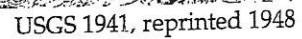


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APPENDIX

A	Map of Survey Areas For Further Survey Work	
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1.0 PROJECT DESCRIPTIONS AND GOALS

1.0 PROJECT DESCRIPTION AND GOALS

The Town of Scituate retained Turk Tracey & Larry Architects, LLC in December 2001 to conduct a preliminary community wide reconnaissance survey of the Town. The results of the survey provide the Town with a general assessment of the Town's resources and provide an action plan to guide a comprehensive inventory of the Town's resources. In addition, the preliminary community wide reconnaissance survey included the assessment of documentary materials on the town's history and developments and an assessment of previous surveys including existing National Register and local documentation.

Specific project goals are as follows:

- To provide a preliminary identification and assessment of the historic and cultural resources in Scituate;
- To identify and assess the available documentary materials concerning the history of Scituate and the nature and location of extant historic and cultural resources;
- To identify priorities for survey work in Scituate and develop an action plan for implementing priority survey goals.

Preservation Consultants

Turk Tracey & Larry Architects, LLC
92 Exchange Street
Portland, ME 04101

Tobin N. Tracey, AIA, Principal in Charge
Geoffrey Melhuish, Architectural Historian

2.0 SURVEY METHODOLOGY

2.0 SURVEY METHODOLOGY

The scope of work for this project was to conduct a preliminary community wide reconnaissance survey of Scituate in order to provide a general assessment of the Town's resources and provide an action plan to guide a comprehensive survey. The objectives were achieved through archival research, reconnaissance architectural survey and data analysis.

Archival Research

Archival research was undertaken to collect specific information that correlated historic events with associated properties and to identify historic context and themes appropriate for resource assessments. An historic context is a framework for organizing archival data according to geographic location, time period, and theme. Previous cultural resource investigations undertaken for Scituate were examined to both assess and collect data relevant to the survey. For a detailed look at previous investigations see section 3.0 *Previous Investigations*

Both primary and secondary source materials were reviewed, and interviews were undertaken with informants knowledgeable about the history of Scituate. General histories, historic maps, atlases, directories, and town records served as the basis for most of the primary research. Historic maps and atlases provided information on the residents, owners, and businesses occupying properties within the neighborhoods from 1831-1944.

Archival data were analyzed and synthesized to develop a chronological overview, to identify important themes and patterns of development, and to anticipate important property types. For an historic overview of Scituate and significant historic themes and periods refer to section *Historic Overview* and *Themes* in section 3.0. *Previous Investigations*.

Architectural Survey

A reconnaissance windshield survey was conducted for all buildings and structures located in Scituate during January and February 2002. Field investigations entailed the systematic survey of all buildings and structures in Scituate. Map data were utilized to assist in the location of buildings and areas of development. Previously identified resources were identified and both representative and outstanding unidentified properties were listed based on a visual survey with reference to the date of construction provided by the Tax Assessor's database. The Tax Assessor's database identified 3, 334

buildings in Scituate constructed before 1952. A total of 9,912 properties are identified in the town.

The criteria for inclusion of a resource in this survey were based on the Town of Scituate's planning needs as delineated in *1.0 Project Descriptions & Goals*. All properties built up to 1952 were considered for inclusion. The Massachusetts Historical Commission's *Historic Properties Survey Manual* states a comprehensive plan must address all types of resources. Thus, Scituate's historic context includes typical buildings and sites of the ordinary citizens. Resources that need protection from endangerment by deterioration or the encroachment of development were considered for inclusion in the survey.

Analysis

The results of the archival investigations and architectural field survey were the definition of neighborhood survey areas. Each area is associated with a significant theme or themes in the development of Scituate. The criteria for planning needs, historic and architectural significance, and historical development patterns were then applied to the existing research and reconnaissance survey and a prioritized survey action plan was then developed for each area and resource(s). For recommendations of properties for survey see section *4.0 Study Recommendations*.

3.0 PREVIOUS INVESTIGATIONS

3.0 PREVIOUS INVESTIGATIONS

The Massachusetts Historical Commission MACRIS database lists four hundred eighty two items in the inventory files for Scituate. Of the four hundred eighty two resources documented there are twenty-one areas, four burial grounds, five objects, fourteen structures and four hundred thirty eight buildings. Much of the existing documentation typically consists of a brief architectural description as well as a brief historical significance. Several of the forms including those for North Beach (Area G), Intersection of Beaver Dam, Hazel, and Jericho (Area E), and Meeting House (Area I) have only a one or two sentence description and significance statement. Two hundred sixty-eight buildings, one object (Town line Marker) and two areas (Minot Light and Scituate Light) do not have written forms in the MHC files.

There are five properties in Scituate that are listed on the National Register of Historic Places. The properties include the Captain Benjamin James House, located at 301 Driftway; the Woodworth House/Old Oaken Bucket Homestead, located at 47 Old Oaken Bucket Road; Lawson Tower on First Parish Road, Minot Light, and Scituate Light.

The Captain Benjamin James House was listed on the National Register in 1983. The 2-½ story, five-bay Colonial is a rare surviving example of the community's early architecture and is historically important due to its associations with the Town's efforts to eradicate the smallpox epidemic of the late eighteenth century. The documentation appears generally inadequate by today's standards. The documentation consists of a brief description of the exterior, siting, and historical significance. The existing documentation should be updated to reflect any physical changes since 1983 and expand on the architectural description and historical significance of the property.

The Woodworth House/Old Oaken Bucket Homestead at 47 Old Oaken Bucket Road was listed on the National Register in 1996. The house is architecturally significant as an illustration of the architectural development of a building and its associations with Samuel Woodworth, Scituate native and founder of the *New York Mirror*. The documentation appears adequate by today's standards. The documentation consists of a lengthy architectural description and development as well as a detailed historical significance.

Lawson Tower was listed as an American Water Landmark in 1974 and on the National Register in 1976. The documentation consists of a brief description of the exterior, siting, and historical significance. The existing documentation should be updated to reflect any physical changes since 1975 and expand on the architectural/engineering description and historical significance of the property.

Both the Minot's Ledge Light and Scituate Light were listed in 1987 as multiple properties within a thematic group nomination of the Lighthouses of Massachusetts. There are no listed National Register Historic Districts in Scituate.

The Scituate Historical Society lists three hundred seventy three properties in their inventory files. The information contained within the inventory files was gathered during various surveys completed by the Scituate Historical Society in 1968, 1973, 1985, and throughout the 1990s. The information contained on the forms is minimal, generally a photo with a brief condition statement and a list of building materials. Additionally, many of the forms do not contain any form of a significance statement.

The Scituate Historical Society also maintains a computer-generated list of properties that have received or are potentially eligible to receive a name and date plaque. The list contains very minimal information that includes a street address, historic name, common name, owner, and construction date. During a discussion with Duncan Bates Todd of the Scituate Historical Society, it was revealed that the research for historic owner and construction date relies heavily on deeds and vital records.

By far, Public Archeology Laboratory, Inc undertook the most extensive cultural resource investigation of Scituate in 2000 for the Massachusetts Bay Transportation Authority (MBTA) Old Colony Railroad Rehabilitation Project. The project area, defined broadly as 400 feet from the centerline of the former Old Colony Railroad, includes portions of North Scituate, Egypt, Scituate and Greenbush. A total of 394 resources, fifty years or older were surveyed and evaluated. The survey resulted in the identification of eleven districts, encompassing 274 contributing properties listed on or eligible for listing on the National Register of Historic Places. In addition, 35 historic properties were found to be individually eligible for listing on the National Register. MHC inventory numbers were assigned to all individually surveyed properties and to properties illustrated and described in the area forms.

Historic Overview

The Town of Scituate, located in Plymouth County was incorporated as a town in 1636. At that time, the Town included present-day Scituate, Norwell, and a part of Hanover, which ceded from Scituate in 1727. Cohasset and Hingham bound Scituate to the northwest, Norwell to the southwest, and Marshfield to the south, and the Atlantic Ocean to the east.

Europeans first settled Scituate in the 1620s. The first settlements were located south of Scituate Harbor, in the area of present day Kent Street. Settlement of the Town remained in the coastal areas until the end of the seventeenth century when settlement began to spread along the North River following the establishment of shipyards (MHC

1982:1). The economy of Scituate was based principally on agriculture and maritime activities, such as shipbuilding and fishing.

By the mid-nineteenth century, the maritime activities of the Town began to slow down as the North River and Scituate Harbor became unable to handle the increased size and volume of modern ships. The local economy was bolstered somewhat by industries such as shoemaking and the sea moss industry, the latter being dominated by the Town's growing Irish population (MHC 1982:2,9). The population of the area only began to increase following the introduction of the railroad during the second half of the nineteenth century.

Substantial changes inland use along the waterfront were brought about as a result of the introduction of the Duxbury and Cohasset Railroad in 1871. The railroad entered Scituate in the north end of town, roughly paralleling Country Way. Rail depots were located in North Scituate, Egypt, and Greenbush. These areas quickly became the focus of the Town's expansion in addition to the expanding seasonal communities along the coast.

The first big population boom in Scituate came between 1915 and 1940, when 1,469 people arrived in the Town, increasing the population from 2,661 to 4,130 (MHC 1982:13). The population was due in part to the construction of Route 3A in 1930 which runs roughly north and south through the Town, effectively dividing it in half. The new road provided further access from Boston and other South Shore communities. Scituate began attraction both summer visitors and permanent residents and quickly became a commuter suburb of Boston.

After World War II, large-scale suburban residential development occurred within the open undeveloped areas of Scituate. These subdivisions greatly altered the appearance of the Town's landscape, creating pockets of densely developed residential neighborhoods around Scituate Center and North Scituate and infill construction along secondary roads throughout much of the town.

Themes

The themes associated with the development of Scituate are Early Agriculture, Maritime, Rail-era, and Twentieth Century Seaside.

4.0 SURVEY RECOMMENDATIONS

4.0 SURVEY RECOMMENDATIONS

Recommendations Because of This Reconnaissance Survey

The following seventeen survey areas were created through archival research and architectural reconnaissance survey work of Scituate. For the purpose of this survey, residences constructed up to 1952 were included in the survey. Each survey area is keyed to a highlighted area on the base map included in the appendix.

A priority rating was also giving to each area or resource. The reason for the priority in the areas is historical integrity, development pressures, alteration, and enlargement of built resources. First priority recommendations are for Scituate's most intact areas or resources as well as those properties whose setting and integrity are threatened by late-twentieth century development or alteration of existing properties. First priority recommendations should be accomplished within two years. Second priority recommendations include those resources, which may not be as intact or as threatened as priority one recommendations. Priority two recommendations should be accomplished within two to four years. Third priority recommendations should be accomplished within four to six years.

Minot/North Scituate Beach

The predominately turn of the century seasonal residential area is in good condition. Hatherly Road, Bailey's Causeway, Glades Road, Gannett Road, and Surfside Road roughly define the survey area. The Minot/North Scituate Beach area comprises 275 houses constructed between 1880 and 1952.

Unlike the other beachside development areas of Scituate which feature very simple oceanside cottages with minimal ornamentation, Minot/North Scituate Beach includes well detailed and architecturally intact Queen Anne, shingled Colonial Revivals and Craftsman style homes constructed during the late-nineteenth and early-twentieth century. Examples include the grouping of Queen Anne cottages along Gannett Road (16-21 Gannett) and the collection of well intact Colonial Revivals, Four-Squares and Shingle style homes along Damon Lane (8,12, 13,16-18) and Grasshopper Lane (4, 6, 13, 23).

Only five properties in the vicinity of Minot/North Beach are currently listed in the MHC Inventory including the John Turner Bryant House, 40 Wigwam Lane (MHC # 133); The Neck School, 162 Gannett Road (MHC # 99); Turner's Barn, 134 Gannett Road (MHC # 98); 1 Cherry Lane (MHC # 21); and the Henry Sylvester House, 74 Glades Road (MHC # 102). In addition, one area, The Glades (MHC Area B) is listed in the MHC files. The Glades was developed in the mid-nineteenth century as a hotel and became a

private club during the late-nineteenth century. The Glades includes approximately seven built resources. None of the buildings in the Minot/North Beach area are currently listed on the National Register of Historic Places. One property located near the survey area, The Minot Ledge Light is listed on the National Register of Historic Places.

Two unique areas are located near Minot/North Beach. The first is the collection of six, similarly constructed two-story Queen Anne cottages located on the east side of Surfside Road (Surfside 43,45,47,49,51,53). The six cottages were constructed in 1910. The second area is at the south end of Surfside Road on Seagate Circle. This area contains a well-preserved collection of twelve capes built between 1950 and 1952.

Recommendations

The entire Minot/North Scituate Beach area should be surveyed. The low number of previously inventoried resources in this area and high degree of architectural integrity indicates a need for a close examination of the area. The properties of the area are a unique example of a high-style seasonal residential community that developed along the coastline during the late-nineteenth and early-twentieth centuries. The majority of the properties possess a high degree of integrity of design, materials, setting, and workmanship. The adjacency of the homes to the seashore could pose a potential threat to the architectural integrity of the buildings through infill, teardowns, and enlargements. The survey of this area should be a first priority objective of the Town's preservation planning.

In addition, it is recommended that the Glades area form be updated as a second priority and research be undertaken on the areas along Surfside Road and Seagate Circle. The similar construction methods of the buildings in the areas as well as the similar dates of construction lead one to believe the buildings may have been part of a planned development or constructed/designed by the same firm. The survey of this area should be a third priority objective of the Town's preservation planning.

Egypt Beach

The predominately seasonal residential area is in fair condition. Many properties have been altered with the use of late-twentieth century materials. Hatherly Road roughly defines the survey area from the intersection of McPherson Ave to the intersection of Egypt Beach Road. The majority of resources are located in the vicinity of Graves Ave and Ely Ave and Wheeler and Stone Ave and include very simple oceanside Colonial Revival cottages (Ely Ave 25, 35, 49, 50, 37; Graves Ave 6,7,8,9) and Craftsman four-squares (6,7,12 Wheeler Ave). The area is comprised of 57 built resources constructed between 1850 and 1952.

One unique area is located near the intersection of Hatherly Road and Mann Hill Road. The area comprises a small group of three late-nineteenth century homes at 381 Hatherly Road (ca 1870), 382 Hatherly Road (ca 1874), and 387 Hatherly Road (ca 1874). This area includes the only property near Egypt Beach currently listed in the MHC Inventory. The property is the Joseph F. Ely House located at 382 Hatherly Road (MHC # 106). None of the buildings in the Egypt Beach area are currently listed on the National Register of Historic Places.

Recommendations

The area is representative of twentieth century beachside development and features very simple oceanside cottages with minimal ornamentation. The majority of properties in the Egypt Beach area have lost all or portions of their original materials and detailing during late-twentieth century alterations and additions. Individual forms for approximately twelve highly representative or distinctive cottages in the area are recommended as a third priority. In addition, further research on the three late-nineteenth century properties located on Hatherly Road (381, 382, 387) is recommended as a second priority.

Shore Acres

The predominately mid-twentieth century residential area comprises a twentieth century seaside development community with an area of post war development to the west and south in fair condition. Many properties have been altered with the use of late-twentieth century materials. Driftwood Ave roughly defines the survey area to the north, Seaside Road and Oceanside Road to the east, Eleventh Street to the south, and beach road to the west. The area is comprised of 414 built resources constructed between 1900 and 1952. The tax assessors database record only two properties in the area constructed before 1900. The properties include 12 Longley Road constructed ca 1800, and 12 Standish Ave constructed 1890.

The area contains a unique grouping of five, one-and-one-half story front gable cottages along Standish Avenue (16, 18, 22, 24, 26). No properties in this area have been previously identified. Of special note in this area is the Scituate Proving Ground located along Hatherly Road. The World War I era proving ground retains several production and storage facilities associated with the manufacturing and testing of ordnance.

Recommendations

The area is representative of twentieth century seaside development that includes an area of post war development along First Road and spreading south to Eleventh Road and west along Fay Road, Garden Road, and Hawley Road. The seaside development features very simple oceanside cottages with minimal ornamentation and the post war developments to the west feature simple one-story capes. The majority of properties in Shore Acres area have lost all or portions of their original materials and detailing during late-twentieth century alterations and additions. Individual forms for approximately twenty highly representative or distinctive cottages in the area are recommended as a third priority. It is recommended that further research for an area form for the concentration of one-and-one-half story front gable cottages along Standish Avenue be undertaken as a third priority. It is recommended that further research be undertaken to determine the historical and architectural integrity of the Scituate Proving Ground as a second priority.

Sand Hills and Cedar Point

Sand Hills is a predominately twentieth century seasonal residential area developed after the storm of 1898 wiped out earlier developments. Many of the properties in the area have been altered with the use of late-twentieth century materials. Kenneth Road roughly defines the survey area to the north, Turner Road to the east, Beach Road to the south and Hatherly Road to the west. The tax assessor's database identifies 326 built resources in the area. Of the 326 resources, 319 are constructed between 1900 and 1952. The tax assessor's database records seven properties in the area constructed before 1900. The earliest recorded property, the John Williams House constructed ca. 1634 is also the only property in the area previously documented by MHC (MHC # 2). The remaining six properties include 12 Curtis Ave (1860); 107 Turner Road (1870); 28 Maple Avenue (1885); 155 Turner Road (1890); 33 Barker Road (1895), and 18 Wampatuck Avenue (1895). In addition, one property, the David Smith House, located at 181 Turner Road is located on the Scituate Historical Society plaque list. Little information is given about the house, other than it was constructed in 1920.

The area includes a large number of hipped roof and gable roof bungalows that were being constructed during the early 1920s and 1930s throughout the coastal areas of Scituate. The seasonal cottages such as those along Kenneth Road (42, 58, 62, 64, 68) constructed in 1935 are representative of this style of cottage. In addition, the area features a nice collection of gambrel roof Colonial Revival and hipped roof Four Squares along Wampatuck Ave (19, 33, 35, 36). There are also a number of marinas along Beach Road that may be associated with Scituate's maritime history.

To the south of Sand Hills is a unique area of seaside cottages located along Lighthouse Road and Rebecca Road. Historically known as Cedar Point, the predominately turn of the century seasonal residential area is in good condition with a high degree of architectural integrity. There are approximately 100 properties in the area of which the tax assessor's database identifies 74 properties as constructed between 1900 and 1930. The area features very simple one-and one half story cottages constructed in 1920 along Lighthouse Ave (42, 43, 45, 47) and Queen Anne cottages along Rebecca Road (3, 39, 51, 53). The Queen Anne cottages are a few of the houses in the area that date from the late-nineteenth century. The tax assessor's database identifies ten built resources in the area constructed before 1900.

Two properties in the Lighthouse Point area: the Scituate Light and the light keepers house, are listed in the National Register of Historic Places. MHC also contains information on 43 Rebecca Road, Cedar Point Cottage (MHC # 124). In addition, four properties are identified on the Scituate Historical Society plaque list. Little information is given about the properties on the list.

Recommendations

The Sand Hills area is representative of twentieth century seaside development. The seaside development features very simple oceanside cottages and bungalows with minimal ornamentation. The majority of properties in Sand Hills have lost all or portions of their original materials and detailing during late-twentieth century alterations and additions. Individual forms for approximately 25 highly representative or distinctive cottages in the area are recommended as a third priority. Area forms for the collection of Bungalows along Kenneth Road and the collection of Colonial Revival resources along Wampatuck are recommended as a third priority. The similar construction methods of the buildings in these areas as well as the similar dates of construction lead one to believe the buildings may have been part of a planned development.

The entire Cedar Point area should be surveyed. The low number of previously inventoried resources in this area and high degree of architectural integrity indicates a need for a close examination of the area. The properties of the area are a unique example of a seasonal residential community that developed along the coastline during the late-nineteenth and early-twentieth centuries. The majority of the properties possess a high degree of integrity of design, materials, setting, and workmanship. The adjacency of the homes to the seashore could pose a potential threat to the architectural integrity of the buildings through infill, teardowns, and enlargements. The survey of this area should be a first priority objective of the Town's preservation planning.

First Cliff

First Cliff features a cohesive area of approximately twenty-five seaside buildings constructed between the mid-nineteenth and early-twentieth century. The buildings are principally located along Edward Foster Road and feature a well-preserved Greek Revival (179 Edward Foster Road), Italianate (169 Edward Foster Road), and a Queen Anne (172 Edward Foster Road), as well as a collection of early-twentieth century shingle-sided cottages. None of the buildings in the First Cliff area are currently listed on the National Register of Historic Places. Three properties near First Cliff: The Scituate Lifeboat Station (MHC #'s 140 & 906) and the William Ward House (MHC # 73) located at 154 Edward Foster Road have been previously identified. No form exists for the William Ward Property.

Recommendations

The First Cliff area is representative of late-nineteenth and early-twentieth century seaside development. The area contains a cohesive collection of late-nineteenth and early-twentieth century seaside properties that have undergone minimal alterations of their original materials and detailing. It is recommended that further research for an area form be undertaken for the built resources of First Cliff as a second priority.

Second Cliff

Second Cliff is a predominately twentieth century seasonal residential area that is in good condition. Edward Foster Road, Crescent Ave, and Peggotty Beach Road roughly define the survey area. The area contains a few well-preserved examples of Bungalows located at 14 Peggotty Beach Road, 21 Bridge Avenue, and 59 Crescent Avenue, as well as, Colonial Revivals located along Crescent Avenue (1, 7, 27, 50, and 55).

The tax assessor's records identify 59 houses in the area constructed before 1952. Of these 59 houses, all but two are identified as constructed between 1900 and 1952. The two houses identified as pre-1900 are 78 Crescent Ave (1892) and a well-preserved Gothic Revival at 97 Edward Foster Road (1898). The Gothic Revival is identified on the Scituate Historical Society plaque list, however little information is given about the property. None of the buildings in the Second Cliff area are currently listed on the National Register of Historic Places.

Recommendations

The Second Cliff area is representative of late-nineteenth and early-twentieth century seaside development. The properties in the Second Cliff area have undergone minimal alterations of their original materials and detailing. It is recommended that further research be undertaken for an area form for the built resources within the neighborhood of Second Cliff as a second priority.

Third Cliff

Gilson Road, Driftway, Collier Road, and Moorland Road roughly define third Cliff survey area. In the book *Old Scituate*, reference is made to the establishment of an Irish community on Third Cliff; however, little evidence of the early settlements is left. The area is predominately a twentieth century seaside residential area that contains several fine examples of Bungalows (28 Collier Ave, 91 Gilson Road and 93 Gilson Road) and Colonial Revivals (10, 12 Parker Ave and 14, 15 Lincoln Ave).

The tax assessor's records identify 151 houses in the area constructed before 1952. Of these 151 houses, all but ten are constructed between 1900 and 1952. The ten houses identified as pre 1900 include four previously recorded properties (MHC # 3, MHC # 100, MHC # 101 and MHC # 132). The other properties include two mid-nineteenth century properties on Gilson Road (49 Gilson & 138 Gilson); two late-nineteenth century properties on Collier Road (9 Collier and 16 Collier) and one property located at 78 Mooreland Road that is identified as being constructed in 1898. In addition, one property located at 137 Gilson Road is identified as being built in 1750. No other information has been found on this property.

Recommendations

The Third Cliff area is representative of late-nineteenth and early-twentieth century seaside development. The majority of properties in the Third Cliff area have undergone minimal alterations of their original materials and detailing. It is recommended that further research be undertaken for an area form for the built resources within the neighborhood of Third Cliff as a second priority.

Fourth Cliff

The Fourth Cliff survey area is defined by all properties contained in Scituate along Fourth Cliff/Hummarock Beach. Fourth cliff was at one time connected to Third Cliff, however during the storm of 1898, the North River broke through and separated the two. Fourth Cliff is predominately a twentieth century seasonal residential area that is in fair condition. Many properties located in the area have been added onto or altered

through the addition of vinyl siding and replacement windows. The tax assessor's records identify 459 houses in the area constructed before 1952. Of these 459 houses, seven are identified as being constructed before 1900, 105 are identified as being constructed between 1900 and 1940 and the remaining 347 are identified as constructed between 1940 and 1952. MHC has information on only one property near Fourth Cliff. The property, Area A, a World War II battery located at the north end of the beach is currently used as a military recreation facility.

One unique area is located near the intersection of Marshfield Ave and Central Ave and extends from Lowell Street at the north end to Brunswick Street to the south. The area comprises a collection of approximately 70 late-nineteenth century and early-twentieth century intact Colonial Revival cottages as well as a few commercial properties at the intersection of Marshfield and Central Avenues.

Recommendations

The Forth Cliff area is representative of late-nineteenth and early-twentieth century seaside development. The majority of properties in the Forth cliff area have undergone alterations of their original materials and detailing. It is recommended that further research be undertaken for an area form for the built resources near the intersection of Marshfield Ave and Central Ave, extending from Lowell Street at the north end to Brunswick Street to the south as a second priority. The area is a cohesive area of late-nineteenth century and early-twentieth century commercial and residential development and the properties have undergone minimal alterations to their historic character.

Scituate

The Scituate area was one of the earliest developments in Scituate. Front Street, Kent Street, Meeting House Lane, Tilden Road, First Parish Road, and Beaver Dam Road roughly define the survey area. The majority of the early built resources are located along Beaver Dam Road, Tilden Road, Stockbridge Road, and Tilden Road. The area is locally significant as one of the earliest settlements in Scituate and home of some of the earliest families in the Town. The Scituate area comprises roughly 550 houses constructed between 1628 and 1952. Several early capes such as The Timothy White House, 58 Beaver Dam Road, constructed ca. 1711; the Edwin Spaulding House, 32 Otis Street, constructed ca. 1750; Greek Revival one-and-a-half story residences seen at 28 Beaver Dam Road constructed ca 1854; 41 Beaver Dam Road constructed ca. 1850; and Italianate style residences such as the John Patterson House at 72 Beaver Dam Road and the Franklin Damon House at 35 Tilden Road are fine representative examples of built resources in the area. In addition, the Bungalows and Four Squares along Brook Street and Hazel Ave including 18 Brook Street, 47 Brook Street, 12 Hazel Ave, and 18 Hazel

Ave represent twentieth century development of this area. Unique properties in the area include the Allen Memorial Library located at 91 First Parish Road and the commercial properties along Front Street. The Allen Memorial Library is a one-story Mission Revival building constructed in 1911. The building appears to have much of its original character.

A number of built resources in the area have been previously identified. Of the 550 properties, 81 individual forms and four area forms are included in the MHC list of inventoried properties, 98 were identified during the Old Colony Rehabilitation Project, and 141 are included in the Scituate Historical Society's plaque list. The majority of the previously investigated properties are located along Beaver Dam Road, First Parish Road, and Tilden Road. Three of the area forms in the MHC Inventory files, Brook-Kent-Stockbridge Street (Area D), Beaver Dam Road-Front Street (Area E), and Meetinghouse Lane (Area I) contain no other information than streets of the area and in a few cases house numbers. None of the buildings in the Scituate area are currently listed on the National Register of Historic Places.

Recommendations

The Scituate area is in fair condition. The area is historically significant for its associations with the early development of Scituate as well as its demonstration of Scituate's architectural development through the twentieth century. It is recommended that individual forms for approximately 125 buildings located along by Front Street, Kent Street, Meeting House Lane, Tilden Road, First Parish Road and Beaver Dam Road be a second priority objective of the Town's preservation planning. The existing area forms should be updated to include photos, architectural descriptions, and historical significance statement as a second priority. Additionally an area form for the twentieth century development along Brook Street and Hazel Ave should be a third priority of the Town's preservation planning.

Egypt

Early development of the Egypt area occurred primarily along Ann Vinal Road and Captain Pierce Road. Much of the Egypt area remained undeveloped until the late-nineteenth and early-twentieth century when the arrival of the railroad spurred a development of the area. The survey area roughly extends from the intersection of Country Way and Captain Pierce Road to the intersection of Branch Street and Beaver Dam Road to the intersection of Ann Vinal Road and Mann Hill Road. The majority of the early built resources are located along Ann Vinal Road and Capt. Pierce Road.

The Egypt area comprises roughly 260 houses constructed between 1700 and 1952. Of the 260 built resources, 100 were constructed after 1940. Several early capes such as The

Job Vinal House, 10 Ann Vinal Road, constructed ca. 1733 and the Robert Vinal House, 42 Ann Vinal Road, constructed ca. 1800 are fine representative examples of the early built resources in the area. In addition, twentieth century development of this area is represented by the Colonial Revival homes constructed along Lawson Road and to the east the traditional capes constructed along Jackson Road and James Way.

A number of built resources in the area have been previously identified. Of the 260 properties, 84 properties were identified during the Old Colony Rehabilitation Project resulting in the a number of individual and area forms which include the Dreamwold Road Area (MHC Area P), Dreamwold (MHC Area Q), Curtis Street Area (MHC Area S), Captain Pierce Road West (MHC Area T), and Captain Pierce Road East (MHC Area U). The area forms completed in 2000 and on file with MHC contain photographs, architectural descriptions, and significance statement for the identified properties and area. Additionally, 26 properties are included in the Scituate Historical Society's plaque list.

Recommendations

The Egypt Area is in good condition. The area is historically significant for its associations with the early development of Scituate as well as its demonstration of Scituate's architectural development through the twentieth century. The 2000 Old Colony Rehabilitation Project identified a large number of properties associated with the early development of the area as well properties associated with the Dreamwold estate and twentieth century development. One area that was not included in the Old Colony Rehabilitation Project survey was the intersection of Ann Vinal Road, Tilden Road, and Mann Hill Road. It is recommended that this area of approximately twenty buildings be first priority objective of the Town's preservation planning. The area contains a cohesive collection of nineteenth and twentieth century buildings that is being encroached by late-twentieth century development. Additionally areas form for the twentieth century development along Lawson Road and Jackson Road should be a third priority of the Town's preservation planning.

North Scituate

Early development of the North Scituate area occurred primarily along Country Way, Booth Hill Road, Mann Lot Road, and Gannett Road. Located near a railroad depot, the area also reflects the overall the growth of Scituate during the late-nineteenth and the early-twentieth century when the arrival of the railroad spurred development of the area. The survey area roughly extends from the north side of Route 3A to the intersection of Country Way, Booth Hill Road, Henry Turner Bailey Road and Gannett Road to the north and the intersection of Gannett Road and Hollett Road and to the east to the intersection of Country Way and Hollett Road.

The North Scituate area comprises roughly 286 resources constructed between 1680 and 1952. Of the 286 built resource, 191 properties were identified during the Old Colony Rehabilitation Project resulting in the a number of individual and area forms which include the Gannett's Corner Area (MHC Area F), Farm Neck (MHC Area G), Mordecai Lincoln Area (MHC Area M), Gannett Road Area (MHC Area N), and Country Way Area (MHC Area R). The area forms completed in 2000 and on file with MHC contain photographs, architectural descriptions, and significance statement for the identified properties and area. There are no properties in the area currently listed on the National Register of Historic Places.

Recommendations

The North Scituate area is in good condition. The area is historically significant for its associations with the early development of Scituate as well as its demonstration of Scituate's architectural development through the twentieth century. The 2000 Old Colony Rehabilitation Project identified a large number of properties associated with the early development of the area as well properties associated with the twentieth century development.

Two areas that were not included in the Old Colony Rehabilitation Project survey include the intersection of Gannett Road and Hollett Street; a nice collection of approximately 30 buildings constructed during the late-nineteenth and early-twentieth century and an interesting collection of approximately 20 mid-twentieth century resources along Hatchet Rock Road and Blueberry Lane. All of the properties along Hatchet Rock and Blueberry Lane are identified in the tax assessor's records as being constructed in 1947. The similar construction methods of the buildings in the areas as well as the similar dates of construction suggest that the buildings may have been part of a planned development or constructed/designed by the same firm. The survey of these areas should be a third priority objective of the Town's preservation planning.

Greenbush

Early development of the Greenbush area occurred primarily along Country Way, Driftway Old Oaken Bucket Road, and Cornet Stetson Road. The area reflects the overall the growth of Scituate during the late-nineteenth and early-twentieth century when the arrival of the railroad spurred development of the area. The survey area includes Driftway, Old County Way, Cornet Stetson Road, Cushing Road, and Neal Gate Street. Two properties, The Captain Benjamin James House at 301 Driftway and the Woodworth House/Old Oaken Bucket Homestead at 47 Old Oaken Bucket Road are currently listed on the National Register of Historic Places.

The Greenbush area comprises roughly 170 resources constructed between 1640 and 1952. Of the 170 built resource, 44 properties were identified during the Old Colony Rehabilitation Project and are summarized in the Greenbush Area form (MHC Area C). An additional 12 resources were identified during this survey to be outside the project area. The form completed in 2000 and on file with MHC contains photographs, architectural descriptions, and significance statements for the identified properties in the area.

Recommendations

The Greenbush area is in good condition. The area is historically significant for its associations with the early development of Scituate as well as its demonstration of Scituate's architectural development through the twentieth century. The 2000 Old Colony Rehabilitation Project identified a large number of properties associated with the early development of the area as well as properties associated with the twentieth century development, however the Old Colony Rehabilitation Project survey area focused primarily on the development located to the north of Chief Justice Cushing Way. The area to the south of Route 3A is too historically significant for its associations with the early development of Scituate and its association to the overall of Scituate during the late-nineteenth and early-twentieth century. The majority of the properties in the area possess a high degree of integrity of design, materials, and workmanship. The properties are a good representative example of a rural residential community that developed in Scituate during the seventeenth, eighteenth and nineteenth centuries. The survey of approximately 100 properties in this area should be a first priority objective of the Town's preservation planning.

Scituate Center

The survey area of approximately forty buildings extends from the intersection of Country Way and First Parish Road. The area contains a range of properties that range from the late-seventeenth century up to the early-twentieth century. The area is locally significant as one of the early crossroad communities in Scituate and for its demonstration of a rural development in Scituate. The area contains several Colonial era properties, such as James Cudworth House, 359 Country Way and 380 Country Way, as well as Greek Revival residences, such as The Marsena Webb Jr. 384 Country Way, The Thomas Litchfield House at 388 Country Way and the Dr. David Bailey House at 337 First Parish Road.

Eleven properties and one area near Scituate Center are currently listed in the MHC Inventory files. The properties include Nicholas Wade House, 200 Country Way (MHC # 51); The Samuel Curtis House, 305 Country Way (MHC # 53); and, the Scituate First Baptist Meeting House, 353 Country Way (MHC # 143). The area includes Lawson

Common (MHC Area H). In addition, thirty-one properties are identified on the Scituate Historical Society plaque list. Little information is given about the properties on the list. None of the buildings in the Scituate Center are currently listed on the National Register of Historic Places.

A unique area of mid-twentieth century residential development is located to the southwest of the Country Way and First Parish Road. The area contains roughly twenty twentieth century capes constructed between 1930 and 1950 along Utility Road, Cedarwood Road, and Fairview Road. The area has undergone some alterations of existing fabric.

Recommendations

The buildings within the Scituate Center survey area are in good condition. The area is historically significant for its associations with an early Scituate crossroads community as well as its demonstration of rural architectural development through the nineteenth century. The majority of the properties in the area possess a high degree of integrity of design, materials, and workmanship, and setting. The properties are a good representative example of a rural residential community that developed in Scituate during the seventeenth, eighteenth and nineteenth centuries. The survey of this area as well as the updating of the existing forms (individual and area) which are inadequate by today's standards should be a second priority objective of the Town's preservation planning. The survey of twentieth century development to the south of the intersection should be a third priority objective of the Town's preservation planning.

Sherman Corner

The survey area of approximately twenty buildings extends from the intersection of Old Oaken Bucket Road and Maple Street. The predominately mid-nineteenth century residential area is in good condition, despite the intrusion of late-twentieth century infill residential development along parts of Old Oaken Bucket Road and Maple Street. The area is locally significant as one of the early crossroad communities in Scituate and the location of the town house until it was moved in 1849 during the annexation of South Scituate. Several Greek Revival one-and-a-half story residences at 307 Old Oaken Bucket Road and 317 Old Oaken Bucket Road, as well as a ca 1797 cape would be contributing properties in a small residential historic district.

Only five properties near Sherman Corner are currently listed in the MHC Inventory files. The properties include the Pincin Hill Farm, 121 Maple Street (MHC # 113); The Simeon Pincin House, 132 Maple Street (MHC # 114); The House of Eight Gables, 304 Old Oaken Bucket Road (MHC # 121); the Wendell Whittaker House, 308 Old Oaken Bucket Road (MHC # 122); and the Union Mission Chapel (MHC # 123). In addition, six

properties are identified on the Scituate Historical Society plaque list. Little information is given about the properties on the list.

Recommendations

The predominately mid-nineteenth century residential area is in good condition. The area is historically significant for its associations with an early Scituate crossroads community as well as for its agricultural history. The majority of the properties in the area possess a high degree of integrity of design, materials, and workmanship. It contains a number of New England farms; however, the intrusion of late-twentieth century infill residential development along parts of Old Oaken Bucket Road and Maple Street has begun to abrogate the historical setting of the area. The properties are a good representative example of a rural residential community that developed in Scituate during the seventeenth, eighteenth and nineteenth centuries. The survey of this area should be a first priority objective of the Town's preservation planning.

Mungo Corner

The Mungo Corner survey area comprises approximately one hundred fifteen buildings and extends from the intersection of Grove Street and First Parish Road to the north along Mann Lot Road, a portion of Clapp Road and Booth Hill Road. The termination of the survey area is where Mann Lot Road and Booth Hill Road intersect Chief Justice Cushing Highway (3A). The predominately mid-nineteenth century residential area is in good condition, despite the intrusion of late-twentieth century infill residential development along parts of Mann Lot Road and First Parish Road. The area is locally significant as an early crossroads community in Scituate. Several Greek Revival one-and-one-half story residences at 84 Booth Hill Road, 27 Grove Street, 66 Clapp Road and 611 First Parish Road as well as a Colonial located at 82 Clapp Road are fine examples of buildings within the Mungo Corner area.

Thirteen of the properties near Mungo Corner are currently listed in the MHC Inventory files. The properties include the Nathaniel Vinal House, 98 Booth Hill Road (MHC # 11); The Elias Mungo House, 612 First Parish Road (MHC # 90); and the John Garrett House, 748 First Parish Road (MHC # 93). In addition, thirty-five properties are identified on the Scituate Historical Society plaque list. Little information is given about the properties on the list.

Recommendations

The predominately mid-nineteenth century residential area is in good condition. The area is historically significant for its associations with an early Scituate crossroads community as well as its agricultural history. The majority of the properties in the area

possess a high degree of integrity of design, materials, and workmanship. The properties are a good representative example of a rural residential community that developed in Scituate during the seventeenth, eighteenth and nineteenth centuries. The survey of this area should be a first priority objective of the Town's preservation planning.

Clapps Corner

The survey area of approximately sixty buildings extends from the intersection of Summer Street and Cedar Street, the intersection of Summer and Clapp and the intersection of Clapp and Cedar Street. The area contains a range of architectural styles that range from the mid-eighteenth century up to the early-twentieth century. The area is locally significant as one of the earliest crossroads in Scituate; home of some of the earliest families in the Town; and for its demonstration of rural development in Scituate. The area contains several Colonial properties as well as Greek Revival one-and-one-half story residences seen at 282 Clapp Road, 189 Clapp Road, and 132 Summer Street. In addition, the Italianate residences at 274 Clapp Road and 333 Clapp Road are fine examples of late-nineteenth and early-twentieth century properties in the area.

Only three properties near Clapp Corner are currently listed in the MHC Inventory files. The properties include 372 Thomas Clapp Road (MHC # 37); The Captain Daniel Litchfield House, 338 Thomas Clapp Road (MHC # 36); and, the William Sam Litchfield House, 255 Thomas Clapp Road (MHC # 135). In addition, thirty-six properties are identified on the Scituate Historical Society plaque list. Little information is given about the properties on the list.

Recommendations

The Clapps Corner survey area is in good condition. The area is historically significant for its associations with an early Scituate crossroads community as well as its demonstration of rural architectural development through the nineteenth century. The majority of the properties in the area possess a high degree of integrity of design, materials, and workmanship. The properties are a good representative example of a rural residential community that developed in Scituate during the seventeenth, eighteenth and nineteenth centuries. The survey of this area should be a first priority objective of the Town's preservation planning.

5.0 BIBLIOGRAPHY

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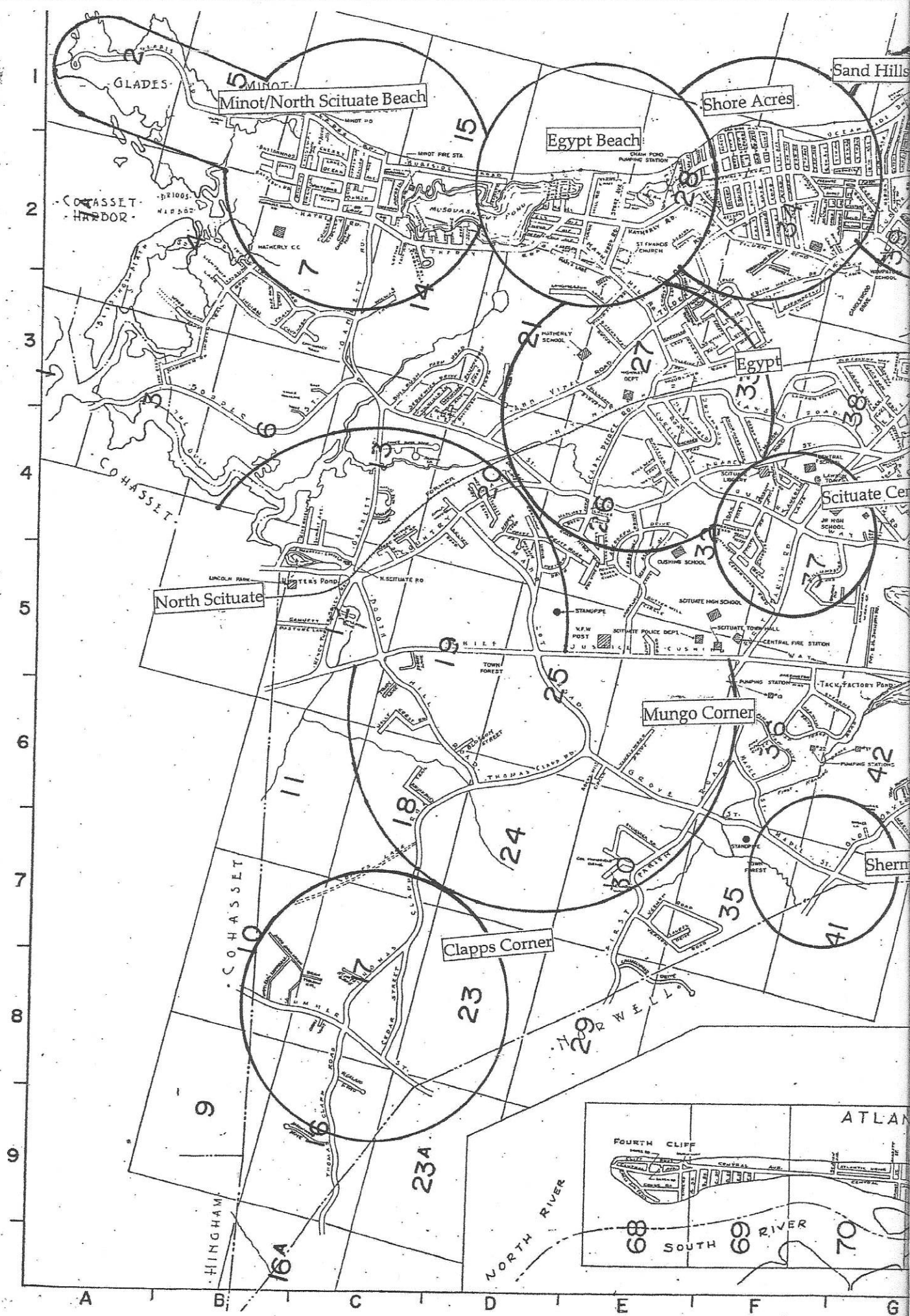
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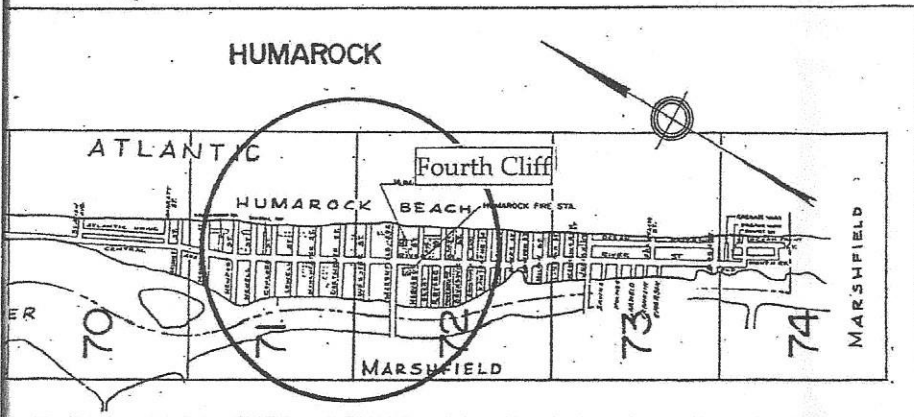
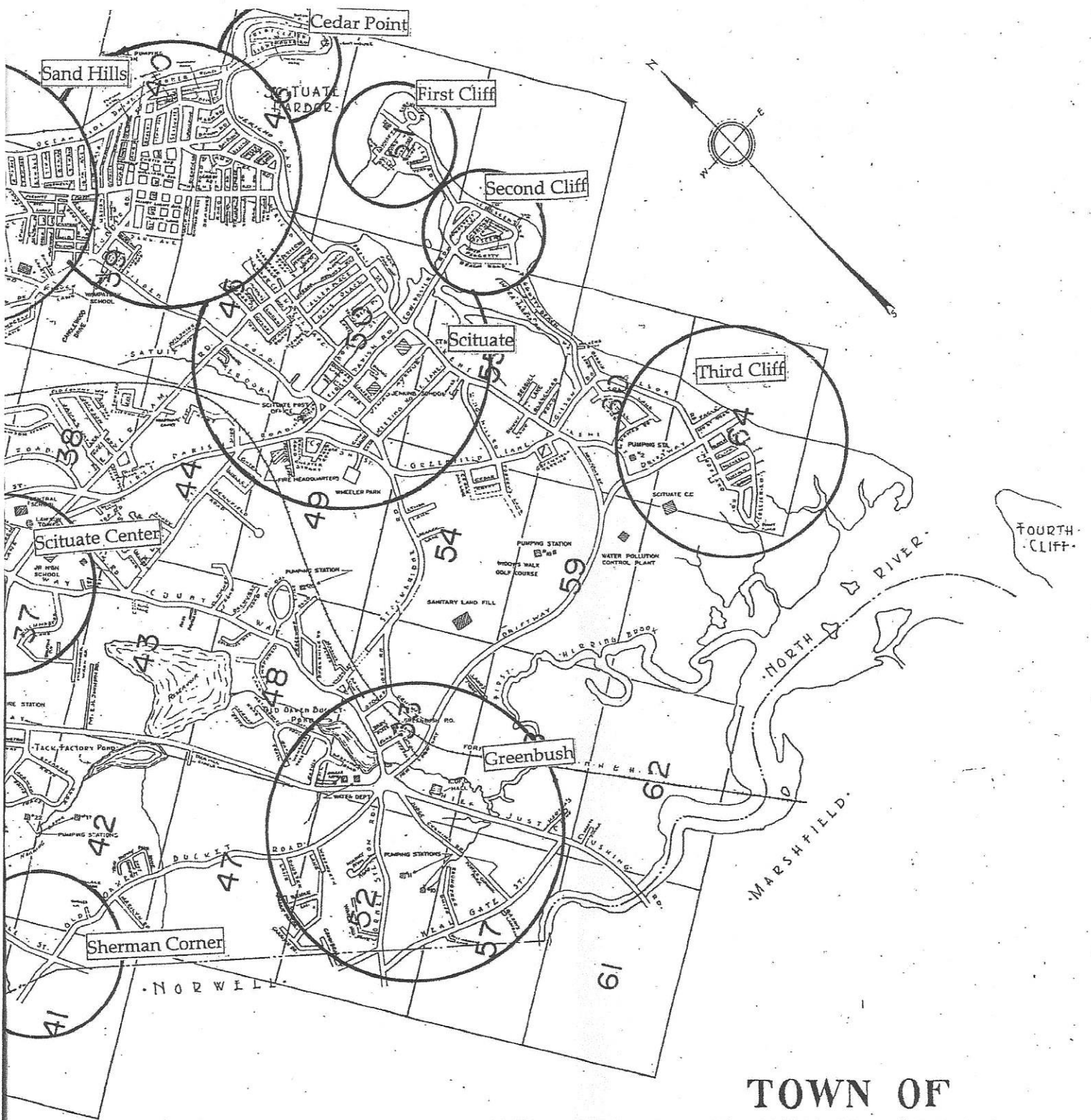
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Appendix A: Map of Areas for Further Survey Work





TOWN OF SCITUATE MASS

SCALE 1 in = 1000 ft.

MAY - 1938.

REVISED

DEC., 1962
SEPT., 1963
JUNE, 1965
SEPT., 1966
DEC., 1972
JULY, 1973

NOV., 1979
MAR., 1985
APR., 1989
FEB., 1991
APR., 1994
FEB., 1995
MAR., 1996
MAR., 1997

MAP 2000

G H I J K L M N