

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
294 WASHINGTON STREET, BOSTON, MA 02108

|      |          |
|------|----------|
| AREA | FORM NO. |
|      | 94       |

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

Photo number \_\_\_\_\_

Town Stoneham

Address 48 Elm Street

Historic Name James Cogan House

Present Owner: J. E. Nickalaus

Original Owner: James Cogan

Use: Present Residential

Original Residential

DESCRIPTION:

Date ca. 1890

Source Maps, va

Style Queen Anne

Architect Unknown

Exterior wall fabric Shingle and clapboard

Outbuildings None

Major alterations (with dates) None

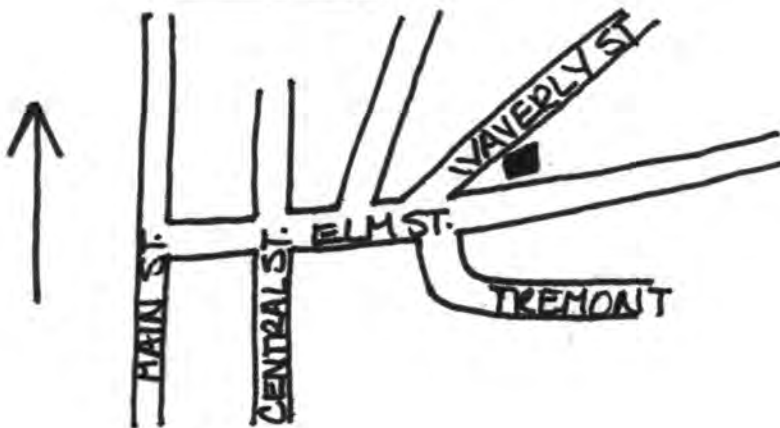
Moved No Date N/A

Approx. acreage 13,054 square feet

Setting 19th and 20th century residential neighborhood

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.



Recorded by Carole Zellie (ed. Candace Jenkins)

Organization Landscape Research

Date March 23, 1979

Assessor's Map #12-81

UTM: Boston North Quad  
19 327630 4705800

(Staple additional sheets here)

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

The James Cogan House is a good local example of the Queen Anne style. Constructed ca. 1890, it retains a traditional rectangular core which is updated and disguised by various embellishments. This include cross gables supported on heavy foliate brackets, a corner tower with conical roof, and a broad front verandah which wraps around the tower. The entry is contained beneath the verandah in one of the cross gables and is framed by etched glass sidelights. Windows have simple frames and contain 1/1 sash.

The Queen Anne style of this house is well executed, and the house was carefully sited on the corner lot. The James Cogan House was built at a time and in a style common to the suburban expansion of Stoneham, and this house is similar to houses of High and Chestnut Streets both architecturally and economically. It is important because it is so well preserved and because it is associated with an important local shoe manufacturer.

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

The James Cogan House possesses integrity of location, design, setting, materials and workmanship. It is significant as a good local example of the Queen Anne style and for its associations with the shoe industry. As an example of the type of house built by shoe manufacturers as they rose on the social ladder, it meets criteria A and C of the National Register of Historic Places.

This residence was home of shoe manufacturer James Cogan, son of Patrick Cogan, local shoe manufacturer. With his brother Bernard, the two carried on the family firm of Patrick Cogan and Son. P. Cogan and Son, founded in 1876, was one of the three major shoe establishments to carry on into the 20th century. The original family home was located a block away on Tremont Street, an area of Irish shoemakers. Bernard Cogan lived on Flint Street (#344). (See form #122.)

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

W. Stevens, History of Stoneham. p. 267.

1889 Map of Stoneham.

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

For NPS use only

received 2/28/84

date entered

Continuation sheet

Item number

Page 2 of 7Multiple Resource Area  
Thematic GroupName Stoneham Multiple Resource Area  
State Middlesex County, MASSACHUSETTS

Nomination/Type of Review

Date/Signature

11. Buswell, Clara, House Entered in the  
National RegisterKeeper Silvana Byers 4/13/84

Attest \_\_\_\_\_

12. Chamberlain, Samuel, House Entered in the  
National RegisterKeeper Silvana Byers 4/13/84

Attest \_\_\_\_\_

13. Cogan, Bernard, House Entered in the  
National RegisterKeeper Silvana Byers 4/13/84

Attest \_\_\_\_\_

14. Cogan, James, House Entered in the  
National RegisterKeeper Silvana Byers 4/13/84

Attest \_\_\_\_\_

15. Colonial Beacon Gas Station Entered in the  
National RegisterKeeper Silvana Byers 4/13/84

Attest \_\_\_\_\_

16. Cowdrey, George, House Entered in the  
National RegisterKeeper Silvana Byers 4/13/84

Attest \_\_\_\_\_

17. Daniels, Blake, Cottage Entered in the  
National RegisterKeeper Silvana Byers 4/13/84

Attest \_\_\_\_\_

18. Dean, Silas, House Entered in the  
National RegisterKeeper Silvana Byers 4/13/84

Attest \_\_\_\_\_

19. Dow Block Entered in the  
National RegisterKeeper Silvana Byers 4/13/84

Attest \_\_\_\_\_

20. Durgin, E. A., House Entered in the  
National RegisterKeeper Silvana Byers 4/13/84

Attest \_\_\_\_\_

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Cogan, James, House (Stoneham MRA)  
Middlesex County  
MASSACHUSETTS

Working No. FEB 28 1984

Fed. Reg. Date: 2/5/85

Date Due: 3-29-84 - 4-13-84

Action: ACCEPT 4-13-84

Entered in the RETURN

National Register REJECT

Federal Agency:

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

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<br>Public Acquisition | Status<br>Accessible | Present Use |
|----------|---------------------------------|----------------------|-------------|
|----------|---------------------------------|----------------------|-------------|

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

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## 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

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## 9. Major Bibliographical References

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## 10. Geographical Data

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

Verbal boundary description and justification

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## 11. Form Prepared By

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## 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

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## 13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_

*Comments for any item may be continued on an attached sheet*



Cogan, James, House  
Sturham MA, Ma

9300



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

Multiple Property Cover Sheet Reference Number: 64000295