

NOV 20 1985

JAN 3 1986

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET, BOSTON, MA 02116

AREA	FORM NO.
	1

PHOTO: (3x3" or 3x5", black & white)
staple to left side of form

Photo number _____

SKETCH MAP

Show property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection. Indicate north.

See attached map.

Recorded by Betsy Friedberg
Organization Mass. Historical Commission
Date May 1985

Town Sherborn
Address 52 Brush Hill Road
Historic Name Bullen-Stratton-Cozzen House

Use: Present Residence
Original Residence

DESCRIPTION:

Date ca. 1680, enlarged ca. 1760; modified ca. 1840.

Source Morse's History of Sherborn & Holliston

Style Georgian with Greek revival and Colonial revival elements.

Architect N/A

Exterior wall fabric Clapboard-Asbestos Shingle Roof

Outbuildings Garage with Guest Cottage (mid 20th century)

Major alterations (with dates) House enlarged ca. 1760; Greek Revival entrance added ca.

1840; Colonial Rev. porch dates to ca. 1910.

Moved No Date N/A

Approx. acreage 2.4 acres

Setting The Bullen-Stratton-Cozzen House is set on a rise looking south over meadows and distant hills.

UTM reference: 19 301880 4680570
scale: 1:25,000 Framingham Quadrangle

(Staple additional sheets here)

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

Recent structural analysis of this building suggests that its eastern portion dates to the late 17th century, and may originally have been a small First Period structure with integral lean-to. The western portion, as well as the narrow 9/6 fenestration, probably date to the mid 18th century, and the building's overall appearance and massing are those of the Georgian-style structure, five bays wide, with a central entrance and steep-pitched end gable roof. The "Beverly jog," a small 2-story ell with steep shed roof, also is a mid 18th century addition. (Continued)

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

The earliest portion of the Bullen-Stratton-Cozzen House was built in the late 17th century by Deacon Samuel Bullen. Bullen, a proprietor of Dedham, was also an early tenant on the land of Capt. Hull, west of the common in Sherborn. The house was located a short distance from what local historians believe was Thomas Sawin's saw mill on Course Brook. The house's location some distance from any town center and near a waterway is consistent with the siting of other First Period houses in Sherborn and is reflective of the community's early development patterns.

In the mid 18th century, Mary Bullen, a descendant of Deacon Bullen, inherited the property and married Col. Nathan Stratton. Col. Stratton was a farmer. It is probable that the Strattons were responsible for the Georgian-style alterations to the main block, ca. 1760, as well as the addition of a "Beverly jog."

A century later, the house belonged to Isaac Cozzens, who operated a saw mill a short distance away, on Course Brook. By the 1890s, the house had become a vacation home, housing the Fay family who came to Sherborn only in the summertime. Colonial Revival-style additions, including a screen porch and conservatory, date to this period.

BIBLIOGRAPHY and/or REFERENCES (name of publication, author, date and publisher)

Maps of 1788, 1857, 1875, 1899
Margaret Dowse Buntin's file
Susan Ware's genealogical work, 1981
Abner Morse, History of Sherborn and Holliston, 1856
Anne C. Shaughnessy, A Guide to Sherborn, 1974
Interview with Edith V. Philbrook and Florence M. (Philbrook) Wentworth

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Sherborn	Form No: 1
Property Name: Bullen-Stratton-Cozzen House	

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

ARCHITECTURAL SIGNIFICANCE (Cont'd)

The broad entry surrounded with heavy entablature was added ca. 1840. Narrow sidelights flank the doorway, and the pilasters exhibit a variation of the Greek key motif similar to those found on another house in Sherborn, the Oliver Everett House, 1 North Main Street (Sherborn Center Historic District). A Colonial Revival-style screened porch, with 2nd story balustrade, ca. 1910, projects from the building's east wall.

CRITERIA FOR EVALUATION

The Bullen-Stratton-Cozzen House's history of use reflects the development pattern of Sherborn as a whole--from early dispersed settlement to agricultural/light industrial community to summer resort. As such, it fulfils Criterion A of the National Register of Historic Places. As a valuable tool for understanding early construction techniques and building style evolution in a peripheral area of settlement, the Bullen-Stratton-Cozzen House meets Criterion D of the National Register. And as a fine example of an 18th century farmhouse with later modifications, it fulfils Criterion C of the National Register of Historic Places. The house retains integrity of location, design, setting, materials, feeling, workmanship, and association.

MAP KEY

- A: House
- B: Garage (non-contributing)

Staple to Inventory form at bottom.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Item number

Page 1/3

Multiple Resource Area
Thematic Group

dnr-11

Name Sherborn Multiple Resource Area
State Middlesex County, MASSACHUSETTSCover Patrick Andrus 1/3/86

Nomination/Type of Review

Date/Signature

1. Assington

Substantive Review for KeeperPatrick Andrus 1/3/86

Attest

Determined EligibleBetty L. Savage 1-3-86

2. Buttonballs

DOE/OWNER OBJECTION
Substantive Review

Keeper

Eligible Patrick Andrus 1/3/86

Attest

Betty L. Savage 1-3-863. Edwards Plain-Dowse's
Corner Historic
DistrictSubstantive Review for KeeperPatrick Andrus 1/3/86

Attest

Betty L. Savage 1-3-86

4. Morse-Barber House

Substantive Review for KeeperPatrick Andrus 1/3/86

Attest

Betty L. Savage 1-3-86

5. Sewall-Ware House

Substantive Review for KeeperPatrick Andrus 1/3/86

Attest

Betty L. Savage 1-3-866. Sherborn Center Historic
DistrictSubstantive Review for KeeperPatrick Andrus 1/3/86

Attest

Betty L. Savage 1-3-86

7. Stannox Farm

DOE/OWNER OBJECTION
Substantive Review

Keeper

Eligible Patrick Andrus 1/3/86

Attest

Betty L. Savage 1-3-86

8. Sudbury Waste Weir A

Substantive Review

Keeper

Attest

9. Bullen-Stratton-
Cozzen HouseEntered in the
National Register

Keeper

Delores Byers 1/3/86

Attest

10. Clark-Northrup House

Entered in the
National Register

Keeper

Delores Byers 1/3/86

Attest

8600496

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Bullen--Stratton--Cozzen House (Sherborn
MRA)
Middlesex County
MASSACHUSETTS

Working No. NOV 20 1985

Fed. Reg. Date 2/3/87

Date Due: 12/19/85 - 1/4/86

Action: ACCEPT 1-3-86

RETURN

REJECT

Federal Agency: _____

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Entered in the
National Register

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____

Reviewer _____

Discipline _____

Date _____

_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition

- ☐ excellent
☐ good
☐ fair

- ☐ deteriorated
☐ ruins
☐ unexposed

Check one

- ☐ unaltered
☐ altered

Check one

- ☐ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect

Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acree of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



Bullen - Strauth - Cozen
Hess

52 Brush Hill Rd

Shirley M. M.

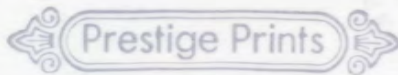
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by Berkey

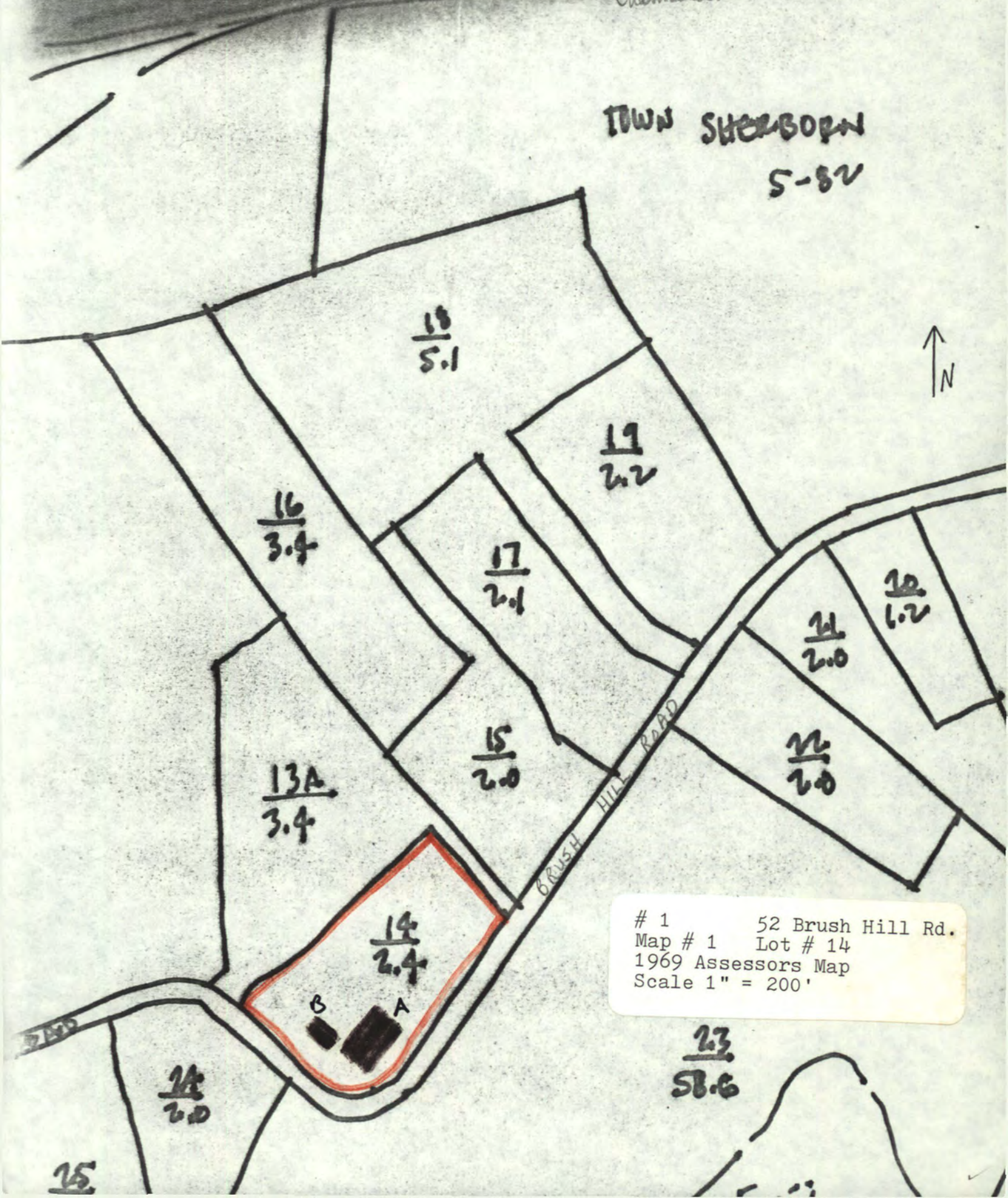


Pres

52 Brush Hill
Chamberlain

I - 14

TOWN SHERBORN
5-82



1 52 Brush Hill Rd.
Map # 1 Lot # 14
1969 Assessors Map
Scale 1" = 200'

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000293