

# FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

018-0021 Salem WNH.133

**Town/City:** Wenham

**Place:** (*neighborhood or village*): Wenham Village

## Photograph



Façade (south) elevation.

**Address:** 18 Cedar Street

**Historic Name:** Edmund and Elizabeth Batchelder House

**Uses:** Present: Single Family Residence

Original: Single Family Residence

**Date of Construction:** ca. 1790

**Source:** *Wenham in Pictures and Prose*

**Style/Form:** Georgian/Federal

**Architect/Builder:** Not known

### Exterior Material:

Foundation: Granite, cut

Wall/Trim: Wood clapboards and trim

Roof: Asphalt shingle

**Outbuildings/Secondary Structures:** storage building

**Major Alterations** (*with dates*): Rear and side ells and additions (ca. 20<sup>th</sup> c); attached garage (20<sup>th</sup> C)

**Condition:** Excellent

**Moved:** no  yes  **Date:**

**Acreage:** 0.45 acre

**Setting:** Densely built residential streetscape, principally constructed in the 19<sup>th</sup> c. Located at northern end of a main thoroughfare between Wenham village and the southwestern part of town.

## Locus Map:



Map #s are last two digits of lot #, not street numbers.

**Recorded by:** Stacy Spies and Wendy Frontiero

**Organization:** Wenham Historical Commission

**Date:** June 2017

# INVENTORY FORM B CONTINUATION SHEET

WENHAM

18 CEDAR STREET

MASSACHUSETTS HISTORICAL COMMISSION

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Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

*Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.*

## ARCHITECTURAL DESCRIPTION:

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

18 Cedar Street occupies a sizeable, L-shaped lot on the north side of Cedar Street, near a bend in the road and close to its intersection with Cherry Street. The Federal-period house faces south in the traditional manner; it presently incorporates a gabled rear addition and a series of side additions, culminating in a modern attached garage. A small modern storage shed is positioned to the west of the garage, near the front of the parcel. Maintained chiefly in lawn, the lot slopes gradually down to the southwest. The street frontage is lined with a double line of picket fences and low hedges.

Measuring 38 feet wide by 31 feet deep, the substantial main block rises 2 ½ stories from a granite block foundation to a side gable roof with brief cornice returns and twin interior chimneys at the ridge line. Walls are sheathed with wood clapboards and trimmed with flat corner boards and sill boards and by a narrow fascia with crown molding. Windows typically have 6/6 sash with molded casings.

The five-bay façade (south elevation) of the main block has relatively small window openings that are loosely grouped in pairs. The center entrance is framed with pilasters, a molded entablature, and a prominent cornice molding. The two-bay side elevations have widely spaced windows on the first two floors and a smaller window centered in the half-story. The west elevation has a single-leaf door inserted in the center of the first floor. A gabled vestibule is centered in the east elevation and features a pedimented gable end and a small vertical window in its south side wall; the original doorway on its end wall has been removed).

The rear elevation of the main block is minimally visible from the street. Two window bays are set to the east of a modestly sized, perpendicular, gabled ell that rises one story and has 6/6 sash. Assessor's records show this rear ell joined by a narrow connector to the additions on the west side of the main block. The west addition immediately abutting the main block is two stories high with a side gable roof. Its façade has two windows on each floor and a plain offset doorway on the first story, all detailed similarly to the main block. Continuing the plane of the first ell's façade, the middle addition is a one-story connector with a side gable roof. Its street façade is completely occupied by three contiguous French doors. The attached one-story garage at the westernmost end of the building has two vehicle bays and a steeply-pitched, side gable roof on which a small cupola is centered.

Very well preserved and maintained, 18 Cedar Street is a large and handsome example of rural Federal-period architecture in Wenham. The design is notable for its ample and well-balanced proportions, pair of large interior chimneys, careful detailing (particularly the center entrance), extant side entrance vestibule, and harmonious side and rear additions. Its prominent siting at a curve in the road is also distinctive.

## HISTORICAL NARRATIVE

*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

18 Cedar Street is thought to have been constructed by Edmund Batchelder (1765-1829) ca. 1790. (*Wenham in Pictures and Prose*: 119) Batchelder married Elizabeth Kimball (1761-1833) in 1786; they had six children. Their son Israel Batchelder (ca. 1799-1866) married to Nancy Andrews. The 1850 census includes Israel, Nancy, and children: Lucy; Samuel; and, Mary. Israel worked as a farmer and, per the 1850 non-population census schedule, had 50 improved acres planted in corn and rye, 2 oxen, 4 milk cows, 2 swine, and 1 horse. It appears that Israel Batchelder lived here through the remainder of his life. The 1856 map notes the building at this location as the residence of "I. Batchelder."

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After Israel's death in 1867, it appears that the property passed to family members. The 1872 map notes "Mrs. E. Batchelder" is the owner of the building, along with buildings at 31 Cherry Street and 44 Cherry Street.

In 1897, Thomas Gage, David F. Choate, Abbie Buckley, Elizabeth N. Dodge and Judith B. Jones passed a portion of the property to Mary A. and Henry R. Cogswell of Salem. (Essex South Deed Book 1509, Page 466) The deed is noteworthy in that it specifies that the Cogswells were only to have ownership of half of the house. The deed was for the "eastern half of a dwelling house with the privilege of the use of the front door, entry way, and the cellar, chamber and attic ways at any and at all times; also the privilege of the cellar way and the pump at the western end of the house with the right to pass and repass is the same in front of the house by Cedar Street together with all the land under and adjacent to said half of dwelling house and other buildings..." The deed did not specify the owner of the other half of the house.

In 1957, Tabitha A. Roundy, another member of the extended Batchelder family, sold the property to Dean and Mary A. Cogswell with the right to "use the three lower rooms for the terms of her natural life..." (Essex South Deed Book 2244, Page 224) Dean Cogswell died in 1985. The house remained in the Batchelder family through Mary's death in 1995.

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Wenham Tax Assessor records.

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**SUPPLEMENTARY IMAGES**



Façade (south) and east elevations.



Entrance. Detail.

**National Register of Historic Places Criteria Statement Form**

Check all that apply:

- Individually eligible       Eligible **only** in a historic district
- Contributing to a potential historic district       Potential historic district

Criteria:     **A**     **B**     **C**     **D**

Criteria Considerations:     **A**     **B**     **C**     **D**     **E**     **F**     **G**

Statement of Significance by Stacy Spies  
*The criteria that are checked in the above sections must be justified here.*

The neighborhood located at the intersection of Cherry Street and Cedar Street is eligible for listing on the National Register of Historic Places as a historic district. 18 Cedar Street is a contributing feature of the Cherry Street – Cedar Street Historic District. The district retains integrity of location, setting, materials, design, workmanship, feeling and association. Consisting of well-preserved houses dating from ca. 1790 through ca. 1915, the Cherry Street-Cedar Street district meets Criterion A for its association with the development as a neighborhood of farmers and tradespeople. Houses are typically well-preserved one and two-story frame dwellings on stone foundations. The majority of houses in the district feature vernacular Greek Revival, gable-front forms. Several of these houses retain Greek Revival details such as door surrounds. Vernacular forms of Federal, Georgian, and Colonial Revival styles are also represented.

Cherry Street developed during the 17<sup>th</sup> century as an east-west connector between two major north/south roadways: Main Street and present-day Topsfield Road. Eighteenth and nineteenth-century deeds refer to Cherry Street as “the road to Topsfield.” With the growth of Wenham village during the 18<sup>th</sup> century, the village expanded westward along the “the road to Topsfield” between Main Street and present-day Monument Street. Cedar Street was laid out ca. 1825 and was known as “the road to North Beverly.” The earliest residents were farmers. However, by the beginning of the 19<sup>th</sup> century, residents were more typically tradespeople, especially cordwainers, and, without a need for agricultural land, constructed their houses on small lots near the village center. During the late 19<sup>th</sup> century and into the first decades of the 20<sup>th</sup> century, residents, in addition to shoe workers, included streetcar drivers, laborers, and teamsters.

18 Cedar Street is also individually eligible for listing on the National Register of Historic Places under Criterion C. Consisting of a remarkably well-preserved 18<sup>th</sup>-century domestic design, the house is a representative example of the local residential architecture of the period.