

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	COH.38
Historic Name:	Second Congregational Church
Common Name:	
Address:	43 Highland Ave
City/Town:	Cohasset
Village/Neighborhood:	Cohasset
Local No:	0027-0090, 236
Year Constructed:	1824
Architect(s):	Bellows, Robert P.; Shipsky, James
Architectural Style(s):	Federal
Use(s):	Church
Significance:	Architecture; Religion
Area(s):	COH.C: Cohasset Common Historic District COH.O: Cohasset Common Historic District
Designation(s):	Local Historic District (04/01/1978); Nat'l Register District (02/28/1996)
Building Materials(s):	Roof: Slate Wall: Wood; Wood Clapboard



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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 3:53: PM

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street, Boston, MA 02108

LHD-41178

COH.38 Dup

Area <u>I</u>	Form no. <u>24</u> <u>236</u>
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AL - COH
USBS - COH

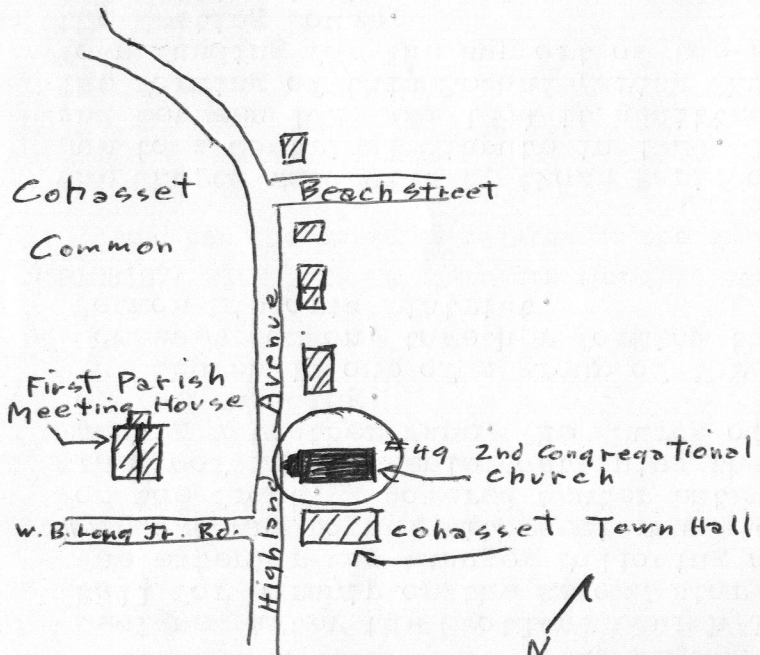
C



Town Cohasset
Address 43 ~~49~~ Highland Avenue
Historic Name 2nd Congregational Church
Use: Original Religious
Present Religious
Ownership: Private individual
 Private organization X
The Parish
 Public
Original owner The Parish

location in relation to nearest cross streets and other buildings or geographical features. Indicate north.

DESCRIPTION:
Date Built, 1824-Dedicated, 1825
Source Narative History... Bigelow
Style New England Church
Architect ---
Exterior wall fabric Clapboard
Outbuildings ---
Major alterations (with dates) _____
Exterior renovated following a serious fire, 1928.
Moved _____ Date _____
Approx. acreage 1/4 acre.
Setting Adjacent to Cohasset Common, near the 1st Parish Church and to the Cohasset Town Hall.



Recorded by J. Daggett & D. Wadsworth
Organization Cohasset Historical Comm.
Date 1980

ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

Designed after the Scotland Church in Bridgewater, the building has its hall for Worship on the second story, an assembly hall on the lower floor. The exterior was changed following a disastrous fire in 1928. Second floor windows are topped with semi-round upper sections, as is the center window on the front. A covered center entryway is supported by pillars. Surmounting the roof is a steeple containing the Church bell, topped by a short spire having a weather vane. The Church offices are in an extension on the back of the building.

The Church is one of a group of three large buildings grouped closely at Cohasset Common, together forming the unique centerpiece for the Cohasset Common Historic District.

HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

The Church was built by those Parishoners who left the First Parish Church due to a doctrinal dispute in 1824. It became known as the Second Parish, and between 1825 and 1834 it admitted 73 members into full Communion. The forming of this Second Parish Church brought about the cessation of Town funding for the support of the Parish Minister and the maintaining of the Meeting House.

In addition to the regular Church Service, the 2nd Congregational Church was the first to add a Sabbath-school and prayer meetings.

One of the Ministers of this Church was Rev. E. Victor Bigelow, who wrote the definitive "Narrative History of the Town of Cohasset" in 1898, under the auspices of the Committee on Town History.

In 1860 the Sanctuary was raised to become the second floor.

The lower hall and facilities are used for various Parish and community activities throughout the year.

BIBLIOGRAPHY and/or REFERENCES

Narrative History of the Town of Cohasset, E. Victor Bigelow, 1898.

Church historical documents.

7. Original owner (if known) Second Congregation of Cohasset

Original use Religious

Subsequent uses (if any) and dates _____

8. Themes (check as many as applicable)

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

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

Church was built by those parishioners who left the First Parish Church (on the Common). It became known as the Second Parish and between 1825 and 1834, it admitted seventy-three members into full communion. In addition to the regular church service, the Second Congregational Church was the first to add a Sabbath School and prayer meetings. The Church was built on land given by Capt. Nichols Tower.

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

A. Local historical documents in church possession.

FORM B - BUILDING

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

In Area no. PHD <u>LC</u>	Form no. 38 <u>38</u>
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1. Town Cohasset, Mass.
 Address Highland Ave.
 Name Second Congregational Church
 Present use religious

Present owner Second Congregation of Cohasset

3. Description:
 Date to 1824-1825
 Source church owned historical documents

Style modeled after Scotland

Architect Church in West Bridgewater

Exterior wall fabric clapboard

Outbuildings (describe) none

Other features _____

Altered sanctuary raised to become 2nd floor Date 1860

Moved partially burned and restored Date 1929

5. Lot size:
 One acre or less Over one acre _____

Approximate frontage 80'

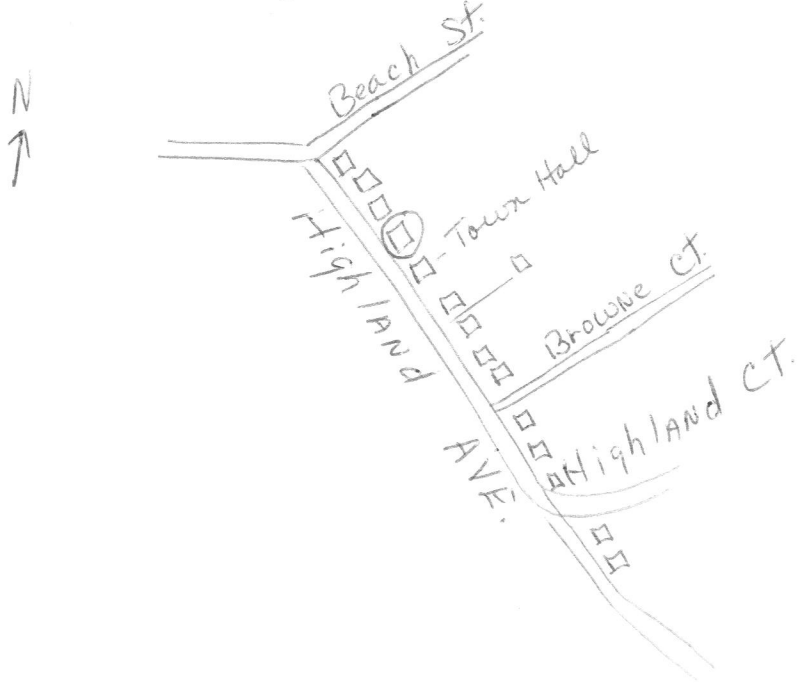
Approximate distance of building from street
on curbside

6. Recorded by Jon Daggett

Organization Cohasset Historical Comm.

Date _____

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



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

(over)

7. Original owner (if known) Second Congregation of Cohasset
 Original use religious
 Subsequent uses (if any) and dates _____

8. Themes (check as many as applicable)

- | | | | | | |
|-----------------------|-------------------------------------|----------------------------|-------|-------------------------|-------------------------------------|
| Aboriginal | _____ | Conservation | _____ | Recreation | _____ |
| Agricultural | _____ | Education | _____ | Religion | <input checked="" type="checkbox"/> |
| Architectural | _____ | Exploration/
settlement | _____ | Science/
invention | _____ |
| The Arts | _____ | Industry | _____ | Social/
humanitarian | _____ |
| Commerce | _____ | Military | _____ | Transportation | _____ |
| Communication | _____ | Political | _____ | | |
| Community development | <input checked="" type="checkbox"/> | | | | |

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

Church was built by those parishioners who left the First Parish Church (a common). It became known as the Second Parish and between 1825 and 1834 it admitted 73 members into full communion. Whereas the First Parish admitted only 35 members during this time, it can be seen the sp of the original congregation caused an increase in the religious interests of the town.

In addition to the regular church services the Second Congregational Church were the first to add a Sabbath school and prayer meetings.

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

local historical documents } (in Church possession)
 deed }
 newspaper clippings
Narrative History of Cohasset. Bigelow. 1898

Cohasset
43 Highland Avenue

Second Congregational Church :

During 1990 a major addition was constructed, in the form of a wing extending from the right side rear of the building. This is a two - story, ridge roof addition, with architecture purposely compatible with the older parts of the structure. The addition contains Palladian windows and features quoins.

The new addition increases the available space used by the church for its Sunday School and other Parish activities, the second floor contains a chapel.

This addition extends at right angles to the long axis of the Church building, and is attached to the previous addition that extended the length of the main building, made some years ago, in the 1960's.

Architect for the addition was James Shipsky of Cohasset.

At the time of construction of the addition extensive improvements were made in the landscaping adjacent to the new section with brick walks and other decorative features added.

There is a small cupola having a stub steeple surmounted by a weathervane atop the roof of the addition.

Front entryway of the addition has a small roof, supported by twin columns.

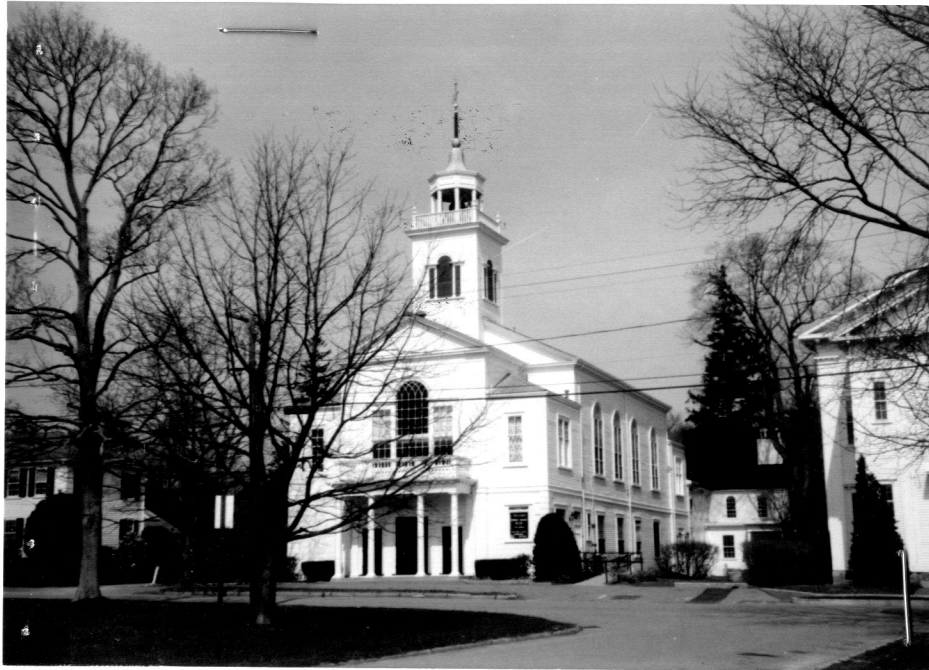
The architectural style of the older part of the church building was purposefully emulated in the new wing.

Bibliography:

Conversation with Hubert P.C. Vanderlugt, of the Building Committee.

David H. Wadsworth
Cohasset Historical
Commission

7/20/91



(1992)

RECEIVED

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

JAN 7 1993

Community:

Cohasset

Form No.:

COH 38

Property Name: 2nd Congregational Church

MASS. HIST. COMM.

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

COH 38, 2nd Congregational Church, 43 Highland Ave., Cohasset.

In 1824 a deeply divisive schism in the original Parish of Cohasset caused a minority of Parish members to separate from the body of the Parish and establish a new Parish and church for themselves. The schism was doctrinal in nature; reflecting the trend in many New England Parishes toward the Unitarian belief as opposed to Trinitarian doctrines of the earlier New England Protestant Parishes.

In Cohasset, as elsewhere, the schism divided the Parish; it also divided families and neighborhoods within the town. Origin of the 2nd Congregational Church in Cohasset has been recorded in church history. "On the 13th of November, 1824, pursuant to previous notice, a meeting of a number of individuals was held at the house of Mr. Thaddeus Lawrence (now #60 Summer St.), to deliberate on the subject of being formed into an Evangelical Congregational Church in Cohasset." The action was approved by those present, and an Ecclesiastical Council was called "to organize the Church proposed, if the Council should deem it proper to do so." The Council met at Mr. Lawrence's house on November 24, 1824. Representatives of a number of New England Congregational Churches attended, and proceeded to examine 20 individuals, and to duly organize them into a church, and give them the fellowship of the Church. Articles of Faith and a Covenant were adopted.

Cornerstone of the new church building was laid on October, 1824, even before the Council had met, with ceremonies performed by Rev. Dr. Leland of Charleston, S.C. and Rev. Samuel Green of Boston. Previously, and as early as 1819, Bible study had been initiated, which became a Sabbath School by 1822. Sermons were occasionally preached by students of Andover Theological Seminary, and ecclesiastical services held in the Ambrose Nichols House at Cohasset center. This was a departure from the activities and teachings of the town's First Parish of which the dissenters were members.

On the 24th of November, at the Council, 20 persons formed the new church. For the new Meetinghouse, lumber was brought in ships to Cohasset Harbor, and the frame of new building was fashioned in front of Capt. Nichols Tower's house at the Cove. He was donor of the land on Highland Ave. upon which the church would be built, was the major financial contributor to the project and leader in the establishing of the new church. Dedication of the new building was held on January 25, 1825 with dedication sermon preached by Rev. Benjamin B. Wisner of Boston's Old South Church. Among improvements soon introduced were hanging lamps and a 621 pound bell (a Revere bell dating from 1828). The original box pulpit was lowered in 1827 to bring the preacher closer to the congregation. In 1833 a vestry was dedicated in the basement of the building, and was used by the Sunday School. In 1855 the church building was lengthened by 12 feet, thus enlarging the vestry. Church music during this time was provided by Mr. Horace Hancock playing his Bass viol, probably with other instruments accompanying. Later, a small portable organ or "seraphine" was brought to the services to provide music. A cabinet organ followed, then a full organ was installed in 1857. In 1878 the main church building was raised from the ground and a new vestry level constructed at ground level, making the church a two-story building. This lower level today is (cont'd)

Staple to Inventory form at bottom

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Cohasset	Form No: COH 38
Property Name: 2nd Congregational Church	

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

COH 38, 2nd Congregational Church, 43 Highland Ave., Cohasset (continued)

known as Bates Hall; used by the Sunday School and other church activities, as well as various community groups. In 1881 a new bell of 900 pounds was installed in the belfry, but its tone was found to clash with the bell of the First Parish across the street, so the new bell was removed and a 1,200 pound bell installed.

In 1884 the original square pews were replaced by circular pews, and the walls were newly frescoed as was the ceiling, woodwork painted and a new slate roof installed. In 1893 the belfry was strengthened by installation of iron columns, a new chimney built and painting redone.

Deacons of the 2nd Congregational Church from 1825 to 1893 were: David Beal, Thaddeus Lawrence, Jonathan B. Bates, George Beal, Jr., Philander Bates, Robert B. Pratt and Ziba C. Small. Pastors during the same time span were: Rev. Aaron Pickett, Rev. Martin Moore, Rev. Daniel H. Babcock, Rev. Frederick A. Reed, Rev. Calvin R. Fitts, Rev. Moody A. Stevens, Rev. Granville Yager, Rev. John Savage and Rev. E. Victor Bigelow. The last named Rev. Bigelow would be the author of the definitive "Narrative History of the Town of Cohasset, Massachusetts", written under the auspices of the Committee on Town History in 1898. The Parish celebrated its 75th Anniversary in 1899, during Rev. Bigelow's ministry.

In 1928 the Congregational Church building suffered a destructive fire. On Thursday, Jan. 19 at 12:45 A.M. the building was found to be engulfed in flames, endangering the adjacent 1747 First Parish Meeting House and 1857 Town Hall. The fire was extinguished without damage to the other buildings but the church structure itself suffered nearly total damage. Almost immediately the decision was made to renovate the existing building and work proceeded. During the project the exterior of the church was altered to its present appearance in the Federal style. Previous Gothic Revival windows along the sides of the building were altered and the Gothic windows at the second story level of the front were replaced by a Palladian window. Exterior alcoves were built flanking the main front entry and the entry door lowered to ground level, eliminating a set of front steps. The entry door was sheltered by a rectangular roof supported by columns and surmounted with a railing.

During the years of the mid 20th century the back of the church was extended to provide office space and Sunday School rooms, and in the latter 1980's a chapel wing added to the previous enlargement. The chapel is dedicated to Rev. Fred Veston Stanley, long the Minister of the Parish.

Bibliography:

Manual of the Second Congregational Church of Cohasset Mass., Organized November 24, 1824, Boston, Press of Samuel Usher, 1895.

Articles of Faith and Covenant Adopted by the Second Congregational Church in Cohasset..., Boston, T.R. Marvin, Printer, 1828.

Staple to Inventory form at bottom

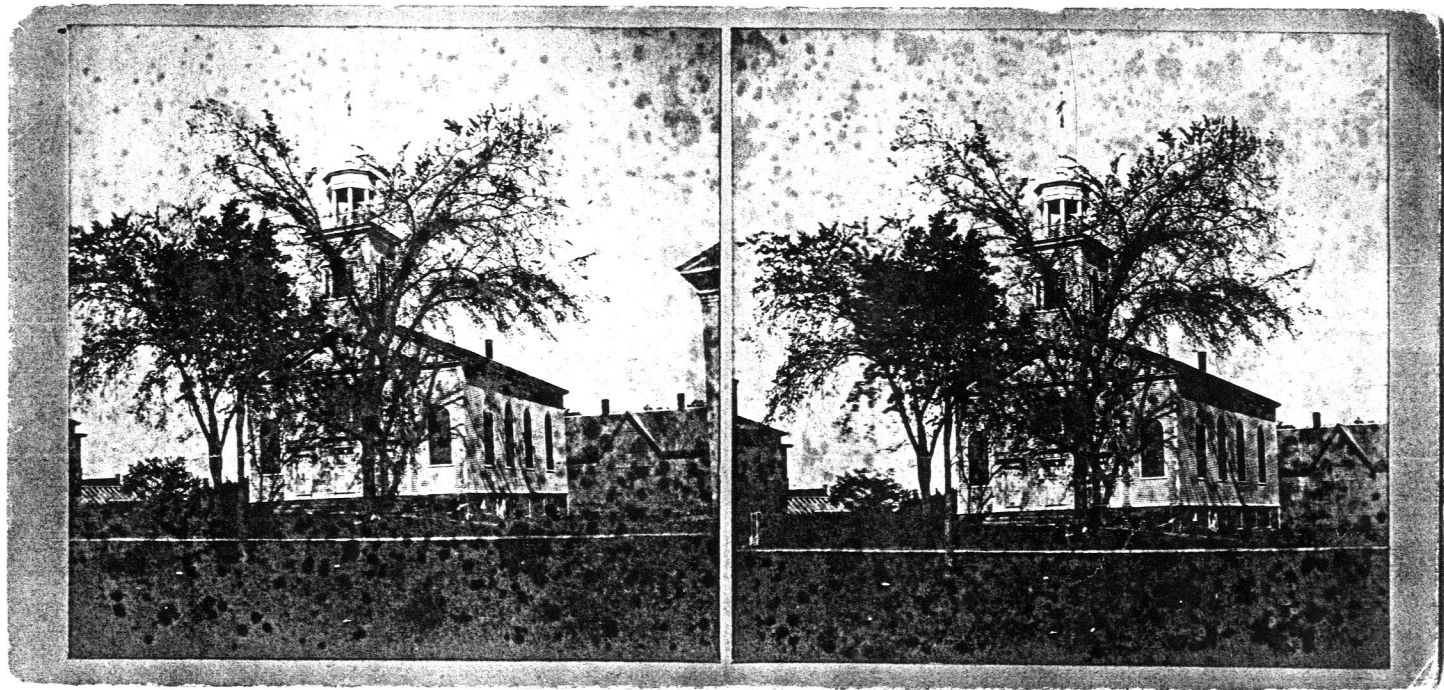
2nd Congregational Church, as lengthened 1855 but before new first floor vestry constructed.



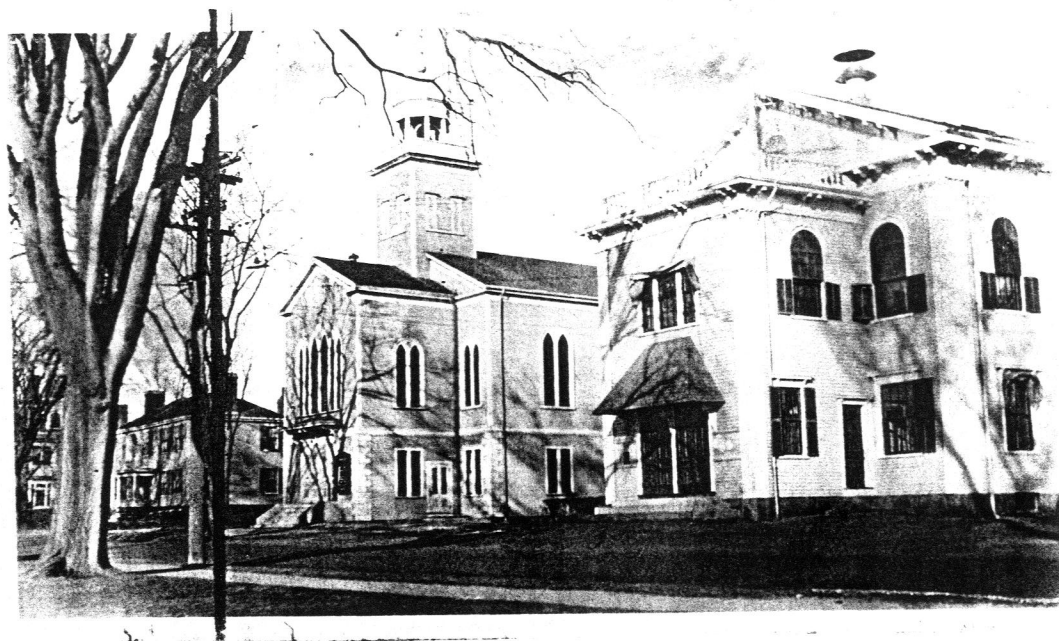
SECOND CONGREGATIONAL CHURCH, COHASSET.

2nd Congregational Church as built in 1824; before vestry added
below the main floor.

(Probably showing the 1855 12' lengthening of the front)



2nd Congregational Church, before and after the fire and renovation of 1928.



INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town

Cohasset

Property Address

49 Highland St.

Area(s)

Form No.

004 | 38

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF INSPECTION
PLAN RECORD

CASE B RACK 2 APART. 4 NO. 18672

BUILDING 2nd Congregational Church STORIES 2 B

CITY OR TOWN Cohasset STREET Church Green

TO BE USED FOR church CLASS -

OWNER 2nd Cong'l. Society of Cohasset

ARCHITECT Robert P. Bellows

CERTIFICATE APPROVAL—SPECIFICATION REQUIREMENTS—REFERRED

DATE Aug. 5, 1925.

INSPECTOR J.J. Terry

FORM 41. 2000. 9-27-24 C-1680 6-Library Bureau 103-1246

INVENTORY FORM CONTINUATION SHEET

Community:
Cohasset

Property Address:
~~49~~ Highland Avenue
43

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

Area(s)
C

Form No.
COH.38

AMENDMENT TO ⁴³~~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

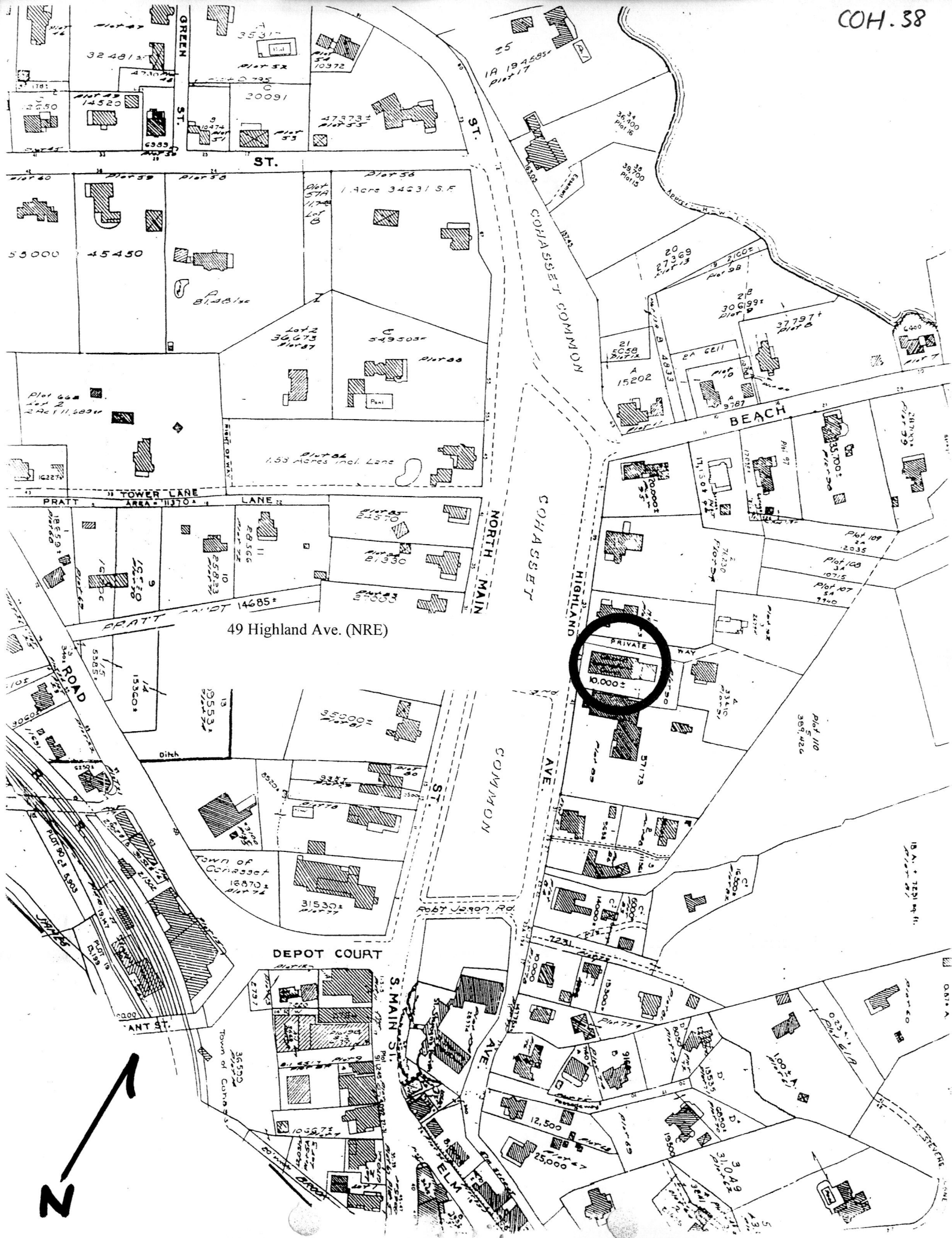


RECEIVED

FEB 0 6 2000

MASS. HIST. COMM

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



49 Highland Ave. (NRE)

PRIVATE
10,000



1st Col 38



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

Regulatory Branch
CENAE-CO-R

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

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.

1094 307
306
204, 1650

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Wheelwright Park

121

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).

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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

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COH 38
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 39 52
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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

[E]

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.

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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.

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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.

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Pleasant Street Area U

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.

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1284
1285**Short Street Area** W

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 T

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 V

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.

Y

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.

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1974

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.

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234
1131, 502
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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.

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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
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STATE HISTORIC
PRESERVATION OFFICER
MASSACHUSETTS
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