

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE:
Massachusetts
COUNTY:
Middlesex
FOR NPS USE ONLY
ENTRY DATE
APR 18 1974

1. NAME	
COMMON:	"The Grange"
AND/OR HISTORIC:	"The Grange"

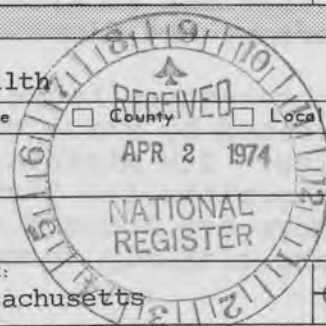
2. LOCATION			
STREET AND NUMBER:			
Codman Road, near and to the west of Lincoln Road			
CITY OR TOWN:		CONGRESSIONAL DISTRICT:	
Lincoln		4th	
STATE	CODE	COUNTY:	CODE
Massachusetts	025	Middlesex	017

3. CLASSIFICATION			
CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
☐ District ☐ Site ☐ Object ☒ BuildingS ☐ Structure 	☐ Public ☒ Private ☐ Both 	☐ Occupied ☐ Unoccupied ☒ Preservation work in progress 	Yes: ☒ Restricted ☐ Unrestricted ☐ No
PRESENT USE (Check One or More as Appropriate)			
☐ Agricultural ☐ Commercial ☒ Educational ☐ Entertainment 	☐ Government ☐ Industrial ☐ Military ☒ Museum 	☒ Park ☐ Private Residence ☐ Religious ☐ Scientific 	☐ Transportation ☐ Other (Specify)

4. OWNER OF PROPERTY			
OWNER'S NAME:			
The Society for the Preservation of New England Antiquities			
STREET AND NUMBER:			
141 Cambridge Street			
CITY OR TOWN:		STATE:	CODE
Boston		Massachusetts	025

5. LOCATION OF LEGAL DESCRIPTION			
COURTHOUSE, REGISTRY OF DEEDS, ETC:			
Middlesex (Eastern District) Registry of Deeds and Probate			
STREET AND NUMBER:			
Middlesex County Courthouse			
CITY OR TOWN:		STATE:	CODE
East Cambridge		Massachusetts	025

6. REPRESENTATION IN EXISTING SURVEYS			
TITLE OF SURVEY:			
Inventory of the Historic Assets of the Commonwealth			
DATE OF SURVEY: 1967			
☐ Federal ☒ State ☐ County ☐ Local			
DEPOSITORY FOR SURVEY RECORDS:			
Massachusetts Historical Commission			
STREET AND NUMBER:			
40 Beacon Street			
CITY OR TOWN:		STATE:	CODE
Boston		Massachusetts	025



STATE:	Massachusetts
COUNTY:	Middlesex
ENTRY NUMBER	
DATE	APR 18 1974

SEE INSTRUCTIONS

7. DESCRIPTION

CONDITION	(Check One)					
	☐ Excellent	☒ Good	☐ Fair	☐ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One)			(Check One)		
	☐ Altered	☒ Unaltered	☐ Moved	☒ Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The sixteen-acre Codman Estate is a portion of the Codman family country seat, which at least two generations of the Codman family called "The Grange". At the time of Dorothy S.F.M. Codman's death in 1968, "The Grange" was divided, the major portions being purchased by the Town of Lincoln for conservation lands, the Codman Farm being purchased by the Town for recreational purposes, and the Codman Estate, with the Codman Mansion, being given to The Society for the Preservation of New England Antiquities (SPNEA) under the terms of Miss Codman's will. The Codman Estate and Farm are surrounded, in the main, by a conserved rural area.

The Codman Estate is comprised of five buildings. The dominant structure is the Codman Mansion (1), which sits on a small hillock, and is separated from Codman Road by an eight-acre, stone-walled field. The architectural history of the mansion spans two-hundred fifty years. The earliest part of the structure, constructed between 1735 and 1741, was two stories high, L-shaped, and clapboarded. Its west end had a gable; there were east and west chimneys as there are today.

This early house was more than doubled in size when it was federalized in 1797/98. The northwest corner of the L was filled out with a bay-end ballroom and chamber above, a third story was added overall, and the two-story kitchen ell was appended to the north. The design of the Federal-period changes, which substantially determines the character of the Codman Mansion as it stands today, is attributed to Charles Bulfinch.

Alterations of room interiors, and, in one instance, room size, changes of exterior ornamentation, and window alterations summarize the changes which the Boston architect, John Hubbard Sturgis, made to the mansion in the 1860's. Later in the nineteenth century, the Classical Revival architect, Ogden Codman, Jr., who had spent part of his childhood in the Codman ancestral home, added panelling to the second-story, south bedrooms. A two-story servants' wing was added to the north wall of the kitchen ell sometime during the second half of the nineteenth century. A visitor to the house today will see features of four distinct architectural periods - Georgian, Federal, Victorian, and Classical Revival.

The three-story house is covered with gray clapboards and is ornamented by white quoins at the corners and a modillion cornice. Its windows all have black shutters. A balustrade circumscribes the flattened top of the hip roof. Two interior chimneys are located on the east and west planes of the roof, and are slightly forward from center, toward the south facade.

cont'd

SEE INSTRUCTIONS

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Continuation Sheet)

STATE Massachusetts	
COUNTY Middlesex	
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(Number all entries)

"The Grange" Complex, Lincoln, Massachusetts

7. Physical Description (cont'd) -2-

The front entrance is located in the center of the five-bay facade. It is ornamented by an Ionic portico with pediment; the front door is flanked by sidelights. The four first-story windows are 6/6, regularly placed, and are the only mansion windows which have pedimented caps. A story-high west projection features a full-length, three-sash, 18-light window. On the second story, directly over the front entrance, is a simplified Palladian window whose sidelights are obscured by the window's shutters. This window is 6/6, as are the four other second-story windows, located directly above the first-story windows. The third story has five 3/3 regularly placed windows.

The four-bay east and west elevations have irregular fenestration. A one-story piazza runs the entire length of the east side; a central side entrance opens onto it. Both the west story's first story rooms extend beyond the house proper, including the north-west room's faceted bay-end. The entire west projection has four full-length windows, and, in contrast to the rest of the mansion, it is covered with flush-boarding and is ornamented with Tuscan pilasters at the projection's corners and facets and a dentil cornice. As in the case of the facade, all the other elevations have 6/6 windows on the second story, and 3/3 windows on the third.

The two-story, three-bay kitchen ell, with north-south ridge roof, is appended to the north of the mansion and has an east entrance and an end chimney. Attached to the north of this ell, is a two-story, five-bay servants' wing with a shingled gambrel roof, oriented north-south. This wing has an interior chimney and a back entrance.

Outbuildings directly to the northeast of the back entrance to the mansion include a greenhouse (2), and a small, two-story house (3). A stable (4), painted gray, is situated to the south-east of the mansion. Constructed circa 1870, it was designed by Snell and Gregerson. As does the mansion, the stable has a hip roof, quoins at the corners, and a modillion cornice. The caps and mouldings of its 6/6 windows match those on the mansion. Directly behind the stable is a two-story barn (5), three bays wide, and one deep.



8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

☐ Pre-Columbian☐ 16th Century☒ 18th Century☒ 20th Century☐ 15th Century☐ 17th Century☒ 19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1735/41, 1797/98, c.1920, 1863, 1899

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

☐ Aboriginal☐ Education☒ Political☐ Urban Planning☐ Prehistoric☐ Engineering☐ Religion/Phi-☐ Other (Specify)☐ Historic☐ Industry

losophy

☐ Agriculture☐ Invention☐ Science☒ Architecture☒ Landscape☐ Sculpture☒ Art

Architecture

☐ Social/Human-☒ Commerce☐ Literature

itarian

☐ Communications☐ Military☐ Theater☒ Conservation☐ Music☐ Transportation

STATEMENT OF SIGNIFICANCE

The character of the five buildings located on "The Grange's" 15.73 acres make this property important in the area of architecture. Of outstanding significance is the attribution of the design of the Federal-period changes to the Codman Mansion (1) to the architect Charles Bulfinch, and the definite evidence that the Codman stable (4), constructed circa 1870, was designed by Snell and Gregerson. "The Grange" also served as the childhood home of the Classical Revival architect Ogden Codman, Jr.

The original occupants of "The Grange", or the "Russell Farm", as it was known in the eighteenth century, were all active in Lincoln or Massachusetts government or both. These included four members of two generations of the Russell family - Chambers Russell, the farm's first occupant; his brother, James Russell; and two of James' sons, Dr. Charles Russell and Chambers Russell II. Chambers Russell served at various times as a Judge of The Court of Vice Admiralty for the Provinces of Massachusetts Bay and New Hampshire, as a Justice of The Inferior Court of Common Pleas, and as a member of His Majesty's Honorable Council. Russell is credited with using his own and his family's influence to obtain the incorporation of the Town of Lincoln in 1754; he was later elected Lincoln's Representative to the General Court.

Dr. Charles Russell, the next occupant of the farm, was active in Lincoln affairs beginning in 1768. He served as moderator at Lincoln town meetings from 1770 through 1774. Being of Loyalist persuasion, he fled to Antigua, B.W.I., in 1775, and his Lincoln estate was confiscated in 1777. Captain Elnathan Jones, appointed government agent for the property, rented "The Grange" to Dr. Russell's father, James Russell, of Charlestown. Russell was Charlestown's Representative to the General Court, Treasurer of Middlesex County, and a member of the Council. He resided at Lincoln for the duration of the war, and while there he did not ignore that town's affairs. He was elected Overseer of The Poor and moderator at an 1780 town meeting.

cont'd

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

The Codman Document Collection located at the Codman Mansion;
 The Middlesex County Registries of Deed and Probate;
 The Concord Town Records; The Lincoln Town Meeting Records;
 Thesis by R. Curtis Chapin, entitled, "The Federalization of
 the Codman House"; Chapter in Lincoln's 150th Anniversary
 Celebration, 1754 to 1904, entitled "The Codman Place" and
 probably written by Ogden Codman, Jr.;
 A History of The Town of Concord, by Lemuel Shattuck

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
NW	Degrees Minutes Seconds 42° 25' 10"	Degrees Minutes Seconds 71° 19' 58½"		Degrees Minutes Seconds ° ' "	Degrees Minutes Seconds ° ' "	
NE	42° 25' 10"	71° 19' 44½"				
SE	42° 24' 55"	71° 19' 44½"				
SW	42° 24' 55"	71° 19' 58½"				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 16 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: Barbara Chapin for Elizabeth Amadon, State Survey Director (for SPNEA)		
ORGANIZATION Massachusetts Historical Commission	DATE 3/17/71	
STREET AND NUMBER: 40 Beacon Street		
CITY OR TOWN: Boston	STATE Massachusetts	CODE 025
617-727-8470	02108	

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☒ State ☐ Local ☐

Name John F. X. Davoren
 Honorable John F. X. Davoren
 Secretary of the Commonwealth

Title Chairman, Massachusetts Historical Commission

Date 3/26/74

I hereby certify that this property is included in the National Register.

Director, Office of Archeology and Historic Preservation

Date 4/18/74

ATTEST:

Date 4-18-74

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE Massachusetts	
COUNTY Middlesex	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
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"The Grange" Complex, Lincoln, Massachusetts

8. Significance (cont'd) -2-

In November of 1783, Chambers Russell II, son of James and nephew to Chambers Russell, paid back a mortgage which his uncle had taken on the Lincoln property in 1766. The Russell family thereby regained legal possession of the confiscated property. This Russell was moderator at Lincoln's town meetings, and was chosen Representative to the General Court in 1789.

"The Grange" came into the hands of the related Codman family in 1790, when the Boston merchant, John Codman, assumed Executorship of the deceased Chambers Russell II's estate. It was John Codman who federalized the mansion in 1797/98. It was John's son, Charles Russell Codman, who sold the Lincoln property in 1807, and it was his grandson, Ogden Codman, Sr., who repurchased it in 1862, from which time it remained in the Codman family until Miss Dorothy Codman's death in 1968.

Over 4,000 of John Codman's business papers have been uncovered in the Codman Mansion. These cover the years 1777 through 1803, and relate to international, as well as to Boston's mercantile affairs of the Federal period.

The overall collection of Codman documents, all uncovered by SPNEA in the Codman Estate buildings, currently number about 40,000. Highlights of The Collection include letters from Lafayette, New York Senator David Ogden, and Jenny Lind. It includes correspondence from the Revolutionary War Colonel Timothy Bigelow, of Worcester, written home to his wife, while he was encamped near Boston and on the march to Quebec in 1775. Handbills from the Paris Commune of 1871, along with letters from family members who were in Paris during the siege, are also in The Codman Document Collection. It is evident The Document Collection has bearing on the Codman family history and Massachusetts history, and on some aspects of national and international history.

The Codman Mansion was left to SPNEA intact with all the Codman family possessions. The mansion's rooms are filled with furniture, accessories, paintings, rugs, objects d'art. Although these have not yet been completely inventoried, superficial exploration by experts indicates important collections are located in the mansion. Thus, the property is significant in the area of art.

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**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Continuation Sheet)

STATE Massachusetts	
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	APR 18 1974

(Number all entries)

"The Grange" Complex, Lincoln, Massachusetts

8. Significance (cont'd) -3-

SPNEA's sixteen acres include notable landscape features. As early as 1800, John Codman showed a documented interest in the placement of gravel walks and tree-lined avenues, which still exist today. His grandson, Ogden Codman, Sr., was probably responsible for the terracing in front of the mansion and for many unusual trees and plantings located on the grounds.

A major landscape feature is the Italian-style formal garden located to the northwest of the Codman Mansion, at the foot of the mansion's hillock. Constructed in 1899, and maintained through the early 1920's, it was neglected until 1970, when SPNEA began its reconstruction. The initial construction was supervised by Ogden Codman, Jr., and there is circumstantial evidence which suggests the authoress, Edith Wharton, may have designed its plans. A smaller rose garden, near the Codman stable, still suffers from neglect.



PROPERTY <i>"The Grange"</i>		STATE <i>Mass.</i>
WORKING NUMBER <i>4. 2. 74. 516</i>		
TECH REVIEW	PHOTOS <u><i>1</i></u>	
	MAPS <u><i>2</i></u>	
CONTROL REVIEW		<i>OK</i> <i>cm</i> <i>4. 4.</i> <i>74</i>
HISTORIAN		<i>Accept</i> <i>W.R. Luce</i> <i>4/5/74</i>
ARCHITECTURAL HISTORIAN	<i>interesting range of alterations. Accept.</i> <i>Hoyandl</i> <i>4/5/74</i>	
ARCHEOLOGIST		
REVIEW UNIT CHIEF	<i>Accept</i> <i>Cole</i> <i>4-12-74</i>	
BRANCH CHIEF	<i>accept</i> <i>Thompson</i> <i>4-17-74</i>	
KEEPER	<i>W.R.</i> <i>4/18</i>	

National Register Write-up *5/29/74*

Federal Register entry *June 4, 1974*

Send-back _____

Re-submit _____

Entered *APR 18 1974*



Form No. 10-301a
(7/72)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM**

(Type all entries - attach to or enclose with photograph)

STATE Massachusetts	
COUNTY Middlesex	
FOR NPS USE ONLY	
ENTRY NUMBER APR 18 1974	DATE

SEE INSTRUCTIONS

1. NAME		
COMMON: "The Grange", The Codman Mansion		
AND/OR HISTORIC: "The Grange"		
2. LOCATION		
STREET AND NUMBER: Codman Road		
CITY OR TOWN: Lincoln		
STATE: Massachusetts	CODE 025	COUNTY: Middlesex
3. PHOTO REFERENCE		
PHOTO CREDIT: The Society for the Preservation of New England Antiquities		
DATE OF PHOTO: Fall, 1970		
NEGATIVE FILED AT: SPNEA		
4. IDENTIFICATION		
DESCRIBE VIEW, DIRECTION, ETC. South facade of Codman Mansion, facing north		

☆ U.S. GOVERNMENT PRINTING OFFICE: 1973-729-152/1446 III-1

PROPERTY OF THE NATIONAL REGISTER

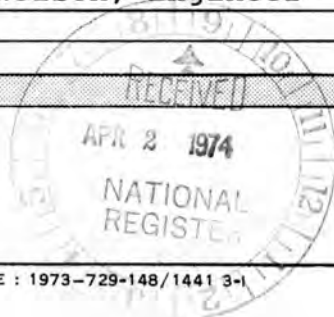
NATIONAL REGISTER OF HISTORIC PLACES

PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE Massachusetts	
COUNTY Middlesex	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	APR 18 1974

1. NAME			
COMMON: "The Grange"			
AND/OR HISTORIC: "The Grange"			
2. LOCATION			
STREET AND NUMBER:			
Codman Road			
CITY OR TOWN:			
Lincoln			
STATE:	CODE	COUNTY:	CODE
Massachusetts	025	Middlesex	017
3. MAP REFERENCE			
SOURCE:			
Middlesex County Probate #66457, R.D. Nelson, Engineer			
SCALE: 1"=240'			
DATE: July, 1969			
4. REQUIREMENTS			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			





"The Grange", Lincoln, Massachusetts



Buildings Numbered on Plot Sketch

1. Codman Mansion
2. Greenhouse
3. Small house
4. Stable
5. Back barn

**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM**

(Type all entries - attach to or enclose with map)

1. NAME

COMMON

"The Grange"

AND/OR HISTORIC

same

NUMERIC CODE *(Assigned by NPS)*

APR 18 1974

2. LOCATION

STATE

Massachusetts

COUNTY

Middlesex

TOWN

Lincoln

STREET AND NUMBER

Codman Road

3. MAP REFERENCE

SOURCE

U.S.G.S. Concord

DATE

1970

SCALE

1:24,000

REQUIREMENTS: PROPERTY BOUNDARIES, WHERE REQUIRED, AND NORTH ARROW.



Missing Core Documentation

Property Name

Grange, The

County, State

Middlesex,
Massachusetts

Reference Number

74000373

The following Core Documentation is missing from this entry:

☐ Nomination Form

☐ Photographs

☒ USGS Map

ENTRIES IN THE NATIONAL REGISTER

STATE MASSACHUSETTS

Date Entered APR 18 1974

<u>Name</u>	<u>Location</u>
<u>The Grange</u>	Lincoln Middlesex County
Dorchester North Burying Ground	Boston (Dorchester) Suffolk County
First Parish Unitarian Church	Medfield Norfolk County
Copp's Hill Burial Ground	Boston Suffolk County
Holbrook, Dr. Amos, House	Milton Norfolk County
Winthrop Building	Boston Suffolk County

Also Notified

Hon. Edward M. Kennedy	State Historic Preservation Officer
Hon. Edward W. Brooke	Hon. John F. X. Davoren
Hon. Robert F. Drinan	Secretary of the Commonwealth
Hon. John J. Moakley	Chairman, Massachusetts Historical
Hon. Margaret M. Heckler	Commission
Hon. James A. Burke	40 Beacon Street
	Boston, Massachusetts 02108

NOTIFICATION OF GRANT-IN-AID ACTION

Do Not
Use
This
Space

1. STATE APPLICATION IDENTIFIER

74070490

2. (Reserved for use by State central information reception agency)

3. GRANTOR: a. Federal agency

Department of the Interior

b. Organizational unit

National Park Service

c. Administering office—(1) Name

Division of Grants

(2) Address—Street or P.O. Box

18th and C Streets NW.

City

Washington

State

D.C.

Zip Code

20240

4. FEDERAL AGENCY GRANT IDENTIFIER:

a. Code

25-75-00250-00

b. Title

The Grange Development

c. Purpose The building's history spans two hundred and fifty years. The Federal-period changes to the structure are attributed to the architect Charles Bulfinch. The shutters and balustrade will be repaired and repainted and sections of the roof will be repaired.

5. GRANTEE: a. Name

Massachusetts Mrs. Elizabeth R. Amadon, Exec. Dir., MA Historical Commission

b. Address—Street or P.O. Box

40 Beacon St.

City

Boston

State

MA

Zip Code

02108

6. GRANTEE TYPE (Check only the single most applicable box)

a. State ☒ b. Inter-state ☐ c. County ☐ d. City ☐ e. School district ☐ f. Special unit ☐ g. Community action ☐ h. Sponsored organization ☐ i. Other ☐

7. APPLICATION RECEIPT DATE

Year Month Day

75 06 13

8. ACTION DATE

Year Month Day

75 07 11

9. EFFECTIVE STARTING DATE

Year Month Day

75 07 11

10. ENDING DATE

Year Month Day

78 07 10

11. TYPE OF ACTION (Check as many boxes as apply to this action)

a. New grant ☒ b. Continuation grant ☐ c. Supplemental grant ☐ d. Change in existing grant ☐
(identify agency in item 16) (1) Increase in duration ☐ (2) Decrease in duration ☐ (3) Cancellation ☐ (4) Increase (\$) ☐ (5) Decrease (\$) ☐

12. AMOUNT OF CONTRIBUTION

a. Federal—(1) basic

(2) Supplemental

\$ 6,000

\$

b. State

\$ 6,363*

c. Local

\$

d. Other

\$

13. CATALOG OF FEDERAL DOMESTIC ASSISTANCE PROGRAM (if none, clarify in item 16)

a. Program Number

15.904

b. Supplemental Program Number

14. AUTHORIZATION

a. Federal Budget Accounts

10-58-1040-0-1-405

b. Public Laws

PL Title Sec.
89 665

PL Title Sec.

PL Title Sec.

c. U.S. Code

16 U.S.C. 470

15. FACILITY LOCATION: (For facility grant actions only)

a. City Codman Rd., Lincoln

b. County

Middlesex

16. REMARKS

*Society for Preservation of New England Antiquities