#### INVENTORY FORM CONTINUATION SHEET

**Community:** 

Cohasset

**Property Address:** 49 Highland Avenue

**Massachusetts Historical Commission Massachusetts Archives Facility** 220 Morrissey Boulevard Boston, Massachusetts 02125

Area(s)

C

Form No.

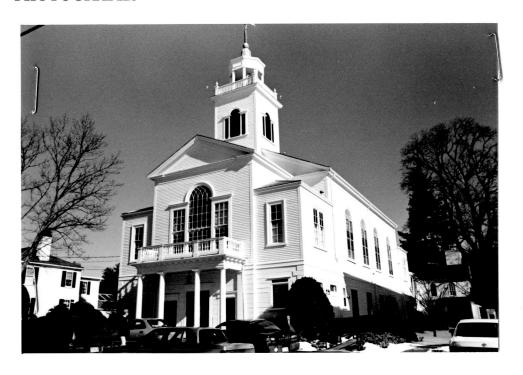
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AMENDMENT TO 49 HIGHLAND AVENUE, PREPARED BY PAL, JANUARY 2000

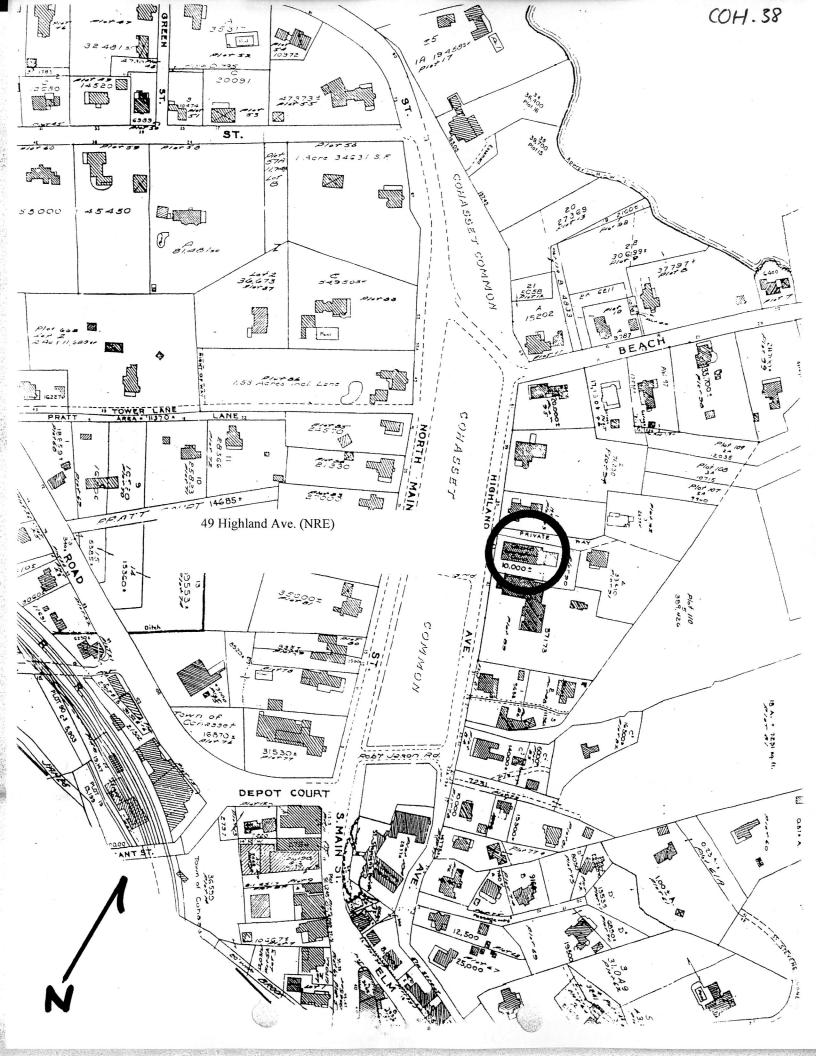
#### NATIONAL REGISTER OF HISTORIC PLACES CRITERIA STATEMENT

Second Congregational Church at 49 Highland Avenue is individually eligible for listing in the National Register of Historic Places under criteria A and C at the local level in the areas of religion and architecture. Constructed in 1824, the building is eligible under criterion A for its association with the formation of the second religious congregation in Cohasset. The First Parish Church was the only major religious body in the town until a schism among its members over church doctrine prompted about 20 persons to leave the church and form the Second Congregational Church. The church is also significant as an excellent local example of Greek Revival-style architecture as it was applied in the early nineteenth century to large civic and religious buildings and is a key contributing property in the surrounding Cohasset Common National Register District.

#### **PHOTOGRAPHS**



X Recommended for listing on the National Register of Historic Places. If checked, you must complete a National Register Criteria Statement.





#### DEPARTMENT OF THE ARMY

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

REPLY TO ATTENTION OF

Regulatory Branch CENAE-CO-R

May 11, 2000

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MASS. HIST. COMM.

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 / X

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.

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# Wheelwright Park

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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

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

#### **South Shore Music Circus**

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.

School); and, Cohasset Central Cemetery (North Main Street and Joy Place).

### **Cohasset Common Historic District**

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

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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**

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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.

## Jacob's Meadow Area

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.

### Lincoln Hillside Area

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.

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### 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.

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.

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.

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.

# Tilden Park Area

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.

## **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.

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 Joffey William F Lawless P.E.

William F. Lawless, P.E. Chief, Regulatory Branch

Construction-Operations Division

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CONCUPDENCE:

NOTH B. MC DONOUGH
EXECUTIVE DIRECTOR
STATE HISTORIC
PRESERVATION OFFICER
MASSACHUSETTS

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