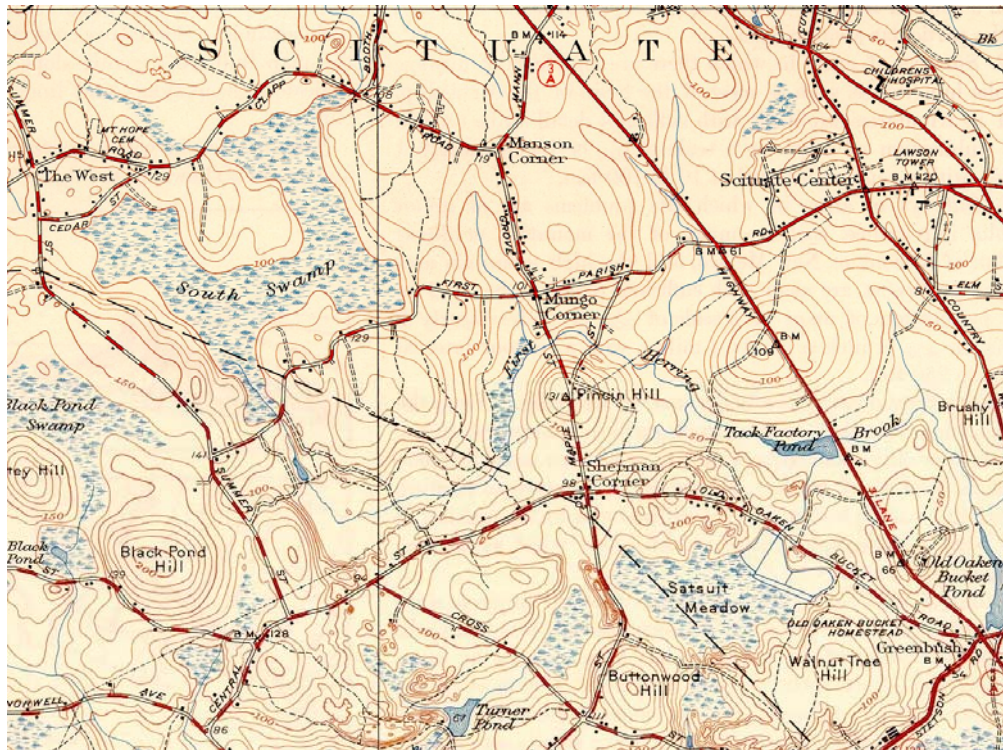


SCITUATE HISTORIC AND CULTURAL  
RESOURCES SURVEY OF  
CEDAR POINT, CLAPPS CORNER, MUNGO  
CORNER, SHERMAN CORNER, and portions of  
GREENBUSH  
SCITUATE, MASSACHUSETTS

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## 6.0 STUDY RECOMMENDATIONS

The following recommendations as a result of this survey by Turk Tracey & Larry Architects have been prioritized. First priority recommendations should be accomplished within two years. Second priority recommendations should be accomplished within two to four years.

### Clapps Corner

Many of the houses in this small crossroads community possess a high degree of integrity of design, materials, setting, and workmanship. Most of the buildings were constructed between 1720-1900 with some earlier examples of Colonial Era construction and some examples of Colonial Revival construction built ca 1920 and World War II Era contemporary capes. For most of the late twentieth century, very little construction took place in the area. Within the last decade of the twentieth century, older homes were rehabilitated and several new homes were constructed, slightly altering the historic character of the area. The location of the cluster of resources to non-contextual late-twentieth-century infill residential development poses a potential threat to the integrity of the residential area. The properties should be protected from demolition, loss of integrity, and decay. Several properties in the surveyed area are not eligible for individual listing in the National Register. However taken together with the properties that retain a high degree of architectural integrity the area is a good representative example of an agricultural based residential community that developed in New England in the seventeenth, eighteenth and nineteenth centuries. The area meets the criteria for nomination as a National Register District at the local level. A historic district should be considered a first priority for nomination to the National Register of Historic Places. Exact boundaries of a potential National Register District within this area remain to be determined. A potential boundary would extend west following the rear property lines of 274, 278, 282, 300, 304, 318, 338, 356, and 372 Thomas Clapp Road; including the Mount Hope Cemetery, south following the rear property lines of 122 and 132 Summer Street and east along the center line of Cedar Street to the lot line of 17 Cedar Street then following the property line of 17 Cedar Street to the rear property line of 3 Cedar Street; back to the start at 274 Clapp Road.

### Cedar Point

Both the Scituate Light and the Scituate Light Keepers Residence were listed in the National Register of Historic Places in 1987 as multiple properties within a thematic group nomination of the Lighthouses of Massachusetts. Many of the houses in this seasonal residential seaside community maintain a high degree of architectural integrity. Most of the buildings date to 1881-1938. The largest number of the building stock was constructed between 1915 and 1938. Within the last decade of the twentieth century, older houses were rehabilitated and several new homes were constructed, slightly altering the historic character of the neighborhood. Several properties in the surveyed area are not eligible for individual listing in the National Register; however taken

together with the properties that retain a high degree of architectural integrity the area is a good representative example of a seaside residential community that developed around coastal New England during the late nineteenth and early twentieth centuries. The area meets the criteria for nomination as a National Register District at the local level. The nomination of this area as a National Register District should be a second priority objective of the Town's preservation planning. Exact boundaries of a potential National Register District within this area remain to be determined. However, a potential boundary would extend north from Scituate Light (MHC #110 & 908) and include those properties on the east side of Rebecca Road. The boundary would continue to follow Rebecca Road until the intersection of Lighthouse Road. At this point, the boundary would move in a northwesterly direction to include 2 Lighthouse Road. The boundary then would turn southwest to include those properties along the west side of Lighthouse Road back to the Lighthouse.

### Greenbush

The boundaries of this area for the purposes of this survey included Cornet Stetson Road, Neal Gate Road, and Old Oaken Bucket Road. 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. 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 growth of Scituate during the late nineteenth and early twentieth century when the arrival of the railroad spurred development of the area. One property, The Woodworth House/Old Oaken Bucket Homestead at 47 Old Oaken Bucket Road is currently listed in the National Register of Historic Places.

The Greenbush area comprises approximately 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). The survey area south of Chief Justice Cushing Highway included approximately forty-nine resources; fourteen properties were included in this survey. The remaining thirty-five individual properties were not included in the survey because they retained less of their architectural integrity than their neighbors. The undocumented properties are all residential, except for a couple of late 20<sup>th</sup> century commercial structures on Cornet Stetson Road.

The Greenbush area retains a great deal of its rural character, homes are well spaced, often set back from the road, and the area is heavily forested. Historic resources are generally located sporadically throughout the area, although clusters of resources are present. Some buildings within the area may be eligible for individual listing in the National Register. Potential individual nominations might include the Rufus Curtis House, the Josephus Shaw House, the George H. Sable House, the Bartlett Briggs House, the Luke G. Fittz House, the Isaac Damon House, and the

Israel Nichols House. Nomination of these properties should be a second priority. Many of the properties in the surveyed area are not eligible for individual listing in the National Register nor would they fall into a boundary of a potential National Register District.

Additionally, 20 Neal Gate could not be assigned a conclusive date of construction. While the property appears to date from the eighteenth century, it cannot be dated using the resources available to the consultants. Deed research on this property might help identify a construction date and an internal investigation of the properties' framing and interior details might provide additional information on the period when it was constructed.

### Mungo Corner

The survey area 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 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.

There are approximately 115 properties that are located within this survey area. Sixty-three were included in this survey. The remaining fifty-two individual properties were not included in the survey because they retained less of their architectural integrity than their neighbors or because they are less than 50 years old.

Mungo Corner area retains a great deal of its rural character; homes are well spaced and often set back from the road. Historic resources are generally located sporadically throughout the area, although clusters of resources are present, primarily at intersections. None of the buildings in Mungo Corner are currently listed in the National Register of Historic Places. Many of the properties in the surveyed area are not eligible for individual listing in the National Register nor would they fall into a boundary of a potential National Register District. Smaller areas of properties within the survey area should be considered for nomination to the National Register as small historic districts as a second priority. These areas are further described below.

### Mungo Corner: Booth Hill Road

Many of the homes along this rural Scituate Street maintain a high degree of architectural integrity. Most of the buildings were constructed during the second half of the nineteenth century and the first quarter of the twentieth century. There are however some earlier examples of Colonial Era construction such as Jesse Sutton House at 115 Booth Hill Road and the Thomas

Pierce House at 136 Booth Hill Road. For most of the late twentieth century, very little construction took place along Booth Hill Road between Clapp Road and Route 3A. Within the last quarter of the twentieth century, older homes were renovated and several new homes were constructed at the intersection with Route 3A, slightly altering the historic character of the area. Several properties in the surveyed area are not eligible for individual listing in the National Register. However taken together with the properties that retain a high degree of architectural integrity the area is a good representative example of late-nineteenth and early-twentieth-century infill street development. The dwellings would be contributing properties in a potential Booth Hill Road National Register District. The nomination of this area as a National Register District should be a second priority objective of the Town's preservation planning. Exact boundaries of a potential National Register District within this area remain to be determined. A potential boundary would extend southwest from Chief Justice Cushing Way following Booth Hill Road from 84 Booth Hill Road until 193 Booth Hill Road.

#### Mungo Corner: Clapp Road

Many of the homes in this rural Scituate community maintain a high degree of architectural integrity. Most of the buildings were constructed between 1726-1912. For most of the late twentieth century, very little construction took place along Clapp Road between Booth Hill Road and Grove Street. Several properties in the surveyed area are not eligible for individual listing in the National Register. However taken together with the properties that retain a high degree of architectural integrity the area is a good representative example of an agricultural based community that developed in New England in the eighteenth and nineteenth centuries. The area meets the criteria for nomination as a National Register District at the local level. The nomination of this area as a National Register District should be a second priority objective of the Town's preservation planning. Exact boundaries of a potential National Register District within this area remain to be determined. A potential boundary would extend northwest along Thomas Clapp Road from the intersection of Mann Lot Road and Grove Street and include 218 Mann Lott Road (William Merritt House) to the intersection of Booth Hill Road including 100 Clapp Road (G.W. Merritt House).

#### Mungo Corner: Grove Street/First Parish Road

Many of the homes along this rural street maintain a high degree of architectural integrity. Most of the buildings were constructed between 1740-1945. For most of the late twentieth century, very little construction took place along Grove Street between Clapp Road and First Parish Road. Within the last decade of the twentieth century, older homes were renovated and several new homes were constructed, slightly altering the historic character of the area. Several properties in the surveyed area are not eligible for individual listing in the National Register. However taken together with the properties that retain a high degree of architectural integrity the area is a good representative example of an agricultural based rural street that developed in New England in the eighteenth and nineteenth centuries. The nomination of this area as a National Register District

should be a second priority objective of the Town's preservation planning. Exact boundaries of a potential National Register District within this area remain to be determined. A potential boundary would extend south along Grove Street from 11 Grove Street at the intersection of Thomas Clapp Road to the intersection of First Parish Road including 604, 607, 611, 612 First Parish Road.

#### Sherman Corner

The survey area includes 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. None of the buildings in the Sherman's Corner area are currently listed in the National Register of Historic Places. Several properties in the surveyed area are not eligible for individual listing in the National Register. However taken together with the properties that retain a high degree of architectural integrity the area is a good representative example of an agricultural based residential community that developed in New England in the seventeenth, eighteenth and nineteenth centuries. The area meets the criteria for nomination as a National Register District at the local level. The nomination of this area as a National Register District should be a first priority objective of the Town's preservation planning. Exact boundaries of a potential National Register District within this area remain to be determined. However, a potential boundary would extend north along Maple Street from 175 Maple Street to the intersection of Old Oaken Bucket Road. The boundary would turn east following Old Oaken Bucket Road to include 281 & 315 Old Oaken Bucket Road. At this point, the boundary would turn back to the west to the intersection with Maple to include 304 Old Oaken Bucket Road. At the intersection, the boundary would turn north along Maple Road to include 155, 133, and 121 Maple Road; turning south to include 132 Maple Street on the west side of the street. At the intersection, the boundary would turn west to include 307, 308, and 315 Old Oaken Bucket Road.