2021 at 3:39: PM

mapped 4/11/78 COH.C

FORM A - AREA SURVEY

MASSACHUSETTS HISTORICAL COMMISSION

Form numbers in this area See attached Index	Area no. <u>1C</u>
---	-----------------------



1. Town COHASSET
North Main, Highland
Name of area (if any) The Town Common
(Colonial: The Undivided Common Land)
3. General date or period Colonial and later.
4. Is area uniform (explain): Buildings adjacent to the Common are varied in architectural style? tural style
in condition? All are well maintained.
in type of ownership? Partly private and partly Public in ownership.
in use? Residential, Governmental and Recreational.

5. Map. Use space below to draw a general map of the area involved. Indicate any historic properties for which individual reports are completed on Forms B thru F, using corresponding numbers. Show street names (including route numbers, if any) and indicate north. Indicate with an "x" existing houses not inventoried on Form B.

See attached map of the Cohasset Common Historic District.



6. Recorded by David Wadsworth, Town
Archivist.
Organization Cohasset Historical Comm.
Date 5/13/80

(over)

COH.C

(Cohasset was an integral part of the Town of Hingham until 1717, was the 2nd or East Precinct (alias "Little Hingham") until 1770, and became a separate District or Town, Incorporated by Act of the General Court in 1770.)

7. Historical data. Explain the historical/architectural importance of this area.

The Town Common itself; bounded on the west by North Main St., on the east by Highland Ave. and on the south by Bourne's Rocks is the remaining part of the original Undivided Common Land of earliest Colonial time. (Also was referred to as the "Plain".) Subsequent to the settlement of the Town of Hingham during the 1630's, lands at Conahasset were used by Hingham residents seeking salt and fresh water hay for their farm animals. As a permanent settlement grew in the Conahasset area, plans were made to divide the land among land-owners of Hingham. This was done in 1670,* by Lt. Joshua Fisher of Dedham. Each land-owner received a share of the divided lands. The 1st, 2nd, and 3rd and second part of the 3rd Land Divisions parcelled out the uplands of Conahasset. An undivided area at the west end of "Great Neck" and labelled simply "Plain", in the 1st Land Division, is identifiable on the Joshua Fisher Plat of the Cohasset Uplands as being the Town Common. This Plat was drawn on January 17th, 1669/70. A copy of the Fisher Plat was included in Bigelow's "Narrative History of Cohasset", and a partial reproduction is herein included. Each land-owner in the Town had an undivided fractional share of ownership of the Undivided Common Land. The first Conahasset Meeting House, built in about 1713, was constructed on the Common Land, a few feet to the south of the existing one (now the 1st Parish Church). The west boundary of the Common, North Main St., is an ancient Way; having been part of the original road between the Hingham and Scituate settlements. Buildings of residential nature line the streets to the east and west of the Common, and represent diverse eras of architecture from Colonial to Victorian. A "Duck" or "Frog" Pond at the south end of the Common actually is a natural feature, having originated as a small glacial punch bowl. To the south of Jason Road, the open Common area was for a time privately owned, and the site of an extensive business block (probably having passed from Public ownership via Encroachment at an earlier date.) In the 1920's, an Association of citizens (The Cohasset Improvement Association) purchased the old business block, razed it, and Deeded the land to the Town as a part of the Common area. In the 1950's a Town Committee for the Curbing of the Common caused granite curbstones to be placed around the perimeter of the Common, thus ending the erosion of turf that had occurred from the encroachment of automobile parking. Unfortunately, the old traditional New England elm trees which lined the Common have succumbed entirely to Dutch Elm disease, but are being replaced by hardier varieties of shade trees. The Common area is a part of the newly established Cohasset Historic District. It is maintained by the Town's Tree and Park Department. The old Meeting House is owned by the First Parish Church, a religious body. The Howard Clock in its steeple is owned by the Town of Cohasset, and is a reminder of the ancient tie between Church and State, or Parish and Town, that existed in early Puritan settlements.

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

See also the Report of the Cohasset Historic District Study Committee, 1977.
"Narrative History of the Town of Cohasset", Rev. E. Victor Bigelow, 1898.
"Narrative History of the Town of Cohasset" Vol. 2, Burtram Pratt, 1956.
Lt. Joshua Fisher Plat of the 1st, 2nd, 3rd, and Second part of the 3rd Land Divisions of the Conahasset Uplands, 1670.
Sundry records of the Towns of Hingham, the 2nd Precinct of Hingham (1717-70), and Cohasset (from 1770).

* The Fisher Plat of the Land Divisions dates from 1669/70; the actual division was Voted and made on Jan. 9, 1672. "The Proprietors drewed their first, Second & Third Divisions The Third Division had a second part"

COHASSET HISTORICAL COMMISSION

LIST OF BUILDINGS SURVEYED BY BOTH THE HISTORICAL COMMISSION AND BY THE HISTORIC DISTRICT COMMISSION

<u>ADDRESS</u>	<u>IDENTIFICATION</u>	<u>HIST. COMM. #</u>	<u>DIST. COM. #</u>
✓ 7-9 Highland Ave.	Adam Beale-George Hall House.	I-74	A-1
11 Highland Ave.	Residence.	I-80	A-2
23-25 Highland Ave.	Laban Souther House.	I-75	A-4
27 Highland Ave.	Residence.	I-25	A-5
✓ 29 Highland Ave.	St. Stephen's Rectory.	I-79	A-6
✓ 31 Highland Ave.	Zenas D. Lincoln House.	I-76	A-7
✓ 41 Highland Ave.	Town Hall	I-52	A-8
✓ 49 Highland Ave.	2nd Congregational Church	I-24	A-9
✓ 53 Highland Ave.	Residence.	I-29	A-10
✓ 59 Highland Ave.	Residence	I-30	A-11
✓ 61 Highland Ave.	Residence.	I-77	A-12
✓ 63 Highland Ave.	Levi Nichols House.	I-78	A-13
✓ (On the Common)	1st Parish Church.	I-70	A-14
✓ 16 Highland Ave.	St. Stephen's Church.	I-73	A-15
✓ 3 North Main St.	Elisha Doane House.	C-321	A-16
✓ 11 North Main St.	The Howe House.	C-322	A-17
✓ 13-15 North Main St.	Old Orcutt House.	C-323	A-18 & A19
✓ 19 North Main St.	Unitarian Parish House.	C-311	A-20
✓ 25 North Main St.	Residence.	C-324.	A-21
✓ 31 North Main St.	Residence.	C-325	A-22
✓ 35 North Main St.	Residence.	C-311	A-23
✓ 41 North Main St.	Residence.	C-328	A-24
✓ 45 North Main St.	Old Tower House.	C-326	A-25
✓ 55 North Main St.	Residence.	C-327	A-26
✓ 67 North Main St.	Joseph Bates House.	C-312	A-27
✓ 72 North Main St.	Residence.	B-220	A-28

Additional Forms for the Cohasset Common District, inventoried by the Historical Commission but not appearing on the District Commission Survey.

- I-(F) 71 Town Clock.
- I-(C) 72 George G. Crocker Memorial Flagpole.
- I-(C) 72A D.A.R. Revolutionary War Monument.

COHASSET COMMON HISTORIC DISTRICT.
Street numbers are indicated; Highland Ave. & N. Main St.

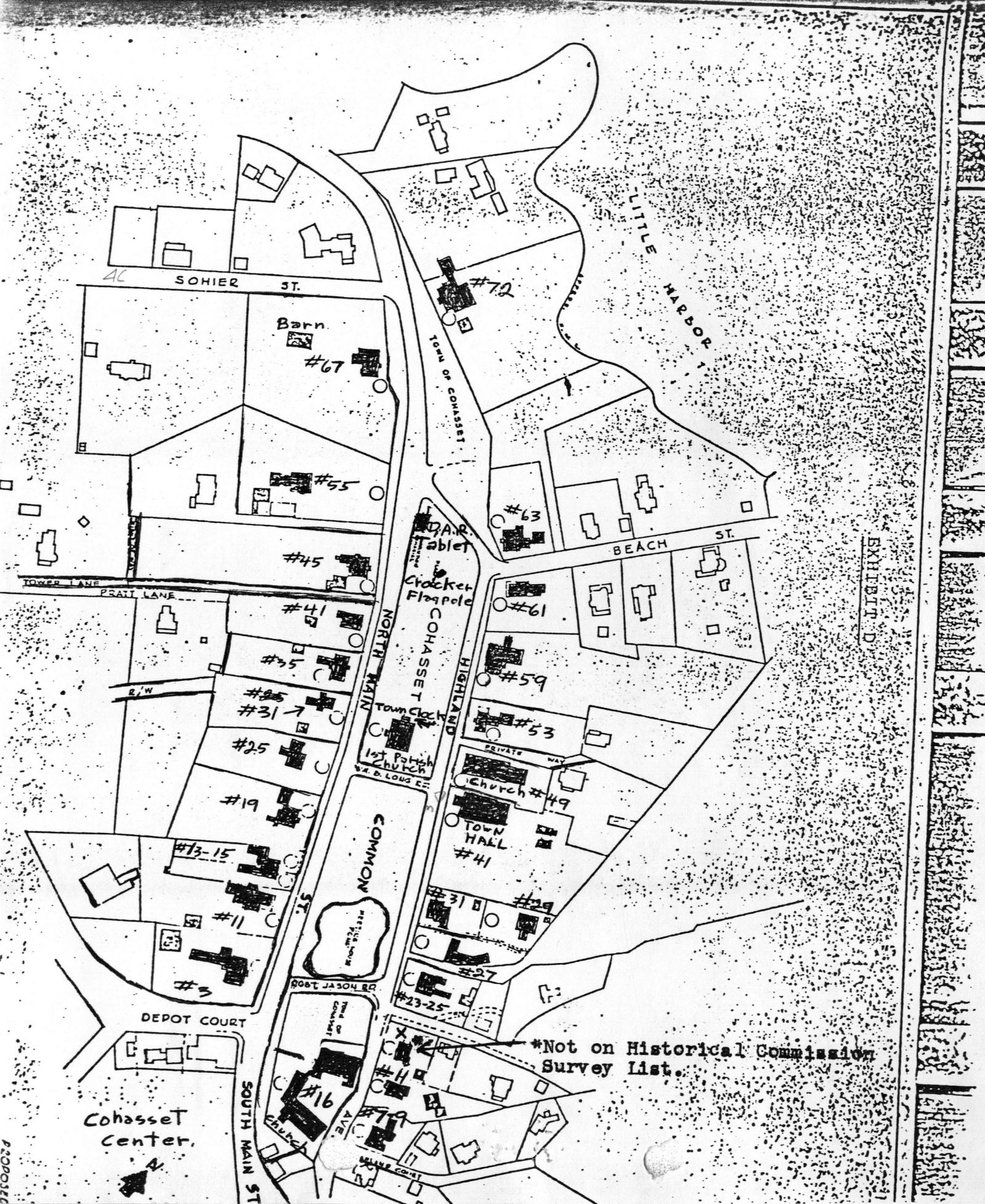


EXHIBIT D

*Not on Historical Commission Survey List.

Part of the Joshua Fisher Plat of Land Divisions of the Conahasset Upland. 1669/70

Broaden Chase Tree

1.30
2.26
15
20
rod
10
24

14	Thos + Nathl Chubbuck	34	2	24
15	Thomas Nichols	25	2	38
16	James Turner	20	2	38
17	Ephraim Hewitt	14	1	34
18	John Lovavit	41	3	19
19	Joseph + Samuel Bate	34	2	24
20	Francis James	25	3	37
21	John Seabell	17	1	12
22	Thos Hobart + John Mayon	34	2	24
23	Mr Peter Hobart	72	0	30
24	Andrew + Sarah Bate	17	1	12
25	Sworg + Josiah Leane	37	2	24
26	John Tucker	14	1	30
27	Saml Tucker	34	2	24
28	Thos + Nathl Lincoln Weaver	43	1	10
29	John + John Husbandman	28	3	20
30	John + Nathl Lincoln his son	24	2	16
31	John + Nathl Lincoln his son	14	1	30
32	Richard Church heirs	15	2	22
33	Josephus Massy	23	2	8
34	Thos + Nathl Chubbuck	49	0	10
35	Mr Peter Hobart	50	2	22
36	Joseph + Samuel Bate	23	2	8
37	Edmund Hobart + John Tucker	39	1	10
38	John Tower	15	2	33
39	John Beal	7	3	16
40	Jeremiah Beal	25	2	2
41	Daniel Cushing	63	2	30
42	John Beal Sen. + John Beal Jr.	28	2	8
43	Thos + Joseph Andrew	23	2	8
44	Francis James	17	2	25
45	Abraham Ripley	9	3	10
46	Michael Oars	23	2	26
47	Andrew Oars	11	3	6
48	John Otis	19	2	10
49	John Ripley	25	2	14
50	Saml + Howell Henry Ward Henry Sibbs	21	2	14
51	John + Joseph	11	3	16
52	Joseph Wright	7	3	16
53	Thomas Turner	13	2	28
54	John + Nathl	13	2	28
55	Thos Lincoln Weaver + Sarah Lincoln	23	2	8
56	James + Benj Bate + Simon Peck	35	1	12
57	William Woodcock	4	2	16
58	William Woodcock	4	2	16
59	William Woodcock	4	2	16
60	William Woodcock	4	2	16
61	William Woodcock	4	2	16
62	John Chapter	32	1	20
63	Robert Dunbar	7	3	16
64	Lot John Smith	29	1	30
65	Capt Joshua Hobart	25	1	12
66	Robert Dunbar	19	2	20

12 Lot Jeremiah Beal 37-2-6
 11 Lot Daniel Lincoln 15-0-16
 27 Dursin
 Daniel Lincoln 11 Acres
 4 Acres Middle
 10 Acres

Town Common
 9 Oneiphous March 14-1-30
 8 Nathaniel Baker 43-1-10
 7 Edmund Pills 30-1-11
 6 John Smith 45 Acres
 5 Margaret Barton 11-2-8
 4 Josiah Loring 20-0-34
 3 Robert Jones
 2 Lot Robert Jones
 10 Mitchell Orange
 20-12-24

Scituate Pond

John Turner at pt of the 2nd Division Half Island Robert Dunbar

Great Neck
Meadows
Jacob's Meadow

Packs Meadows
Steppin Stones

Little Harbor

Black

COH. C

FORM A - AREA SURVEY

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

Form numbers in this area 30 through 57 #4 through #28 PTD	Area no. #C
--	----------------

1. Town Cohasset

Name of area (if any) Cohasset Common

General date or period 18th-19th Century

Area uniform (explain):

Style? No (18th and 19th century styles)

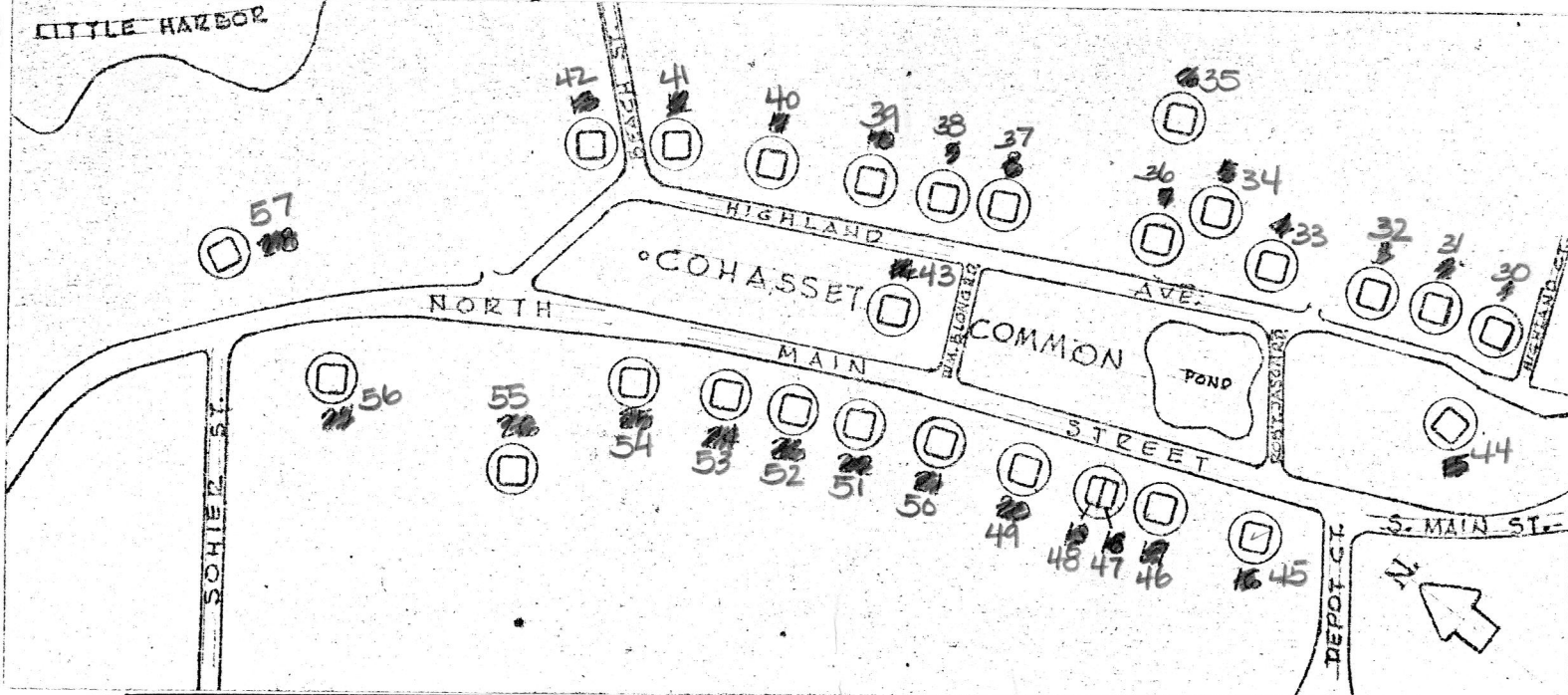
Condition? Yes (well maintained)

Type of ownership? No (private/public)

Use? No (public/residential)

Other data involved. Indicate any historic forms B thru F, using corresponding numbers, if any) and indicate north.

Indicate with an "x" existing houses not inventoried on Form B.



DO NOT WRITE IN THIS SPACE
USGS Quadrant _____
MHC Photo no. _____

6. Recorded by Walter C. Paulding

Organization Cohasset Historic District Study Committee

Date August 2, 1977

RECEIVED

AUG 24 1977

MASS. HIST. COMM.

(over)

7. Historical data. Explain the historical/architectural importance of this area.

Cohasset originally belonged to Hingham which was settled as part of the Mass. Bay Colony around 1635. All of Cohasset became common land used for gathering hay and feeding livestock. Eventually the land was divided between Hingham settlers or their heirs on a per-share basis.

Cohasset Common, originally called "The Plain", was formed from common land located between the marshes of Great Neck and the meadow adjacent to the First Division of the uplands. Part of Main St., originally a cattle path, was marked out in 1685. Highland Ave. was formed after Great Neck lots were re-marked in 1699 and changed again in 1864. Meeting House Pond was formed during the Glacial Period.

Cohasset became a Precinct in 1717 and a Town in 1770, both by orders of the General Court of Massachusetts. Thus Cohasset residents gained independence from Hingham in the matter of church and school. Example of early settlers desire to be independent and self-governing. The first First Meeting House (1714) (correct name should read First Parish Meeting House) built on Common south of present First Meeting House (1746). (Correct name should read First Parish Meeting House.) The first town meeting in Meeting House, May, 1770.

Originally the Precinct paid all expenses associated with the Meeting House. However, by 1782, growing unwillingness by some to support its religious affairs resulted in precinct business being quite separate from the parish business. Continuing differences in religious views resulted in serious breach and bitterness between citizens and, eventually, separate churches were formed. After 1865, the town never undertook responsibility for public worship of its citizens.

Historically, common land was land never transferred to private ownership. It was for convenience and benefit of all. Here was the focal point of many activities, i.e., public meetings, churches, militia assembled and trained here, early schools were built, public ways developed and people built their homes around the perimeter. The area is residential except for the churches and Town Hall. The buildings date from approximately mid-18th century to late 19th century. Two streets have been renamed: Cross Street (1890) changed to Wm. B. Long Rd., and Common Street, changed to Robert E. Jason Rd., both changes in 1947.

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

- A. Hingham Town Record.
- B. A Narrative History of Cohasset by E. Victor Bigelow.
- C. A Narrative History of Cohasset (Vol. 2) by Burtram J. Pratt.
- D. Historical Map of Cohasset by Gilbert S. Tower (corr. to 1951)
- E. Plat of Hingham Common Land (1670) by Joshua Fisher.
- F. Cohasset U.S.A. 200 Years by Cohasset Bicentennial, Inc.
- G. Heritage Trail by Cohasset Bicentennial, Inc.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

COH.C

Community: Cohasset	Form No: C
Property Name: Common District	

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

Cohasset Common Historic District - Additional Photos.



View N.W.



View S.W.

RECEIVED

JUN 27 1994

MASS. HIST. COMM.

State to Inventory form at b.com

COH.C

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Cohasset	Form No:
Property Name: Common District	

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

Common Historic District - Additional Photos.



View North



1st Parish
Meeting House

RECEIVED

JUN 27 1994

MASS. HIST. COMM.

State to Inventory form at bottom

COH.C

INVENTORY FORM CONTINUATION SHEET

Community

Property Address

Cohasset

Common Historic District

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

Area(s) FormNo.

--	--

Common Historic District - Additional photos



Extreme north end of District.
#72 North Main Street.



Extreme southeast end of District.
St. Stephen's Church,
Highland Avenue.

RECEIVED

JUN 27 1994

MASS. HIST. COMM.
7/92

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: <i>COH.C</i>	Form No.:
Cohasset	I 68
Property Name: Town Common	

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

Cohasset Town Common Historic District; 2 additional photographs of.



RECEIVED

MAY 4, 1992

MASS. HIST. COMM.

Town Common, east side



Town Common, north end

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: <i>Cohasset</i>	Form No:
Property Name: <i>Town Common</i>	

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



Town Common, south end



Town Common, looking north west

COH.C



DEPARTMENT OF THE ARMY
NEW ENGLAND DISTRICT, CORPS OF ENGINEERS
696 VIRGINIA ROAD
CONCORD, MASSACHUSETTS 01742-2751

REPLY TO
ATTENTION OF

May 11, 2000

RECEIVED

MAY 15 2000

MASS. HIST. COMM.

Regulatory Branch
CENAE-CO-R

Ms. Judith B. McDonough, Executive Director
Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, Massachusetts 02125

Dear Ms. McDonough:

The U.S. Army Corps of Engineers, New England District (NAE) is in the process of conducting consultation meetings under Section 106 of the National Historic Preservation Act, as amended, for the proposed Greenbush commuter rail project. On March 23, 2000, Ms. Brona Simon, Deputy State Historic Preservation Officer, attended a consultation meeting at our office. In addition, Ms. Kate Atwood, NAE Archaeologist, attended a meeting with Ms. Simon and Ms. Betsy Friedberg at your office on April 18, 2000. At these meetings, we reached consensus with regards to recommendations made by the project proponent (Massachusetts Bay Transit Authority, MBTA), for National Register (NR) eligibility determinations for properties in Cohasset located within the Area of Potential Effect (APE). We would appreciate your formal concurrence with these NR determinations.

North Main Street Area

We agree that the North Main Street Area is eligible for listing in the NR under Criteria A and C at the local level in the areas of community planning and development, and architecture. Developed beginning in the eighteenth century, the area witnessed its most intense period of growth at the turn of the twentieth century. The area was home to middle and working class residents of Cohasset throughout the twentieth century. The North Main Street Area has remained largely intact, with relatively little modern infill and only minor alterations to historic properties. We concur that the following properties within this area are individually eligible for the NR: 27 and 43 King Street; and, 207 North Main Street.

10944 307
306
204, 1650

67

Wheelwright Park

12

We concur that Wheelwright Park is not eligible for the NR. Donated to the town of Cohasset in 1916 and improved in the 1930s, Wheelwright Park retains an intact landscape of lawns and wooded areas used for recreational purposes. The park contains several notable geological formations, but built features are limited to a few fieldstone walls, stone fireplaces, split-log benches, the remains of a scout cabin, and a rustic entrance gate. These features are few and scattered, and their designs are not architecturally significant. In addition, while the history of the park reflects the general history and development of the town, it lacks a cohesive historic theme, and is also not associated with any individuals of local historical significance. Therefore, the park is not eligible for the NR under Criteria A, B, or C.

North End Area

m

The North End Area is eligible for listing in the NR under Criteria A and C at the local level in the areas of community planning and development, and architecture. Part of the First and Second Divisions of land surveyed by Lieutenant Joshua Fisher in 1669-72, the area is traversed by some of Cohasset's earliest routes, such as North Main Street and Jerusalem Road. In addition, the area includes the Cohasset Central Cemetery which was established in the early eighteenth century and contains the graves of some of Cohasset's earliest settlers. The area contains outstanding examples of residential architecture which date from the eighteenth through the mid-twentieth centuries. We agree that four properties are individually eligible for the NR in this area: 119 North Main Street; 140 North Main St.; 35 Ripley Road (Ripley Road School/Joseph Osgood School); and, Cohasset Central Cemetery (North Main Street and Joy Place).

233
92
278
804

South Shore Music Circus

5

We concur that this area is not eligible for the NR. The South Shore Music Circus is a summer performing arts complex with resources dating from 1951 and later. The area consists of a large, tented theater, small support buildings, and paved parking lots. The structures are simple, functional buildings of undistinguished design. They do not possess the exceptional importance required of properties less than 50 years old for NR eligibility under Criteria Consideration G.

Cohasset Common Historic District

9 10

The Cohasset Common Historic District was listed in the NR in 1995. It encompasses approximately 24 acres and currently contains 54 properties, of which 49 are contributing and 5 are non-contributing. We concur that 21 properties within the Cohasset Common Historic District are individually eligible for the NR under Criteria A and C. These properties are: George C. Crocker Memorial Flagpole (Cohasset Common); World War I Temporary Monument (Cohasset Common); Cohasset Common; Meetinghouse Pond (Cohasset Common); First Parish Meeting House (Cohasset Common and William B. Long Road); Revolutionary War Monument (Cohasset

946
977
976
769
928
932

COH.C
 44 40
 33 42
 25 45
 36 49
 37 50
 38 1096
 39 52
 1097 1133
 56 54

Common); 16, 23-25, 27, 31, 41, 49, 53, 59, and 63 Highland Avenue; 3, 19, 25, 35, 45, and 67 North Main Street.

Cohasset Center Area

[E]

9001
 79
 1932
 1937
 362
 59
 70
 239
 245
 341

We agree that the Cohasset Center Area is eligible for the NR under Criteria A and C at the local level in the areas of community planning and development, commerce, maritime history, and architecture. The area was a locus of settlement in the eighteenth and nineteenth centuries, and reflected the local economy's emphasis on maritime activities. Cohasset Center contains a significant number of historic resources of high architectural quality dating from the eighteenth through the twentieth centuries. We concur that Ellms Meadow, 1 Highland Avenue, 8 James Lane, 91A South Main Street, and 79 Spring Street should also be considered contributing elements of the district. In addition, we agree that four properties within this area are individually eligible for the NR: 4, 13, and 19 Elm Street; and, 129 South Main Street. 348

Jacob's Meadow Area

[A]

The Jacob's Meadow Area is eligible for listing in the NR under Criteria A and C at the local level in the areas of community planning and development, maritime history, and architecture. This outstanding collection of buildings along the perimeter of a historic open space (Jacob's Meadow) portrays Cohasset's development from a remote precinct of Hingham to a thriving seaport community. The area contains a significant number of historic resources of high architectural quality that chart the development of the area from the seventeenth century through the middle of the twentieth century. One property within the Jacob's Meadow Area, the Caleb Lothrop House at 14 Summer St. was listed on the NR in 1976. In addition, we agree that four properties are individually eligible for the NR within this area: 30-32, 52, and 64 Summer St.; and, 106 South Main Street.

82
 16
 111
 9
 238

Lincoln Hillside Area

[P]

The Lincoln Hillside Area was developed in the late nineteenth and early twentieth centuries to provide housing for the working and middle class population in Cohasset. Most of the houses in the area are modest and exhibit little architectural detail, and many have been altered with artificial siding, replacement windows, and recent additions. We agree that the Lincoln Hillside Area is not eligible for the NR. However, we concur that two smaller areas within the Lincoln Hillside survey area are eligible for the NR as historic districts: the Pleasant Street Area, and the Short Street Area. These areas are discussed in more detail below. In addition, we agree that three properties within the Lincoln Hillside Area are individually eligible for the NR: 87-89 Cushing Road; 16 Oak Street; and, 45 Spring Street. Another property, 35 Smith Place, for which an individual inventory form was completed, has been determined not individually eligible for the NR as a result of recent alterations to the building which have dramatically altered its original appearance.

1150
 317
 318
 315

COH.C
1286
1287
1335

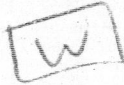
Pleasant Street Area



The Pleasant Street Area is eligible for listing in the NR under Criteria A and C at the local level in the areas of community planning and development, and architecture. Pleasant Street was laid out around 1849, and its development coincided with the arrival of the South Shore Railroad and the subsequent expansion of the town. Characterized by relatively modest houses on small lots, the area was home to middle and working class residents of Cohasset. We concur that the following properties should be considered as contributing elements to the Pleasant Street historic district: 23, 29, 37 Cushing Road; 41, 43, 44, 47, 49 James Lane; and 56 Pleasant Street.

1143
1144
1145
1283
1284
1285

Short Street Area



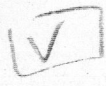
The Short Street Area is eligible for the NR under Criteria A and C at the local level in the areas of community planning and development, and architecture. Developed mostly in the 1900s, the Short Street Area reflects the growth of Cohasset during the turn of the twentieth century, when the town was evolving into a summer resort community and commuter suburb. Located near the railroad and away from Cohasset's fashionable shoreline, the Short Street Area is significant as a collection of middle and working class residences. The houses are generally modest in scale and ornament and the area has survived largely intact, with only minor alterations and with no modern infill.

Pond Street Area



The Pond Street Area is eligible for listing in the NR under Criteria A and C at the local level in the areas of community planning and development, and architecture. One of the oldest roads in Cohasset, Pond Street was established during the initial division of land in the 1670s. The Pond Street Area remained largely undeveloped until the early twentieth century, when the growing suburbanization of the town created an increased demand for housing. Pond Street was home to Cohasset's upper-middle class. The Pond Street Area includes excellent local examples of the Colonial Revival style that was prevalent in affluent American suburbs in the early twentieth century.

South Main Street Area



We concur that the South Main Street Area is eligible for listing in the NR under Criteria A and C at the local level in the areas of community planning and development, and architecture. Part of the First and Second Divisions of land surveyed by Lieutenant Joshua Fisher in 1669-72, the area is traversed by some of Cohasset's earliest routes, such as South Main Street and Beechwood Street. The area includes one seventeenth century property, the Joshua Bates House (179 South Main Street), reportedly the oldest, intact, unmoved building in the town of Cohasset. The area contains excellent, local examples of residential architecture dating from the 1700s through the mid-1900s, representing a variety of styles. As such, the area charts the growth of Cohasset over the course of three centuries.

4

One property for which an inventory form was completed, 296 South Main Street, has been determined not to be individually eligible for the NR. This property was originally the Plant Estate Stable (associated with the estate house at 300 South Main Street). However, one-half of the stable was moved to another location and heavily altered (298 South Main Street), and 296 South Main Street has been converted to residential use, resulting in a loss of integrity. However, 298 South Main Street is still a contributing element to the South Main Street district.

522
501
1974

296 *John Cox*

In addition, we agree that seven properties within the South Main Street Area are individually eligible for the NR: 179, 190, 198, 211, 291, 300, and 357 South Main Street.

403
414
415
234
1131, 502
501
522

Tilden Park Area

F

This area, which contains two properties has been determined NR eligible under Criteria A and C at the local level in the areas of community planning and development, entertainment/recreation, transportation, and landscape architecture. The Cohasset Railroad Station at 107 Ripley Road is a contributing element to this district. Constitution, or Tilden Park, formerly owned by Caleb F. B. Tilden, was purchased by the Cohasset Improvement Association who later turned the parcel over to the town for use as a public park. Tilden Park continues in use as a public space and is individually eligible for the NR.

778

Outside Survey Areas

We concur that two properties identified outside the defined survey areas are individually eligible for the NR. The L. L. Nichols House at 107 Sohier Street is eligible for the NR under Criterion C at the local level in the area of architecture. Built c. 1860, the building is a well preserved example of the Cape Cod cottage, constructed throughout New England in the nineteenth century. The dwelling at 18 Virginia Lane is eligible for the NR under Criterion C at the local level as an excellent, local example of the Craftsman style, which was very popular in suburbs across the United States in the early twentieth century. Both properties have experienced only minor alterations since their construction and retain their historical integrity.

783
1925

If you have any questions about these NR eligibility determinations or the status of our consultation for this project under Section 106, please contact Ms. Christine Godfrey, Deputy Chief, Regulatory Branch, at (978) 318-8673.

Christine Godfrey

William F. Lawless, P.E.
Chief, Regulatory Branch
Construction-Operations Division

CONCURRENCE:

Judith B. McDonough for
5/17/2000

JUDITH B. Mc DONOUGH
EXECUTIVE DIRECTOR
STATE HISTORIC
PRESERVATION OFFICER
MASSACHUSETTS
HISTORICAL COMMISSION