

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

MAR 20 1990

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Cogswell's Grant (preferred)
other names/site number Boyd / Little Farm

2. Location

street & number 60 Spring Street N/A not for publication
city, town Essex N/A vicinity
state Massachusetts code MA county Essex code 009 zip code 01929

3. Classification

Ownership of Property

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing
<u>3</u>	<u>1</u> buildings
<u>3</u>	<u> </u> sites
<u>2</u>	<u> </u> structures
<u>1</u>	<u> </u> objects
<u>9</u>	<u>1</u> Total

Name of related multiple property listing:
N/A

Number of contributing resources previously
listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. ☐ See continuation sheet.

Valerie A. Talmage
Signature of certifying official Executive Director; Massachusetts Historical 8/12/90
State Historic Preservation Officer Commission;

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. 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:)

Entered in the
National Register

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic / Single Dwelling

Agriculture / Agricultural field

Animal Facilities

Agricultural Outbuilding

Current Functions (enter categories from instructions)

Domestic / Single Dwelling

Agriculture / Agricultural field

Animal Facilities

Agricultural Outbuilding

7. Description

Architectural Classification

(enter categories from instructions)

Colonial / New England Colonial, Georgian

Materials (enter categories from instructions)

foundation Stonewalls Wood, Clapboard, Shingleroof Asphalt

other _____

Describe present and historic physical appearance.

Cogswell's Grant is a farm of approximately 165 acres located in Essex, Massachusetts, between the east end of Spring Street and the west bank of the Essex River. The building complex consists of a farmhouse with three outbuildings. A large barn (1874) with cowbarn ell (mid-18th century) and a salt haybarn (ca. 1730) flank the farmhouse to the northwest and northeast. The buildings are clustered in the north-central portion of the property, which consists of cultivated pastures, rolling fields, marsh, and woodlands. It comprises roughly half of an original grant by the Town of Ipswich in 1636 to John Cogswell (1592-1669), original settler of Essex, or Chebacco, as it was first known. The farmhouse is set back approximately 50 feet from the end of the drive. It is a 2 1/2-story, double-pile, central-hall, framed structure with ridge roof, two great end chimneys, and a two-story ell extending to the northwest. In its plan and simplicity, the house appears to be a typical example of mid-18th century vernacular in rural Essex. It was, however, built in two phases. The west end was built ca. 1730 by Jonathan Cogswell, Jr. (1687-1752), great-grandson of the original John, to whom the land was granted in 1636. It is believed that Jonathan took down his grandfather William's (1619-1687) original house (ca. 1651-1687) on this site and built a larger one, retaining, however, the 16-foot-wide end chimney with its four great fireplaces and some timbering in the cellar. The east end was built ca. 1750-1751, resulting in the present structure containing double-framed walls at the point of junction, a central-hall plan, and two end chimneys. Apart from the ca. 1839 raising of the leanto roof into a two-story ell and the 1937-1938 two-room addition to the ell, there have been no structural changes made to the house since ca. 1750-1751, nor to the outbuildings since their erection. The land is also remarkably well-preserved, retaining not only its essential 17th-century configuration and characteristics, but also its 17th-century function as an active farm. The farmhouse is situated on a terraced bluff planted with magnolia and copper beech trees dating from the mid-19th century and is enclosed by a stone wall. It is oriented to the southwest, overlooking approximately 100 acres of pasture, marsh, woodland, the old dam site and the site of old shipyards. To the east, a collar of marshland slopes down into the Essex River. Behind the house (to the north) is a partially buried mill stone, believed to be one of the grinding stones from William Cogswell's malt house, an early privy, and a modern grape arbor. Beyond are hay pastures that range in elevation from 0-30 feet. Hog Island can be seen in the distance, approximately a mile and a half

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north of the house. West of Spring Street is an inactive apple orchard and a high field.

The landscape retains many of its 18th and 19th century features. Approximately 2 1/2 miles of stone walls border the property and mark pastures that were originally, and continue to be, cultivated primarily for hay. Three well sites have been identified; one southeast of the main house, another in the courtyard northwest of the main house ell, and the third under the current "Large Barn." The shadow of a dam, first breached in 1898 can still be seen at the mouth of the creek bordering the south side of the property. Apart from the house and outbuildings, there are no residential structures on the property, although residential development occurs south, along Spring Street.

The outbuildings are located to the northwest and northeast of the house. The large, two-story barn to the northwest was built in 1874. It is rectangular in plan, sheathed in clapboard, and surmounted by a ridge roof with cupola and weathervane in the center. Attached to it are two 1 1/2-story cowbarns; from early timbering inside, these appear to have been built in the 18th century, and also feature clapboarding, ridge roof, and cupola. Another shingled barn stands to the northeast of the house. Originally known as the "cider barn," or "salt hay barn," it was built ca. 1730, has a ridge roof and a two-car garage ell, built 1937-1938.

The dwelling house is a 2 1/2-story rectangular block with a 2-story double ell extending to the rear (northwest). The main block rests on a granite foundation (ca. 1730/ca. 1750-1751) and contains a full basement. Jonathan Cogswell, Jr., great-grandson of John, Sr., to whom the land was granted in 1636, built the west end ca. 1730, presumably reusing the chimney with its four great fireplaces and some beams in the cellar of his grandfather William Cogswell's house of ca. 1651-1687. The east end was added ca. 1750-1751, resulting in the present double-pile, central-hall plan with two end chimneys. A rear lean-to for the summer kitchen was also added around this time, and its oak timbering remains behind the clapboarding of the present two-story ell, which Adam Boyd built ca. 1839 by raising the roof of the old lean-to. The two-story addition off that was added by the present owners 1937-1938.

The main block and early ell are constructed of heavy timbering, sheathed on three sides with (mostly original) lapped clapboards which were repainted 1937-1938 in 18th century colors.

The roof is a simple ridge type, constructed of lapped purlins and vertical boarding. It was originally sheathed with wooden shingles and is now covered with asphalt shingles (before 1937). Two large, rectangular brick

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chimneys rise through the ridge at the west and east ends of the main block, and are laid in clay, rather than the lime mortar usual for their periods. The west chimney is 16 feet wide, and dates from ca. 1651-1687, perhaps a part of the original house that John Cogswell incorporated into his new one, ca. 1730. The east chimney is slightly narrower and was built during the ca. 1750-1751 phase of construction. The wide roof coving on the main block and first ell was added ca. 1839 by Adam Boyd. Another, smaller brick chimney rises through the ridge roof of the ell, at the point where two rooms intersected.

The house is trimmed with plain cornerboards and a plain cornice. Windows have simple architraves and contain 6/6, 9/6, or 9/9 double-hung sash of various dates. There are no shutters. The front entry features a board-and-batten door with plain jambs and shallow projecting doorhead. The door, a 1937 replacement of the Victorian door with bracketed pediment from the Boyd period, dates from the 18th century.

The south, or front, elevation is six bays wide containing from west to east at the first story, three windows, the entry and two windows. Six windows of slightly smaller proportions are placed directly above these six openings at the second story and are framed into the cornice. Windows contain 6/6 double-hung sash.

The east elevation is four bays wide, with window openings at the first and fourth bays on the first and second levels, and at the second and third bays on the attic story. Those in the fourth bay contain 9/9 double-hung sash (ca. 1750-1751), while the others contain 6/6 and are probably a product of the Boyd era.

From the rear or north elevation project the ell extensions of ca. 1839 and 1938 and an enclosed porch, 1937-1938. On this face, ell and main block are shingled and painted grey (before 1937). The older section of the ell (gable end visible) features an asymmetrical arrangement of one window on each floor. An enclosed, partially shingled porch with shed roof, off-center entry, and two windows abuts the newer section of the ell. The rear elevation of the main block contains five symmetrically placed windows on each level, with 9/9 double-hung sash (ca. 1751-1752) on the first level and 9/6 on the second level.

The gabled west elevation of the main block contains two 6/6 double-hung sash windows on the attic story. Projecting one bay to the west and two bays to the north is the "old kitchen" ell (ca. 1839) with wide coving, shed roof, and clapboarding. On the gabled side the "side entry" features a board-and-batten door (a 1938 replacement of the 19th-century door) with transom lights.

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Behind this door is the gabled addition to the ell (1937-1938) with four, regularly spaced windows, three on the second level and one on the first level.

Despite a seemingly straightforward, double-pile, central-hall plan (see floor plan), the various periods of construction and ownership are more evident on the interior than the exterior. In most cases, the west rooms, built ca. 1730, exhibit: plastered ceilings with exposed summerbeams; plastered, white-washed walls; and most significantly, straight-sided end fireplaces of great proportions. Those on the first floor have rear ovens and lambs-tongue stops on chamfered lintels, remains of lug-poles now hidden by paneling with heavy bolelection moldings, and smoke panels that are similar to those in the Hart House (1640) of Ipswich. Flues are lined with a mixture of clay and chopped marsh grass. The largest of these, the fireplace in the dining room, is one of the largest in eastern Massachusetts. It was uncovered during the 1937-1938 restoration from behind two smaller, coved fireplaces. The west end fireplaces are believed to be the remains of the first house on this site, built by Jonathan, Jr.'s grandfather, William.

The rooms on the east side of the house retain features of both their construction date (ca. 1750-1751), and remodeling (ca. 1839), with their mid-18th-century details (cornices, paneling, bolelection and beaded moldings), smaller fireplaces, which are coved and set in beveled corners (ca. 1750-1751), plaster ceilings which conceal the summerbeam, and, in the northeast parlor, simple, dadoed walls. The only exception occurs in the southeast bedroom where a deteriorated plastered ceiling was stripped in 1937-1938 to reveal the bare joists and beams of the period 1750-1751 to ca. 1839. During this 89-year period the room was referred to as the "unfinished room." In the 1937-1938 restoration, Victorian details were removed, and the room was returned to its pre-1839 condition.

The various building periods are also evident in the cellar, where some of the original 17th-century timbering survives--two chamfered summerbeams and some floor joist mortises which Abbott Lowell Cummings, in his book The Framed Houses of Massachusetts Bay, 1625-1725, called "virtually unique" in being well-preserved designs for bare-faced soffit tenons. The chimney supports on either side also vary, owing to the introduction of a brick arch between the foundation and east chimney.

Other notable features include the stairhall, with its unusual arrangement of front and rear staircases. The front one is straight; the rear one is winding, and may have been used by servants since it cannot be easily seen from the front entry. Both are closed string with early (ca. 1730) balusters.

The painted panels in the stairhall, southwest parlor, and southwest

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chamber are rare examples of early to mid-18th-century decorative graining, which was commonly painted by itinerants in return for room and board. Some of the original rose-colored, cedar-grained paneling remains untouched above the fireplace in the southwest chamber. The rest of the decorative finishes in that room, and in the other rooms, were analyzed and repainted to match the original finishes in 1937-1938 by Esther Stevens Brazer, a well-known student of early American decorative painting.

Finally, Jonathan Cogswell's 1752 inventory referred to the "little rooms." These spaces contain certain unusual features, such as the built-in shelving in the study off the southwest parlor and the space between the end chimney and the outer wall of the house that is accessible through a small door in the closet off the kitchen chamber. The width of the space between the chimney and the outer wall is defined by two ovens that protrude behind the kitchen fireplace.

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Archaeological Description

Research potential for both prehistoric and historic resources is high on the Cogswell Grant property. While no prehistoric sites are currently recorded on the grant, evidence exists that sites are present. At least five prehistoric sites border the property and may extend into it. Twelve sites are reported in the general area (within one mile). Coastal Essex County, including the Cogswell Grant locale, maintains one of the highest prehistoric site densities in Massachusetts. Limited surface collecting and subsurface testing by the Peabody Museum, Salem on high ground north of the house has also produced Native American artifacts dating to Archaic and Woodland periods. Similar artifacts reported from the Cogswell Grant have also been viewed by MHC staff members while conducting a site visit on the property. Each of these factors and the physical characteristics of the property high, well drained terraces and knolls bordering the Essex River Wetlands, tidal creeks, and the river itself, indicate favorable locational criteria for native settlement and subsistence activities. Given the above information, the size of the grant (165 acres) and limited subsurface disturbances we can definitely say prehistoric sites are present and that more sites probably exist.

There is also a high potential for significant historical archaeological remains within the grant. While portions of the original 17th century home were incorporated into the existing house, structural remains of the earlier house, much of which was dismantled, may exist around the present house. Structural remains of a 17th century barn, malt house and other outbuildings may also exist. Archaeological survivals of 17th and 18th century

occupational related features (trash pits, privies, wells) are also likely around the existing house and barns. One known privy and well are present near the existing mid-18th century cow barn, others are likely present. Given limited post-18th century additions to the farm, the retention of it's 17th century configuration and function as an active farm, a high potential exists for 17th and 18th-century domestic and agriculture remains.

(end)

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locallyApplicable National Register Criteria ☒ A ☒ B ☒ C ☐ DCriteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

AgricultureArchitectureConservation

Period of Significance

1636-1940

Significant Dates

1636-1687;1730-1750/1;1937-1938

Cultural Affiliation

Significant Person

Little, Bertram K. and Nina Fletcher

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Cogswell's Grant, Essex, Massachusetts, is a rare surviving example of a 17th-century Town Grant preserving its essentially original configuration, its primarily agricultural function, and a substantial portion of its original acreage. Consisting of approximately 165 acres located between the center of Essex and the Essex River, it comprises roughly half of a 300-acre grant made in 1636 by the Town of Ipswich to John Cogswell, an early settler of Ipswich. Architecturally, it is important (1) for the integrity of its 18th-century farmhouse, which incorporates remnants of the 17th-century house on this site, and has seen no major structural changes, (2) as a rare surviving example of an early 18th-century farmhouse in Essex, (3) for its unusual plan—a center-hall type with two end chimneys, and (4) for certain unusual structural and interior features.

From 1636 until 1984, Cogswell's Grant had only four owners; the Cogswell Family (1636-1839), the local shipbuilder, Adam Boyd (1839-1925), Arthur Dana Story (1925-1937), and Bertram K. Little and Nina F. Little (1937-1984). All owners were prominent figures in the community of Essex, which became a town in 1819. When the Littles purchased the property in 1937, they considerably enhanced the integrity of the house through their sensitive and scholarly restoration of 1937-1938. Bertram and Nina Little are also distinguished students of American culture who have made the house at Cogswell's Grant the focus of an internationally known collection of early American country art. In 1984 the Littles deeded Cogswell's Grant to the Society for the Preservation of New England Antiquities, the largest and oldest regional preservation organization in the United States. Finally, the proximity of the land to the Atlantic coast, and its undisturbed character makes it likely to yield archaeological information in both the prehistoric and historic areas. Cogswell Grant is significant both as a remarkably intact coastal farm dating to the mid 17th century and as an outstanding example of sensitive restoration techniques of the mid 20th century. With important dates within a general period of significance 1636-1939 of 1636-1687, 1730-1751, and 1937-1938,

☒ See continuation sheet

9. Major Bibliographical References

☒ See continuation sheet

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 # _____

Primary location of additional data:

- ☒ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Specify repository:

MHC, SPNEA Archives

10. Geographical Data

Acreage of property Approximately 165 acres

UTM References

A

Zone	Easting	Northing

B

Zone	Easting	Northing

D

Zone	Easting	Northing

☒ See continuation sheet

Verbal Boundary Description

The boundary of Cogswell's Grant is shown on the accompanying map entitled "Compiled Plan of Land in Essex, Mass, Prepared for Nina F. Little" by Hancock survey Assoc., Nov. 10, 1984, and is the same as land deeded to the Society for the preservation of New England Antiquities as recorded with the Essex South District Registry of Deeds. Book 7619, Page 052.

☐ See continuation sheet

Boundary Justification

The boundary includes farmhouse, outbuildings, fields, woods and marshland that have historically been part of Cogswell's Grant. This acreage has been actively cultivated in essentially the same manner since the early 18th century.

☐ See continuation sheet

11. Form Prepared By

name/title Chris carvajal, Lynne Spancer & Lisa Byers with Betsy Friedberg, NR Director
organization Massachusetts Historical Commission date November, 1989
street & number 80 Boylston Street telephone (617) 727-8470
city or town Boston state MA zip code 02116

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Cogswell Grant retains integrity of location, design, setting, materials, workmanship, feeling, and association, and fulfills Criteria A, B, and C of the National Register on the Local level.

The Land

Essex, originally part of Ipswich, began to be settled in 1634. Early industries were agriculture, fishing, and shipbuilding. What is now known as Cogswell's Grant comprises roughly half (approx. 165 acres) of an original land grant of 300 acres made in 1636 by the Town of Ipswich to one of its first settlers, John Cogswell (1592-1669). The original 300 acre grant was bounded on the north by what is today called the Soginese Creek, on the west by the Main Road from Ipswich to Gloucester (Wise Avenue), and on the east by the Essex River. The southern boundary ran roughly 1000 feet north of the current Main Street. The current 165 acre portion includes the original house site and was configured between 1700 and 1717. The house stands next to the former main road (until 1698) from Ipswich to Gloucester, and thus the land held a prominent position in the settlement and early development of Essex. Part of this road survives today and is called "Strawberry Lane." The land has been continuously farmed since the 17th century, and it is situated in viewing distance of the site of the town's first shipyard. The size and integrity of the parcel makes it a rare and remarkably intact example of an original land grant which continues to be farmed after more than three centuries. The land lies west of the Essex River, near the site of the town's first shipyard, and east of the town center.

The Buildings

The farmhouse and outbuildings are important not only as well-preserved examples of 18th and 19th century vernacular architecture but because the farmhouse incorporates certain features of the first Cogswell house on this site, William Cogswell's house of ca. 1651-1687. In 1657, John Cogswell deeded the 300 acres to his youngest son, William, who dwelled there with his family for 39 years. In 1687, William divided the land among his four sons. He specified that after his death, his youngest, Jonathan, should receive the dwelling house and 80 acres of the property in question. It was Jonathan's son, Jonathan, Jr. (1687-1752), who after inheriting the dwelling house in 1717 presumably took it down and built another (ca. 1730) house upon its remains. This was the west end of the present house, which is said to incorporate the 17th-century end chimney with its four great fireplaces and some rare 17th-century timbering featuring floor joist mortises for bare-faced soffit tenons in the cellar.

The present arrangement of a center-hall and two end chimneys resulted when the east end of the house was built ca. 1750-1751. This is unusual for its period and locale as is the center-hall arrangement of front and rear

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staircases. The time lag in the completion of the house becomes an important indicator of certain subtle structural and stylistic changes occurring over the course of 20 years--most evident in the fireplaces, which, in the east rooms, are much smaller than those in the west rooms, have coved sides, more delicate bolelection moldings, and stand in beveled corners.

The painted paneling in the hall, southwest parlor, and particularly in the southwest chamber are rare examples of 18th-century graining commonly painted in houses by itinerants in return for room and board. Those above the fireplace in the southwest chamber show the original finish. Obtained after scraping the panels of layers of later paint, they appear to date from the same period as those in the Warner House (ca. 1720) of Portsmouth, New Hampshire. Those in the hall and southwest parlor and chamber were repainted in 1937-1938 by Esther Stevens Brazer of New York, a distinguished student of early American painted decoration, who scraped sample areas as evidence and then mixed her own paints to match the original colors.

The Cogswells, Boyds, and Storys

The integrity of Cogswell's Grant owes something to the fact that in more than three centuries, the property has changed hands only four times. Moreover, all of the families who owned it made significant contributions to the development of Essex County for two centuries. John Cogswell, the early settler to whom the Town of Ipswich made the grant in 1636, was a native in Ipswich in 1635. His son William became one of the most prominent men in town. An important landowner, he donated the ground on which the first meetinghouse was erected and was instrumental in persuading the General Court to declare Chebacco (now Essex) a parish of Ipswich. Through the 18th century, the family produced several Justices of the Peace, magistrates, and soldiers. Later descendants include Addison Cogswell (b. 1815), who helped introduce the shoe industry to Essex, Ralph Waldo Emerson, and Oliver Wendell Holmes, as well as most of the Cogswells living in the United States today.

Adam Boyd and his family owned the farm from 1839 to 1925. Boyd was a prominent shipbuilder, as was the next owner, Arthur Dana Story (1925-1937). Both Boyd's and Story's shipyards were located along the Essex River near the center of town, and thus reflect Essex's prosperous shipbuilding trade, which lasted well into the 20th century. The alterations made by Boyd ca. 1839 tell us something of the lifestyle of a prosperous gentleman of his time and place. It was he who "finished" the east rooms by plastering over their summerbeams and adding more elaborate detailing to the walls. He is probably also responsible for landscaping the front yard and planting varieties of ornamental trees. It is known that he raised peacocks and sold their meat in Boston markets for \$1/pound.

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Essex, MassachusettsSection number 8 Page 3The Littles

Under the aegis of the last owners, Bertram K. and Nina F. Little, the full significance of Cogswell's Grant has come to light. The Littles are distinguished students of American culture who have made Cogswell's Grant the focus of an internationally known collection of early American country art.

Although the collection represents a collaborative effort, it is Nina Fletcher Little who has distinguished herself through her many publication and seminars. Since the 1930s Mrs. Little has published six books and more than 40 articles on early American artists, painting, ceramics, furniture, architecture and history. Testimony to her popularity and stature in the field is the fact that her first book, American Decorative Wall Painting; 1700-1850, first published in 1952, was republished in an enlarged edition in 1972, and then again in paperback in 1989. In the introduction to the 1952 edition, Marshall B. Davidson of the Metropolitan Museum of Art states that among the scholars of early American decorative arts, "I know of no one more tireless, no one who has contributed more through her field work and research than Nina Fletcher Little."

The Littles are also highly regarded in the field of historic preservation for their leadership and clarity. Bertram Little served for twenty-one years as the Director of the Society for the Preservation of New England Antiquities, and served as one of the first officers on the Committee of Standards and Surveys of the National Council for Historic Sites and Buildings. In addition, the Littles' exhaustive research into the history of the buildings and property and astute restoration of the Cogswell House in 1937-1938 provides a superior example of state-of-the-art restoration techniques during the pre-war period.

In sum, Cogswell's Grant was and remains an important and integral part of Essex's historical fabric. As such, it makes a significant contribution to our understanding of the development of eastern Massachusetts.

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Archaeological Significance

While numerous prehistoric sites have been recorded in Essex, the generally low level of documentation for these sites enables only a general interpretation of the patterns of prehistoric occupation for the town. Any surviving sites in Essex with the potential for systematic study could be significant. Sites in this area offer the potential for an analysis of coastal settlement and subsistence during later Woodland periods and a comparison of inland versus coastal sites as the result of sea level rise. Sea level was much lower during the Paleo-Indian and Archaic Periods resulting in Essex area sites occupying inland locations. As a result, sites offer the potential for an analysis of changing settlement and subsistence through time in the town of Essex and, at a larger scale, along the present day coastal zone. Coastal prehistoric sites in this area may also be important for a full understanding of prehistoric settlement and subsistence along the Merrimack River ecosystem.

Historic archaeological remains described above have the potential for providing detailed information on the changing social, cultural and economic patterns that characterized life on a continually operated coastal farm from the 17th century to the present. Historic survivals have the potential for reconstructing the 17th century farm for which only portions of the original house and the general layout of the farm survive. Careful analysis of 17th and 18th century structural remains and occupational related features can provide information on lifeways and agricultural practices at the farm and how these practices changed through time. This information can be important as the land of individuals who owned and lived on the farm, as well as the relationship of the farm and its inhabitants within the historic development of Essex and overall development of the New England agricultural economy at the local and regional level.

Since both prehistoric and historic resources have been shown to exist on the Cogswell Grant, systematic archaeological testing should be undertaken to further identity these components. Archaeological testing will be critical prior to any landscaping or other development (roads, septic, etc.) to ensure that prehistoric and historic survivals are not destroyed.

(end)

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Cummings, Abbott Lowell. The Framed Houses of Massachusetts Bay, 1625-1725.
(Cambridge and London: Belknap Press, 1979), pp. 65, 66, 117.

History of Essex County, Mass., with Biographical Sketches of Many of its
Pioneers and Prominent Men: Vol. 2. (Philadelphia: J.W. Lewis & Co.,
1888), pp. 1153-1210.

Little, Nina Fletcher. "Finding the Records of an Old House." Old-Time New
England, Vol. 40, October 1949, pp. 145-148.

_____. "John Cogswell's Grant and Some of the Houses Thereon,
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File.

_____. Library. Microfilm Collection.

_____. Library. Photograph Files.

_____. Properties Department. Taped
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(end)

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

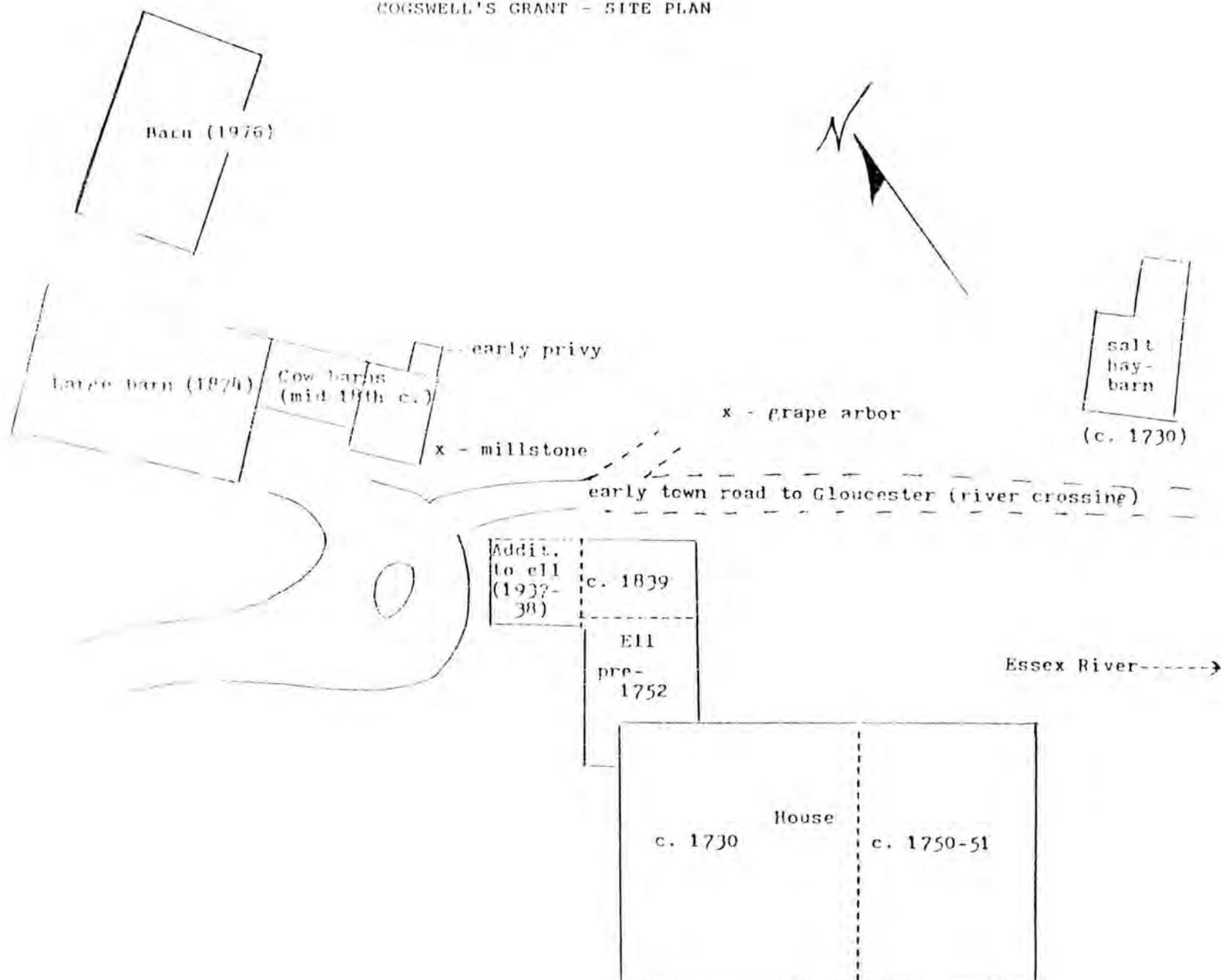
**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 1

Cogswell's Grant, Essex, MA

A: 19 355340 4722280
B: 19 355160 4722040
C: 19 354890 4721910
D: 19 354770 4721420
E: 19 354650 4721420
F: 19 354420 4721560
G: 19 354490 4721820
H: 19 354120 4722200
I: 19 354220 4722340
J: 19 354330 4722240
K: 19 354420 4722220
L: 19 354810 4722450
M: 19 355010 4722370
N: 19 355080 4722450

COGSWELL'S GRANT - SITE PLAN



Cogswell's Grant
Essex, Mass.

Addition to Ell (c. 1839)
ell (1937-38)

Summer Kitchen
(old lean-to)
pre-1750-51

FIRST FLOOR PLAN

Side entry-----

Pantry

Dining Room
(old kitchen)

---Fireplace

---Fireplace

Southwest Parlor

---Study

Front Entry

Northeast Parlor

Fireplace-----

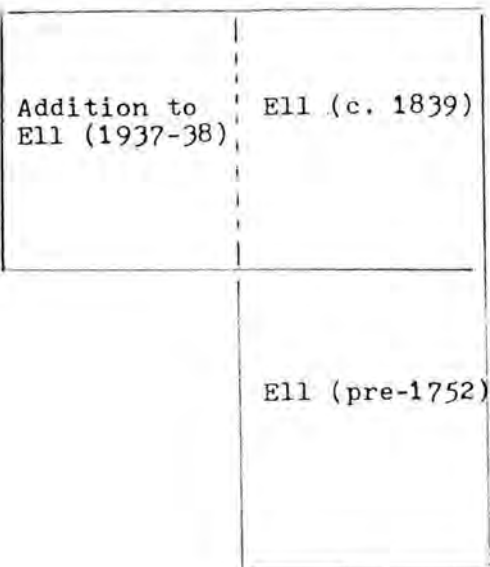
Fireplace-----

Southeast Parlor
("Unfinished Room")

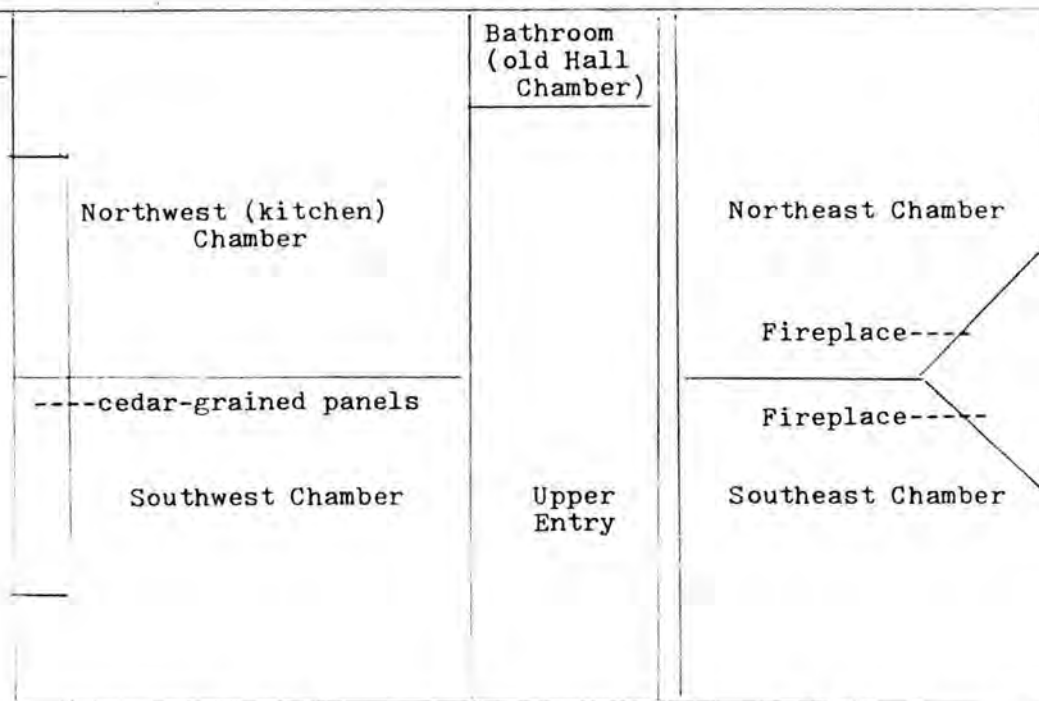
←-----c. 1730----->

←-----c. 1750-51----->

Cogswell's Grant -
Essex, Mass.



SECOND FLOOR PLAN



←-----c. 1730-----→ ←-----c. 1750-51-----→

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Cogswell's Grant
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Essex

DATE RECEIVED: 3/20/90 DATE OF PENDING LIST: 4/03/90
DATE OF 16TH DAY: 4/19/90 DATE OF 45TH DAY: 5/04/90
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 90000666

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: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 4/19/90 DATE

Entered in the
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____
REVIEWER _____
DISCIPLINE _____
DATE _____

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

CLASSIFICATION

☐ count ☐ resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

☐ historic ☐ current

DESCRIPTION

☐ architectural classification
☐ materials
☐ descriptive text

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

BIBLIOGRAPHY

GEOGRAPHICAL DATA

☐ acreage ☐ verbal boundary description
☐ UTM's ☐ boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

☐ sketch maps ☐ USGS maps ☐ photographs ☐ presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

Signed _____ Phone _____

Date _____



T. F. HARTLEY Boston, Massachusetts

Cogswell's Grant
Spring Street
Essex, Mass.

Frank Hartley, c. 1965-70
Mr. and Mrs. Bertram Little
305 Warren Avenue
Brookline, Mass. 02146

No. 1 of 11
Aerial View, showing large
barn with cowbarns (left),
house with ell (center),
and salt haybarn (right)



Cogswell's Grant
Spring Street
Essex, Mass.

Frank Hartley, c. 1965-70
Mr. and Mrs. Bertram Little
305 Warren Avenue
Brookline, Mass. 02146

No. 2 of 11
View of front (south) and
west elevations

1) Cogswell's Grant - view of front (south) and west elevation



Cogswell's Grant
Spring Street
Essex, Mass.

Frank Hartley, c. 1965-70
Mr. and Mrs. Bertram Little
305 Warren Avenue
Brookline, Mass. 02146

No. 3 of 11
View of rear (north) and
east elevations: (l. to r.) -
salt haybarn, house and ell,
cowbarns and large barn

2) Cogswell's Grant - view of rear (north) and east elevation (2 for) ^{small} salt hay barn, house, animal barn, large barn, behind trees
& 4) ell, privy / (attached)



Cogswell's Grant
Spring Street
Essex, Mass.

Frank Hartley, c. 1965-70
Mr. and Mrs. Bertram Little
305 Warren Avenue
Brookline, Mass. 02146

No. 4 of 11
Int. southwest parlor, showing
summerbeam, fireplace
and grained panels

5) Interiors: a) southwest parlor, showing summer beam, fireplace & grained panels



Cogswell's Grant
Spring Street
Essex, Mass.

Frank Hartley, c. 1965-70
Mr. and Mrs. Bertram Little
Brookline, Mass. 02146

No. 5 of 11
Int. northwest room (old
Kitchen, now dining room),
showing huge fireplace

56.) Cogswell's Grant - northwest room (old kitchen
interiors now dining room) showing huge fireplace



Cogswell's Grant
Spring Street
Essex, Mass.

Frank Hartley, c. 1965-70
Mr. and Mrs. Bertram Little
305 Warren Avenue
Brookline, Mass. 02146

No. 6 of 11
Int. southeast parlor, showing
beamed ceiling, corner
fireplace

interiors:
5 c.) Cogswell's Grant - southeast parlor, showing beamed ceiling, corner fireplace



Cogswell's Grant
Spring Street
Essex, Mass.

Frank Hartley, c. 1965-70
Mr. and Mrs. Bertram Little
305 Warren Avenue
Brookline, Mass. 02146

No. 7 of 11
Int. northeast parlor, showing
corner fireplace and
plaster ceiling

5d.) Cogswell's Grant-interiors: northeast parlor, showing corner fireplace & plaster ceiling



Cogswell's Grant
Spring Street
Essex, Mass.

Frank Hartley, c. 1965-70
Mr. and Mrs. Bertram Little
305 Warren Avenue
Brookline, Mass. 02146

No. 8 of 11
Int. front entry, showing
two staircases



Cogswell's Grant
Spring Street
Essex, Mass.

Frank Hartley, c. 1965-70
Mr. and Mrs. Bertram Little
305 Warren Avenue
Brookline, Mass. 02146

No. 9 of 11
Int. southwest chamber, showing
originally grained panels
over fireplace

5f.) Cogswell's Grant-interiors: southwest chamber, showing originally grained panels over fireplace



Cogswell's Grant
Spring Street
Essex, Mass.

Frank Hartley, c. 1965-70
Mr. and Mrs. Bertram Little
305 Warren Avenue
Brookline, Mass. 02146

No. 10 of 11
Int. northwest chamber, showing closet



Cogswell's Grant
Spring Street
Essex, Mass.

top

Frank Hartley, c. 1965-70
Mr. and Mrs. Bertram Little
305 Warren Avenue
Brookline, Mass. 02146

no. 11 of 11
Int. space between chimney
and west end of house, seen
from closet off northwest
chamber

5 h.) Cogswell's Grant interiors: space between chimney and west end of house, seen from closet off northwest chamber



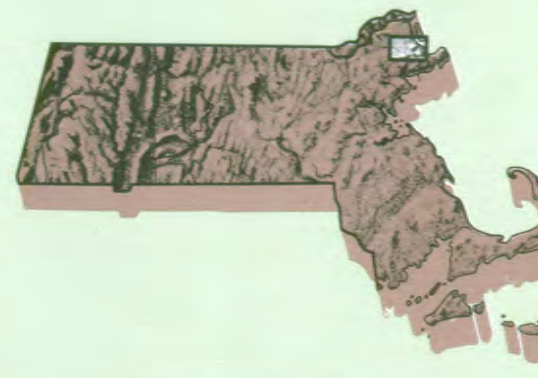
42070-F7-TM-025

42919

Ipswich

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



GEOLOGICAL SURVEY

1985

Published by the United States Geological Survey in cooperation with Massachusetts Department of Public Works

Control by USGS, NOS/NOAA, USCE, and Commonwealth of Massachusetts agencies

Compiled by photogrammetric methods from aerial photographs taken 1978. Field checked 1979. Map edited 1985

Supersedes Georgetown and Ipswich 1:25,000-scale maps dated 1966

Selected hydrographic data compiled from NOS charts 13279 (1983) and 13282 (1978). This information is not extended for navigational purposes

Projection and 1000-meter grid: Universal Transverse Mercator, zone 19

18,000-foot grid ticks based on Massachusetts coordinate system, mainland zone

1927 North American Datum

To place on the predicted North American Datum 1983 move the projection lines 6 meters south and 42 meters 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

CONTROL ELEVATIONS SHOWN TO THE NEAREST 0.1 METER

OTHER ELEVATIONS SHOWN TO THE NEAREST 0.5 METER

DEPTH CURVES AND SOUNDINGS IN METERS

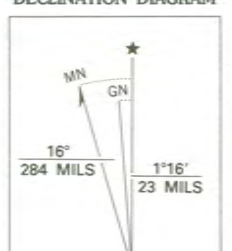
DATUM IS MEAN LOW WATER

THE RELATIONSHIP BETWEEN THE TWO DATUMS IS

SOUNDING SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER

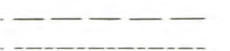
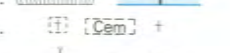
THE MEAN RANGE OF TIDE IS APPROXIMATELY 2.6 METERS

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

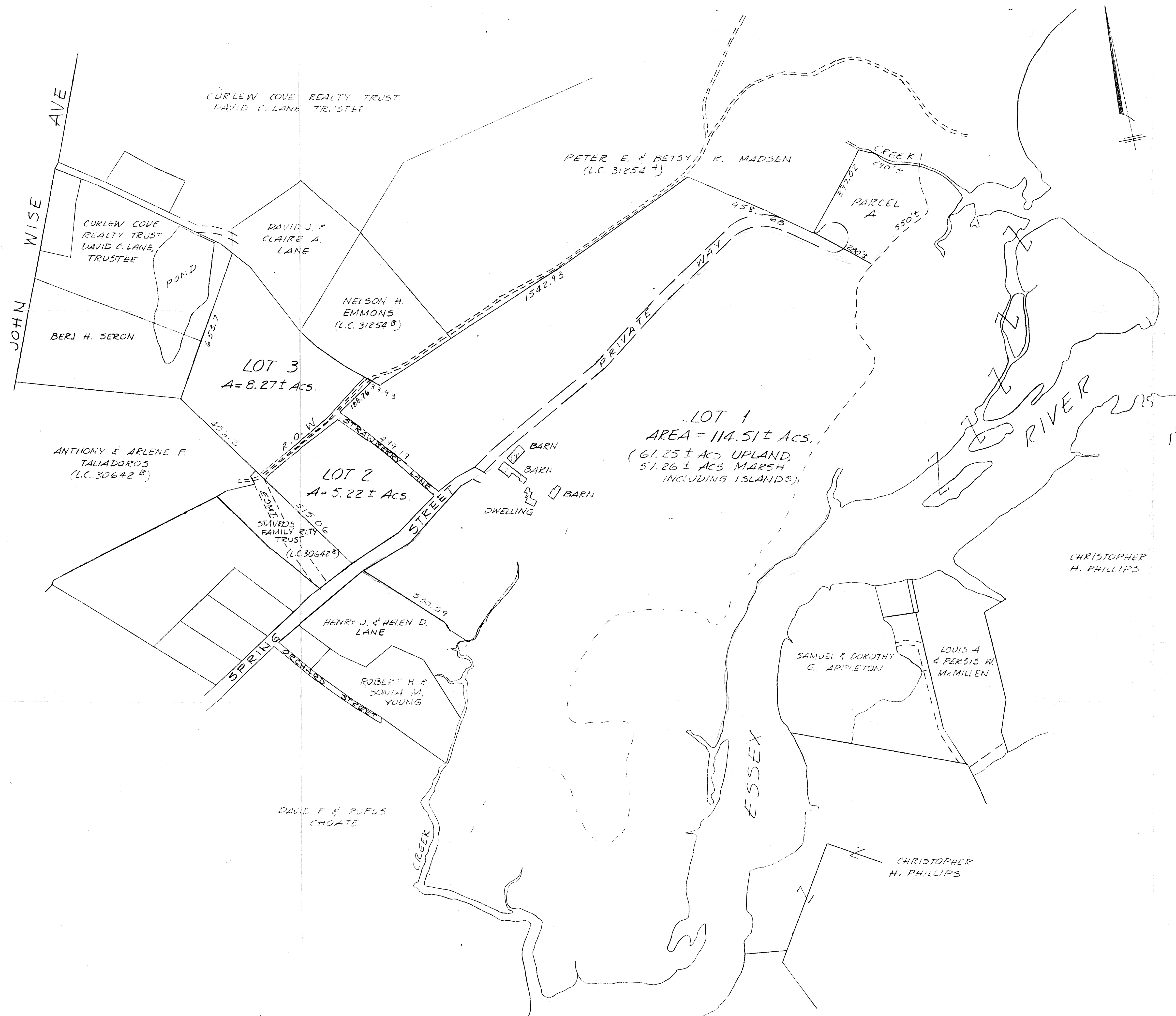
CONVERSION TABLE		DECLINATION DIAGRAM		ADJOINING MAPS			
Meters	Feet			1	2	3	
1	3.2808			1	2	3	
2	6.5617			4	5		
3	9.8425						
4	13.1234			6	7	8	
5	16.4042						
6	19.6850						
7	22.9659						
8	26.2467						
9	29.5275						
10	32.8084						
To convert meters to feet multiply by 3.2808		UTM grid convergence (GNU and 1983 magnetic declination (MN) at center of map Diagram is approximate		1 Haverhill 2 Newburyport 3 Lawrence 4 Rockport 5 Reading 6 Salem 7 Gloucester			
To convert feet to meters multiply by 0.3048							

FOR SALE BY U. S. GEOLOGICAL SURVEY
RESTON, VIRGINIA 22092

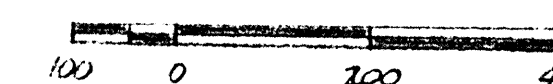
Topographic Map Symbols

Primary highway, hard surface	
Secondary highway, hard surface	
Light-duty road, hard or improved surface	
Unimproved road, trail	
Route marker: Interstate, U. S., State	
Railroad: standard gage, narrow gage	
Bridge: drawbridge	
Footbridge, overpass, underpass	
Built-up area: only selected landmark buildings shown	
House, 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; found section corner	
U. S. public lands survey: range, township, section	
Range, township; section line: location approximate	
Force or field line	
Power transmission line, located tower	
Dam; dam with lock	
Contour: horizontal dashed line: spot elevation	
Campground, picnic area; U. S. location monument	
Windmill; water well; spring	
Mine shaft; prospect; adit or cave	
Control: horizontal dashed line: spot elevation	
Contours: index; intermediate; supplementary; depression	
Distorted surface: strip mine, levee, sand	
Bathymetric contours: index; intermediate	
Perennial lake and stream; intermittent lake and stream	
Rapids, large and small; falls, large and small	
Submerged marsh; marsh, swamp	
Land subject to controlled inundation; woodland	
Scrub; mangrove	
Orchard; vineyard	

A pamphlet describing topographic maps is available on request



COMPILED
PLAN OF LAND
IN
ESSEX, MASS.
PREPARED FOR
NINA F. LITTLE
SCALE: 1" = 200' NOV. 10, 1984
HANCOCK SURVEY ASSOCIATES, INC.
69 HOLTEN STREET ~ DANVERS





March 12, 1990

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

Dear Ms. Shull:

Enclosed please find the following nomination:

Cogswell's Grant, 60 Spring Street, Essex, Essex County, Massachusetts, 01929.

There has been no owner objection for the property listed above.

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. Owners were notified of pending State Review Board consideration 30-75 days before the meeting and were afforded the opportunity to comment. Comments received to date are attached to the nomination form.

Sincerely,

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

Enclosure:

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY Cogswell's Grant
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Essex

DATE RECEIVED: 4/28/11 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 6/13/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 90000666

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: N NATIONAL: N

COMMENT WAIVER: N

___ACCEPT___ RETURN ___REJECT___ DATE

ABSTRACT/SUMMARY COMMENTS:

Additional Documentation Approved

RECOM./CRITERIA *Accept*

REVIEWER *Edouard Beal*

DISCIPLINE *History*

TELEPHONE

DATE *6-13-11*

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

United States Department of the Interior
National Park Service

90000666

National Register of Historic Places Continuation Sheet

Cogswell's Grant
Essex (Essex), MA

Section number 2009 supplemental information Page 1

Re-evaluation of construction date due to dendrochronology

As a result of the dendrochronology testing of Cogswell's Grant in May of 2002, the construction date of the western part of the building has now been identified as 1728 and the Salt Hay Barn on the property as 1719. The research team consisted of Daniel Miles and Michael Worthington of the Oxford Dendrochronology Laboratory, England, with Anne Grady of the Society for the Preservation of New England Antiquities (SPNEA) acting as liaison. Their report, cited below, presented the following results and conclusions.

For the 2002 dendrochronology study sixteen samples were taken from four phases of construction. Four samples from the primary phase of construction of the western end of the house dated to the winter of 1727/28, suggesting that construction took place during 1728. Two large beams that had been re-used in the cellar were dated to 1654 and 1655. A Historic Property Report in 1993 had noted physical evidence that suggested that the western part of the house might have been built onto an earlier structure at the eastern end. The current eastern rooms of the house, however, likely date from the 1770s or 1780s (they were not successfully dated with dendrochronology). An archaeological excavation in 1995 along the eastern wall of the current house confirmed a previous structure in that location.

Three samples taken from the Salt Hay Barn on the property were also successfully dated. Two posts were sampled and one produced a precise felling date of spring 1719. A brace was found to have been re-used, with a felling date in either winter of 1677 or 1678.

The full results of the analysis are presented in: D. W. H. Miles, M. J. Worthington, and Anne Andrus Grady, *Development of Standard Tree-Ring Chronologies for Dating Historic Structure in Eastern Massachusetts, Phase III*, Interim Report 2003/9, Society for the Preservation of New England Antiquities and Oxford Dendrochronology Laboratory, May 31, 2003. The full report can be found at SPNEA, now known as Historic New England, and at the Massachusetts Historical Commission.

A note on dendrochronology dating

In recent years tree-ring chronologies have been developed for eastern Massachusetts and adjacent regions, and a number of buildings or parts of buildings have been evaluated and given new construction dates due to tree-ring dating, or dendrochronology. The principle behind tree-ring dating is a simple one: the seasonal variations in climate produce variations in growth which are reflected in the varying width of the annual rings of the tree. The rings in timbers from historical houses are compared with previously dated ring sequences from old-growth trees and from timber from structures with well-established dates to allow precise dates to be ascribed to each ring. Computer comparisons quantify how good the match is between the two. A dendrochronologist then analyzes the results and establishes the date the tree was felled. Some caution must be used in interpreting these dates to determine the construction date of a building.

United States Department of the Interior
National Park Service

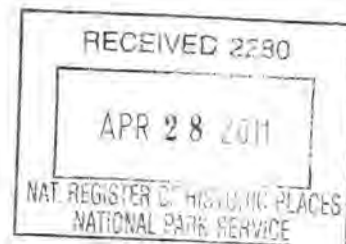
National Register of Historic Places Continuation Sheet

Cogswell's Grant
Essex (Essex), MA

Section number 2009 supplemental information Page 2

Sometimes timbers from the same construction phase of the same building have been felled one, two or more years apart. However, it was common practice to build timber-framed structures with green or unseasoned timber, and it is likely that construction was completed within twelve or eighteen months from the felling date.

(end)



The Commonwealth of Massachusetts

April 19, 2011 William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

Mr. J. Paul Loether
National Park Service
National Register of Historic Places
1201 Eye Street NW, 8th floor
Washington, DC 20005

Dear Mr. Loether:

Enclosed please find supplementary information for 34 properties previously listed on the National Register of Historic Places, reflecting recent scholarship regarding their dates of construction, based upon dendrochronological techniques.

These properties include:

Boston (Suffolk County):

James Blake House (NRIND, 5/1/74)
Pierce House (NRIND, 4/26/74)

Cambridge (Middlesex County):

Cooper-Frost-Austin House (NRIND 9/22/72)

Dedham (Norfolk County):

Fairbanks House (NRIND, NHL, 10/15/66)

Deerfield (Franklin County):

All properties are located within the Old Deerfield Village HD (NRDIS, NHL 10/15/66)

Allen House (MHC # 20)
John Ashley House (MHC #31)
Eldad Bardwell House (MHC #23)
Bull-Williams House (MHC #47)
Childs House (MHC #53)
Frery House (MHC #13)
Eliezer Hawks House (MHC #58)
Hinsdell-Williams House (MHC # 24)
Jonathan Hoit House (MHC # 9)

Little Brown House (MHC #79)
Moors House (MHC #39)
Nims House (MHC #12)
Russell House (MHC #49)
Saxton House (MHC #48)
Severance House (MHC #19)
John Sheldon – Hawks House (MHC #32)
Stebbins House (MHC # 36)
John Williams House (MHC # 50)

Essex (Essex County):

Cogswell's Grant (NRIND 4/19/90)

Gloucester (Essex County):

White-Ellery House (NRIND, NRTRA 3/9/90)
[First Period Buildings of Eastern MA, TRA]

Ipswich (Essex County):

Paine-Dodge House (NRIND, NRTRA, 3/9/90)
First Period Buildings of Eastern MA, TRA

Merchant-Choate House (NRDIS, NRMRA, 9/17/80)
[High Street HD]

Lexington (Middlesex County):

Hancock – Clarke House (NRIND. NHL, 7/17/71)

Millville (Worcester County):

Chestnut Hill Meeting House (NRIND 11/13/84)

Newbury (Essex County):

Tristram Coffin House (NRIND, NRDIS, 5/24/76)
[Newbury HD]

Salem (Essex County):

Eleazer Gedney House (NRDIS, 10/1/74)
[Gedney and Cox Houses HD]

Pickering House (NRDIS 8/28/73)
[Chestnut Street HD]

Sandwich (Barnstable County):

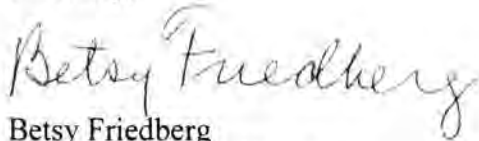
Wing Fort House (NRIND 6/3/76)

Winthrop (Suffolk County):

Deane Winthrop House (NRIND, NRTRA 3/9/90)
[First Period Buildings of Eastern MA, TRA]

Please add the enclosed continuation sheets to the existing National Register nomination files.

Sincerely,

A handwritten signature in cursive script that reads "Betsy Friedberg". The signature is written in dark ink and is positioned above the printed name and title.

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

Enclosures