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**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Cohasset Common Historic District

other names/site number _____

2. Location

street & number Portions of Highland Ave., North Main Street;
all of Wm. B. Long, Jr. Road, Robert E. Jason Road N/A not for publication

city or town Cohasset N/A vicinity

state Massachusetts code MA county Norfolk code 021 zip code 02025

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Judith B. McDonough 12/12/95
Signature of certifying official/Title Judith B. McDonough, Executive Director Date
Massachusetts Historical Commission, State Historic Preservation Officer

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional Comments.)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

Signature of the Keeper Patrick Andrews Date of Action 2/28/96

Cohasset Common Historic District
Name of Property

Norfolk County, MA
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
41	1	buildings
1	0	sites
4	4	structures
3	0	objects
49	5	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

GOVERNMENT: city hall

RELIGION: religious facility, Church-related residence

RECREATION AND CULTURE: monument/marker

LANDSCAPE: plaza

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

GOVERNMENT: city hall

RELIGION: religious facility, church-related residence

RECREATION AND CULTURE: monument/marker

LANDSCAPE: plaza

7. Description

Architectural Classification

(Enter categories from instructions)

COLONIAL: Georgian

EARLY REPUBLIC: Federal

MID-19TH CENTURY: Greek Revival

LATE VICTORIAN: Italianate, Second Empire, Queen Anne

LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival, Late Gothic Revival

Materials

(Enter categories from instructions)

foundation stone

walls clapboard, shingle

roof asphalt, slate, wood shingle

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

- ARCHITECTURE
- COMMUNITY PLANNING & DEVELOPMENT
- RELIGION
- _____
- _____
- _____
- _____

Period of Significance

1713 - 1937

Significant Dates

1713, 1747, 1770, 1824, 1857,
1903, 1937

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Builders: James Stutson, Job Pratt
Architect: Cram, Goodhue & Ferguson

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository:
Massachusetts Historical Commission
Cohasset Historical Commission

Cohasset Common Historic District
Name of Property

Norfolk County, MA
County and State

10. Geographical Data

Acreage of Property 24 acres

UTM References

(Place additional UTM references on a continuation sheet)

1. 19	350960	4678280	3. 19	351320	4677900
Zone	Easting	Northing	Zone	Easting	Northing
2. 19	351080	4678420	4. 19	351240	4677860
Zone	Easting	Northing	Zone	Easting	Northing

 See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title David H. Wadsworth, Cohasset Historical Commission with Betsy Friedberg, NR Director, MHC
organization Massachusetts Historical Commission date December 1995
street & number 220 Morrissey Boulevard telephone (617) 727-8470
city or town Boston state MA zip code 02125

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name multiple
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

RECEIVED OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet



Cohasset Common Historic District
Cohasset (Norfolk County)
Massachusetts

Section number 7 Page 1

7. DESCRIPTION

The Cohasset Common Historic District is a district of residential, religious, and civic structures which surround the historic Town Common in the central part of Cohasset. The long, rectilinear Common runs north-south through the center of the district, which contains all of the properties along Highland Avenue and North Main Street that overlook the Common. Located just north of Cohasset's small commercial center, the district contains approximately 24 acres and represents the town's original settlement as the South Parish of the neighboring town of Hingham. The district is characterized by the broad, open landscape of the Common. Its focal point is the First Parish Meeting House, situated at the Common's midpoint. The predominance of similar two-story massing and of Georgian and Federal detailing on the many eighteenth and early-nineteenth century buildings facing the Common create a rhythm and harmony that visually unify the area. Consistent setbacks and gracious landscaping add to the district's stately image. The individual properties date from 1713 to 1920, although modest alterations and additions have continued through the twentieth century.

The district contains a total of 54 resources, of which 49 are contributing and 5 are noncontributing. There are 41 contributing buildings, 1 contributing site, 4 contributing structures, and 3 contributing objects. Of the 5 noncontributing resources, 1 is a building, and 4 are structures. These are all minimal in appearance, consisting of a 1960 garage, 3 in-ground swimming pools, and a bus shelter. The properties are all in excellent condition and have been well-maintained. Original design character and historic building fabric are largely intact.

The district's topography is defined by the broad, level plain of the Common, sloping gently downward and then upward at its northern end. A high outcropping of ledge known as Bourne's Rocks defines its southerly edge, with Highland Avenue sloping up a hill to reach St. Stephen's Church, which sits atop the ledge. Beyond it, south of Bourne's Rocks, is the town's commercial district. To the west, the plain drops off to a lowland area just behind the properties on North Main Street. The wooded upland of Great Neck, a conservation area, abuts most of the district's eastern boundary. Eastward of the district at its northerly edge is Little Harbor, a shallow, protected body of water. Beyond the district's northern edge, North Main Street becomes a narrow winding road no longer visible from the Common.

Although the district's properties are primarily residential, it is the religious and civic structures which are most noticeable because of their larger scale and prominent siting. The First Parish Meeting House of 1747 is centered on the Common, its pristine design accentuated by its tall steeple and Town Clock. The Second Congregational Church of 1824 and the elaborate Italianate-style Town Hall of 1857 face the Meeting House from Highland Avenue. Historically, the Town Hall also contained the High School, the town jail, and was used for local drama productions until the 1950s. Today, it is used solely for town administrative offices, and includes a large, recent addition. St. Stephen's Church, a large Gothic Revival church/parish center complex, overlooks the Common from its southern end. Two properties originally built as homes now serve as a community center and a parish hall. The majority of properties, built as single-family residences, continue in their original uses.

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The district's physical character is determined by the long, rectangular open space of the Common, flanked by residences along the roads which form its two east/west edges. The 1670 Land Division Plat defined the Common as the "Plain," but it historically been referred to as the Common for most of its life. Two short cross-roads divide the Common into two large rectangular sections at the north and middle portion, and one smaller, squarish section at the southern end. The wedge-shaped open space at the district's northern end historically was considered a part of the Common. In recent years it has been redesignated as State Highway property, although its visual character has, fortunately, not changed. North Main Street is an ancient way, and was the original road connecting the settlement of Hingham to the north and Scituate to the south. Its present layout dates from 1682.

The Common's landscape consists primarily of large, open expanses of grass and a number of mature trees at various points along its outer edges. Originally lined by Dutch elms on both sides, many of the trees have been removed due to disease and storm damage. A natural pond formed by glacial ice stood near the Common's southern end. It was redesigned as Meetinghouse Pond in 1903 as a civic improvement. The pond has a fountain at its center, and several flowering trees grace its edges. Diagonal pathways cut across the Common. These were also part of the 1903 civic improvement.

Both Highland Avenue and North Main Street are lined by narrow grass tree-belts with occasional trees. Continuous sidewalks run their lengths, with most of the homes set quite close to the street, perhaps 10-15' back from the sidewalks. The lots are generally rectangular, narrow at the street but extending back considerably to form deep rear yards. Most of the homes have small front lawns and mature foundation plantings or hedges. Two properties, the Capt. Abraham Tower House and the Dr. Fordyce Foster House, have fine nineteenth century wooden fences marking their front boundaries. Side and rear yards are planted with grass, shrubbery, small gardens, and mature trees, adding to the gracious yet formal feeling of the district. Many properties include free-standing garages or barns set back behind the houses. The garages are of complimentary designs and modest in size as so not to detract from the district's character, while the barns strengthen the historic context of the homes, particularly the large nineteenth century barn of the Joseph Bates House.

Architecturally, the district is comprised primarily of Georgian and Federal style properties, with a scattering of Greek Revival, Second Empire, Queen Anne, Gothic Revival, and Colonial Revival properties interspersed between the earliest buildings. The predominance of fine Georgian and Federal designs reflects the affluence and high style tastes of its original inhabitants, as well as the desire by later residents to preserve these pristine designs, materials, and historic settings. Georgian designs were built even into the early years of the nineteenth century, indicating that the newer Federal style was more slowly introduced in a small, seacoast town such as Cohasset than in the larger, wealthier towns of Salem, Newburyport, Boston, etc. The mid-to-late-nineteenth century designs are relatively modest but fine examples of the stylistic patterns characteristic of New England architecture as a whole during this era.

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Among the district's properties are the following, grouped chronologically within two categories: religious and civic resources; and residential resources. Property names are based on historic research of the original owner's name. Numbers in parentheses refer to the attached Sketch Map Number, followed by MHC Inventory Number, then Photograph Number (when applicable).

Most prominent among the district's religious and civic properties is its oldest surviving religious property, the First Parish Meeting House, located near the center of Cohasset Common (Map #5; MHC #43, Photographs #1, 4). Built in 1747, it replaced an earlier, smaller meeting house of 1714-1715 which stood one hundred feet southward of it. The original design was enhanced by the 1799 addition of the north tower and steeple. The First Parish Meeting House is a wood-frame building, faced in clapboards and capped by a wood-shingled ridge roof. The design is dominated by the tall square tower centered on its north elevation, the broad gabled end of its large two and one-half story, squarish mass. The north facade is three bays wide, with twelve-over-twelve light sash in the two outer bays and nine-over-nine light sash in the two upper bays of the tower. The pedimented tower entrance is flanked by pilasters and retains its paneled wood door. The steeple is a tall, elegant design in the Adamesque style, octagonal in shape and framed by a square Classical balustrade at its base. The west (front) entry wing was added in 1768, consisting of a two-story ell, two bays deep and one wide with a pedimented central entrance in its peaked west elevation. The present bell was installed in 1826 and the Town Clock at the top of the tower (Map #4; MHC #928; Photograph #1) was donated by a group of Cohasset citizens in 1864.

The Second Congregational Church, (Map #18; MHC #38; Photograph #7), was built in 1824 at the time of a schism within Cohasset's original parish. Originally designed as a one-story structure, in 1878 the building was elevated and a new vestry level added at grade level, creating the present two-story design. Following a serious fire in 1928, the present window and entrance designs were installed, based on the original Federal detailing. Most of the openings had been converted to lancet-shaped, Gothic Revival openings in the late nineteenth century. The present Federal design consists of a tall rectangular mass with its narrow end facing the street. Faced in clapboards, a two-story gable-ended entrance pavilion, slightly lower than the main two-story mass, is centered on the facade and has a wide central entrance bay flanked by hipped end bays. The entrance consists of three paneled wood doors set behind an open portico of four Doric columns supporting a Classical wooden balustrade. At the second story is a graceful Palladian window, below the pavilion's large pediment. A short, square tower with smaller Palladian windows on three sides and an open, octagonal belfry capped by a bell-shaped roof and weathervane rest atop the roof's ridge where it intersects the front pavilion. The main mass of the church is richly articulated along its north and south elevations. At the first story are twelve-over-eight light windows with projecting flat lintels below a double string course. At the second story, there are tall, round-arched openings, with twelve-over-twelve light sash below delicate, intersecting tracery in the arches. A two-story addition completed in 1990 extends southward from the original mass and is compatible in materials, massing, and design.

The Cohasset Town Hall (Map #16; MHC #37; Photograph #7) stands directly south of the Second Congregational Church, occupying a large site which is clearly visible from the southern half of the Common. Completed in 1857, the Town Hall is Italianate in design. Its main mass, two and one-half

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stories and faced in clapboards, is a long, deep rectangle with a ridge roof, gable-end to the street. Dating from major renovations in 1928, a slightly smaller, two-story pavilion of one-bay depth spans the three center bays of the five-bay west facade. Its center bay has a raised entry with two pairs of nine-light double doors below rectangular transom lights and a shallow projecting wooden hood. Above are a three-part window and a semi-circular window in the pediment. Both the pavilion and main mass are enriched by paired wooden brackets at the pediment and eaves. The north and south elevations of the main mass feature tall first-story windows with projecting hoods and Palladian-style upper story windows. A large, two-and one-half story addition built in 1987 extends southward from the rear corner of the building.

Completed in 1900, St. Stephen's Church and Hall (Map #10; MHC #44; Photograph #3) was one of the last major properties to be built in the district. Designed by the noted Boston firm of Cram, Goodhue & Ferguson, it is a fine example of Gothic Revival architecture, in which the firm specialized. The main entrance faces south, primarily approached by a steep flight of stairs from South Main Street. The entrance tower projects southward from the main rectilinear mass of the church, whose large scale and slate-clad ridge roof dominate its design. The walls are faced in Weymouth granite with half-timbering in the upper sections. The three-tiered, square tower, also faced in granite, features light stone trim with Gothic motifs framing the pointed-arched entrance and a tall lancet-arched pair of tracery windows in its upper tier. The bell tower was built in 1906, with its original 23 carillon bells imported from England and installed in 1924. Additional bells were added in later years, and the tradition of Sunday carillon concerts has continued since 1924. The connecting two-story parish center and meeting hall (1955) are of complimentary Gothic Revival design and employ similar stonework and half-timbering motifs.

The Common contains a number of historic war memorials erected by the Town and by various veterans' organizations. The Revolutionary War Monument, of 1902, (Map #7; MHC #932) is a large boulder with a bronze plaque which is situated near the northerly end of Cohasset Common. The George G. Crocker Memorial Flagpole, (Map #6; MHC #946; Photograph #8) is centered on the Common across from Beach Street. It is an 80-foot wooden pole set in a granite base, installed in 1915. It flies the American flag as well as other local and special occasion flags. A World War I "Temporary" Monument was erected c.1920 at the south end of the Common. Classical Revival in style, a glass case framed by slender wooden columns and an overhanging roof lists the "Honor Roll, Cohasset." By virtue of its continued existence, it is in fact not a "temporary" monument.

Although several houses existed near the Common by 1700, the Joseph Bates House (Map #36; MHC #56; Photograph #9) of 1713 is the earliest surviving example. Located at 67 North Main Street, it is a Georgian design, set up from the road on a knoll which overlooks Little Harbor to the northeast. The gracious design is of clapboard, with a five-bay, center entrance facade capped by a ridge roof with cornice returns and three large pedimented dormers with paired six-over-six windows. The projecting entrance bay is enclosed, with a Classical arched balustrade at its top. The south elevation features a small entrance portico with rich Georgian details: Ionic columns; a banded entablature; and a modillioned cornice and pediment. At the northwest edge of the property stands a large barn, possibly built as early

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as the 1830s (Map #37; MHC #1097). Symmetrical in design, the facade has a large gable in the center bay and twelve-over-eight windows.

The Rev. Nehemiah Hobart House (Map #27; MHC #49; Photograph #4) faces the mid-section of the Common where it was built in 1722. Located at 19 North Main Street, it historically served as the local minister's home until c.1900 when it became the parish house for the First Parish Meeting House. The five-bay, clapboard-faced facade is characteristic of Georgian design, capped by a ridge roof with a large central chimney. The first story windows have triangular pediments, matching the broad pediment of the enclosed entrance bay which retains its original paneled door flanked by paired pilasters. To the north and set well back is an attached carriage house. To the rear is an attached meeting hall dating from the 1950s, minimally visible from the street.

The Stutson/Nichols/Doane House (Map #24; MHC #45) at 3 North Main Street dates from c.1750, but was enlarged to create the present Federal mansion c.1798. Although used as a community center since the 1940s, it retains its historic appearance from the Common, where it marks the district's southwest edge. The home is situated on a gentle knoll which then drops off to Depot Street. Three full stories in height and faced in clapboards, it is capped by a hipped roof with two chimneys. The five-bay center-entrance facade has six-over-six windows at the first and second stories and three-over-six sash at the added third story. The entrance has a large pedimented portico with corner pilasters. The paneled door is flanked by half-height sidelights and a multi-light transom band. To the rear but not visible from the Common is a large, attached, mid-twentieth century community building.

Another exceptional Federal design is the Capt. Abraham Tower House of 1802 (Map #32; MHC #54). Located at 45 North Main Street, this large two and one-half story residence stands close to the street, its facade framed by a picket fence of wooden dowels and pointed stone piers (Map #33; MHC #979). The five-bay facade is dominated by the central entrance portico, a massive enclosure with a broad pediment and entablature extending forward of the entry and supported by fluted Doric columns. The paneled entry door is flanked by multi-light half-height sidelights. A two-story pentagonal bay was later added to the west bay of the north elevation.

Perhaps more characteristic of the district's many Federal-style homes is the Second Congregational Church Parsonage of 1830 (Map #19; MHC #39; Photograph #5). Located at 53 Highland Avenue, directly north of the Second Congregational Church, it is two-storied, faced in clapboards, with a steep hipped roof and tall twin chimneys, one near each end. The five-bay facade has six-over-six windows and an open, flat-roofed entrance portico supported by Doric columns. The entrance has three-quarter sidelights and a fanlight. Along the north elevation is a Classically-based 1914, one-story enclosed porch with tall multi-light windows, transoms and corner pilasters.

Representative of the district's several Greek Revival designs is the Capt. James Collier House (Map #21; MHC #41). Built in 1852 at 61 Highland Avenue, the two and one-half story house is set gable-end to the street, typical of the Greek Revival period. The three-bay facade has full-height corner pilasters

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supporting a deep cornice with returns. Windows are six-over-six at the two upper stories, and nearly full-height, fifteen light sash at the first story. In the south entrance bay, a paneled door is flanked by sidelights. A one-story, hipped porch supported by four slender Doric columns spans the facade.

The Thomas Smith Arcade Hall, c.1850, (Map #25; MHC #46) was moved to its present site by the 1880s from just southwest of the district at Depot Street/Ripley Road. The three-bay gable end faces the street and has full-height corner pilasters and a very tall gable. Windows are six-over-six and have molded hoods. The south entry bay has a pedimented portico resting on slender Doric columns. An open porch of similar design spans the south elevation and has a turned wooden balustrade which is also carried across the building's facade.

The Charles W. Gammons House (Map #20; MHC #40) at 59 Highland Avenue was originally a Federal design built in 1816 by Levi Tower. It was rebuilt in 1862 as a Second Empire design, which, when burned in 1901, was rebuilt in exactly the same design. The large scale and massing suggest the grandeur and lavishness of the style. The three-bay facade has a deep cornice with paired brackets and is capped by a bell mansard roof with pairs of round arched dormers on each elevation. The main entrance portico is flat-roofed, with arched trusswork, large balusters, and square post supports. Two-over-two first-story windows with shallow, bracketed hoods complete the design. A two-story addition along the south elevation consists of matching first-and second-story enclosed sun porches with multi-light paired windows and transoms.

In the case of most of the residential properties, there were no architects of record. The designs were often developed by local housewrights, based on other homes they or the owner, often a merchant or ship owner, had seen elsewhere in the region. James Stutson, one such local housewright, is credited with building the Stutson/Nichols Doane House (Map #24) and probably built several others as well. Job Pratt was a mid-nineteenth century carpenter who most likely built his own house (Map #31) as well as that of his brother, Thomas Pratt (Map #29). The architect for St. Stephen's Church, Cram, Goodhue & Ferguson, was a prominent Boston firm known for its ecclesiastical designs in Gothic and other revival styles.

The district's contributing buildings date from 1713 through 1920. Its only noncontributing resources are minor elements: a 1960s garage behind one home; three in-ground pools; and a small bus shelter at one end of the Common. Several large additions have been made during this century to buildings with public functions. The rear additions to the Rev. Nehemiah Hobart House (Map #27), the Stutson/Nichols/Doane House (Map #24), and the Second Congregational Church (Map #18) are set behind their respective historic structures and do not detract from the district's overall scale and design character. The Town Hall addition is more prominent and thus more intrusive, but at least uses similar materials, a white clapboard exterior, to lessen its impact.

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The three properties which have been moved to new locations were all done so in the nineteenth century, thus having earned significance in their present locations as well. Two, the Dr. Fordyce Foster House (Map #34) and the Samuel Hall House (Map #28) were moved from one side of the Common to the other. The Thomas Smith Arcade Hall (Map #25) was moved from just around the corner at Depot Street. The relocating of properties was a typical nineteenth-century development pattern and contributes to our understanding of the district's growth. It was sometimes done if a building changed use, as in the Arcade Hall, other times to open up a site for a new home or to increase the size of one's property.

Most of the recent alterations to private residences within the district have only changed the appearance of small details such as added porches and garages. Changes to the landscape have occurred with new fencing, plantings, and pools, primarily set back behind the homes. The homes are all well-maintained and the overall integrity of the district is intact and well-preserved. The district's designation as a Chapter 40C Local Historic District with design-review requirements for exterior changes has also helped to insure that the integrity of individual designs as well as the qualities which define the district as a whole will continue to be protected and preserved.

Archaeological Description

While no prehistoric sites are currently known in the district, it is possible that sites are present. Four sites have been recorded in the general area (within one mile). Locational characteristics of the district, including the area's close proximity to a marine-related ecosystem, good soil drainage, and level to moderately sloping land surfaces near wetlands, indicate favorable conditions for Native American subsistence and settlement activities. Given the above information, the size of the district (24 acres), and the availability of open space, a high potential exists for locating prehistoric resources. The common locale may be particularly sensitive due to the presence of a natural fresh water pond, the periphery of which has been modified during historic times.

There is a high potential for historic archaeological resources on the district property. Most of the district's documented residences built after 1713 remain intact around the common locale; however, earlier and contemporary structures no longer extant are reported but undocumented. Cohasset's early settlers after 1670 built their homes along the major north/south road (North Main Street) through the settlement; none of these dwellings survive today. Several homes are reported near the Common by 1700, and structural remains from these homes may survive in the district. One of the more important and documented archaeological survivals in the district is the 1714-1715 first meeting house, which stood approximately 100 ft. south of the existing second meeting house or 1747 First Parish meeting house. A school was also built next to the first meeting house shortly after its construction. Numerous potential 18th-century archaeological resources have been identified in the district. Structural remains may survive from the Cohasset Academy, which was moved from its original site ca. 1850 for construction of the new Town Hall. Similar remains may exist for the ca. 1845 Dr. Fordyce Foster House and the ca. 1830 Samuel Hall House both of which were moved from one side of the Common to the other. The ca. 1850 Thomas Smith Arcenda Hall was also moved from just

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around the corner at Depot Street. Structural remains from outbuildings should also survive in the district. Some outbuildings were moved and/or remodeled including the ca. 1800 Levi Tower/Nina Lincoln House, which may have been a barn that was converted to a residence, and the ca. 1850 Brown Barn/St. Stephen's Rectory, which was moved and remodeled ca. 1895. Archaeological evidence from 19th-century commercially related structures may also survive in the district. A small 19th century store, removed in the early 1900's, originally stood on the grounds of the Thomas Pratt House at 31 Main Street. A row of small stores was also built along the Common's southern edge in the 1800's, most of these stores were removed early in the 20th century. Occupational related features (trash pits, privies, wells) should also survive in the district. This resource type would be present with existing structures as well as those no longer extant.

(end)

8. STATEMENT OF SIGNIFICANCE

The Cohasset Common Historic District, Cohasset retains its integrity of location, design, setting, materials, workmanship, feeling, and association, and it fulfills Criteria A and C of the National Register on the local level.

Under Criterion A, the Cohasset Common Historic District is significant for its role as the original settlement of Cohasset, dating from the 1670s, and for its further development as the center of the seacoast village of Cohasset during the eighteenth and nineteenth centuries. Its design is illustrative of how the Town Common evolved from its original purpose as site of the town's meeting house/church and schoolhouse into a key landscape feature/public park component of the district. The patterns of residential development along the outer edges of the Common reflect the early inhabitants' desire to create a strong sense of community, both physically and psychologically, as they ventured outward from the earlier settlement of Hingham. Fine homes were built along the Common's outer edges, a pattern which continued well into the nineteenth century, while new civic and religious buildings also were built here, confirming the area's central role in the community. The district reflects the financial success of its early occupants, mainly merchants, fishing fleet owners, and later shipbuilders. Their success began modestly but was gradually translated into substantial tastefully-designed homes in the latest styles.

Under Criterion C, the district is Cohasset's only example of an eighteenth century residential village centered around a Common and its largest and best grouping of fine eighteenth and early nineteenth century homes, churches and civic structures. The homes are important individually as fine examples of the Georgian, Federal, and Greek Revival styles. Later styles, such as the Italianate, Second Empire, Georgian Revival and Gothic Revival are generally more restrained than exuberant, showing how the district continued to grow and change through the nineteenth century. Collectively, the properties form a harmonious, well-defined grouping by means of their consistent size and massing,

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and their use of uniform setbacks and landscape treatments. The district's period of significance spans from 1713 to 1937. These dates commence with the construction date of the district's earliest standing home and continue through the year in which the district's property owners first sought to protect the district. Recognizing the district's important history and visual character, in 1937 they created a legal document restricting uses, signage, etc. for a period of fifty years.

Criterion A: Development of the Cohasset Common Historic District dates back to 1670, when the Second Land Division of the Conahasset uplands, (as the area was then known) was made. Conahasset was a part of Hingham, an area devoted to pasturage and harvesting of salt hay by Hingham landowners. An ancient cart path connecting Hingham and Scituate passed through the area. Its present layout (now North Main Street) dates from 1682. As of 1670, land was divided into strip lots around the undivided common lands, from whence the term "Common" came into use. Beginning to arrive soon after the 1670 land division, Conahasset's first settlers were from Hingham families. Many built their homes along the north/south road.

By 1700, there were several small centers of population in Conahasset as agriculture and fishing became established. In 1713, Conahasset's first meeting house was completed, centrally located near the center of the Common. It served both as the heart of the religious community and as the site of Precinct government.

A small schoolhouse was built adjacent to the meeting house within a few years. The parish minister's house of 1722 was built directly across the road from the meeting house.

Difficulty of travel to the municipal center at Hingham several miles northwest led to the 1717 designation of Cohasset as the Second Parish and Second Precinct of Hingham. The change in name from Conahasset to Cohasset dates from this time.

Continued growth and prosperity among the new parish's residents led to discussions for a new and larger meeting house by the 1740s. Under the direction of a committee of Joshua Bates, John Stephenson and James Stutson, the new meeting house was erected in 1747, just northward of the original 1713 building, which was removed and its timbers reused in several subsequently built homes.

Cohasset's economy during the eighteenth and early nineteenth centuries was based on agriculture and fishing. During this period, mercantile and maritime industries eventually replaced farming as the town's main livelihood. Access to the Atlantic Ocean via a series of small, protected harbors encouraged maritime industry.

The Second Precinct continued to grow. Several more homes were built along the edges of the Common. Among the early families, primarily descendants of Hingham's earliest settlers, were many master mariners and shipwrights. Included among them were members of the Bates, Tower, Nichols, and Hall families, many of whose offspring were also mariners who continued to reside in the district

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through much of the nineteenth century. The Joshua Bates House, Jonathan Bates House, Samuel Bates House, James Hall House, and the Adam Beale/George Hall House survive from this period, reminders of the enterprising seafarers who built them.

In the 1760's, the Second Parish's residents petitioned the General Court to be separated entirely from Hingham. Cohasset was incorporated as a separate District in 1770, with its public stocks and whipping post located near the north end of the Common.

The next century saw many changes in the actual boundary definitions of the new town of Cohasset, based upon frequent disputes with the neighboring towns of Hingham and Scituate over such areas as Three Score Acres, Government Island and Turkey Hill. Yet these boundary disputes did not affect the continued role of Cohasset Common as the center of the town's civic and religious life.

A large-scale shipbuilding industry developed at Cohasset Harbor around 1800, reaching its peak in the late 1840s and early 1850s. Then known as Ship Cove, the harbor housed upwards of fifty two-masted mackerel schooners owned and operated by Cohasset families. Related businesses such as the building of wharves and ship's chandlery also were started by Cohasset men. Among these were Bates Wharf and the Bates Chandlery, owned by Samuel Bates. The Tower family maintained a large fishing fleet of schooners through three generations, while Capt. Levi Nichols ran a packet ship between Cohasset and Boston.

Most of the district's early and mid-nineteenth century homes were also built by successful sea captains: Capt. Abraham Tower, Capt. Levi Tower, Capt. James Hall, Capt. Hosea Orcutt, and Capt. James Collier, Jr. Capt. Collier, a nineteenth century clipper ship captain, is credited with commanding more ships and sailing more long voyages than any other Cohasset seaman.

The prosperity of individual property owners was also reflected in the expansion of new civic and religious buildings. In 1795, Capt. Levi Tower donated part of his land facing the Common for the building of Cohasset Academy. The building was later removed, c.1850, for the new Town Hall. When a schism threatened to split apart the First Parish's congregation, Capt. Nichols Tower donated the land across from it where the Second Congregational Church was then built in 1824, with Tower as a primary benefactor. By the 1850s, a new Town Hall was needed to serve the needs of a larger community. The present building was erected in 1857 as a combined Town Hall and Schoolhouse, later also housing a multitude of functions ranging from the Free Library and Historical Society to the local theater group, the South Shore Players.

A small nineteenth century store was built on the grounds of the Thomas Pratt House at #31 Main Street, (removed in the early 1900s). A row of small stores had gradually been built along the Common's southern edge during the 1800s, but, other than this, the district continued its predominantly residential character throughout the nineteenth century. Meanwhile, a small commercial district evolved just southward of the Common, its anchor being the 1704 Red Lion Inn along the

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former stagecoach route. Depot Street was named, aptly enough, for the nearby railroad station. Rail service to South Braintree and Boston began in 1849, backed by a group of Cohasset investors.

Cohasset's shipbuilding and fishing industries waned in the latter half of the century due to the gradual obsolescence of sail-powered ships and to the depletion of mackerel in the Gulf of St. Lawrence. During the last two decades of the nineteenth century, Cohasset underwent a gradual transformation to become a summer colony for wealthy Bostonian families. Many were first attracted here by the seasonal hunting of sea ducks called coot. Large summer estates were built along the town's several shoreline roads, capturing majestic ocean views and dramatically changing the natural, undeveloped landscape with their grand designs, but bringing new wealth and stature to the community as well. Many summer residents eventually became year-round residents, frequently marrying into old Cohasset families, and occasionally, (as in the case of Charles C. Wheelwright who married Laura Tower), even moving into the family homesteads on the Common.

The expansion of Cohasset's summer colony coincided with a major civic improvement program of 1903. At that time, the Town redesigned and upgraded the Common. The natural pond was reshaped to form Meetinghouse Pond, with new concrete edging and a central boulder which contains a fountain. New pathways across the Common were also laid out. The two narrow streets running east/west across the Common date from the late nineteenth century. Originally named Cross and Common Streets, they were renamed William B. Long, Jr. Road and Robert E. Jason Road in 1947, in memory of two Cohasset men who died in World War II.

Cohasset's image as a prestigious summer colony continued well into the twentieth century, but created new demands on the small commercial center. The possibility of further expansion of the commercial district into abutting areas such as the Common became quite threatening in the 1910s and 1920s. The Cohasset Improvement Association was active in removing the small shops at the Common's southern edge around 1917. Another voluntary organization, The Committee To Protect Cohasset Common, was formed. Its efforts to preserve the Common's character were eventually realized in the 1937 agreement by property owners to restrict incompatible uses such as boarding houses, businesses, etc. from the area for a period of fifty years. This civic-mindedness, combined with the general prosperity of the district's residents as a whole, kept the district intact and well-maintained.

With improved highway access by the 1950s, the town's remoteness from Boston and surrounding areas lessened. It has since become a year-round commuter suburb, with only a few of the homes still owned by longtime Cohasset families. Nonetheless, the integrity of the district's pristine Common lined by antique homes is still fully intact as a reminder of its long and significant history as an early New England seacoast village.

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Criterion C: The Cohasset Common Historic District is significant as a cohesive area of fine homes laid out according to the traditional seventeenth/eighteenth century plan of many New England towns: a linear Common lined by homes on its two long sides. The earliest homes are excellent, intact examples of Georgian design, sometimes including later ells and rear wings to reflect the desire for larger homes as successful owners continued to prosper. The Federal designs from the early nineteenth century are equally exemplary as modest but elegant interpretations of their style. Mid-century properties in the Greek Revival and Italianate styles, and the one Second Empire building, are somewhat more restrained in their designs. This perhaps reflects the relatively isolated location of Cohasset as well as the more modest financial status of its residents than those of major seaports such as Boston, Salem, or New Bedford during these years. Later Georgian Revival homes and additions as well as the Gothic Revival St. Stephen's Church and Hall and its later addition demonstrate the district's continuing focus on fashionable design in the early twentieth century.

The district has been compared to other properties in Cohasset, and it is by far the largest grouping of eighteenth and early nineteenth century homes. Although there are many old homes set along the town's winding roadways, no other area of the town has a focal point as distinctive as the Common, which so clearly serves as the main axis of the district, or a landmark building as distinctively situated as the First Parish Meeting House.

The district is characterized by the pattern of substantial, stately homes, churches, and civic buildings which face the Common. Most are set quite close to the street on relatively narrow lots, although many of the lots extend back to create deep rear yards. A number of properties have small garages set behind them or attached barns later converted to garages, mostly in matching architectural styles. The primary street, North Main Street, and the narrower, less traveled Highland Avenue are lined by sidewalks. Despite considerable losses to storm damage and Dutch elm disease, they are largely tree-lined, with mature shade trees adding to the stately image that early twentieth century residents strove to protect.

The district's earliest surviving home dates from 1713 and was built in the Georgian style. The Joseph Bates House at 67 North Main Street (Map #36) combines the traditional massing of a five-bay center entrance block faced in clapboard with gracious detailing such as cornice returns, a Classical balustrade atop the entry, and three large pedimented dormers along the ridge roof. The secondary south elevation also features a finely detailed entry portico with Ionic columns and a modillioned cornice and pediment.

The 1722 Rev. Nehemiah Hobart House (Map #27) also employs the traditional five-bay, center entrance massing, here prominently capped by a large central chimney. Triangular pediments at the first story windows compliment the large pedimented entry pavilion with paneled door flanked by paired pilasters. Other fine examples of Georgian design, similar in their rectangular massing, five-bay facade patterns, richly detailed entrances and traditional clapboard materials include the Adam Beale/George Hall House of 1756, (Map #8), the Rev. Josiah C. Shaw House of 1794, (Map

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#12), the James Hall House of 1750 (Map #15), the Samuel Bates House of 1793 (Map #22), and the Adam Stowell House of 1793 (Map #26). Probably because it was a barn later converted to a residence c.1800, the Levi Tower/Nina Lincoln House (Map #13) has a narrower, three bay facade with an entrance in the north bay, and a shorter second story, giving the house more modest proportions than most others from this period.

The First Parish Meeting House of 1747 (Map #5) has seen its original squarish Georgian massing and proportions enriched and attenuated by the 1799 addition of the north tower and steeple. The pedimented tower entrance is flanked by wide fluted pilasters. The steeple is tall and elegant, resting on an octagonal belfry and framed by a square Classical balustrade at its base.

Substantial wealth accumulated by Cohasset sea captains in the early nineteenth century was reflected in the many fine Federal designs from this era. As in the Georgian homes, a rectangular mass with five-bay, center entrance facade was consistently used.

The doorway was the most ornamental feature, often with sidelights, occasionally topped by a transom. The most exuberant example of Federal style design is the Stutson/Nichols/Doane House (Map #24). It was altered and enlarged c.1798 from a Georgian two-story design to the present three-story Federal "mansion." It is capped by a hipped roof with two chimneys. The large Federal entrance portico has corner pilasters and the paneled door is flanked by half-height sidelights and a multi-lite transom band.

The Second Congregational Church of 1824 (Map #18) is an outstanding example of Federal detailing, although its present two-story massing dates from 1860 and the entrance portico dates from 1929. At that time, the original window designs were also restored. The facade features a wide, pedimented entry pavilion with a grand Palladian window at the second story. At the front end of the main ridge roof is a square tower, also with Palladian-inspired windows, capped by a balustrade and an octagonal belfry. Tall, round-arched windows with intersecting tracery in their arched heads line the two long elevations of the main sanctuary.

Other residential examples of the Federal style include the Second Congregational Church Parsonage of 1830 (Map #19), the Samuel Hall House of c.1830 (Map #28), and the impressive Capt. Abraham Tower House of 1802 (Map #32).

Several fine examples of the Greek Revival style are also found in the district. Typically, they feature gable-ended, three-bay facades and an entry with sidelights in one of the side bays. The Capt. James Collier House of 1852 (Map #21) also has full-height corner pilasters supporting a deep, returning cornice and a one-story porch supported by four Doric columns spanning the facade. The Thomas Smith Arcade Hall of c.1850 (Map #25) has a pedimented portico at the entrance and an open porch of similar design along the south (side) elevation. The Thomas Pratt House, also c.1850, (Map #29) employs Greek Revival massing and detailing of corners and entry, although the bracketed cornice,

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possibly added later, creates a more Italianate character. In another example, the Job Pratt House, c.1845, (Map #31) the wide proportions of the facade give it a very large gable which reads as a pediment through the use of a full second story cornice. The Dr. Fordyce Foster House, c.1845 (Map #34), although greatly enlarged in later years, retains its basic Greek Revival gable-end design and detailing. Later porches, sunroom enclosures, and hipped dormers combine to create a more eclectic design.

The district contains two interesting Italianate designs. The Capt. Joseph H. Smith House (Map #30) was built in 1857 on the site of an earlier home, the Harvey Pratt House, which was moved to Elm Street. Reflecting Capt. Smith's success as a master mariner and sea captain, the house is larger and bolder in its massing than the earlier Georgian and Federal homes, even though it echoes their traditional five-bay, center entrance scheme. The roof has deep overhangs with large, paired brackets at the cornice line. Small molded lintels enrich the window openings, while the entrance features a portico with a bracketed cornice supported by square posts with fanciful cutwork.

The Cohasset Town Hall of 1857 (Map #16) was built in the Italianate style, its large scale and prominent siting near the center of the Common effectively emphasizing the importance of civic affairs. The large two-story mass is placed gable-end to the street, with a slightly smaller entrance pavilion in front of it, to which a gable was later added. The cornices and gables feature large paired brackets and wide corner pilasters. Palladian-style windows along the building's side elevations and in the center of the facade, although original, add a more Classical tone to the design.

Later buildings in the district reflect the multitude of styles which became popular in the latter half of the nineteenth century and early twentieth century. Each in its own way is a good example of its style. Among these later buildings are the Second Empire Charles W. Gammons House, the Queen Anne style Dr. Darius Weed Gilbert House (Map #9) and Browne Barn/St. Stephen's Rectory (Map #14). The Jonathan Bates House (Map #38), originally a Cape-style cottage of 1789, was remodeled in 1910-1911 to become a fine Georgian Revival design. St. Stephen's Church and Hall of 1900, employs the Gothic Revival style to create a handsome and striking design which blends nicely with its hillside site. The district's most recent home, the Bloomfield House of 1920, (Map #11) is built in the Colonial Revival style, echoing the massing, size, scale, and detailing of many of the district's earliest homes. The fine architectural quality of the district's buildings continues to be honored and respected by the lack of inappropriate intrusions and alterations. The strong rhythmic pattern of their linear placement along the edges of the impeccably-maintained Common clearly defines the original village. Similarities in scale, massing, and materials further project a clearly discernible image as an area of handsome, gracious properties reflective of the early community's pride in its ever-increasing economic and social stature.

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MassachusettsSection number 8 Page 8Archaeological Significance

Since patterns of prehistoric occupation in Cohasset are poorly understood, any surviving sites would be significant. Prehistoric sites in this area may offer the potential to further document the extent and effects of Native settlement in the Boston Harbor/Boston Bay locale and the relationship and/or differences between that area and coastal Native settlement to the south in the North River and Plymouth Harbor locale. Prehistoric sites in the area can also contribute to a greater understanding of the effects of sea level rise on Native settlement and subsistence through time. During the period of Native American settlement in the northeast, the Cohasset Common area was transformed from an inland and upland locale with a freshwater pond to one at the headwaters of an extensive marine-related ecosystem.

Historic archaeological remains described above have the potential to document the social, cultural, and economic patterns that characterized a coastal settlement as it grew from its primarily agricultural beginnings in the 17th century to become a seacoast community of merchants, fishing fleet owners, and shipbuilders in the 18th and 19th centuries. Archaeological survey and testing can help document the locations of any pre-1713 structures that may have existed in the district. Similar testing can also document the location of the First Meeting House or the Common, which remains a focal point of the town today. While most of the district's 18th- and 19th-century residences are still extant, archaeological resources can help document the original sites of several structures which have been moved and the locations and uses of outbuildings, many of which have been demolished, moved, or modified. Archaeological survivals can help document the origins of many residences in the district, several of which were reportedly constructed as barns. Occupational related features may be an important resource type in the district. Composed mainly of merchants, fishing fleet owners, and later shipbuilders, the detailed analysis of occupational features can provide important insights into the lives of successful Colonial entrepreneurs and possibly into their trades. The presence of successful merchants in the district may indicate a direct access to consumer goods from all over the world. The houses of merchants may be of particular interest in these structures; however, successful fishing fleet owners and shipbuilders would also have economic access to more elite consumer products. Archaeological survivals of stores or other commercial enterprises would also be of interest in this area since they serviced the district's successful residents. These resources are also important since they represent a type which no longer survives in the district today.

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10. GEOGRAPHICAL DATA

Verbal Boundary Description

Beginning at the northwest corner of the intersection of Depot Court and North Main Street, the district boundary runs westward along the southern boundary of #3 North Main Street, turns northward along said property's western (rear) boundary, and proceeds northward along the west (rear) property lines of #11, #15, #19, #25, #31, #35, #41, #45, #55, and #67 North Main Street until reaching the south side of Sohier Street.

It then turns eastward along the south side of Sohier Street, crosses North Main Street and continues northeasterly along the northern boundary of #72 North Main Street until reaching said property's northeast corner, where it turns southward and continues along the easterly (rear) property lines of #72 North Main Street, Plot #15, and Plot #13, turning southwesterly and then easterly along the boundary of Plot #13, until reaching the northeast corner of the parcel at #63 Highland Avenue.

The boundary then proceeds southward along the east (rear) property line of said parcel, crosses Beach Street, and continues southward along the rear property lines of #61, #59, #53, #49, #41, #29, #25, and #23-25 Highland Avenue, crosses a private way to the south, and continues southward along the westerly (rear) property lines of #17, #11, #7-9, and #3 Highland Avenue until reaching the southeast corner of the parcel at #3 Highland Avenue.

It then turns westward along said property's southern edge, crosses Highland Avenue and continues westward, then northwesterly along the boundary of #16 Highland Avenue, continuing northerly along the westerly edge of the Town Common until reaching a point directly east of the northwest corner of Depot Court and North Main Street, where it turns westward across North Main Street until reaching the point of origin.

See attached Cohasset Assessor's Maps #18, #19, and #27.

Boundary Justification

This boundary definition includes all of the properties fronting directly onto the Cohasset Common, which historically has served as the focal point of the town's development in terms of religious and governmental affairs and early residential growth. The district contains the two earliest churches, the town hall, and numerous eighteenth and early nineteenth century homes. Cohasset Common, the central green space which runs the district's full length, historically served as an open plain, around which the properties were situated. It continues to be the chief visual element and organizing force of the district's design.

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The westerly boundary separates the properties facing the Common from those on Ripley Road, a mixed commercial/residential street to the west. The grade drops down considerably from Depot Court to Ripley Road so there is no visual connection between the two areas. The northerly boundary along Sohier Street and northwest of #72 North Main Street defines the northern edge of Cohasset Common. Further northward, North Main Street narrows and winds westward, lined by properties with no visual connection to the Common.

The eastern boundary follows the rear property lines of parcels which face directly onto the Common, excluding several mid-nineteenth century homes which were built on subdivided rear lots of the original homes on the Common. At its southeast edge, the boundary runs uphill to include the properties on Highland Avenue's east side, as well as St. Stephen's Church, at the district's southern edge. The church property sits high on a ledge, overlooking the southerly edge of Cohasset Common from its rear side. Its large mass forms a defining southern edge for the Common. Beyond Depot Court to the south is the town's commercial district. Although it contains many properties from the same period, it is very different in both use and appearance from the sedate, stately character of the district.

These boundaries are the same as those of the Cohasset Common Local Historic District, created under Chapter 40C, M. G. L.

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MAP#	MHC#	HISTORIC NAME	STREET ADDRESS	DATE	STYLE	RESOURCE	STATUS
1	976	Cohasset Common	Cohasset Common		No Style	S	C
2	969	Meetinghouse Pond	Cohasset Common	1903	No Style	St.	C
3	977	World War I "Temporary" Monument	Cohasset Common (southerly end)	c. 1920	Classical Revival	O	C
5	43	First Parish Meeting House	Cohasset Common	1747	Georgian	B	C
6	946	George G. Crocker Memorial Flagpole	Cohasset Common (near Beach Street)	1915	No Style	O	C
7	932	Revolutionary War Monument	Cohasset Common (near Beach Street)	1902	No Style	O	C
39	145	Allen C. Bates House	3 Highland Ave.	1868	Greek Revival/Gothic Cottage	B	C
	145	Carriage House/Garage	3 Highland Ave.	1868	Greek Revival	B	C
8	30	Adam Beale/George Hall Hse.	7-9 Highland Ave.	1756	Georgian	B	C
9	31	Dr. Darius Weed Gilbert Hse.	11 Highland Ave.	1898	Queen Anne	B	C
	31	Barn/Animal Hospital	11 Highland Ave.	1898	Queen Anne	B	C
10	44	St. Stephen's Church and Hall	16 Highland Ave.	1900	Gothic Revival	B	C
11	32	Bloomfield House	17 Highland Ave.	1920	Colonial Revival	B	C
	32	Garage	17 Highland Ave.	1920	Colonial Revival	B	C

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MAP#	MHC#	HISTORIC NAME	STREET ADDRESS	DATE	STYLE	RESOURCE STATUS	
12	33	Rev. Josiah C. Shaw House	23-25 Highland Ave.	1794	Georgian	B	C
	33	Garage	23-25 Highland Ave.	19th c.	Federal	B	C
13	25	Levi Tower/Nina Lincoln Hse.	27 Highland Ave.	c. 1750/redesigned c. 1800	Georgian	B	C
14	35	Browne Barn/St. Stephen's Rectory	29 Highland Ave.	c. 1850/moved and remodeled c. 1895	Queen Anne/Colonial	B	C
	35	Shed	29 Highland Ave.	1920+	No Style	B	C
15	36	James Hall House	31 Highland Ave.	1750	Georgian	B	C
	36	Shed/Garage	31 Highland Ave.	19th c.	Federal	B	C
16	37	Cohasset Town Hall	41 Highland Ave.	1857/1987	Italianate	B	C
17	1134	Cohasset Town Hall Garage	41 Highland Ave.	19th c.	Federal	B	C
18	38	Second Congregational Church	49 Highland Ave.	1824	Federal	B	C
19	39	Second Congregational Church Parsonage	53 Highland Ave.	1830	Federal	B	C
20	40	Charles W. Gammons House	59 Highland Ave.	1901 (replica of 1862 design)	Second Empire	B	C
21	41	Capt. James Collier House	61 Highland Ave.	1852	Greek Revival	B	C
22	42	Samuel Bates House	63 Highland Ave.	1793	Georgian	B	C

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MAP#	MHC#	HISTORIC NAME	STREET ADDRESS	DATE	STYLE	RESOURCE	STATUS
23	978	Bus Shelter	North Main Street at Jason Road	1980s	Utilitarian	St	NC
24	45	Stutson/Nichols/Doane House	3 North Main Street	c. 1750/c. 1798	Federal	B	C
25	46	Thomas Smith Arcade Hall	11 North Main Street	c. 1850	Greek Revival	B	C
	46	Garage	11 North Main Street	c. 1920	Colonial Revival	B	C
	46	In-ground Pool	11 North Main Street	c. 1970s	No Style	St.	NC
26	47	Capt. Adam Stowell House	13-15 North Main Street	1793	Georgian	B	C
27	49	Rev. Nehemiah Hobart House	19 North Main Street	1722	Georgian	B	C
28	50	Samuel Hall House	25 North Main Street	c. 1830/moved in 1888	Federal	B	C
29	51	Thomas Pratt House	31 North Main Street	c. 1850	Greek Revival/Italianate	B	C
	51	Garage	31 North Main Street	c. 1920	Colonial Revival	B	C
30	52	Capt. Joseph H. Smith House	35 North Main Street	1857	Italianate	B	C
	1096	Gilbert Tower Barn	35 North Main Street	19th c.	Federal	B	C
31	53	Job Pratt House	41 North Main Street	c. 1845	Greek Revival	B	C
	53	Garage	41 North Main Street	c. 1920	Colonial Revival	B	C
	53	Fence	41 North Main Street	mid-late 19th c.	No Style	St.	C
32	54	Capt. Abraham Tower House	45 North Main Street	1802	Federal	B	C

**Cohasset Common Historic District
Cohasset (Norfolk County), Massachusetts
District Data Sheet**

MAP#	MHC#	HISTORIC NAME	STREET ADDRESS	DATE	STYLE	RESOURCE	STATUS
	1133	Capt. Abraham Tower Barn	45 North Main Street	1802+	Federal	B	C
	54	In-ground pool	45 North Main Street	1974	No Style	St.	NC
33	979	Fence	45 North Main Street	1802+	Federal	St.	C
34	55	Dr. Fordyce Foster House	55 North Main Street	c. 1845	Greek Revival	B	C
	55	Garage	55 North Main Street	1960	Colonial Revival	B	NC
	55	In-ground pool	55 North Main Street	1967	No Style	St.	NC
35	980	Fence	55 North Main Street	mid 19th c.	Federal	St.	C
36	56	Joseph Bates House	67 North Main Street	1713	Georgian	B	C
37	1097	William D. Sohler Barn	67 North Main Street	1830s	Federal	B	C
		Vacant lot, map #27/plot 12	North Main Street	--	--	V	
		Vacant lot, map #27/plot 13	North Main Street	--	--	V	
		Vacant lot, map #27/plot 15	North Main Street	--	--	V	
38	57	Jonathan Bates House	72 North Main Street	1789/remodeled 1910-1911	Georgian Revival	B	C

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 96000058 Date Listed: 2/29/96

Cohasset Common Historic District Norfolk MA
Property Name: County: State:

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patrick Andrews
Signature of the Keeper

2/28/96
Date of Action

=====
Amended Items in Nomination:

This SLR corrects a technical omission. The district is nominated with Religion as an Area of Significance, but Criteria Consideration A (Religious property) was not checked on the form. The nomination is officially amended to add the Criteria Consideration.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Cohasset Common Historic District

MULTIPLE NAME:

STATE & COUNTY: MASSACHUSETTS, Norfolk

DATE RECEIVED: 1/16/96 DATE OF PENDING LIST: 1/31/96
DATE OF 16TH DAY: 2/16/96 DATE OF 45TH DAY: 3/01/96
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 96000058

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 2/28/96 DATE

ABSTRACT/SUMMARY COMMENTS:

Historically & architecturally significant district encompassing original town centered on the Common

RECOM./CRITERIA accept A&C

REVIEWER Patrick Andrews DISCIPLINE Historian

TELEPHONE _____ DATE 2/28/96

DOCUMENTATION see attached comments Y/N see attached SLR Y/N
397



32A

10 of 10

First Parish Meeting House (1747) MHC #43

on the Common
Cohasset MA (Norfolk County)

David H. Wadsworth Summer 1992

Cohasset Historical Commission Files

1 of 10

North end of Meeting House, carillon tower of St. Stephen's
church beyond, Cohasset Town Hall at left, Highland Ave. at
left, North Main St. at right.



20A

9 of 10

31 Highland Avenue MHC #36
Cohasset MA (Norfolk County)

David H. Wadsworth Spring 1992

Cohasset MA Historical Commission files

2 of 10

~~Zenas Lincoln~~ James Hall House, east side of Cohasset Common.

Part of Cohasset Town Hall at extreme left, beyond.



30A

left to right: MHC #38, MHC #32, MHC #31, MHC #44
 Cohasset Common Historic District
 Cohasset MA (Norfolk County)
 David H. Woodsworth Spring 1992
 Cohasset Historical Commission Files

3 of 10

Cohasset Common, the southern end from center of the
 Common. Meeting House Pond at center, St. Stephen's Church^{#44}
 beyond. Highland Ave. at left; Rev. Josiah C. Shaw House, #38
 Bloomfield House and Dr. Darius W. Gilbert House visible.
 #32 #31



12A

70/10

✓ Damaged Negative

left to right: MHC #49, MHC #50, MHC #51, MHC #52, MHC #53, MHC #54,
MHC #43

Cohasset Common Historic District

Cohasset MA (Norfolk County)

David H. Wadsworth Spring 1992

Cohasset Historical Commission Files

4 of 10

Cohasset Common, view from southern part, looking north west to central part of the ^{#43}Common. Meetinghouse Pond in foreground, 1st Parish Meeting House beyond. North Main St. running from left to center. This is the west side of the Common. Houses shown are (left to right):

Rev. Nehemiah Hobart (1722) ^{#49}, Samuel Hall ^{#50}, Thomas Pratt, Capt. ^{#51}
Joseph H. Smith ^{#52}, + Job Pratt ^{#53} and, partly obscured, Abraham Tower ^{#54}



21A

60110

Cohasset Common Historic District
53 Highland Avenue MHC#39
Cohasset MA (Norfolk County)

David H. Wadsworth Spring 1992
Cohasset Historical Commission Files
5 of 10

At the east side of the Common District; a Federal house built originally as Parsonage for Congregational clergymen; the church is adjacent.



18A

5 of 10

Cohasset Common Historic District
11 Highland Avenue MHC #31
Cohasset MA (Norfolk County)
David H. Woodworth Spring 1992
Cohasset Historical Commission files
6 of 10

The Dr. Darius Wood Gilbert House, Queen Anne style. At the
southeast end of the Historic District, on the slope
of a hill.



10A

4/10

left to right: MHC #38, MHC #37

Cohasset Historical Commission

Cohasset Common Historic District
Cohasset MA (Norfolk County)

David H. Wadsworth Spring 1992
Cohasset Historical Commission Files.

7 of 10

East side of The Common District; Highland Avenue. Buildings
(left to right): 2nd Congregational Church, Cohasset Town Hall.
(original part), & Town Hall addition (latter 1980's).



31A

left to right: MHC #946, MHC #42, MHC #41
 Cohasset Common Historic District
 Cohasset MA (Norfolk County)
 David H. Wadsworth Spring 1992
 Cohasset Historical Commission Files
 8 of 10.

Northeast corner of the Common, junction of Highland Avenue
 & Beach Street. George G. Crocker Memorial Flagpole at left. #946
 Houses visible: ~~Left~~ ^{Samuel Bates #42} Michels House (left), Capt. James Collier, Jr.
 house (right). Little Harbor is beyond the hill at center.



7A

2010

Cohasset Common Historic District
Cohasset MA (Norfolk County)
67 North Main St. Joseph Bates House (1713) MHC #56
David H. Wadsworth Spring 1992
Cohasset Historical Commission Files

9 of 10
second oldest house listed on North Main St. & oldest in the District.
Located at the junction of No. Main St. & Sohier St. at the northwest
corner of the Historic District. Georgian architecture.



34A

10/10

left to right: MHC #45 (partly hidden), MHC #46,
MHC #47, MHC #49.

Cohasset Common Historic District.

Cohasset MA. (Norfolk County)

David H. Wadsworth Spring 1992

Cohasset Historical Commission Files

10 of 10.

Southwest side of the District, at North

Main Street. Houses visible: Barely visible

at far left; Elisha Doane ^{#45} House. Then; ^{#46} Howe Smith

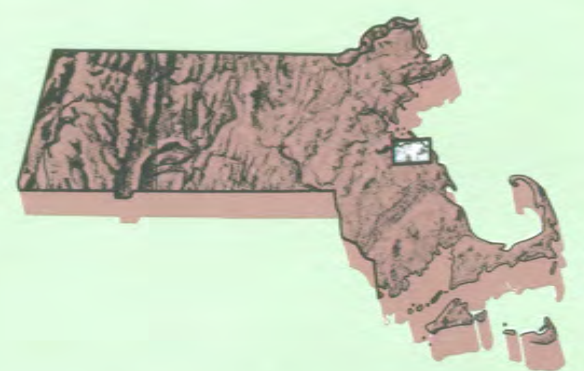
House, Orcutt House ^{#47} & Rev. Nehemiah Hobart ^{#49}

House (1722). Barely visible at far left:

Elisha Doane House

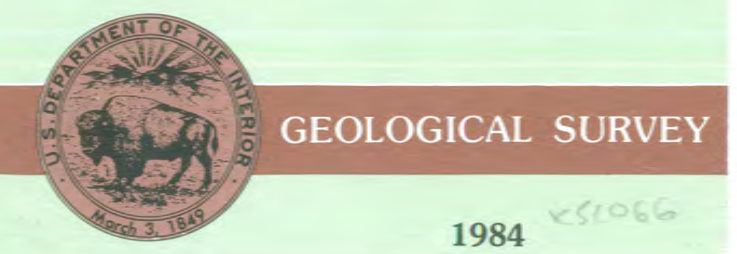
Weymouth MASSACHUSETTS

1:25 000-scale metric
topographic map



7.5 X 15 MINUTE QUADRANGLE
SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names



Produced by the United States Geological Survey in cooperation with Massachusetts Department of Public Works. This information is not intended for navigational purposes.

Controlled by USGS, NOS/NOAA, and Commonwealth of Massachusetts agencies.

Compiled by photogrammetric methods from aerial photographs taken 1978. Field checked 1979. Map edited 1984. Supersedes Weymouth and Cohasset 1:25 000-scale maps dated 1971 and 1974.

Selected hydrographic data compiled from NOS charts 13269 (1986) and 13270 (1985). This information is not intended for navigational purposes.

10 000-foot grid ticks based on Massachusetts coordinate system; unrounded zone 1927 North American Datum.

To place on the predicted North American Datum 1983 move the projection lines 6 meters south and 42 meter west as shown by dashed corner ticks. There may be private inholdings within the boundaries of the National or State reservations shown on this map.

CONTOUR INTERVAL 3 METERS
NATIONAL GEODETIC VERTICAL DATUM OF 1929
OTHER ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
DEPTH CURVES AND SOUNDINGS IN METERS
DATUM IS MEAN LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 2.7 METERS

THIS MAP COMPLEYS WITH NATIONAL MAP ACCURACY STANDARDS

CONVERSION TABLE		DECLINATION DIAGRAM	ADJOINING MAPS			
Meters	Feet		1	2	3	4
1	3.2808		1	2	3	4
2	6.5617		5	6	7	8
3	9.8425					
4	13.1234					
5	16.4042					
6	19.6850					
7	22.9659					
8	26.2467					
9	29.5275					
10	32.8084					

To convert meters to feet multiply by 3.2808
To convert feet to meters multiply by 0.3048

UTM grid convergence (GCM) at 42° 30' N latitude is 0.1111 meter per 1000 meters. Diagram is approximate.

1 Boston South
2 Hull
3 Scituate
4 Norwood
5 Scituate
6 Brockton
7 Whitman
8 Duxbury

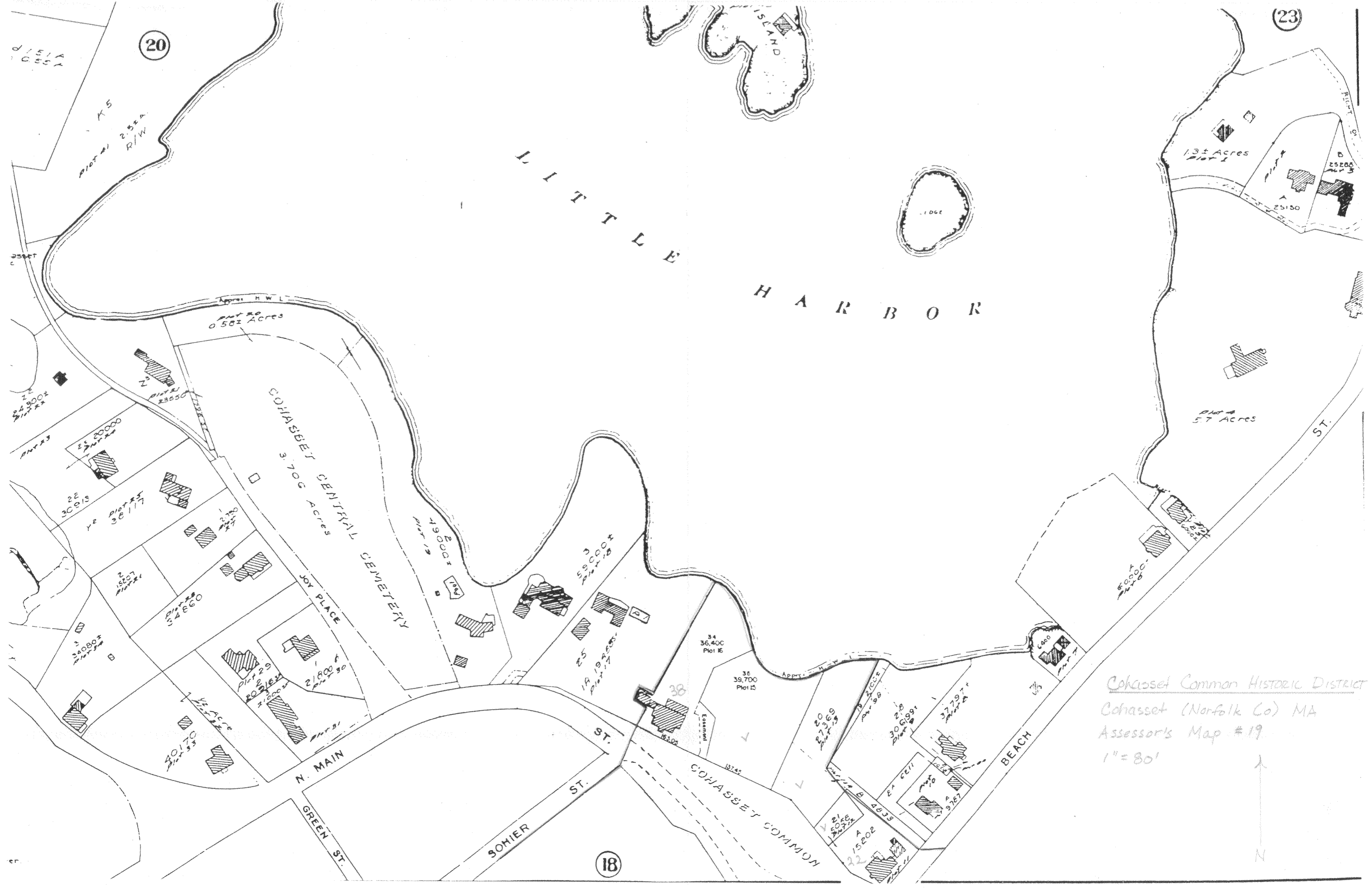
FOR SALE BY U. S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092

Topographic Map Symbols

Primary highways, hard surface	
Secondary highways, hard surface	
Light-duty road, hard or improved surface	
Unimproved road, trail	
Road marker: intermittent, U. S. State	
Railroad: standard gage, narrow gage	
Bridge: drawbridge	
Footbridge, overpass, underpass	
Bulk-up area: only selected industrial buildings shown	
Houses, barn, church, school, large structure	
Boundary:	
National, with monument	
State	
County, parish	
Civil township, precinct, district	
Incorporated city, village, town	
National or State reservation, small park	
Land grant with monument: forest section corner	
U. S. public lands survey: range, township, section	
Range, township: section line: location approximate	
Fence or field line	
Power transmission line, located tower	
Dam; dam with lock	
Cemetery: grave	
Campground; picnic area; U. S. location monument	
Well: water well, spring	
Mine shaft: prospect, adit or cave	
Control: horizontal station; vertical station; spot elevation	
Contours: index, intermediate; supplementary, depression	
Distorted surface: strip mine, lava, sand	
Bathymetric contours: index, intermediate	
Perennial lake and stream; intermittent lake and stream	
Rapids, large and small; falls, large and small	
Submerged marsh, marsh, pasture	
Land subject to controlled inundation, woodland	
Scrub; mangrove	
Orchard; vineyard	

A pamphlet describing topographic maps is available on request





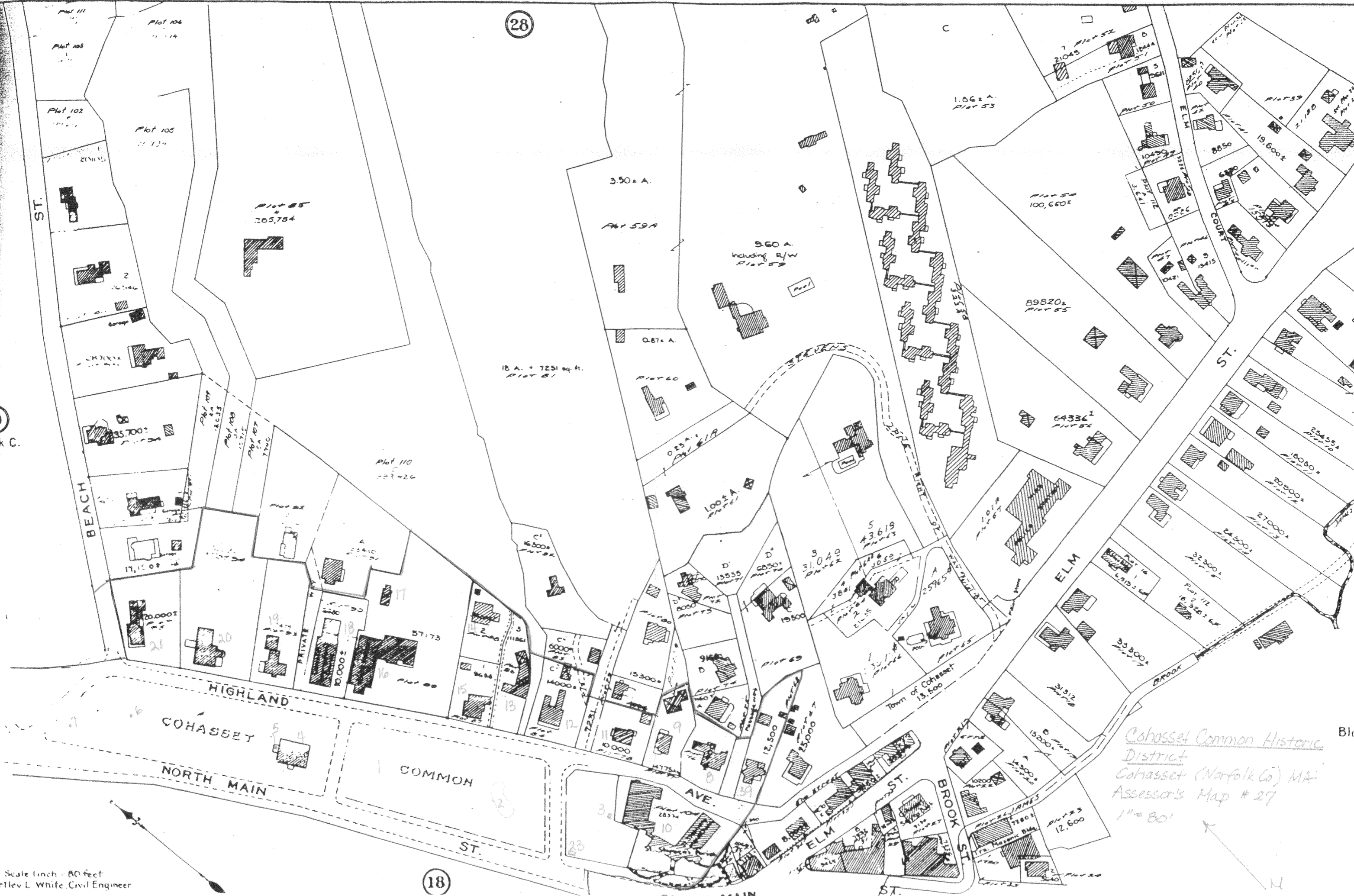
20

23

18

Cohasset Common Historic District
 Cohasset (Norfolk Co) MA
 Assessor's Map #19
 1" = 80'





Cohasset Common Historic District
Cohasset (Norfolk Co) MA
Assessor's Map # 27
11-80

Blk



Cohasset Common Historic District
Cohasset (Norfolk Co.) MA
Assessor's Map #18
1" = 80'

BLK. C (19)

USALEM ROAD

NORTH MAIN

ROAD

Town of Cohasset

ST.

GREEN

RIPLEY

ST.

TOWER LANE

ROAD

SMITH PL.

NORTH MAIN

COHASSET

BEACH ST.

HIGHLAND

DEPOT COURT

COMMON

S. MAIN ST.

S. MAIN

ELM ST.

BROOK ST.

BROOK

JAMES

MT. ST.

BRIDGE

Set above



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

December 12, 1995

Ms. Carol Shull
Keeper
National Register of Historic Places
Department of the Interior
National Park Service
P. O. Box 37127
Washington, D. C. 20013-7127



Dear Ms. Shull,

Enclosed please find the following nomination form:

Cohasset Common Historic District, Cohasset (Norfolk County),
Massachusetts 02025

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the property within the district were notified of pending State Review Board consideration 30 to 75 days before the meeting and were afforded the opportunity to comment.

Sincerely,

A handwritten signature in cursive script that reads "Betsy Friedberg".

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: David Wadsworth, Chair, Cohasset Historical Commission
Merle S. Brown, Chair, Cohasset Board of Selectmen
Cohasset Public Library



State of New Jersey

Department of Environmental Protection

NATURAL AND HISTORIC RESOURCES

CN-404

TRENTON, N.J. 08625-0404

TEL: (609) 292-3541

FAX: (609) 984-0836

Christine Todd Whitman
Governor

Robert C. Shinn, Jr.
Commissioner

June 10, 1997

Ms. Carol Shull
Chief of Registration
National Register of Historic Places
National Park Service
Department of the Interior
Washington, D.C. 20240

Dear Ms. Shull:

I am pleased to nominate the Cokesbury Historic District, Clinton and Tewksbury townships, Hunterdon County, New Jersey to the National Register.

This application has received majority approval from the New Jersey State Review Board for Historic Sites. All procedures were followed in accordance with regulations published in the Federal Register.

Should you want any further information concerning this application, please feel free to contact Ms. Dorothy P. Guzzo, Administrator of the New Jersey Historic Preservation Office, CN 404, Trenton, New Jersey 08625 or call her at (609) 292-2023.

Sincerely,

A handwritten signature in cursive script, appearing to read "James F. Hall".

James F. Hall
Deputy State Historic
Preservation Officer