

# Barnstable Historic Preservation Plan

UPDATE 2010



## Volume 1

Prepared for ttl architects and the Town of Barnstable  
**Community Opportunities Group, Inc.**

June 2010



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**Community Opportunities Group, Inc.**  
Boston, Massachusetts

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# Executive Summary

From the weathered shingles of centuries old Cape Cod cottages to the imposing granite columns of the County Court House, from the views of Sandy Neck Lighthouse across the seas of Barnstable Harbor to the gingerbread trim of Victorian-era oceanfront homes, Barnstable's historic assets combine with its unparalleled natural resources to define one of the Nation's most distinctive and impressive cultural landscapes. Preservation of Barnstable's built resources is integral in protecting the town's unique sense of place.

This Historic Preservation Plan presents an update to Barnstable's previous 1990 and 1985 Historic Preservation Plans, reviewing the town's historic resources in 2010 and the issues affecting their future protection. The Barnstable Historical Commission (BHC) commissioned this Plan in concert with an update of the town's historic resource inventory, which is included in Volume II. As part of this planning effort, the BHC held several public meetings to identify current preservation issues in the community. Representatives from Barnstable's historical commission, historic district commissions, historical societies, and other interested citizens attended these meetings and provided significant insight into Barnstable's wealth of historic and cultural assets and their preservation needs. Barnstable's municipal staff, boards, and local preservation and conservation organizations were also interviewed to gain a greater understanding of the town's resources and the strategies necessary to ensure their protection.

Barnstable's historic built environment and cultural landscapes represent a physical expression of the town's rich heritage and these historic buildings, structures, objects, and landscapes play a key role in defining the Barnstable's unique sense of place. This Historic Preservation Plan provides a framework for updating local strategies for protecting and preserving these resources and reinforces the need to integrate these preservation objectives into Barnstable's ongoing planning efforts.

Barnstable's historic resources span more than four centuries of European settlement and its archaeological resources include documented Native American sites. This Update summarizes the town's extensive collection of historic buildings, objects, structures, landscapes, cemeteries, and archaeological artifacts and provides an overview of each village's unique collection of resources. While Barnstable's seven villages share common historical themes, each village maintains its own unique building character and historic identity. Furthermore, the level of protection afforded for historic resources in each village also varies. Only three villages contain local historic districts and Marstons Mills remains the only village without a National Register district.



Crosby Yacht Yard, Osterville. (Photo by Community Opportunities Group, Inc.)

This Update also recognizes Barnstable's extensive collection of municipally-owned historic resources, including a town hall, community centers, cemeteries, monuments, and public work facilities as well as less traditional municipal buildings, including a train station, beach houses, and an armory. In addition to utilizing its resources for civic purposes, Barnstable leases several of its historic properties to non-profit organizations that are responsible for management of the buildings. In total, the Town of Barnstable owns twenty-six buildings that are more than seventy-five years old, including sixteen buildings designated within National Register historic districts and six located within local historic districts. Although most of these buildings are well preserved, they are aging and many need restoration. In response, the Town has made it a priority to allocate all of its Community Preservation Act (CPA) historic preservation funding for its own historic municipal buildings and resources.



Old Selectmen's Building, West Barnstable Village. Photo by Community Opportunities Group, Inc.

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## Issues Affecting Historic Resources

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More than two decades have passed since Barnstable completed its last preservation plan. Many of the issues affecting the town's historic resources still raise concerns today. Barnstable's popularity as a summer resort continues to bring with it development and redevelopment pressures that threaten the town's historic built environment and remaining open landscapes. Inappropriate alterations, overscaled additions, demolitions, and loss of historic building fabric continue to affect the integrity of each village's historic structures. Conversion of smaller historic summer cabins into larger year-round residences and the replacement of older homes with oversized residences on small lots affects not only the visual character of the surrounding streetscape but also the town's historic identity.

These issues are not confined to one particular village, development pressures occur in each of the town's historic villages, albeit in varying degrees. Barnstable's seaside villages, Cotuit, West Barnstable, Barnstable, Hyannis, and Osterville are experiencing significant development pressures along their coastlines, a concern that has increased significantly since 1990. These redevelopment pressures are also apparent within Barnstable's commercial centers, particularly within Hyannis and Centerville. Today, Barnstable continues to be challenged with balancing significant redevelopment pressure, both residential and commercial, with preservation of the town's historic character.

Barnstable has been a proactive leader in adopting public policies, regulations, and management strategies to protect and preserve its historic resources. Many of the recommendations established in the 1985 Preservation Plan were adopted by the town. Barnstable has designated fourteen National Register Districts, individually designated seventy properties to the National Register, and designated two local historic districts. The town has also adopted a demolition delay bylaw and approved the Community Preservation Act. However, the town was less successful in adopting recommendations set forth in the 1990 Preservation Plan, including Certified Local Government designation and comprehensive integration of the BHC into the town's planning



process. Since many of the preservation issues identified in 1990 still raise concerns today, the Plan's unfulfilled recommendations may continue to be relevant.

While regulations are certainly the most effective means to protect historic resources, education and advocacy also play a critical role in preserving a community's built assets. The BHC continues to undertake education and advocacy initiatives, activities which are instrumental in building strong local preservation programs. Increased community outreach fosters a greater awareness of the important role historic buildings and resources play in a community's cultural identity, sense of place, and economic vitality and ultimately build support in the community for adopting local preservation regulations. Collaboration between all of Barnstable's preservation and historical organizations will be instrumental in achieving an effective advocacy program.

The issues and recommendations established in the 2010 Historic Preservation Plan Update recognize the multi-faceted methodology necessary for a successful local preservation planning initiative. Advocacy and education programs, adoption of local preservation regulations, and development of preservation-sensitive municipal policy and management techniques are critical for building local stewardship of historic resources, ensuring their continued protection. These recommendations, summarized below, provide a clear framework for Barnstable's future preservation efforts.

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## Recommendations of the Plan

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### Education and Advocacy

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#### Documenting Barnstable's Historic Resources

Barnstable has a long and successful history of undertaking historic resource documentation efforts, mostly through the work of local resident volunteers. Despite this effort, a significant number of resources remain undocumented, hindering the Town's ability to adequately protect these resources. Recognizing this need, the Town recently embarked on a limited town-wide survey of historic resources to record new properties and augment old inventory forms. This information is included in Volume II of this Historic Preservation Plan. Volunteers in several villages are also completing surveys in their respective areas, and an AmeriCorps volunteer is completing a preliminary Heritage Landscape survey.

Future survey efforts should include documentation of underrepresented resources and existing inventory forms should be reviewed and updated with additional descriptive and historic information. Continuing to focus survey efforts on a village by village basis will be the most manageable and cost effective strategy. Volume II identifies specific villages where additional survey work is needed. Integrating this historic information into the town's GIS database will be instrumental in generating a comprehensive town-wide map of Barnstable's historic resources.

For Barnstable's archaeological resources, continued documentation is also critical. Without proper identification, the town's archaeological resources could be lost without much awareness that they ever existed. Barnstable has commissioned site-specific archaeological surveys (most recently on Sandy Neck) and the BHC maintains a confidential town-wide archaeological resource map that documents the location where archaeological resources have been found and areas where they may exist. It may not be feasible to undertake a town-wide archaeological reconnaissance survey due to the large geographic size of Barnstable, but the BHC continues to update its resource map and undertake limited archaeological surveys whenever possible.

## Recommendations

- ◆ Continue documenting Barnstable's historic resources through historic resource inventories, videotape, and photographs.
- ◆ Maintain Barnstable's historic inventory information on the Town's GIS system and to create a town-wide map of documented historic resources.
- ◆ Continue to document Barnstable's archaeological resources and prioritize areas where additional archaeological surveys should be completed.
- ◆ Continue documenting the town's heritage landscapes, prioritizing efforts by most threatened resources, specific villages, or resource types such as farmlands, public spaces, or water-related landscapes.

## Integrating Historic Inventories into the Town's Permitting Process

Raising public awareness of the town's designated historic resources is the first step in fostering a greater appreciation of these irreplaceable remnants from Barnstable's past. Alerting property owners of a building's historic designation and significance before they begin designing renovation plans is important, particularly for new property owners. The BHC has struggled with determining an effective strategy to alert property owners and other town departments when a building is historically significant or is located within a historic district.

While Barnstable's inventory forms do not identify a building's historic designation, the town has incorporated designation data into its GIS system spreadsheets, which are used on a daily basis in conjunction with the Town's municipal permitting system. Exterior changes to all properties in the Old King's Highway (OKH) and Hyannis Main Street Waterfront District (HMSWHD), and all changes to the exterior of properties more than seventy-five years old in the rest of the town require sign off by GMD staff. In addition, alteration proposals for National Register listed properties must be reviewed by the Cape Cod Commission under the Cape Cod Commission Act.

Barnstable continues to incorporate historic resources into its GIS system. The Town should also consider incorporating its scenic resources into this system, as well. Once this information is fully integrated into the GIS system, the Town could generate a single town-wide map identifying Barnstable's historic and scenic resources.

## Recommendations

- ◆ Maintain Barnstable's historic and scenic resources in the GIS mapping system. This information can then be used to create a town-wide historic and scenic resource map.
- ◆ Provide a link to the MACRIS database on Barnstable's municipal website and provide a brief overview of the system and the BHC records to municipal departments.

## Preservation Advocacy and Education Programs

Education and advocacy are important components of a comprehensive preservation strategy. These efforts foster public appreciation of a community's heritage and provide a greater understanding of why historic resources are important and why they should be preserved. Encouraging local stewardship for the town's built environment, similar to the stewardship already understood for the natural environment, is critical. Barnstable's historic resource inventory can be an essential element in this effort.

Providing information on Barnstable's historic buildings, districts, cemeteries, and other heritage resources in formats that are attractive, accurate, and easily understood should remain a priority. Establishing collaborative opportunities between the town's non-profit historic organizations, the Growth Management Department staff, and the BHC, and historic district commissions will ensure the success of this effort. Using the town's website and local media sources to highlight historic resources and provide public access to scanned historic documents will expand education efforts community-wide. Developing informational brochures and walking tour guides for historic areas and installing interpretive displays and informational markers, similar to Barnstable's public art displays, are additional means to promote the town's historic resources and sites. Furthermore, reviving Barnstable's Preservation Awards program will enable the town to recognize individual preservation efforts. Seeking recognition for the town's historic character and preservation ethos through special designations and distinctions would also build local pride and provide unique marketing opportunities for Barnstable.

## Recommendations

- ◆ **Historic Marker Program:** Expand and promote the historic marker program town-wide to all owners of historic properties, including those not designated within a historic district.
- ◆ **Historic District and Scenic Road Signs:** Develop signage for the town's local historic districts and National Register districts and for the town's designated scenic roads.
- ◆ **Municipal website, newsletter and local television channel:** Use the municipal website, newsletter, and local television channel to provide information on Barnstable's historic resources.

Other educational efforts could include:

- ◆ Installation of historic interpretive displays at town-owned buildings and other public areas;
- ◆ Development of guided and self-guided walking tour programs;
- ◆ Development of promotional materials to highlight Barnstable's historic resources;
- ◆ Collaboration with local schools to further integrate Barnstable history and architecture into the class curriculum;
- ◆ Revival of a Preservation Awards program;
- ◆ Seek designation and recognitions such as the National Trust for Historic Preservation's Preserve America Communities.
- ◆ Development of annual programs in May to coincide with National Preservation Month; and
- ◆ Development of public educational workshops, such as cemetery repair clinics, homeowner workshops, and stone wall maintenance programs.

## Certified Local Government Program

Despite previous recommendations in the 1985 and 1990 Historic Preservation Plans, Barnstable has not sought designation as a Certified Local Government (CLG), a certification that would enable Barnstable to apply for funding that is only available to designated CLGs. All state historic preservation offices are required to allocate 10 percent of their annual federal funding to CLG communities. CLG designation would also enable Barnstable to participate in specialized training programs and would give the Town a stronger role in nominating properties to the National Register of Historic Places. Furthermore, CLG designation allows

communities to be eligible to become a Preserve America Community, a national designation which also provides preservation funding.

### **Recommendation**

Seek the benefits of Certified Local Government status for the Barnstable Historical Commission.

### **Community Support for Preservation**

Barnstable is fortunate to have an extensive collection of organizations that focus on preserving the town's heritage. However, each group has its own distinct mission with only the BHC serving a community-wide preservation focus. Collaboration between these groups could build support for creating an independent town-wide non-profit preservation advocacy organization, as recommended in Barnstable's 1990 Historic Preservation Plan update. Unlike a local historical commission, which has specific duties as prescribed in M.G.L. c. 40 § 8D, a 501(c)3 corporation could establish its own mission and purpose and act independently from local government. Furthermore, this organization could actively seek funding through private donations without being subject to public finance laws that typically require monies to be placed in the General Fund before being appropriated for specific purposes.

### **Recommendation**

Provide links to Barnstable's historical organizations on the town's municipal website to encourage greater public awareness of each organization and to foster collaboration between the town's preservation groups.

### **Municipal Staff Support**

In the past, Barnstable had a municipal preservation planner who provided staff support to the BHC and undertook preservation planning initiatives. Today, administrative and part-time staff support is provided to the BHC and the town's historic district commissions through the Growth Management Department. Reinstatement of a professional preservation planner would enable the BHC to expand its preservation planning efforts and would further ensure that Barnstable's historic resources are considered and protected during state and federal projects, including roadway reconstruction, utility projects, and waterfront development activities. However, due to Barnstable's current budgetary constraints, expansion of the town's existing municipal staff would be difficult at this time.

### **Recommendation**

Reinstitute the preservation planner position when Barnstable is financially able to expand its municipal staff.

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## **Regulatory Protection for Historic Resources**

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Barnstable was very active in the past in introducing and adopting preservation legislation. However, the Town has not expanded its regulatory protection of historic resources since 1996, when it adopted a local historic district ordinance. Previous planning studies, including the 1990 Historic Preservation Plan and the 2008 Draft Comprehensive Plan recommended a variety of preservation tools that the town should consider for adoption. These include expansion of National Register and local historic district designations and amendments to existing regulations.

### **Historic Districts**

**National Register of Historic Places.** While Barnstable actively pursued National Register designations in the past, more than twenty years have passed since the last property was designated in Barnstable. Previous planning studies identified specific areas and individual properties eligible for designation. The historic resources survey undertaken in concert with this Plan also identifies specific areas and properties for consideration, which is included in Volume II.

**Local Historic District Designation.** Barnstable has protected resources within Downtown Hyannis and along the Old King's Highway through local historic district legislation. However, the majority of the town's historic resources are located outside of these districts and therefore remain subject to alterations that may adversely affect the historic character of the buildings and their surroundings. Barnstable considered creating additional local historic districts in the past, but resistance from property owners and a gap in understanding the benefits of these designations remains an impediment. Barnstable's 1990 Historic Preservation Plan recommended designating the town's existing National Register historic districts as local historic districts. Volume II also identifies areas for potential local historic district designation as well as expansion recommendations for existing districts.

**Designation of Individual Properties.** Barnstable's 1990 Historic Preservation Plan recommended that several individual properties be designated as local landmarks through a home rule petition. The Town adopted a Historic Landmarks Ordinance in 1994, but it has not designated any properties as local landmarks. The Town could also consider designating individual properties as single building local historic districts under its Chapter 40C ordinance.

### Recommendations

- ◆ Review National Register recommendations in previous planning documents for potential designations and consider designations identified in Volume II.
- ◆ Review Barnstable's existing National Register historic districts for potential listing as local historic districts and pursue local historic district designation for areas identified in Volume II of this Plan.
- ◆ Contact owners of identified properties to discuss preservation options available to protect their historic buildings, including local landmark designation, single building local historic district designation, and preservation restrictions and promote these programs through informational literature, newspaper articles, public workshops, and through Barnstable's municipal website.

### Preservation Restrictions

Barnstable has the opportunity to serve as a model for private property owners by displaying a commitment to the preservation of its own historically significant buildings through the placement of preservation restrictions. Undertaking community outreach activities such as lectures, articles in the local newspaper, and distribution of literature on the financial and social benefits of preservation restrictions would also encourage private property owners to consider protecting their historic residences through this preservation tool.

### Recommendations

- ◆ Reconsider municipal policy on prohibiting the placement of preservation restrictions on its municipally-owned buildings; and
- ◆ Promote the use of preservation restrictions on private buildings through the town's website, informational literature, public workshops, and through collaboration with preservation organizations, such as Historic New England.

### Challenges for Local Historic District Administration

The town's two local historic districts provide similar protection through their regulations, but the issues affecting their historic resources vary. The HMSWHD contains both commercial and residential structures within a densely settled downtown area. In contrast, the OKH historic district contains primarily residential structures within large open settings along an historic roadway. Alteration proposals in the OKH district often consist of building demolition, new additions, large-scale renovations, and changes in materials, while

the HMSWHD Commission often reviews commercial signage and storefront changes.

Both commissions continue to receive proposals for the replacement of historic building fabric with modern synthetic materials. In addition, the desire to achieve energy efficiency through window replacement, solar panels, high-efficiency furnaces and wind generators is also affecting the architectural integrity of historic properties. While the OKH design guidelines provide standards for energy conscious design, the Hyannis Historic District Commission's guidelines do not. However, the HMSWHD has developed an architectural review chart and design guidelines with visual graphics to assist applicants.

*Barnstable has adopted a demolition delay ordinance, but the term of the delay period is limited. Furthermore, Barnstable's incomplete inventory cannot ensure that all historic resources are captured within this review, particularly since the Town does not require that the BHC be notified of all demolition requests to determine the age of properties not inventoried.*

## Recommendations

- ◆ Encourage historic district commission members to continue to attend educational training seminars;
- ◆ Review the design guidelines for each of the town's local historic districts to determine areas where more information is necessary to address changes in building materials and alterations for energy efficiency; and
- ◆ Work with other local and regional preservation organizations to promote the connections between historic preservation and "green" technology through historic homeowner workshops, informational literature, and news articles.

## Demolition by Neglect

Though not an extensive problem in Barnstable, demolition by neglect is occurring. This is particularly apparent within downtown Hyannis, which has a higher concentration of non-owner occupied buildings. In the past, Barnstable funded a Housing Rehabilitation Program through its Community Development Block Grant (CDBG) allocation, but the Town does not currently provide any financial assistance to private property owners for building restoration or repairs. Some communities in Massachusetts have adopted bylaws to address extreme cases of deferred maintenance, while others address neglect in their demolition delay bylaws. Under an affirmative maintenance or demolition by neglect bylaw or ordinance, communities adopt specific standards for triggering an affirmative maintenance order.

## Recommendation

Consider adopting an Affirmative Maintenance Ordinance or incorporate neglect into Barnstable's existing Protection of Historic Properties Ordinance.

## Demolition of Historic Structures

Ironically, Barnstable's past success in preserving historic buildings and landscapes poses a threat to these resources today. The town's scenic and historic beauty, particularly along the coast and Route 6A, greatly enhances the value of its homes, often resulting in the land having more value than the house that sits upon it.

The BHC and historic district commissions are witnessing an increasing number of applications to demolish historic buildings as owners, particularly those new to Barnstable, seek to construct new, larger residences rather than utilize traditional Cape Cod dwellings. Barnstable has adopted a demolition delay ordinance, but the term of the delay period is limited. Furthermore, Barnstable's incomplete inventory cannot ensure that all

historic resources are captured within this review, particularly since the Town does not require that the BHC be notified of all demolition requests to determine the age of properties not inventoried.

Although demolition delay can influence the fate of an older home, it is not intended to regulate all demolition cases and it is not always successful. Even when a delay is imposed, the BHC has only six months to work with a property owner to explore alternatives to demolition. This requires diligent effort by volunteers to seek realistic alternatives that would both appeal to the owner and comply with Barnstable's zoning. Many communities have discovered that a six-month delay is not enough time for the complicated process that may be required to save a structure, including building relocation, searching for a new owner, and mitigation. Accordingly, these communities have amended their local bylaws to require a twelve-month delay, and recently several Massachusetts towns have even extended their delay period further to eighteen months. Ultimately, however, a community can only deny a property owner's request to demolish an historic building if the property is located within a local historic district.

## Recommendations

- ◆ Require the Building Commissioner to notify the BHC of all demolition requests so the Commission can determine whether a property is more than seventy-five years old.
- ◆ Review the Protection of Historic Properties ordinance to determine areas where it can be strengthened, including expanding the current delay period from six months to eighteen months, consistent with trends in other communities.

## Teardowns and Mansionization

While Barnstable should not seek to prohibit development, addressing the frequent incompatibility of contemporary building designs with the town's established community character continues to be a concern. Too often, new replacement houses are significantly larger in scale than the traditional buildings they replace, forever altering the streetscape. This teardown and "mansionization" trend will continue to pose serious physical consequences for Barnstable's historic built and natural environment. Many communities in the Commonwealth have sought to address this issue through various regulatory and review methods.

**Architectural Preservation Districts.** Also called Neighborhood Conservation Districts or Neighborhood Architectural Conservation Districts, an Architectural Preservation District (APD) is designed to protect a neighborhood's overall character by regulating demolition, major alterations, and new construction to ensure that proposed changes respect the scale, massing, setback, and materials of historic buildings. This preservation tool typically focuses more on general neighborhood characteristics such as the siting and scale of buildings, the relationship of buildings to each other and to the street, and the relationship between the built and natural environment.<sup>1</sup>

**Zoning Regulations.** Several communities outside of Boston have addressed the negative effects of teardowns and mansionization through their zoning bylaws and ordinances. In 2003, Lincoln adopted a "Big House By-law" that requires site plan review for all new dwellings to be constructed on vacant land, or when the gross floor area of a home and accessory buildings exceed certain size thresholds. Wellesley adopted a Large House Review Bylaw to provide for plan review of proposed single-family dwellings which exceed size limits tied to a hierarchy of lot sizes, and for renovation of existing dwellings that will increase the size of the dwelling by more than 10 percent. (Wellesley also has a Neighborhood Conservation District.) Similarly, Weston requires site plan review for new construction proposed on any of its designated scenic roads and also requires site plan review under its Residential Growth Floor Area (RGFA) bylaw for new construction (including garage

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<sup>1</sup> Rebecca K. Bicksler, *Neighborhood Conservation District Study for the City of Urbana, Illinois*, Department of Community Development, Planning Division, July 2006.

space) that exceeds ten percent of the lot size or 6,000 square feet.

Barnstable considered a similar type of floor area ratio (FAR) ordinance for waterfront areas with small lots that were experiencing significant redevelopment pressures, including the Commerce Road area in Barnstable Village. Ultimately, however, the town did not pursue adoption.

**Design Review.** Although Barnstable has not developed universal design guidelines for town-wide application, the town currently reviews the design of development proposals within its local

historic districts and through its Districts of Critical Planning Concern implementing regulations. Also, the BHC provides design advice to property owners outside of a local historic district when they are considering restoration and renovation work. Several communities in Massachusetts have created design review boards to work in a similar capacity but within a formal process, often as part of site plan review. Some cities and towns limit design review to specific areas while others require design review on a community-wide basis. Still other communities provide voluntary design guidelines. Communities on the Cape have adopted the design guidelines prepared by the Cape Cod Commission in *Designing the Future to Honor the Past*, an option that Barnstable could consider.



## Recommendations

- ◆ Consider adopting an Architectural Preservation District Ordinance;
- ◆ Consider adopting site plan review for single family residential structures that exceed a specific size threshold;
- ◆ Continue the BHC's voluntary design review and promote this service through the municipal website;
- ◆ Utilize the Cape Cod Commission's design guidelines until the town develops its own town-wide design guidelines;
- ◆ Produce a town-wide design guidelines booklet highlighting Barnstable's historic architectural character and design aesthetic; and
- ◆ Consider amending Barnstable's local zoning regulations to require design review within certain zoning districts.

## Preservation of Barnstable's Historic Commercial Centers

Despite the intense development that has occurred in Barnstable over the past fifty years, the Town's historic village centers remain intact and are well preserved, creating an ambiance and retail appeal unmatched by modern shopping malls. Still, while the business districts in West Barnstable, Barnstable Village, and Hyannis are protected through local historic district designations, historic resources in Barnstable's other village



centers are not similarly protected. While Centerville's recent designation as a District of Critical Planning Concern (DCPC) will provide design review for new construction and alterations within the district, the village centers of Cotuit, Marstons Mills, and Osterville remain at risk of losing their historical identities because no effective design guidelines exist in these areas.

### **Recommendation**

Build support for local historic district designation in the town's village centers, including Cotuit, Marstons Mills, and Osterville.

### **Protection of Barnstable's Scenic Roads and Visual Character**

While Barnstable's Scenic Roads ordinance provides some protection for character-defining roadway features, historic and scenic resources located outside of the right-of-way are exempt from review. Documenting these resources is a critical first step to encourage property owners to protect these valuable community resources. Local historic district designation is perhaps the most effective means for protecting historic hardscape features. Documenting stone walls and other setting features in these districts is important, since many property owners do not seek building permits for what they consider site improvements. Furthermore, as part of a comprehensive documentation of its scenic roads, the Town should determine whether scenic overlay districts are appropriate for specific roadways. If areas are identified, the Town should determine appropriate standards for these districts.

Other issues affecting Barnstable's scenic roads relate to overhead utility wires. While utility poles and lines are an unsightly but accepted part of the American landscape, the advent of cable television, fiber optics, and other wire-based services has the potential for not only increasing the frequency of inappropriate pruning of tree canopies, but also intensifying visual pollution. This issue extends beyond local borders; it is an issue affecting communities throughout the Commonwealth. A few communities in Massachusetts have adopted local bylaws requiring the placement of utilities underground. However, these towns are having difficulty reaching agreements with the utility companies affected by the bylaws. Barnstable's Subdivision Rules and Regulations have required underground utilities since the early 1970s, and since 1987, the Site Plan Review (Zoning) Ordinance has required underground utilities on development sites.

In response to concerns about inappropriate tree pruning, Barnstable adopted a local tree ordinance with specific pruning standards for utility wires. Particularly along Route 6A, the town's mature trees provide an impressive canopy over the roadway. Excessive removal of tree limbs for utility wires can alter and even destroy the scenic quality and health of trees. Enforcement of the Tree Ordinance requires diligence on the part of Barnstable's Tree Warden and local staff. The town continues to work with utility companies to encourage the use of insulated wires that require far less clearance and allow a reduction in tree pruning.

### **Recommendations**

- ◆ Continue documenting the character defining features for each of the town's designated scenic roads;
- ◆ Review the town's scenic roadways to determine if any roads should be considered for scenic overlay districts.
- ◆ Continue working with area utility companies to ensure full compliance with the Town's tree ordinance;
- ◆ Work with State and regional planning and preservation organizations to encourage utility companies to place utilities underground when feasible.
- ◆ Continue to request that utility companies use insulated wires that require far less clearance and allow a reduction in tree pruning.

## Protection of Archaeological Resources through Local Regulations

Barnstable's local Wetlands Protection Ordinance requires the filing of an application for any proposal to remove, dredge, fill, build upon, or alter any wetland resource. The Conservation Commission maintains a resource area map of lands that are subject to the ordinance and known archeological sites, and works closely with the BHC to ensure that any affected historic resource is protected. However, Barnstable's Wetlands Protection Ordinance offers protection for only those archaeological resources that are located in the affected wetlands resource area. Development that occurs outside of these zones is not reviewed. Several Massachusetts communities have adopted various types of archaeological preservation bylaws and ordinances, while several Cape towns have incorporated the protection of archaeological resources into their designated Districts of Critical Planning Concern (DCPC).

Many of Barnstable's most important known archaeological resources are located on Sandy Neck, which is designated on the National Register and is located within the OKH. This Town-owned six mile long barrier beach is under the supervision and jurisdiction of the Town Manager, with the advice of the Sandy Neck Board. According to participants at the public meeting for this plan, despite the Neck's archaeological importance, the Board does not have an archaeologist as a member or as a consultant.

### Recommendations

- ◆ Consider amending Barnstable's Wetlands Protection Ordinance to require professional archaeological surveys in areas of archaeological sensitivity as part of baseline project information gathering.
- ◆ Designate a seat on the Sandy Neck Board for a professional archaeologist or provide for regular professional consultation.

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## Municipal Policy and Management

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### Preservation of Historically Significant Town-Owned Resources

The Town of Barnstable owns an impressive collection of well preserved historic buildings, many with decorative architectural trim, slate roofs, and original windows. However, most of these buildings are more than one hundred years old and many are exhibiting signs of deterioration. Balancing the desire to preserve historic buildings with competing municipal financial needs can present significant challenges for municipalities. The CPC recognized the Town's funding constraints and the considerable restoration needs of its historic structures by establishing a priority for CPA funds to be used for the exterior restoration of public buildings to ensure they are stabilized.

It is important to remember, however, that CPA funds are finite; they are limited to the amount raised by the community and the available match from the state. While preservation grants are often available from MHC for the restoration of public buildings, the program is competitive and available only on a year-to-year basis. Moreover, it requires the placement of preservation restrictions on any property, private or public, that receives Massachusetts Preservation Projects Funds (MPPF). Due to the town's policy prohibiting the placement of preservation restrictions on its municipal properties, Barnstable would be ineligible to receive MPPF funds. Private fundraising is one option available for the Town, and this has occurred in several instances. However, with competing interests in the community for soliciting donations, this could be a difficult endeavor. Utilizing donated restoration services may be another option that Barnstable could pursue.

For town buildings that can no longer serve their original purpose, identifying appropriate reuse options that will respect and preserve historic features can be a complicated endeavor. Initiating collaborative efforts between the BHC and other town departments and boards, particularly for those resources located in historic

districts, will result in the most effective solutions. Hosting community forums such as design charrettes, where town officials, residents, design professionals; and community leaders can meet to explore various reuse and design options for historic buildings, can also assist in determining viable preservation options.

As it was in the 1980s, Barnstable has the opportunity to once again be a leader in preservation by serving as a model for preservation planning and building practices. The Town considers preservation objectives for its building programs, most recently in the condition assessments for several municipally-owned buildings, but this practice is neither consistent nor formalized. Town Hall, the Old Selectmen's Building, and the National Guard Armory are just a few examples of Barnstable's diverse historic properties. While Barnstable has been a good steward of its historic properties, it has not instituted procedures to employ the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties when it is considering renovation work for its public buildings. It also has not established an administrative rule requiring boards, commissions, and departments to seek BHC review as part of the project planning process.

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## Recommendations

- ◆ Complete historic resource inventory forms for all Town-owned historic resources;
- ◆ Complete professional assessment reports for all historically significant Town properties;
- ◆ Adopt a local policy that all municipal projects and any others receiving Town funding that affect historically significant buildings will adhere to the Secretary of the Interior's Standards for Historic Rehabilitation;
- ◆ Institute a regular, formal role for the BHC in reviewing and commenting on all projects that affect town-owned historic resources;
- ◆ Reconsider town policy prohibiting placement of preservation restrictions on municipally-owned buildings; and
- ◆ Reinstate management plans for municipally-owned cemeteries.

## Funding for Historic Preservation

Barnstable has relied on CPA monies to fund preservation projects throughout the community. As specified in the CPA legislation, this funding is restricted to public buildings and private buildings serving a public purpose. While CPA has proven invaluable in restoring some of the town's most important historic resources, the funding is limited and it must serve other community needs for open space, affordable housing, and recreation. The matching funds provided by the state are decreasing annually, which further limits the amount of funding available for historic preservation projects.

While state and national preservation funding programs are limited as well, there are some funding sources available for building restorations. The Cape Cod Commission has an extensive list of these programs on its website. However, funding for these programs varies from year to year, and the programs are highly competitive even when funding is available. Moreover, Barnstable's decision to prohibit the placement of pres-

ervation restrictions on its public buildings is a further hindrance for receiving funding since many of these programs require a preservation restriction on the affected building.

## Recommendations

- ◆ Reconsider town policy on the placement of preservation restrictions on municipal buildings, as this is a requirement of many preservation funding programs such as the Massachusetts Preservation Projects Fund;
- ◆ The CPC, though its historic representative, should work with the BHC, the Town's historic district commissions, and the local village historical societies and improvement associations to identify and prioritize projects for CPA funding.
- ◆ Encourage CPA project proposals to leverage private funds, where possible.

Other financial programs that could be considered by Barnstable to encourage private restoration efforts include:

**Housing Rehabilitation Program.** While Barnstable once used a portion of its Community Development Block Grant (CDBG) funds for a housing rehabilitation program, recently the Town has allocated its CDBG funding for the creation of affordable housing. Reinstating the rehabilitation program for low- and moderate-income eligible homeowners could address both the need for suitable housing and the preservation of historic structures. The Hingham Preservation Projects Fund and the Cambridge Preservation Fund are two examples of municipal CDBG funded housing rehabilitation programs that are collaborative efforts between historical commissions and community development departments.

**Local Property Tax Assessment Program.** In 1996, the State Legislature passed legislation that allows municipalities to adopt an ordinance or bylaw known as the Local Option Property Tax Assessment. This would provide a tax savings to property owners who restore their historic building according to historic standards. Within this regulation, the increased property taxes that result from the rehabilitation can be phased in over a period of five years. The Barnstable Historical Commission considered promoting this program in the past but did not pursue adoption.

**Preservation Loan Funds.** There are several non-profit organizations in New England that currently operate revolving loan funds, including the Providence Preservation Society and WHALE in New Bedford. The Town of Arlington provides a similar, but more limited type of program through its Preservation Fund, which it initially funded through local CDBG funds. However, raising funds today to administer this type of municipal program could be a difficult endeavor. While CPA legislation does not prohibit the use of CPA monies for a revolving loan fund, the legislation does require the use of funds for public benefit, restricting the use of funds for private buildings unless a preservation restriction is placed on the property. To date, no Massachusetts community has sought to create a revolving loan fund through its CPA program. Creation of a private, non-profit preservation organization in Barnstable would enable to the community to solicit and accept donations to fund private restoration efforts.

# 1 Historic Overview of Barnstable

## SUMMARIZED FROM THE TOWN'S 1985 AND 1990 HISTORIC PRESERVATION PLANS<sup>1</sup>

*The following narrative is taken directly from Barnstable's previous 1985 and 1990 Preservation Plans, recognizing that some information may have been determined inaccurate since these plans were completed. Future planning efforts should include a review and update of this historical overview.*

The record of Barnstable's earliest prehistoric inhabitants is preserved in its archaeological sites, scattered throughout the town. These sites indicate that Barnstable was inhabited during all periods of prehistory. From the PaleoIndian Period (12,500-10,000 years ago), through to the time of seventeenth century European exploration and early settlement (450-300 years ago) roaming bands of big game hunters, hunters and gatherers, and, later, agricultural villagers lived on the sandy shores and in the woodlands. The area encompassing Barnstable was part of a complex prehistoric land use system that covered the entire Cape and changed through time as temperatures increased, glaciers melted, and sea level rose.

Barnstable's recorded history began in the late 1630s, when the first European settlement took place at what is now Barnstable Village. Formally established in 1639, Barnstable's continued existence was confirmed by the construction of the first meetinghouse at Lothrop Hill in 1646. The importance of Barnstable as a regional administrative center was established in 1686 with the creation of Barnstable County and the designation of present Route 6A as the County Road. Dispersed seventeenth and eighteenth century agricultural settlement concentrated on the north side of town where a secondary West Parish was created in 1715-1717 with the erection of the West Barnstable Meetinghouse. Limited industrial development occurred during this period. Grist mills, early sawmills and fulling mills developed at Barnstable Village, Osterville, Centerville, West Barnstable, and Marstons Mills. In the early nineteenth century, prosperity from fishing, salt making, ship building, and shipping stimulated south side development at Cotuit, Osterville, Centerville, and especially Hyannis with its deep water port.

Mid-nineteenth century rail connections served the growing north side villages of West Barnstable and Barnstable Village by December of 1853, while the introduction of the southern branch terminus at Hyannis in July of 1854 assured that village's subsequent growth as the primary local center and as a south shore port of regional importance. Late nineteenth century development of the south side coast intensified with the growing popularity of seaside resorts. Concentrated resort communities were established at Hyannis Port and Wianno, while a Christian camp meeting was located at Craigville and a twentieth century estate district developed at Osterville's Grand Island (Oyster Harbors). Dispersed late nineteenth century cranberry bog development and the West Barnstable brick company drew Portuguese and Finnish immigrant labor populations alongside the burgeoning resort-related economy. The resort boom, coupled with the continued expansion of Hyannis as a regional commercial center, was furthered by the establishment of Route 28 as a primary east-west automobile corridor in the twentieth century.

Intensive post-war development of Barnstable continued, stimulated by completion of the high-speed Route 6 (Mid Cape Highway) corridor in the 1950s and development of a regional shopping mall and commercial

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<sup>1</sup> For a more extensive historical overview, see the *1985 Town of Barnstable Historic Preservation Plan*.

center on Route 132 in Hyannis. Widespread suburban growth, including tract developments and condominium communities, was intense during the last quarter of the twentieth century. This growth has deeply impacted the traditional historic landscape, which is characterized by six dense and distinct village settlements, along with the scattered pastoral development of Marstons Mills, widely separated by interceding rural lands.

Fortunately, as Barnstable developed, much of its historic eighteenth and nineteenth century fabric has been preserved. The scale of Route 6A has been preserved by the establishment of the Old King's Highway Regional Historic District in 1973. Elsewhere, significant concentrations of early buildings remain at the present-day centers of Centerville and Cotuit, as well as at Santuit (or old Cotuit). Areas of concentrated summer resort development remain at Hyannis Port, Wianno, and Craigville, while Marstons Mills and West Barnstable best preserve the town's early rural agricultural character. Along Hyannis' Main Street, much of the late nineteenth and early twentieth century commercial center character remains intact, with notable concentrations of historic structures at both the east and west ends. All these areas are, however, being encroached upon by inappropriate changes and new construction in the immediate neighborhoods. In general, areas of concentrated historic development have survived reasonably intact, with the exception of Osterville and Hyannis; the rural landscape, including farmsteads, is the most dramatically altered.

Today, the town of Barnstable is a resort community, a regional commercial center, and the county seat of Barnstable County. During the past forty years, its population has increased dramatically. 2000 Census data records a population of 47,821 residents in the town, more than double the 1970 population of nearly 20,000.

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## Barnstable's Seven Villages

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### Barnstable Village

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Initial settlement in Barnstable occurred on the fertile soils overlooking the sheltered harbor separated from Cape Cod Bay by Sandy Neck. Although the early history of Barnstable Village is somewhat vague, it is generally agreed that two short-lived settlements were made in 1637 and 1638 before a more permanent colony was established in 1639 in the area of Cobb's Hill and Pond Village. The village grew rapidly following its formal incorporation as a town in 1639, by construction of the first meetinghouse at Lothrop's Hill in 1646, and by purchase of additional lands to the west and east from Native Americans in 1644 and 1647, referred to as the First and Second Purchases. Route 6A, which originated as a native trail and was made the County Road in 1685, served as the focus of the linear settlement with a few secondary roads, such as Scudder and Rendezvous Lanes and Mill Way, leading north to the harbor. Key figures in this later settlement, which number 41 families by 1640, were the Reverend John Lothrop, Deacon Henry Cobb, the Reverend Joseph Hull, and Thomas Dimock. A key factor in the subsequent growth of Barnstable Village was its designation as the county shire town in 1685, and the accompanying location of the first county courthouse near Pine Lane in 1686. The erection of two jails in Barnstable Village in the late seventeenth century (ca. 1690) was probably related to these events.

The eighteenth century was also a period of growth for Barnstable, initially signified by its division into the East and West Parishes in 1715-1717 and construction of two new meetinghouses, a new East Parish Meetinghouse erected on Cobb's Hill and a West Parish Meetinghouse erected on present Route 149 (Meetinghouse Way) to serve the emerging West Barnstable community. By 1765, the population of the entire town was 2,108 residents. A dispersed linear settlement pattern continued to develop along County Road, with nodes or clusters at Pond Village, the Village Center, and Cobb's Hill, as well as at Meetinghouse Way in West Barnstable. Agriculture dominated the economy, and the present appearance of Route 6A is greatly enhanced by

stone walls, barns and other outbuildings, which remain as tangible reminders of the area's historic agrarian character.

The nineteenth century witnessed the gradual decline of Barnstable Village as the community, although never the County, focus began to shift southward to Hyannis. This reflected concurrent economic trends away from small-scale farming to large-scale maritime industries associated with Hyannis's deep water harbor and proximity to fertile fishing grounds and to the island of Nantucket. The population of Barnstable as a whole increased from just under 3,000 in 1800 to over 5,000 in 1860, then declined to approximately 4,000 by the end of the nineteenth century.

Barnstable Village remained the major focus of population until around mid-century, when it was outstripped by growth in Hyannis, Centerville, Osterville, and Cotuit. In the Village Center, the construction of a new Custom House (1855) and Courthouse (1831) reflected its continuing regional role. New churches, society halls, shops, an Agricultural Hall and Academy (1835) just east of Cobb's Hill, and a Fair Grounds, as well as a small number of new houses, were also built in and around the Village. Introduction of the Cape Cod Branch Railroad in 1854, which paralleled Route 6A to the south in the Village area before turning sharply southward toward Hyannis at the Yarmouth town line, provided an important transportation link from the Village eastward and south to Hyannis and to areas to the west. By the late nineteenth century, large summer homes were beginning to be constructed along the shore of the village, and a small summer colony was developing on Sandy Neck, in the area of the lighthouse.

In the early twentieth century, limited growth continued in Barnstable Village. Some population increase took place in the traditional areas of settlement, but there was little in the way of new enterprise or large-scale residential subdivisions. Establishment of the Cummaquid Golf Club (1895) and the Barnstable Yacht Club reflected summer resort and leisure activities, while expansion of the Fair Grounds attested to the enduring agricultural economy. While the salt works in the area of Rendezvous Lane and Mill Way disappeared, a wharf and town landing were constructed at the end of Scudder Lane.

Previous historic resource surveys documented nine historic areas in Barnstable Village, based on development patterns. These are Cummaquid, Dimmock's Great Lot, Cobb's Hill, Village Center, Lothrop's Hill, Pond Village, Sandy Neck, Harbor Area, and Hyannis Road.

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## West Barnstable Village

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The village of West Barnstable occupies the northwestern corner of the town adjacent to the Sandwich town line. It was the second part of the town to be colonized, quickly following the ca. 1640 settlement of Barnstable Village. Movement towards West Barnstable from Barnstable Village was stimulated by its extensive salt hay marshes and rich agricultural lands procured from the Native Americans in 1644 in what was referred to as the First Purchase. Establishment of the County Road in 1685, cutting closer to the salt marshes and traveling in a straighter line than the old Native trails, was also instrumental.

By the early 1700s, residents began to petition to divide the town into East and West Parishes to lessen the distance required to travel to the Meetinghouse. The formal split occurred in 1715-1717, when a West Parish Meetinghouse was constructed on what is now Meetinghouse Way or Route 149 and a new East Parish Meetinghouse was erected on Cobb's Hill on Route 6A.

Important early families in West Barnstable included the Parker family, which became particularly important in the eighteenth century through a maternal line of Lombards. In 1759, James Parker left a small sum for the care of the poor to the Town, and the bulk of his estate to Parker Lombard, a nephew. Two years later, the sickly Parker Lombard died at age 34, leaving his extensive holdings on Meetinghouse Way to the Town

“for the Use and Benefit of the Poor of the town of Barnstable from one generation to another and never to be sold”. The poor house erected in 1769 also served temporarily as town offices until the first selectmen’s office was built a short distance to the north in 1889. The town also used Lombard Trust land to erect three successive schoolhouses and for the site of Otis Hall, a village gathering place.

West Barnstable remained a less populous and densely developed area than Barnstable Village throughout the eighteenth and nineteenth centuries. By 1835, it could best be described as a dispersed linear settlement with most buildings scattered along the County Road (established 1685) and a handful of peripheral roads like Oak Street, Plum Street, Parker Road, Hinckley Lane (now defunct), Meetinghouse Way, Willow Street, Maple Street, and Church Street. Construction of the Cape Cod Branch Railroad in 1854, with a station stop at the intersection of Meetinghouse Way and County Road, spurred development of a small town center there.

Early emphasis on small-scale subsistence farming and maritime activities gradually gave way to limited industry in the mid-nineteenth century, with production of hats, chairs, leather, and pottery. In the late nineteenth century, a brickworks was a major local employer. At the same time, specialized agriculture was introduced and West Barnstable witnessed the beginnings of a leading cranberry growing business. Two ethnic groups left their mark on West Barnstable with the Finns erecting a Temperance Hall and Lutheran Church and the Portuguese constructing a fine Roman Catholic Church of West Barnstable brick. Important early families in West Barnstable included the Crockers, Chipmans, Hamlins, Otises, Blossoms, Parkers, Jenkinnes, Bursleys, and Bodfishes as well as the Otis family, Lemuel Shaw, Oakes Shaw, and Captain Percival.

Previous historic resource surveys in West Barnstable identified three historic geographic areas based on historic development patterns. They are West Barnstable East, West Barnstable Center and West Barnstable West.

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## Hyannis Village

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The village of Hyannis occupies the southern corner of the Town of Barnstable with a protected coastline on Lewis Bay and Hyannis Harbor. Most of the present village was part of the Fourth Purchase of land made by the Town of Barnstable in 1666. Initial settlement occurred on the shores of the Inner Harbor at the foot of present day Pleasant Street and at Hyannis Port. Despite this development, Hyannis remained a modest, dispersed community until well into the nineteenth century.

The village’s limited economy relied almost entirely on its deep water port and the sea and focused on fishing, coastal trading, and after 1802, salt making. A packet boat service to Nantucket, stage coach links to Boston, and construction of Point Gammon Light in 1815 and a breakwater stretching southeast from Hyannis Port in 1826 by the Federal government helped improve its maritime status. Specialized agriculture, particularly cranberries, and industries such as the Colonial Candle Company and the manufacture of artificial pearls were important economic pursuits.

Between 1835 and 1856, Hyannis grew drastically. Completion of the Cape Cod Branch Railroad in 1854 was a major factor in Hyannis’ development as a resort, but real growth was delayed until after the Civil War. It was the formation of the Hyannis Land Company in 1871 which signaled the beginnings of Hyannis’ development as a primary summer resort and tourist center. Even though the company disbanded within a few years in the wake of a nationwide panic, it did assemble an impressive 1000-acre tract of land, stretching from Dunbar Point to Craigville, and actually laid out the core of present day Hyannis Port with curvilinear streets and saleable lots.

Hyannis continued to grow rapidly in the twentieth century, especially in the Main Street area, where mixed residential, institutional, and commercial use gradually began to give way to a single commercial focus. A



devastating fire destroyed much of the east end around the Train Depot in 1904, but the area was quickly rebuilt with fashionable new commercial establishments. By 1930, commercial blocks and residences converted to commercial use lined Main Street. At the same time, a civic center was created around the Normal School (1897), with construction of a Library (1908) and Town Hall (1926).

Construction of the Hyannis Municipal Airport in the late 1920s at the intersection of Routes 28 and 132 assured an increase in population, construction and general activity in the area. By the late twentieth century, Hyannis was a regional hub, with new residential construction, commercial development and infrastructure improvements. When the town completed its first historic preservation plan in 1985, Hyannis had already experienced significant development. A new commercial district had been established along Barnstable Road, and Route 132, and Main Street was experiencing significant rebuilding and remodeling. New residential areas had sprung up as well, particularly along the axis of Bearsé's Way, north of Main Street. Due to increasing traffic problems, Main Street was designated a one-way corridor.

Previous historic resource surveys identified nine historic geographic areas in Hyannis based on development patterns in the village. These are Hyannis Port, Sea Street, South Street, Main Street West, Main Street Central, Main Street East, Head of the Bay, Ocean Street, and North of Main Street.

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## Centerville

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The village of Centerville is located in south central Barnstable, bounded by Hyannis Port to the east, Osterville to the west, the large fresh water Lake Wequaquet to the north and the shallow indentation of Centerville Harbor to the south. Settlement of Centerville was slow from the time of the Third Purchase in 1648 until the nineteenth century, due in large part to relatively poor agricultural soils, the mainstay of Barnstable's economy. Centerville's earliest settlement occurred in its northern sector along Phinney's Lane, which provided a direct route to the Meetinghouse in Barnstable Village. In the mid-nineteenth century, as the economy shifted to maritime pursuits, rapid growth was stimulated by the village's fine harbor, which supported salt making and ship building, as well as coastal and deep water shipping. As those industries declined following the introduction of the Cape Cod Railroad in 1854, the harbor remained an asset, attracting summer visitors. New development centered around Main and South Main Streets, with public buildings clustered about the meetinghouse and commercial buildings located to the north at the intersection of Main Street and Park Avenue. At Craigville, northeast of the town wharf, a camp meeting association and camp ground was established in 1872. Although limited settlement occurred during the eighteenth century, when the village was known as Chequaquet or Wequaquet, the area was not sufficiently populous to warrant its own meetinghouse until 1796. Even then, services were held sporadically.

During the nineteenth century, the village expanded rapidly, shifting its focus southward toward the harbor. Its earliest growth is reflected in the history of the meetinghouse, which severed its ties to the East Parish and incorporated as the South Congregational Society of Barnstable in 1818. Less than ten years later, in 1826, the church was moved to the present village area and remodeled, indicating not only the growing wealth and size of the village, but also its new maritime based economy. An important enterprise in early nineteenth century Centerville was the Crosby (James), Kelley (Jonathan), and Crosby (Samuel) boat yard located on the Centerville River from 1820 to 1860. Producing about two ships a year, it was moved to the Centerville Wharf at mid-century under the sole management of Deacon Crosby.

By the mid-nineteenth century, the village had assumed an entirely different and prosperous countenance. Although only one new important road had been added, the Craigville Beach Road leading to the new town wharf and shipyard, the explosion of building along existing roads in the new center was dramatic. Some development occurred in the old Phinney's Lane neighborhood, but most was centered around Main and South Main Streets, with public buildings clustered about the meetinghouse and commercial buildings located to

the north at the intersection of Main Street and Park Avenue. One of the most important new institutional buildings was Liberty Hall, sited diagonally across Church Hill and Main Streets from the meetinghouse. Constructed in 1846 as a gathering place to air controversial views, Liberty Hall was replaced in 1877 by the larger and more commodious Howard Hall.

By 1880, the village's growth had come to a near standstill, reflecting a town-wide population loss during the period between the Civil War and World War I, when shipping went into a steep decline. One especially noteworthy event was selection of Centerville as the location for the town's Civil War Memorial in 1866. This handsome Concord granite obelisk still stands at the intersection of Main Street and Park Avenue in a small triangular park.

Somewhat removed from the village, both geographically and spiritually, was the camp meeting association founded in 1872, and located at Craigville northeast of the town wharf. A reverend from Rhode Island purchased 160 acres on "Strawberry Hill" for the use and purchase by Christian churches for meetings and construction of cottages. The Craigville site was divided into small affordable lots (\$100-\$200) well within the reach of the middle classes. During its first two years, the Craigville colony had thirty-one Gothic Revival style cottages, two hotels, and a tabernacle which could accommodate six hundred people. The founding ministers quickly expanded their land holdings by purchasing an 800-foot strip of beach which was lined with wooden bathhouses by 1908. By 1939, the camp meetings had fallen from popularity and were replaced by a summer school called the Craigville Conference on Religious Education.

As demonstrated by an early twentieth century atlas, Centerville village experienced little change between 1880 and 1907. The most noticeable difference is the amassing of large parcels of land by Howard Marston and the 1881 erection of his estate, Fernbrook, which was laid out in the romantic style with curving paths, ponds, a Queen Anne style estate house and outbuildings.

Previous historic resource surveys identified four historic geographic areas in Centerville based on the village's historic development patterns. These are Phinney's Lane, Old Stage Road, Village Center, and Craigville area.

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## Osterville

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Osterville is one of Barnstable's southern villages bounded by Centerville to the east, Cotuit to the west, Marstons Mills to the north and Nantucket Sound to the south. Like its neighboring villages, Osterville was part of the town's Third Purchase of 1648. Osterville follows the pattern of Barnstable's other villages in being subdivided into distinctive regions. The village proper at the intersection of Main Street and East and West Bay Roads is the traditional center of civic, religious, and economic affairs. Wianno, which is south of the village on Nantucket Sound, was developed as a summer resort in the 1870s and retains that character today. Oyster Harbors on Grand Island in Osterville harbor was developed as a highly exclusive summer resort in 1925, and, like Wianno, remains that way today.

Barnstable's Native American history spans more than 5000 years. This settlement continued as a special reservation guaranteed by Miles Standish's treaty of 1648. In Osterville, Wampanoags continued cultivation of oysters, particularly on Grand Island, until they sold the island in 1738. By 1650, English settlers were attracted to the rich resources of fertile soils and to the pasturage of saltmarsh hay, as well as the abundance of shellfish in the Oyster River. The shell middens that had piled up for millennia provided lime that was otherwise scarce in Massachusetts Bay. Lime burning here by Thomas Hatch was probably Cape Cod's first industry. The forests provided not only fuel for lime burning, but turpentine and tar from the pine trees that were "boxed" and bled for maritime supplies. Among the early settlers of Cotocheset were Bumpas, Davis, Goodspeed and Isham, as well as the Lovell family that gave the village the name Lovell's Neighborhood. By

1700, a sawmill provided lumber for the first Cape Cod cottages, one of which survives from 1680. After the American Revolution, shipbuilding began first under the Hinckleys and soon by the Crosby family, which still operates the Crosby Boat Shop on Crosby Circle. Ships built here were operated in the active coasting transport, as well as occasional whaling and overseas ventures. In 1800, a Village Hall was erected at the intersection of West Bay Road and Main Street.

During the early years of the nineteenth century, the picture changed rapidly as maritime pursuits developed and diversified to embrace shipping, ship building, mercantile activities, oystering, and salt making. From the late nineteenth century onward, the summer resort trade, begun at Wianno, has remained as the dominant force in Osterville's economy. In 1925, Osterville was expanded with a new and very exclusive resort community on Grand Island, which was called Oyster Harbors. This 300-acre island was purchased by a group of Boston businessmen who proceeded to build roads, a golf course, tennis courts and a clubhouse. Additional hotels, spacious houses, and clubhouses were constructed along the sandy beaches of the shoreline during the early and mid twentieth century.

Previous historic resource surveys divided Osterville into three areas based on historic development patterns. These are Main Street, North and West Bays, and Wianno.

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## Cotuit

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Occupying the town's southwestern corner, the village of Cotuit is a narrow neck of land defined by the Santuit River and Popponesset Bay to the west and Cotuit Bay to the east. Cotuit was part of the town's Third Purchase of lands in 1648. Early settlement of Cotuit was slow, due to its isolated location on a narrow neck of land. Its extensive and protected coast proved to be a great asset in the nineteenth century, however, fostering the activities of shipping, ship building, oystering, and salt making. The coast continued to be an asset, attracting both summer and year-round residents.

Cotuit's name comes from the Native American word meaning "long or planting fields", which refers to the relatively fertile agricultural lands in northern Cotuit along the Santuit River. This is where Cotuit's first settlers, who were farmers, located themselves along the axis of present Route 28, then the Falmouth Road. Tradition holds that Ebenezer Crocker was the first permanent inhabitant of the region, employing oxen to drag his small three room house from West Barnstable in 1739. Other early landowners mentioned in Proprietors' records were Andrew Lovell, Matthew Jones, John Dunham, Thomas Bowman, John Percival, Joseph Blish, Jr., and Samuel Parker.

Located at the intersection of several welltraveled roads leading other villages and towns, Cotuit had assumed a position of economic importance by the late eighteenth century. This prominence is still reflected in the handsome homes erected during this period. Late Georgian and early Federal style dwellings are among the most architecturally advanced in the entire town, rivaling those of Barnstable Village.

The hamlet of Santuit on Route 28 was originally Cotuit Village, and the present village, centered around Main and Church Streets, was first known as Cotuit Port. The consolidation of the several small communities and emergence of Cotuit Village occurred in the second half of the nineteenth century and reflected a fundamental shift in the economy from agricultural to maritime pursuits, particularly the coasting trade. With its deep harbor, Cotuit's nineteenth century prosperity was based largely on whaling and the coasting trade, which persisted there longer than in any of the other villages. This prosperity spurred the construction of many fine and sophisticated houses in the village center.

Although Cotuit has grown during the twentieth century, the impact on the present village center and on the cluster at Santuit has been relatively small. More than any of the other southern villages, it has remained intact from the nineteenth century and still provides a fairly complete picture of that earlier period.

Historic resource surveys divided Cotuit into six geographic areas based on historic development patterns. They are Santuit, Cotuit Port, Newtown, Little River, Oregon and Highground.

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## Marstons Mills

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Marstons Mills' unique historical development has been strongly influenced by natural features which set it apart from the town's other villages. The salt water coast is limited to Prince's Cove at the head of Cotuit Bay, thus restricting maritime opportunities. The Marstons Mills River, which drains into Prince's Cove, however, is one of the few in town of sufficient size to support industries, and the soils in the pond-dotted northern section are among the richest in the town. Establishment of a fulling mill and a grist mill around 1700 initiated Marstons Mills' industrial development. The fulling mill was expanded to include wool spinning and weaving and operated into the mid-nineteenth century. Marstons Mills' dispersed agrarian character remained predominant into the twentieth century.

The village proper, which is the traditional center of civic, religious, and economic activity is located on Route 149 (Marstons Mills-West Barnstable Road), just north of Route 28 (Falmouth Road). Newtown, located northwest of the village on Newtown Road, is strongly associated with the cranberry industry that was developed on extensive wetlands. The Makepeace cranberry bog farms first began creating large scale bogs using immigrant labor from the Azores. Ponds ville, Pond Village or the Plains, which is blessed with some of the town's finest agricultural soils, is directly north of the village on Farmersville Road and has a long history associated with farming.

The collection of turpentine from pines was another early industry; tar was used in the ship building industry to calk and seal timbers. An area at Race Lane and Crocker Street was known as the "Tar Pit".

Marstons Mills was also a popular center for hunting and freshwater fishing, especially in Wakeby Pond; camps of varying scale and style can still be found along pond shores. The Cape Cod Airfield was a center not only for early aviation, but also for horse racing, polo, car racing and other sporting events. The present Fair Grounds golf course was once the site of the annual Barnstable County Fair.

The first Town House for local government was built in 1837 at the intersection of Race Lane and Oak Street, where West Barnstable and Centerville meet, an area at the geographic center of town. Town meetings were held at the Town House until 1926, when they were moved to the new Town Hall on Main Street in Hyannis.

Previous historic resource surveys divided Marstons Mills into four areas based on historic development patterns. These are Marstons Mills Center, The Ponds, The Plains, and Skunknet.

# 2 Barnstable Today

## Villages

### Barnstable Village

Located in the northeast corner of Barnstable, Barnstable Village is one of the oldest settlements on Cape Cod. The area's abundant water resources, including its harbor and freshwater streams, attracted Native American settlements as well as later nineteenth century endeavors such as shipbuilding and maritime trade. Today, the wealth generated by the maritime trade is evident in the grand homes built for sea captains along the Old King's Highway. Barnstable's designation as the County Seat in 1686 also had profound development impacts still evident today in Barnstable Village. The impressive granite facade of the Barnstable County Court House (1831) continues to serve as a visual reminder of the area's governmental importance.



**Barnstable Village Center.** Photo by Community Opportunities Group, Inc.

Barnstable Village is divided into three distinct sections. The northern section is physically isolated from the rest of the village by Barnstable Harbor, and it includes the outermost section of Sandy Neck, a six mile long barrier beach that stretches east from Sandwich (**Map 1**). This area is largely undeveloped due to its extensive natural resources, and the regulations that restrict development in this area. Sandy Neck is regulated by the Sandy Neck Board, the town's local Wetlands Protection Ordinance, and the Old King's Highway (OKH) Regional Historic District. By contrast, the southern section of the village is physically isolated by the Mid-Cape Highway/Route 6 and zoned for commercial and industrial as well as residential uses.

The central core of Barnstable Village has seven recognizable settlement areas: the village center, with its County Court structures and commercial district; Hyannis Road, with its collection of nineteenth century residences; Mill Way, with its maritime history and smaller Cape style homes; Pond Village, one of the earliest settled areas between Scudder Lane and West Barnstable; Cummaquid, developed as a farming community with large open fields and farms with buildings dating from the seventeenth century; Dimock's Great Lot, with farmhouses and sea captains' homes; and Cobbs Hill, one of the village's earliest settlements and site of Cobbs Hill Cemetery and the historic U.S. Custom House.

Today, Barnstable Village contains one of the town's best preserved collections of historic buildings, stone walls, cemeteries, structures, and landscapes spanning the town's three centuries of development. These historic buildings represent some of the community's most architecturally and historically significant resources.

### LOCAL HISTORIC DISTRICTS

Old King's Highway Regional Historic District (OKH)

### NATIONAL REGISTER DISTRICTS

Old King's Highway National Register Historic District (Route 6A)

Mill Way National Register Historic District

Hyannis Road National Register Historic District

Sandy Neck National Register Historic District

Yarmouth Camp Ground National Register Historic District (regional district with Yarmouth)

### SCENIC ROADS

Aunt Hatch's Lane

Bone Hill Road

Commerce Road

Freezer Road

Hyannis Road

Keveney Lane

Mill Way

Old Neck Road

Pine Lane

Rendezvous Lane

Scudder Lane

Phinney's Lane

## Issues and Concerns

Although much of Barnstable Village is designated within the OKH Regional Historic District, which regulates changes to historic buildings, development continues to threaten the historic character of the village. Along the coast, redevelopment pressures are particularly intense. Inappropriate alterations, over-scaled additions, demolitions, and loss of historic building fabric continue to affect the integrity of the village's historic structures. Alterations to the village's scenic roads, including the Old King's Highway, through tree removal, extensive tree pruning by utility companies, and destruction of stone walls have also had significant impacts on the historic character of the village. The



**Barn at 270 Commerce Road, Barnstable Village.** *Photo by Community Opportunities Group, Inc.*

potential loss of historic settings and scenic views through subdivision of the village's few remaining large lots also continues to be a concern, particularly along Route 6A. In 2000, Barnstable amended its zoning ordinance to increase its minimum lot size from one acre to two acres in an effort to protect the area's natural resources and remaining open space. Barnstable Village, however, was not included in this rezoning. In 2003, the town did increase the minimum lot size requirements in Pond Village to protect the character of this area.

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## Centerville

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Today, Centerville is one of Barnstable's most densely settled villages, despite the fact that it was one of the last villages to be developed due to its lack of soil suitable for farming. Originally named Chequaquet or "Pleasant Harbor," early development in the village concentrated along Phinney's Lane during the eigh-

teenth century because of its location on the route to the Meetinghouse in Barnstable Village. The area still contains several homes and a cemetery dating from this period. By the nineteenth century, the rise of maritime industry along Centerville's harbor, including shipbuilding and salt making, brought increased wealth and development in the village. Today, Main Street and Old Stage Road in Centerville's center is one of the town's most intact historic areas, with a well-preserved collection of one and one-half story Greek Revival and two-story Federal style homes. Other resources in the Center include the Centerville Historical Society's museum, the Country Store and the town-owned Greek Revival style Community Center Building, formerly the Centerville School.



455 Main Street, Centerville. Photo by Community Opportunities Group, Inc.

The introduction of the Cape Cod Railroad in the mid-nineteenth century established a summer resort industry that is still evident in Centerville today. Main and South Main Streets became the central core of the village with the construction of public buildings around the meetinghouse and commercial buildings located to the north at the intersection of Main Street and Park Avenue. The popularity of Barnstable's seaside location attracted extensive residential development, including a Christian Meeting Camp, developed in 1872 in the Craigville section of Centerville. The camp's picturesque collection of Gothic Revival cottages around a central green remains preserved today. Later, more elaborate summer estates were built on Long Beach and Craigville Beach Roads and on South Main Street.

Centerville is physically divided by the east-west corridor of Route 28, with the northern section of the village dominated by several inland ponds and late-twentieth century residential development on what was once open farmland and forest. While the southern area of the village contains some recent residential subdivisions, the historic central core of the village is preserved. Small commercial districts at the village center and along Route 28 are zoned for business use while the remainder of the village is residentially zoned. (Map 2.)

#### NATIONAL REGISTER DISTRICTS

Centerville National Register Historic District  
 Craigville National Register Historic District

#### SCENIC ROADS

Bay Lane	Old Post Road
Bumps River Road	Old Stage Road
Craigville Beach Road	Pine Street
Fuller Road	Shootflying Hill Road
Great Marsh Road	South Main Street
Main Street	

### Issues and Concerns

Centerville's density was highlighted in the Town's 2005 Village Plan series, which noted that the village was ninety-five percent built out under current zoning, resulting in intense redevelopment pressure within the

village. Other issues affecting the village's historic character include the conversion of smaller historic summer cabins into larger year-round residences and the replacement of older homes with oversized residences on small lots especially along the shore. Attempts to designate Centerville's village center as a local historic district in the 1980s and 1990s failed. However, in 2008 this area was designated as a District of Critical Planning Concern (DCPC) by the Barnstable County Assembly of Delegates to allow the town time to develop more protective measures. Proposed implementing regulations for this district would require design review of major alterations and new construction.

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## Cotuit

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At approximately five square miles in land area, Cotuit is one of Barnstable's smallest and least populated villages, and is bounded on three sides by water (Map 3). The village's peninsular location, while isolating, was also conducive to maritime activity, which flourished in the nineteenth century. Shipping, shipbuilding, whaling, oystering, and salt making were all economic pursuits developed along Cotuit's sheltered shoreline. The prosperity of that economy is evident today in the impressive collection of Greek Revival style homes in the village center. These buildings are well preserved, with limited contemporary development affecting the visual character of the historic streetscape.



Freedom Hall, Cotuit. Photo by Community Opportunities Group, inc.

Cotuit also participated in the development of the summer tourism industry. The first summer residence in the town of Barnstable was built in Cotuit in 1849, and the village was developed with other fine residences for wealthy Bostonians. The first hotel on Cape Cod was built in Cotuit in the 1860s. Today, more than any other village, Cotuit retains a seasonal summer character. An additional historic enclave, Santuit, developed along what is now Route 28. Originally known as Cotuit Village (today's present-day settlement around Main and Church Streets was first known as Cotuit Port), this area still retains a well-preserved collection of historic buildings, despite its development as a regional transportation corridor. However, continued pressure to improve Route 28 through roadway widening could significantly impact the character of this historic area.

### NATIONAL REGISTER DISTRICTS

Cotuit National Register Historic District, Main Street  
Santuit National Register Historic District, Route 28

### SCENIC ROADS

Main Street	Putnam Avenue
Old Kings Road	Santuit/Newtown Road
Old Shore Road	School Street



## Issues and Concerns

The entire village of Cotuit is residentially zoned. As in Barnstable's other seaside villages, development pressures along the coastline have increased significantly since the town completed its last historic preservation plan in 1990. Cotuit's scenic quality, well-preserved historic character, and isolated location have attracted new development, particularly by owners interested in constructing large residential structures, often as a replacement for an earlier, more modest historic home. Santuit's location along a major transportation route has resulted in significant commercial development pressures and threats to its existing historic structures. Potential widening of Route 28 in the future could have serious ramifications to the historic resources that are sited in close proximity to the roadway. A Cotuit/Santuit Historic District Study Committee was created in the 1980s to investigate creating two local historic districts in the village, but the Committee never pursued designation.

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## Hyannis Village

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Unlike Barnstable Village, which developed early in the eighteenth century, Hyannis Village remained a small settlement along what is now Pleasant Street until the mid-eighteenth century. Fishing, coastal trading, and salt making were the village's primary industries. The construction of a lighthouse and breakwater by the federal government in the late 1840s promoted the port's developing maritime industry. Elsewhere in the village, other industries developed during the late nineteenth century, including cranberry growing and the manufacture of artificial pearls. Completion of the Cape Cod Branch Railroad in 1854 and creation of the Hyannis Land Company in 1871 signaled the



Downtown Hyannis. Photo by Community Opportunities Group, Inc.

beginnings of Hyannis' popularity as a resort and tourist center, development that escalated through the late nineteenth and early twentieth centuries. The impact of this growth was particularly pronounced on Main Street, where the traditional mix of residential, institutional, and commercial uses quickly transitioned into a single commercial focus. At the same time, a central civic center developed around the State Normal School (1897) with the construction of a Library in 1908 and Town Hall in 1926. (Map 4.)

Hyannis Port developed in conjunction with the area's rise in popularity as summer resort. Home to the historic Kennedy Compound, which includes several Kennedy family summer homes, this area includes a well-preserved collection of late nineteenth and early twentieth-century homes and a golf course. Today, Hyannis is the commercial and regional center not only for Barnstable but for the entire Cape region. Recognizing the need to preserve the historic features of downtown Hyannis, the town designated the Hyannis Main Street Waterfront Historic District in 1996. Ten years later, Barnstable designated the downtown as a Growth Incentive Zone (GIZ) to promote and manage the area's commercial activity and to further encourage economic development. More recent large-scale commercial development occupies the village's major roadways leading to the Mid-Cape Highway/Route 6. A municipal airport is located north of Route 132. Most of the remaining sections of Hyannis have been developed with residential subdivisions.

The neighborhoods in Hyannis are architecturally diverse. While the area around the downtown contains a collection of mid-nineteenth century homes on South, Pleasant, and School Streets, later nineteenth century infill development is evident on South and Main Street as well as north of Main Street on Camp and Cedar Streets. The area along Ocean and Main Streets retains many of its mid-twentieth century resort hotels and grand seaside homes. The Ridgewood Avenue and Spring Street neighborhood off Barnstable Road is an early suburban development dating from the first quarter of the twentieth century.

#### **NATIONAL REGISTER DISTRICTS**

Hyannis Port National Register Historic District

Kennedy Compound National Register District

Municipal Group National Register Historic District

Pleasant/School Street National Register Historic District

#### **LOCAL HISTORIC DISTRICT**

Hyannis Main Street Waterfront Historic District

#### **SCENIC ROADS**

Craigville Beach Road

Lewis Bay Road

Mary Dunn Road

Pine Street

Scudder Avenue

Sea Street

### **Issues and Concerns**

Hyannis' intense development over the past several decades has resulted in significant changes to the historic character of the village. Recognizing the important role preservation plays in promoting tourism and economic development within Hyannis' downtown, Barnstable designated the area as a local historic district and many of the village's historic commercial buildings have been restored. However, some residential properties within the village core are exhibiting signs of deterioration as a result of deferred maintenance. While the designation of Hyannis's densely settled downtown as a Growth Incentive Zone has revitalized this historic commercial area, it has also intensified redevelopment pressures. Moreover, the increased commercial activity has resulted in the need for additional public parking areas, which can significantly impact the visual character of an historic streetscape. For those historic resources in Hyannis Village that are located outside of the historic district, there are no protective measures in place to protect these buildings from historically inappropriate alterations or even demolition. This is particularly evident in Hyannis Port, with its high land values, where owners continue to seek larger homes in this popular seaside neighborhood.

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### **Marstons Mills**

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Located in the central portion of Barnstable, Marstons Mills is the only village without significant ocean frontage, although there is ocean access from Marstons Mills via Prince Cove (**Map 5**). The lack of ocean frontage, combined with the presence of the town's only waterway with sufficient power to generate industrial development (Marstons Mills River) and the village's abundant rich soils for farming, resulted in a visual character far different from the town's other six villages. Mills, including fulling, grist, spinning, and weaving, were established in the village as early as the 1700s and further developed into the mid-nineteenth century. The agricultural hamlets of Newtown, associated with the cranberry industry, and Ponds ville, associated with farming, developed as well. Today, Marstons Mills remains one of the most rural villages in Barnstable. Historic houses in the village consist primarily of modest, vernacular style farmhouses that are scattered throughout the village. The William Marston House (ca. 1780), constructed by one of the village's mill owners and namesake, stands as tribute to the village's early history. The Burgess House, the Cape Cod Airfield and

the Herring Run from Middle Pond to the Marstons Mills River are some of the other significant historic resources in Marstons Mills.

Unlike Barnstable's other villages, Marstons Mills is primarily a year-round community. According to the U.S. Census in 2000, Marstons Mills has one of the lowest percentages of seasonal residents in the town; only 8.6 percent of the houses in this village were occupied seasonally.<sup>1</sup> Three public buildings in the village center - the Marstons Mills Village Library, Liberty Hall, and the Methodist Church - form a community center. Other features, including the Mill Pond, the municipally-owned golf course, an airfield, and a horse farm maintain the low density of development in the village and help to retain its open rural character and scenic views.

Marstons Mills is the only village in Barnstable that does not have any National Register Historic Districts. Modern infill structures and alterations to older buildings in the village center have diminished the overall historic integrity of this area. Moreover, while historically and architecturally significant properties are present in the village, they are geographically dispersed, reflecting the village's history as an agricultural settlement. However, there are eight individual properties in Marstons Mills Village that are designated on the National Register:<sup>2</sup>

#### NATIONAL REGISTER LISTINGS

The William Marston House (ca. 1780), 71 Cotuit Road  
 Gifford Farm (before 1790), 261 Cotuit Road  
 Marstons Mills Methodist Church (1829), Main Street  
 Liberty Hall (1859), Main Street  
 Goodspeed House (before 1708), 271 River Street  
 Marstons Mills Hearse House (1885), Route 149  
 Hinckley Homestead (1750), 1740 South County Road  
 Merrill Estate (1765), 1874 South County Road

#### SCENIC ROADS

Farmersville Road	Race Lane
Old Barnstable – Falmouth Road	River Road
Old Mill Road	Route 149
Old Post Road	School Street
Osterville-West Barnstable Road	

### Issues and Concerns

The development that has occurred in Marstons Mills has been particularly destructive to the village's character. Since 1990 when the Town completed its last Historic Preservation Plan, the village's outlying historic



Village of Marstons Mills. Photo by Community Opportunities Group, Inc.

1 Marstons Mills Village Plan, *Barnstable Comprehensive Plan 2005*, 9.

2 Massachusetts Cultural Resource Information System (MACRIS), <http://www.mhc-macris.net.htm>.

farmland has continued to be developed for residential use. While the village still retains much of its historic rural character, residential subdivisions, particularly surrounding the village's ponds, have had profound visual and environmental impacts on the landscape. Today, few large concentrations of open space remain in the village and active farmland is scarce. Other historic character-defining features of the village such as stone walls and agricultural outbuildings are also threatened by development since there are no regulatory measures in place to protect historic resources. The town has acquired several conservation parcels in Marstons Mills, including Long Pond Conservation Area, in an effort to preserve the village's remaining open landscapes. Recently, the Barnstable Historical Commission achieved great success with the Town's demolition delay ordinance when it was able to save one of the village's historic farms from demolition. Not only has the new owner, a local non-profit social service agency, preserved the historic farmhouse and outbuildings, but it has also returned the fields to active agricultural use.

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## Osterville

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Founded as Cotachaset in 1648, this area attracted limited development until the introduction of maritime industries in the nineteenth century. Renamed Osterville in 1815, the village developed primarily as a maritime village, with shipping, shipbuilding, mercantile activities, oystering, and salt making businesses as well homes for sea captains, shipbuilders, salt-workers, cranberry growers, and oystermen.

As with Barnstable's other villages, Osterville gained popularity as a summer resort area when rail service arrived in the area in the 1850s. Grand summer estates



Wianno Club, Osterville. Photo by Community Opportunities Group, Inc.

designed by noted architects and landscape architects of the period developed in the Wianno neighborhood during the 1880s and in Oyster Harbors during the 1920s. Today, Osterville's popularity as a summer destination continues with the presence of hotels, large houses, and clubhouses along the coast. (Map 6.)

### NATIONAL REGISTER DISTRICTS

Wianno National Register Historic District

### SCENIC ROADS

Bridge Street	Old Mill Road
Bumps River Road	Seaview Avenue
East Bay Road	South County Road
Eel River Road	Wianno Avenue
Main Street	West Bay Road
Osterville-West Barnstable Road	

## Issues and Concerns

Osterville's popularity as a summer resort community and the resulting high land values continue to threaten the village's historic character. Demolitions of historic buildings for larger homes and substantial alterations to historic buildings are negatively affecting not only historic building fabric but the visual character of the village as well. Despite Osterville's extensive historic resources, only the area of Wianno is listed on the National Register of Historic Places, and the Town has not established any local historic districts in the village.

## West Barnstable Village

Located in the northwest corner of Barnstable, West Barnstable Village is physically divided into distinct areas. The southern portion, isolated by the Mid-Cape Highway and zoned for residential uses, contains a significant area of town-owned conservation land in the hilly moraine. The northern section of the village is also residentially zoned and it includes a portion of Sandy Neck and the Great Marshes, both restricted to development.

Also known as West Parish, West Barnstable Village was a remote agricultural village of farmhouses, barns and out-buildings set in open pasturelands until 1854, when railroad service arrived and development began around the railroad station where the village center is now located.

Manufacturing was limited to brickyards and the processing of cranberries. Several active cranberry bogs still exist in the village. In the late nineteenth and early twentieth century, Finish and Portuguese immigrants settled in this area drawn to employment opportunities in the railroad, brickyards, and cranberry bogs.

During the late twentieth century, much of the village's historic farmland was converted for residential subdivisions. Despite this development, however, West Barnstable still retains many examples of early historic farm buildings and scenic roads. Although developed concurrently with Barnstable Village, West Barnstable's architecture is distinctly less high style. Its buildings are more vernacular in design, with limited architectural detailing. The village's low density and presence of historic farmsteads preserve the town's rural agricultural heritage. ([Map 7.](#))

### NATIONAL REGISTER DISTRICTS

West Barnstable Village National Register Historic District  
(Meetinghouse Way)

### SCENIC ROADS

Cedar Street	Parker Road
Church Street	Pine Street
Maple Street	Plum Street
High Street	Service Road
Meetinghouse Way/Route 149	Willow Street
Oak Street	



Jenkins-Whelden Farmstead, Pine Street, West Barnstable. Photo by Community Opportunities Group, Inc.

## Issues and Concerns

Located along scenic Route 6A, West Barnstable Village continues to experience the intense development pressure occurring throughout Cape Cod. West Barnstable is particularly vulnerable to the impacts of development due to its historic development pattern of farmlands, vernacular scale historic buildings, and scenic resources. Although much of the village is protected through the OKH Historic District, resources located outside of the district are at particular risk of redevelopment and alteration. These resources include not only historic homes, but stone walls and outbuildings as well, which are particularly vulnerable to deterioration and destruction.

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## Historic Resources<sup>3</sup>

Barnstable is home to a wide spectrum of historic buildings, objects, structures, landscapes, cemeteries, and archaeological resources. Each village contains a unique collection of resources: Hyannis with its historic commercial buildings; Osterville with its grand summer houses; Barnstable Village with its County buildings; Marstons Mills with its modest farmhouses; Cotuit and Osterville with their Greek Revival sea captain houses; and West Barnstable with its historic landscapes and scenic roads. Barnstable's historic resources extend beyond the built environment as well. Valued community resources include the Town's collections of historic documents and artifacts. Each village, except for Hyannis, is represented by its own historical society, most with historic house museums and archival collections.

Barnstable's rich heritage is expressed in its built environment and cultural landscapes. While common historical themes exist throughout all of the town's villages, each has its own unique character and resources. Natural features such as water resources, soil conditions, and topography also contributed to Barnstable's historic development patterns.

Many issues affecting historic resources as identified in the town's 1985 Historic Preservation Plan and reiterated in the 1990 Historic Preservation Plan still raise concerns today. Barnstable's popularity as a summer resort continues to bring with it development and redevelopment pressures that threaten the town's historic built environment and remaining open landscapes. Today, the appeal of Barnstable has both positive and negative consequences. Increased traffic results in pressure to widen the town's historic roadways. Barnstable's smaller historic homes are often considered secondary to the land underneath them and continue to be the focus of demolition for larger, new residences, especially along the coast. These issues are not confined to one particular village, as these development pressures are occurring in each of the town's historic villages, albeit in varying degrees.

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## Historic Buildings

Barnstable's rich cultural heritage is expressed through its historic buildings. While common historic themes are evident in all of the villages, such as the town's maritime history expressed through well-preserved sea captains' homes, each village also has a distinct development pattern and building fabric that define its unique visual character. Determining appropriate preservation strategies to protect the historic character of each village is important; what may work in one village may not be appropriate in another. The need to identify, protect, and preserve Barnstable's historic resources has been a recurring theme through most of the Town's planning efforts over the past thirty years. The town's 2008 Draft Comprehensive Plan establishes many recommendations to protect the community's historic character, including the use of design guide-

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3 Unless noted otherwise, construction dates and names for historic buildings identified in this section are based on information accessed from the Massachusetts Cultural Resources Information System (MACRIS) maintained by the Massachusetts Historical Commission.

lines, pre-application review and public education. The Plan also recommends continued vigilance on the part of the town's historic organizations. Participants at public meetings for this historic preservation plan identified the increasing redevelopment pressures occurring in Barnstable, resulting in the critical need to protect the town's historic buildings from inappropriate alterations and demolition.

## Residential Buildings

Well-preserved examples of the architectural styles popular in the United States during the past three centuries exist in Barnstable, with some styles more prevalent than others. Representatives of the quintessential Cape Cod cottage are located throughout all of Barnstable's villages. An array of building forms are evident, including half, three-quarter, and full Capes, as well as bow roofed and traditional gable roofed Capes. These buildings are rendered in a variety of architectural styles, ranging from Federal and Greek Revival styles to vernacular examples. Other examples of residential buildings in Barnstable include late eighteenth century houses dating from the growth of the town as the County Seat, early nineteenth century sea captains' houses in the Federal style in Barnstable and West Barnstable, and later Greek Revival and Italianate styles in Cotuit, Centerville, and Hyannis, many retaining their original carriage houses. Other architectural styles evident in Barnstable include examples from the mid-nineteenth century: Second Empire style cottages in Hyannis and Cotuit, Gothic Revival style cottages in Cotuit and in the Craigville area of Centerville, as well as late nineteenth century examples of Queen Anne and Shingle style grand summer homes along the southern coast of Barnstable, particularly in Hyannis Port and Wianno. Early and mid-twentieth century Colonial Revival style homes are located throughout the town, while limited examples of the Arts and Crafts style can be found as well.

More sophisticated, architect-designed summer "cottages" dating from the late nineteenth and early twentieth century in the Queen Anne, Shingle and Colonial Revival styles are preserved along the town's extensive oceanfront in the Hyannis Port, Craigville, Wianno and Oyster Harbors neighborhoods. These homes represent the popularity of the town as a seaside resort beginning in the 1870s, an industry that continues today.

Farmhouses, barns and agricultural outbuildings representative of Barnstable's early agrarian history still exist along Route 6A in Barnstable Village and West Barnstable and in the interior sections of Marstons Mills. While much of the town's agricultural heritage has been lost to development, preserved examples of farmsteads still provide vestiges of the community's rural heritage.

Barnstable is also home to several unique and rare residential building forms. The Captain Rodney Baxter House (ca. 1850-56) on South Street in Hyannis is an octagon-style residence with matching carriage house. The Crosby House (1930) at 971 Main Street is one of the few round houses in Massachusetts. Both buildings are individually listed on the National Register of Historic Places and the Captain Rodney Baxter House is designated within the Hyannis Main Street Waterfront Historic District.

## Historic Farmsteads

Despite Barnstable's rich agricultural heritage, the extensive development that has occurred over the past three decades has caused a significant loss of the town's historic farmland. While many farmhouses remain in Barnstable, fewer landscapes and outbuildings have been preserved. Fewer still are preserved intact farmsteads. These include the Jenkins-Whelden Farmstead (ca. 1800) on Pine Street in West Barnstable, a half-Cape with preserved outbuildings and stone walls, and the Ebenezer Crocker Farm on Putnam Avenue in Cotuit, a Georgian style residence with outbuildings and fields overlooking Cotuit Bay.<sup>4</sup> The Jenkins-Whelden Farmstead is still a working farm and is listed on the National Register of Historic Places. The Ebenezer Crocker Farm, however, is no longer a working farm.

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4 Town of Barnstable Comprehensive Plan 1997, Section 7.0, 7.

The historic Isaac Crocker Homestead (1750) in Marstons Mills, another well-preserved intact farmstead, was recently purchased by a non-profit organization for use as a working farm. The farm includes a bow roof three-quarters Cape Cod house with an attached ell and barn. Once part of a larger farmstead, the property now includes 6.5 acres. The non-profit organization, Cape Abilities, Inc., purchased the farm after it was listed on the State's Ten Most Endangered List in 2007 as a result of a demolition proposal.<sup>5</sup>

While rare in Barnstable, remnants of farmsteads – properties that once included a dwelling, outbuildings, and agricultural land – can be found in most of its villages. The largest number of examples remain in West Barnstable and Marstons Mills.

- ◆ The **Nathan Edson Farm**, Route 6A in Barnstable Village, a Greek Revival style house with large barn located in the OKH;
- ◆ The **Phinney/Smith House** on Plum Street in West Barnstable, a half-Cape with barn and seven acres on a designated scenic road;
- ◆ The **Nelson Rhodehouse House** on Main Street in Cotuit, an example of a mid-nineteenth century connected farmstead;
- ◆ The **Hemon Isham House** on Main Street in Osterville a mid-eighteenth century Cape style cottage with large barn and over 50 acres of land;
- ◆ The **John Richardson House** on Phinney's Lane in Centerville, a simple late eighteenth century Cape style farmhouse with barn;
- ◆ The **Carney/Hartnett House** (ca. 1840) on Winter Street in Hyannis, a simple half-Cape with barn that has survived on a small lot in central Hyannis; and
- ◆ **Gifford Farm** (ca. 1850) at 261 Cotuit Road, in Marstons Mills. A Greek Revival style home individually listed on the National Register.
- ◆ The **Ebenezer Crocker Jr. House** (ca. 1783) at 49 Putnam Road in Cotuit. This historic property contains a house and three outbuildings and is individually listed on the National Register.
- ◆ The **Deacon Joseph Crocker Jr. Farm**, a ca. 1840 Federal style home with barn on Race Lane.
- ◆ The **Paine Black House**, a ca. 1800 Cape at 2153 Meetinghouse Way in West Barnstable listed on the National Register and designated within the OKH.

While many of Barnstable's remaining farmstead remnants are designated on the National Register of Historic Places, only the Jenkins-Whelden Farmstead, the Nathan Edson Farm, and the Paine-Black House are protected through local historic district designation.

During the process of the preservation plan, local historians identified other remnants of historic farmsteads in Barnstable. These resources have not yet been documented on historic resource inventory forms and should be a priority for future survey efforts. These include: the Issac Crocker Jr. Farm, now known as the Sheriffs Youth Ranch; the Howland Farm (ca. 1780) on Old Falmouth Road in Marstons Mills; the Hilding Hord dairy farm on Race Lane, which contains one hundred acres north of Race Lane and fifty acres to the

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5 Preservation Massachusetts, Inc., <http://www.preservationmass.org/documents/10MERforWeb.pdf>, and Cape Abilities, Inc., [www.capeabilities.org.htm](http://www.capeabilities.org.htm).



south that are connected by a tunnel under Race Lane; the Luther Hamblin Farm (ca. 1835) and the Jedidiah Jones Farm (ca. 1815) in Newtown; the Allan Goodspeed Farm (ca. 1795) on South County Road in Marstons Mills; the Fuller Farm and Hinckley Goodspeed Farm on Rt. 149 in West Barnstable; and the Crocker Farm (Josiah Sampson House) (before 1800) on Old Kings Road/Main St. in Cotuit.

## Camp Colonies

As Barnstable's reputation as a seaside resort grew, two religious camp meeting style colonies developed on the north and south coast of the town. Today, these collections of historic buildings are well preserved and recognized with historic designation:

- ◆ The **Cottage Colony** in Barnstable Village, dating from the 1890s and 1910s, is located on Sandy Neck. It is protected through the OKH Historic District and listed on the National Register of Historic Places. The Sandy Neck Cottage Colony includes the Gothic Revival Lighthouse Keeper's House (1880) and the Sandy Neck Lighthouse (1857).
- ◆ **Craigville**, overlooking Centerville's coast, was established as a Christian camp meeting colony during the 1870s. Small Gothic Revival style cottages and the Craigville Inn (1874) were constructed on Lake Elizabeth Drive and adjoining streets surrounding a grass common. Today, the colony is listed on the National Register.

## Seaside Resorts

The areas of Wianno in Osterville and Hyannis Port in Hyannis were expressly developed as prosperous summer resorts in the late nineteenth and early twentieth century with large architect-designed residences and social clubs. Two remaining buildings from this era are the Lincoln House Club (1899) on Bridge Street in Osterville, a Shingle style "fresh air" club, and the Wianno Club (1881) on Seaview Avenue in Osterville, one of the last remaining turn of the century wooden hotels remaining on Cape Cod. The Wianno Club, the centerpiece of the Wianno National Register Historic District, was designed by Boston architect Horace Frazer, who also designed many of the residences located in the Wianno neighborhood. Both of these buildings are listed on the National Register of Historic Places.

## Religious Structures

Barnstable is home to many historically significant religious structures. Most of these community landmarks are well preserved and continue to serve their original religious purpose. One of the most renowned historic churches in Barnstable is the West Parish Meetinghouse on Route 149 in West Barnstable. Constructed in 1717 and remodeled in 1852, this church is one of the oldest churches on Cape Cod. Located within the Meetinghouse Way National Register Historic District, the building was restored in 1953 and continues to be used for religious purposes. Later examples of historic ecclesiastic structures are located in each of the town's villages. These include the Greek Revival style First Baptist Church (1825) in Hyannis, the Spanish Eclectic style Our Lady of Hope Catholic Church (1915) in West Barnstable, the Craftsman style First Finnish Lutheran Church (1924, expanded in 1980s) in West Barnstable, and the Greek Revival style Old Methodist Church (1818) in Barnstable Village.<sup>6</sup>

The Town has completed inventory forms for many of the town's historically significant churches. Several of the buildings are designated within National Register historic districts, while others are protected within the town's two local historic districts. Two churches, the First Baptist Church and the Unitarian Church, have received Community Preservation Act (CPA) funds for building restoration projects.

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<sup>6</sup> Massachusetts Cultural Resource Information System (MACRIS), <http://www.mhc-macris.net.htm>.

## Commercial Structures

While each of Barnstable's villages developed small commercial districts, Hyannis developed as the primary commercial center for the town and region. Commercial structures in Centerville, Cotuit, Barnstable, West Barnstable, Marstons Mills, and Osterville are primarily one- and two-story structures with village style scale and design. Except for examples such as a concrete block two-story commercial building in Marstons Mills and masonry buildings in Centerville, most villages have wood-frame structures along their commercial streetscapes.



Country Store, Centerville. Photo by Community Opportunities Group, Inc.

Hyannis's commercial structures differ in scale, design and materials from the town's other commercial districts. While the west end of Main Street retains earlier residential structures that were later converted to commercial use, most of the commercial structures in Hyannis were constructed in the late nineteenth and early twentieth century after a devastating fire in the downtown in 1904. These new structures were developed solely for commercial use as the district transformed into a retail destination. Examples of buildings remaining from this period include the English Revival style Hyannis Theater building (ca. 1920) at 611-617 Main Street and the Tudor Revival commercial block (ca. 1925) at 521-523 Main Street.

## Former Schools<sup>7</sup>

According to Barnstable's 1987 Multiple Resource Area (MRA) National Register Nomination Report, none of the town's surviving early nineteenth century district schools retains sufficient architectural integrity to merit National Register designation. However, three later examples are listed on the National Register: the Barnstable Village School (1855), a two and one-half story shingled building, the Centerville School, now used as the Centerville Community Center, and the West Barnstable School (1903), a one story building with hip roof now used as the West Barnstable Community Center. None of these buildings currently serves as an educational facility.

## Governmental Buildings

Barnstable's designation as the County Seat in 1685 had a profound impact on the development of Barnstable Village and resulted in some the town's most distinctive architectural landmarks. Today, Barnstable County is one of the few county governments still operating in Massachusetts because most of the Commonwealth's fourteen counties have been abolished. The impressive granite Greek Revival style County Courthouse (1831-32) on Route 6A serves as a landmark on the streetscape of Barnstable Village. An earlier Colonial Courthouse (ca. 1774), served as the Third Baptist Church and is now operated by the non-profit organization, Tales of Cape Cod. The Old Jail (ca. 1690) and the now-vacant Barnstable County Jail (1935) also remain intact on Route 6A.

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<sup>7</sup> A discussion of Barnstable's current education facilities located within historic buildings is included later in this chapter.

Other historically significant government buildings in Barnstable include several federal buildings in West Barnstable, Cotuit and Hyannis. The former United States Custom House (1855-56) is currently used as a museum in Barnstable Village. Many of the town's original U.S. Post Office buildings are also well preserved, including the picturesque Gothic Revival style Santuit Branch Post Office (ca. 1880s) on Main Street in Cotuit and the brick Colonial Revival style Hyannis Branch Post Office (1938) on Main Street in Hyannis.

Historically, the Town of Barnstable constructed many buildings for civic purposes that continue to serve as community landmarks today. These are discussed later in this chapter under *Town-Owned Historic Resources*.

### Village Halls

Each village in Barnstable hosted its own community building where adults could meet and socialize. Today, these village halls play a key role in defining the historic and social character of each of the town's villages. Remaining halls in Barnstable include Liberty Hall (1846) in Centerville, Union Hall (1835) in Barnstable Village, Village Hall (1800) in Osterville, Otis Hall-New Finnish Congregational Church (1897) in West Barnstable, and Liberty Hall (1859) in Marstons Mills and Freedom Hall (1860) in Cotuit, both one and one-half story Greek Revival style buildings. These halls are well-preserved and continue to be operated by community-based organizations that offer cultural and educational programming. The West Barnstable Village Hall is now owned and operated by the Town.

### Industrial Resources

While Barnstable has a rich history of industrial development, particularly related to maritime industry, there are few remnants of this heritage remaining today. Whaling try works, salt making, oystering, and other water-related enterprises were once staples along Barnstable's waterfront, but little evidence remains of these important industries. Lime production for mortar, a process that included the burning of oyster shells, and turpentine manufacturing from pine sap, which was used in the shipbuilding process, were also early industries in Barnstable. The locations of these early activities are poorly identified.

The Town's 2008 Draft Comprehensive Plan identified the town's remaining early industrial sites such as the Marstons Mills Mill Pond and the West Barnstable brick yard. Other industrial-related resources still present in Barnstable include the Crosby Boat Shop (ca. 1874) at 72 Crosby Circle in Osterville. Participants at the public meeting for this preservation plan noted the importance of identifying and documenting the town's remaining industrial resources before they are lost.



**Former U.S. Customs House, Barnstable Village.** Photo by Community Opportunities Group, Inc.

## Historic Landscapes

### Heritage Landscapes

Barnstable's heritage landscapes – areas created by human interaction with the natural environment – span more than three centuries of development. They range from large farmsteads to small residential properties. They include grand estates, farmland, public beaches, gardens, parks, cemeteries, scenic highways, and industrial sites. Examples of heritage landscapes in Barnstable include the mill pond in Marstons Mills and the Cape Cod Airfield, with its historic hangars and eighty-four acres of open grass runways and fields, now owned by the town.

In Barnstable, these landscapes are not well documented or understood, an issue that was highlighted in the Town's 2008 Draft Comprehensive Plan. Responding to the plan's recommendation that these areas be inventoried and thoroughly documented, the Town's Growth Management Department will undertake a heritage landscape survey during 2010 with the assistance of an AmeriCorps volunteer. This survey will be based upon the criteria used by the Cape Cod Commission and the Massachusetts Department of Conservation and Recreation's (DCR) Heritage Landscape Inventory Program.



Mill Pond heritage landscape. Photo by Community Opportunities Group, Inc.

### Designed Landscapes

Many of the summer estates developed in Barnstable during the early 20<sup>th</sup> century included landscapes designed by some of the period's most important landscape architects. While many of the buildings associated with these estates have been documented, the landscapes themselves are less recognized and understood. Further documentation of these landscapes is needed to identify surviving elements and determine appropriate preservation strategies. Decorative plant materials and structures such as footbridges, fountains, man-made ponds, retaining walls, terraces, footpaths, and fencing were some of the components of these designed landscapes. Preliminary research conducted by the Barnstable Historical Commission in the 1980s indicates that there may be a number of landscapes designed by the renowned designer, Frederick Law Olmsted, and his firm, the Olmsted Office in Cotuit, Hyannis, Hyannis Port, Osterville, Sandy Neck, and Wianno.

### Agricultural Landscapes

The past five decades of development in Barnstable have had a particularly dramatic impact on the town's agricultural landscapes. The demand for residential development has resulted in the loss of the town's working farms, causing not only a visual change to the town's character but also a cultural change. Recognizing the need to preserve remaining agricultural landscapes, the Barnstable Conservation Commission has acquired several historic farms as conservation areas, including Meetinghouse Farm in West Barnstable, also protected within the OKH Historic District. Meetinghouse Farm includes approximately twenty-three acres of woodland and open fields as well as four structures, including a greenhouse. The property is actively farmed by the non-profit organization, Meetinghouse Farm, Inc., with support from the Town of Barnstable and the Barnstable Conservation Commission.<sup>8</sup>

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8 Meetinghouse Farm, [http://www.westbarnstable.org/Meetinghouse\\_Farm](http://www.westbarnstable.org/Meetinghouse_Farm).

The Town's Conservation Commission has also acquired several parcels with fallow fields that it intends to restore to active farming and hay production.<sup>9</sup> The Barnstable County Farm, one of the largest farms on Cape Cod at ninety-nine acres, is subject to a conservation restriction held by the Town. Today, the farm is operated by Cape Cod Organic Farm, which continues the property's historic agricultural use.<sup>10</sup> In an effort to preserve its remaining agricultural heritage, Barnstable has appointed an Agricultural Commission and is considering adopting a Right to Farm Ordinance.

The private, non-profit organization, Barnstable Land Trust (BLT) has also been instrumental in preserving historic landscapes in the town. Formed in 1983, this private non-profit organization has protected 755 acres in Barnstable through land acquisition and donations and through the placement of conservation restrictions. Parcels protected by the BLT are located within all seven villages and include several historic farmsteads including Bayview Farm on Route 6A in West Barnstable. This expansive property, including both meadows and saltmarshes, was protected through a multi-phase effort between the BLT, the Town, the Massachusetts Department of Conservation and Recreation, the U.S. Fish and Wildlife Service and private individuals. However, the BLT was unable to acquire the 1930s Cape style home, and it remains privately owned and unprotected. The BLT is currently working with several property owners on Route 6A in Barnstable Village to protect valuable open space on this historic roadway.<sup>11</sup> Other protected historic farmland in Barnstable includes the Massachusetts Audubon Society's Long Pasture in Cummaquid, which is the former Bone Hill Farm.

Unfortunately, the loss of farmland is not unique to Barnstable. The Association to Preserve Cape Cod (APCC) notes that according to data from the National Agricultural Statistics Service, the Cape has lost approximately seventy percent of its working farmlands over the past sixty years.<sup>12</sup> In an effort to preserve the remaining agricultural lands on Cape Cod, the APCC and the Woods Hole Research Center have embarked on an in-depth analysis of the historical record and present day status of farming, impediments to farming, and future opportunities for the protection and enhancement of farming on Cape Cod. When property owners need assistance with preserving their historic structures, the APCC refers them to local historical commissions and preservation organizations.<sup>13</sup>

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## Objects

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Barnstable has an extensive collection of well maintained and preserved historic objects, including statues, monuments, boundary markers, milestones, and fountains. The Town has documented ninety-one objects on historic resource inventory forms, including fifty-four monuments. Many of the objects are Town-owned, including the Civil War Memorial in Centerville (1866), a Concord granite obelisk at the intersection of Main Street and Park Avenue. Others include the Yarmouth-Barnstable Village Boundary Marker (ca. 1750) on Route 6A, which was documented as part of the Route 6A Cultural Landscape Survey. The Town is currently documenting High Peak Rock, which acted as a boundary marker for early land division, for potential listing on the National Register of Historic Places.

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9 Rob Gatewood (Conservation Division Administrator, Town of Barnstable), telephone interview by Community Opportunities Group, Inc., September 21, 2009.

10 Cape Cod Organic Farm, <http://capecodorganicfarm.com>.

11 Jaci Barton (Executive Director, Barnstable Land Trust), telephone interview by Community Opportunities Group, Inc., December 11, 2009.

12 Association to Preserve Cape Cod, <http://www.apcc.org>.

13 Catherine Beauchamp (Association to Preserve Cape Cod), telephone interview by Community Opportunities Group, Inc, September 21, 2009.

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## Structures

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Barnstable's integral relationship with the ocean and its rich agrarian heritage has resulted in a significant collection of associated historic structures in the community. Historic town landings and boat and bath houses are just a few of the town's historic resources related to its maritime and tourism industries. Participants at the public meeting for this plan identified the need to protect these resources from inappropriate alterations. While some of these resources have been documented on historic resource inventory forms, many others are undocumented and vulnerable to alterations and demolition.

Barnstable's documented historic structures range from bridges to lighthouses and wharves. According to the Massachusetts Historical Commission's Massachusetts Architectural and Cultural Resource Information System (MACRIS), the town has documented thirty-two structures including the Sandy Neck Lighthouse (1857), a cast iron structure located within the Sandy Neck National Register District, the Barnstable Pound Site (ca. 1717) located within the OKH in Barnstable Village, the Second Tannery-Fish Hatchery Site (ca. 1778) located within the OKH in West Barnstable, the Captain Orville D. Water Tower and Pumphouse at 315 Main Street in Osterville, and Hooper's Landing (ca. 1860) and Loop Beach (ca. 1900) on Old Shore Road in Cotuit. Historic bridges surveyed in Barnstable include the Centerville River Bridge (1926) on Craigville Beach Road in Centerville (recently replaced with a modern bridge) and the Stony Bridge on Keveney Lane in Barnstable Village, which is located within the OKH historic district.

These resources represent only a small percentage of the historic structures found in Barnstable today and future inventory projects should include further documentation of these valuable resources. The Barnstable Historical Commission should work with the town's historical societies to identify historic mills sites, dams, herring runs and early saw mills, lime works, and tar and turpentine works. Efforts should also include confirmation that previously inventoried resources are still extant and document their current condition to ensure the future protection of these historic structures.

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## Private Cemeteries

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Barnstable has a number of private cemeteries, many associated with area religious institutions. While these cemeteries are well maintained, many contain historic stones that are beginning to deteriorate and are in need of restoration. Volunteers have undertaken restoration work in the past and the Town hosted a regional workshop on cemetery stone maintenance in the late 1980s. Volunteers have also documented stone inscriptions in a number of the town's public and private cemeteries. Several of these burial grounds have been surveyed and are included in the MACRIS inventory:

- ◆ **East Barnstable Cemetery** (1846), Mary Dunn Road, Barnstable Village. Located within the Old King's Highway Regional Historic District.
- ◆ **First Baptist Church Cemetery** (1802), Main Street, Hyannis. Located within the Hyannis Main Street Waterfront Historic District.
- ◆ **Saint Francis Xavier Cemetery** (1929), Pine Street, Centerville.
- ◆ **South Congregational Burial Ground** (1848), 565 Main Street, Centerville. Listed on the National Register.
- ◆ **South Congregational Burying Ground** (1823), Church Hill Road, Centerville.
- ◆ **The Unitarian Cemeteries** (1748 and 1715), Main Street, Barnstable Village. Listed on the National Register and located within the Old King's Highway Regional Historic District.

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## Archaeological Resources

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Barnstable's historic archaeological resources extend beyond the period of European settlement on the Cape. The town also has a wealth of archeological resources remaining from the area's once extensive Native American settlements. Barnstable has identified more than forty Native American archaeological sites and seventy recorded eighteenth and nineteenth century historic archaeological sites within its boundaries. In Barnstable, archaeological resources located within identified resource areas are protected through the Town's local Wetlands Protection Ordinance, which establishes the Conservation Commission's authority to require archaeological surveys when proposed work has the potential to impact archaeological resources. The Conservation Commission works with the Barnstable Historical Commission to determine which projects are likely to have an impact on archaeological sites.

Archaeological resources are extremely vulnerable to human interference and their locations are not made public. However, the town has identified general areas where the likelihood of archaeological resources is high. The 2008 Draft Comprehensive Plan included a resource map that depicted Sensitive Archaeological Areas as buffers around fresh water bodies, coastal areas, and streams - areas that provided conditions favorable for settlement.

Some of Barnstable's most significant identified archaeological sites are located on Sandy Neck and along Lewis Bay and the Hyannis Inner Harbor area. Development on Sandy Neck is regulated by the Sandy Neck Board. The town's 1990 Historic Preservation Plan noted that two of the oldest known and most highly significant sites on Cape Cod are located near one of Barnstable's inland lakes and ponds.<sup>14</sup> The small camp sites contain one PaleoIndian (10,000-9,000 years ago) component and two Middle Archaic (8,000-6,000 years ago) components, as well as evidence of possible use during the Contact Period (450-350 years ago).

Other recorded sites include the remains of eighteenth and nineteenth century industries in Barnstable, including the remains of a whale product processing facility on Sandy Neck, salt making facilities at Mill Way in Barnstable Village and Hyannis Port, a textile mill and grist mill in Marstons Mills, an oyster processing facility in Cotuit, and brickworks and pottery in West Barnstable. The sites of seventeenth century settlements as well as eighteenth and nineteenth century domestic, agricultural, municipal, and commercial activities are also scattered throughout the town. However, according to participants at the public meeting for this plan, these sites are not well understood and are in danger of disappearing without proper documentation. Particularly for those related to Barnstable's maritime and industrial heritage, it is critical to preserve the few remaining sites still extant.

Many of the known historic sites are included within existing National Register Historic Districts and within the Old King's Highway Regional Historic District. Recently, the town commissioned an archaeological survey on Sandy Neck during the planning process to replace an existing beach house and concession stand. The Barnstable Historical Commission maintains a town-wide map that identifies all documented sites and areas that are considered potential locations for archaeological resources. In order to protect these fragile resources, this map is confidential and not available as a public document. Beyond these known archaeological sites, it is likely that many more sites exist in Barnstable that are not yet identified.

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## Museums

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In addition to the museums operated by the town's historical societies discussed later in this section, the town also has a number of museums that celebrate Barnstable's cultural heritage. Many of these museums are located in municipally-owned structures but operated by non-profit organizations. They include:

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14 Town of Barnstable, *1990 Preservation Plan Update*, p. 32.

- ◆ The **Coast Guard Heritage Museum** is located in the former Trayser Museum, originally constructed as the U.S. Custom House (ca. 1855) on Main Street in Barnstable Village. Operated by a non-profit organization, the museum contains historical artifacts relating to life-saving services on Cape Cod and the U.S. Coast Guard.<sup>15</sup>
- ◆ The earliest surviving Barnstable County structure, the **Old Jail** was constructed ca. 1690 and moved to its present location on the Trayser Museum grounds in 1970 by the Barnstable Historical Commission with funds from the Massachusetts Historical Commission (MHC). Although damaged by a fire in 1972, the building was stabilized and still exhibits its original plank construction and remnants of its original use as a jail. Reconstruction of the Old Jail was researched by the Society for the Preservation of New England Antiquities (now known as Historic New England, Inc.) and the building was also surveyed by experts from Plimoth Plantation. The building is open to visitors on a limited schedule.<sup>16</sup>
- ◆ The **John F. Kennedy Hyannis Museum** at 397 Main Street, Hyannis is located in the former Barnstable Town Hall. It documents the Kennedy family's life on Cape Cod through photographs, historic documents and media exhibits.<sup>17</sup> In July of 2009, the Cape Cod Baseball League Hall of Fame and Museum opened "The Dugout", located in the lower level of the Museum to commemorate players in the local League over the years.
- ◆ The **Cape Cod Maritime Museum**, 135 South Street, Hyannis, opened in 2004. Its museum features permanent and temporary exhibits and hosts educational classes, films, and lectures dedicated to preserving and interpreting Cape Cod's maritime heritage. The museum is located in a 1950s building on the Hyannis waterfront.<sup>18</sup>
- ◆ The **Zion Union Heritage Museum**, 276 North Street, Hyannis, is located in the former Zion Mission Church (1920). It contains a collection of artifacts and documents that relate to the arts, sciences, religions, local history, politics, sports, and history of African-Americans and Cape Verdeans on Cape Cod.<sup>19</sup>

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## Village Libraries<sup>20</sup>

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Barnstable's village libraries are not municipally-owned, they are operated by independent, non-profit library corporations or associations. The Town provides some financial support to the libraries, but each is responsible for daily management and building maintenance. While several of these library buildings were constructed within the past fifty years, others represent some of the town's most significant historic resources both in terms of their architecture and their archival collections.

- ◆ **The Centerville Library** is located in a one-story brick building constructed in 1956.
- ◆ **The Cotuit Library** is located in a former schoolhouse built in 1820. The library association acquired the building in 1894 and completed additions in 1901, 1963 and 1977. The library contains a collection of early ship models as well as other historic artifacts.

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15 Coast Guard Heritage Museum, [www.coastguardheritagemuseum.org](http://www.coastguardheritagemuseum.org).

16 Ibid.

17 John F. Kennedy Hyannis Museum, [www.jfkhyannismuseum.org](http://www.jfkhyannismuseum.org).

18 Cape Cod Maritime Museum, [www.capecodmaritimemuseum.org](http://www.capecodmaritimemuseum.org).

19 The Zion Union Heritage Museum, [www.zionunionheritagemuseum.org](http://www.zionunionheritagemuseum.org).

20 Unless otherwise noted, historic information on the town's library buildings was retrieved from each library's website.



- ◆ **The Hyannis Public Library** is located on Main Street in downtown Hyannis within the Hyannis Main Street Waterfront Historic District. Originally constructed by Captain Samuel Hallett as a residence in the early nineteenth century, this Georgian style, one and one-half story full Cape Cod cottage was converted to a library in 1909. Later additions were added in 1939 and 1974.<sup>21</sup>



**Sturgis Library, Barnstable Village.** Photo by Community Opportunities Group, Inc.

- ◆ **The Marstons Mills Library** is located in a Colonial Revival style building constructed in 1894. The Library recently completed renovations to the building with Community Preservation Act funds.
- ◆ **The Osterville Free Library** is located in a former commercial building on Main Street in Osterville. The original library building is now part of a private retail establishment. The Osterville Library Association is currently conducting a capital campaign to raise funds for the construction of a larger library building at the site of its current facility.
- ◆ **The Sturgis Library** was established in 1867 in the former Reverend John Lothrop House, a First Period/Georgian style building with sections that date to 1644. It is one of the most historically and architecturally significant buildings in Barnstable. Located within the OKH on Main Street in Barnstable Village, the Library maintains an extensive genealogical archive as well as a maritime collection and other historic artifacts.
- ◆ **The Whelden Memorial Library** is located in West Barnstable in a Colonial Revival style building constructed in 1905. The building is designated within a National Register historic district and the OKH.

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## Scenic Roads

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Despite the intensive development that has occurred in Barnstable and the construction of major roadways such as the Mid-Cape Highway/Route 6, the town's early roadway pattern still exists with most roads maintaining their narrow pavement, winding pattern, adjacent vegetation, and mature trees. Particularly along the Old King's Highway, some of the town's oldest trees are located directly bordering the roadway pavement. Old King's Highway, or Route 6A, was designated as a local historic district through special enabling legislation in 1973. The Cape Cod Commission is considering seeking designation of the entire length of this roadway as a national scenic byway and is currently updating its corridor management plan. There is also interest in designating this district on the National Register of Historic Places. The Town of Barnstable is working on documenting scenic roadway characteristics on the portion of Route 6A within Barnstable's borders.

Recognizing the need to protect the character defining features of its historic town roads, the Town adopted a Scenic Roads Ordinance in 1983 and has designated a total of sixty-two roads. Scenic roads located within the OKH Historic District receive additional protection through the district's landscape and site design requirements. However, Barnstable and the Cape's continued popularity results in intense seasonal traffic that

21 Massachusetts Historical Commission Inventory of Historic and Archaeological Assets file.

overwhelms the region's historic roadways. Pressure to "improve" these roadways through road widening, granite curbs, and construction of sidewalks and bike paths continues to be a concern. Inappropriate tree pruning by utility companies can also significantly impact the scenic and historic character of these roadways. Furthermore, additional planting of new street trees is desired throughout the community to retain the town's scenic quality.

While Barnstable has successfully designated many scenic roads under its ordinance, the town has not yet documented its remaining cart paths and ancient ways. The Town's 2008 Draft Comprehensive Plan recognized this in its statement, "Cart paths and ancient ways may be fading from existence as they become obscured by development."<sup>22</sup> The Plan recommends that the Town document these resources and determine appropriate preservation strategies to protect them. Many communities have accomplished this documentation through community-wide heritage landscape inventories, an initiative that Barnstable will be undertaking this year.



Pine Street, West Barnstable. Photo by Community Opportunities Group, Inc.

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## Town-Owned Historic Resources

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### Historic Buildings<sup>23</sup>

Historic buildings under the care and custody of the Town represent many of the types of structures usually owned by a municipality: a town hall, community centers and public work facilities. However, other traditional civic buildings are conspicuously absent from municipal ownership. For example, as stated earlier, each of Barnstable's village libraries is owned by a private institution. The Town owns other historic properties that it leases to non-profit organizations, which are responsible for management of the buildings. Other less traditional municipal buildings owned by the Town of Barnstable include a historic train station, several beach houses and an armory.

In total, the Town of Barnstable owns twenty-six buildings that are more than seventy-five years old. These include sixteen buildings designated within National Register historic districts and six located within local historic districts. While the majority of these buildings are well preserved with minimal alterations to their historic architecture, these buildings are aging and many are in need of restoration. In response, the Town has prioritized allocation of its Community Preservation Act historic preservation funds to its own historic municipal buildings and resources.

- ◆ **Centerville Community Center**, 524 Main Street in Centerville. Originally constructed in 1880 as a school, this elaborate temple front Classical Revival style building is now used as a community center. It is located within the Centerville National Register Historic District.
- ◆ **Guyer Barn**, 250 South Street, Hyannis. Originally an outbuilding for a residential property, this one and one-half story wood frame barn (1865-1906) was converted to an art gallery and is now part of the Shirley Blair Flynn Center for the Creative Arts, a complex of Town-owned properties in downtown Hyannis

22 (Draft) Town of Barnstable Comprehensive Plan 2008, Section 1 Land Use.

23 Unless otherwise noted, historic information for these buildings was researched through historic resource inventory forms and National Register documents.

providing artist living, work and gallery space. The Guyer Barn is designated on the National Register and located within the Hyannis Main Street Waterfront Historic District.

- ◆ **J.F.K. Museum**, 387 Main Street, Hyannis. This Colonial Revival style building was constructed in 1926 as Barnstable's first Town Hall. Designed by John Williams Beal & Sons, this two-story brick building has housed a museum honoring President John F. Kennedy since 1992. The building, which was restored in 2002, is designated on the National Register and located within the Hyannis Main Street Waterfront Historic District.
- ◆ **Marstons Mills Hearse House**, Marstons Mills Cemetery, Route 149 in Marstons Mills. Constructed in ca. 1885, this one-story wood frame building is designated on the National Register.
- ◆ **46 and 50 Pearl Street, Hyannis**. These two buildings are part of the Shirley Blair Flynn Center for the Creative Arts, a campus of Town-owned properties at the corner of Pearl and South Streets in Hyannis that provides artist living, work and gallery space. Constructed in ca. 1825, the Captain Sidney Crowell House at 50 Pearl Street contains nautical-themed original Vernon B. Coleman murals that were preserved when the building was renovated for five artist studios. The John Marcoux House (1920) at 46 Pearl Street, is a Colonial Revival style bungalow that was converted into an artist's residence with studio space.
- ◆ **Old Jail**, 3365 Main Street, Barnstable. This one and one-half story wood frame structure is designated on the National Register and located within the Old King's Highway Regional Historic District. According to research conducted by historians from the Society for the Preservation of New England Antiquities (SPNEA, now known as Historic New England) and Plimoth Plantation, this building is believed to have been constructed in the late 1600s and is considered to be the nation's oldest extant jail.<sup>24</sup> The building was moved to its present site in 1970 and the exterior was restored according to specifications developed by SPNEA with matching funds from the Massachusetts Historical Commission (MHC). MHC holds a preservation restriction on both the exterior and interior of the building.
- ◆ **Old Selectmen's Building**, 2331 Meetinghouse Way, West Barnstable. Constructed in 1889, this one and one-half story wooden Victorian era structure with decorative shingles and brackets is designated on the National Register. The Old Selectmen's Building is located on the forty-eight acre Lombard Trust Property, land donated in 1754 to a trust administered by the Town for the purposes of raising funds for the poor. Originally constructed as Barnstable's Town Hall, the building remained vacant for many years until the Barnstable Historical Society obtained a lease for the building from the Town in 1989 and restored the structure. The building is now used as an art gallery with revolving exhibits by local artists. Artists have dedicated a portion of the funds raised during sales to the maintenance and restoration of the building. The building is in need of restoration, including stabilization and rebuilding of its foundation, which is temporarily shored up.
- ◆ **Paine-Black House**, 2135 Meetinghouse Way, West Barnstable. This ca. 1800 full Cape farmhouse is located within the OKH and individually listed on the National Register of Historic Places. The Town acquired this property in 2000 with Land Bank funds and recently applied for CPA funds to restore the building and seek a new use for the property.
- ◆ **School Administration Building**, 367 Main Street, Hyannis. Designed in the Romanesque Revival Style by the architectural firm, Hartwell, Richardson and Driver, this 1897 three-story hipped roof, brick building was one of three buildings constructed as a dormitory in the former State Normal School Complex. It is located within the Hyannis Main Street Waterfront Historic District and the Municipal Group National Register Historic District.

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24 <http://www.caiprs.com/theoldjail>.

- ◆ **Town Hall Building**, 367 Main Street, Hyannis. This building was also constructed in 1897 as the State Normal School by Hartwell, Richardson and Driver. It is a Romanesque Revival three-story brick and sandstone building with a slate hipped roof and central entry with elaborate carved sandstone surround, double-leaf door, and transom. The Town acquired the building in 1970 for use as its Middle School Annex. Since 1979, the building has been used as Town Hall, and it is located within the Hyannis Main Street Waterfront Historic District and the Municipal Group National Register Historic District.



**Town Hall Building, Hyannis.** Photo by Community Opportunities Group, Inc.

- ◆ **Trayser Museum Building**, 3363 Main Street, Barnstable. Constructed in 1856 as a United States Custom House, the building later served as a post office and as the Trayser Museum. This two-story brick building was restored by the Town in 1985. In 2005, the Town transferred management of the property to a non-profit organization for use as the Coast Guard Heritage Museum. The building is designated on the National Register and is located within the Old King's Highway Regional Historic District.
- ◆ **Trayser Museum Carriage Shed**, 3363 Main Street, Barnstable. Constructed in 1856, the one-story brick building is now operated as part of the Coast Guard Heritage Museum. The building is designated on both the National Register and within the Old King's Highway Regional Historic District.
- ◆ **West Barnstable Community Building**, 2377 Meetinghouse Way, West Barnstable. Constructed in 1903 as the West Barnstable Village Hall, this one-story wood shingled building is designated on the National Register and located within the Old King's Highway Regional Historic District.
- ◆ **West Barnstable Railroad Station**, 2469 Meetinghouse Way, West Barnstable. This one-story stucco building was constructed in 1911 and is currently leased by the Cape Cod Chapter of the National Railway Historical Society. The Society operates the building as a museum and as a station stop for seasonal scenic excursion trains. The building is designated on the National Register and is also located within the Old King's Highway Regional Historic District.

The Town owns the following historic properties that have not been protected through historic designation:

- ◆ **Burgess House and Barn**, 559 Route 149, Marstons Mills. Constructed before 1823, the property is now used and managed by the Marstons Mills Village Association. While this property is not designated on the National Register, a preliminary assessment by MHC indicates that it may be eligible for listing, and previous planning studies have recommended the building for designation.
- ◆ **Mary Dunn Well Water Storage Tank**, Mary Dunn Road, 1911.
- ◆ **National Guard Armory**, 225 South Street, Hyannis. Constructed in 1958 and designed by Walter M. Gaffney Associates, this building was the site of President-elect John F. Kennedy's victory press conference

that was broadcast around the world by the international news media assembled there on November 9, 1960. The single-story brick and cast stone structure retains its original architectural character with minimal alterations. While the building has not been designated on the National Register, MHC has made a formal determination of eligibility for the property.

- ◆ **Ropes Beach Bath House**, Old Shore Road, Cotuit, 1935.
- ◆ **Veterans Park Beach House**, 480 Ocean Street, Hyannis. Constructed in 1930.
- ◆ **Zion Union Church**, 296 North Street, Hyannis. Constructed for the Zion Mission Church in 1920, this building was subsequently expanded, and purchased by the Town in 2006 with CPA funds and a private grant for use as a museum. This one-story wood frame building is located just outside of the HMSWHD and is not designated on the National Register. It is currently operated as the Zion Union Heritage Museum of African-American and Cape Verdean culture by a non-profit organization.
- ◆ **Cape Cod Airfield**, Marstons Mills. This community landmark contains several early 20<sup>th</sup> century structures, including a 1929 aircraft hangar and a windmill. Still used as an airport for small planes, the airport and its historic buildings and open grass runways surrounded by fields are a distinctive landscape in this section of Marstons Mills.

The Town of Barnstable also owns four buildings constructed in the 1930s as part of the Highway Department complex on Falmouth Road. The Town has not determined historic significance of these structures, nor have the buildings been designated on the National Register or as part of a local historic district.

- ◆ Highway Department Barn, 328 Falmouth Road, Hyannis, 1932.
- ◆ Highway Department Main Building, 328 Falmouth Road, Hyannis, 1932.
- ◆ Highway Department Shed, 328 Falmouth Road, Hyannis, 1932.
- ◆ Highway Department Sign Shop, 328 Falmouth Road, Hyannis, 1932.

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## Schools

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The town recently closed the Osterville Bay Elementary School (1912) when it was determined that the building needed extensive renovations.<sup>25</sup> The oldest community school in Barnstable, the Bay School had been identified in the 2005 Osterville Village Plan as a priority for CPA funds. The Town has not surveyed its existing school buildings to identify buildings with historical significance. Documenting the town's school buildings to determine historic significance is particularly important as facilities continue to age and become obsolete for modern educational requirements. For school buildings that can no longer serve their original education purposes, determining appropriate reuse strategies that preserve the historic features of these buildings is also important.

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## Cemeteries

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The Town of Barnstable maintains and operates fourteen cemeteries, the majority of which are still active. As with the town's private cemeteries, all of the town's municipally-owned cemeteries are well maintained, but many of the historic stones and their foundations are beginning to deteriorate and are in need of restoration. Volunteers have undertaken restoration work in the past and the Town hosted a regional workshop

on cemetery stone maintenance in the late 1980s. Volunteers have also documented stone inscriptions in a number of the town's public and private cemeteries. During the 1990s, the Town developed management programs to care for its public cemeteries, but due to budget constraints, these programs were eliminated. Participants at the public hearing for this plan identified the need to reinstitute management programs for each of the town's historic cemeteries and to develop educational workshops for both Town staff and volunteers.



**Cobbs Hill East Cemetery in Barnstable Village.** Photo by Community Opportunities Group, Inc.

#### **TOWN-OWNED CEMETERIES**

- ◆ Beechwood Cemetery (1834), Old Mill Road, Centerville
- ◆ Centerville-Ancient Cemetery (1743), Phinney's Lane, Centerville
- ◆ Cobb Hill Cemetery,<sup>26</sup> Mill Way, Barnstable
- ◆ Crocker Park Cemetery,<sup>27</sup> Church Street, West Barnstable
- ◆ Cummaquid Cemetery<sup>28</sup>, Mary Dunn Road, Barnstable
- ◆ Hillside Cemetery (1750), Old Mill Road, Osterville
- ◆ Hyannis-Ancient Cemetery (1737), South Street, Hyannis (also known as the Paupers Cemetery-South Street Cemetery)
- ◆ Lothrop Hill Cemetery (1653, 1782), Main Street, Route 6A, Barnstable
- ◆ Marstons Mills Cemetery (1775), Route 149, Marstons Mills
- ◆ Mosswood Cemetery (1819), Putnam Avenue, Cotuit
- ◆ Oak Grove Cemetery (1868), Sea Street, Hyannis,
- ◆ Oak Neck Cemetery,\* Oak Neck Road, Hyannis
- ◆ Old West Barnstable Cemetery (1712), Corner of Route 149 and 6A, West Barnstable
- ◆ Sandy Street Cemetery (1796), Route 6A, West Barnstable

*\* These cemeteries have not been documented on historic inventory forms.*

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26 Identified as Unitarian Cemeteries in the town's historic resource inventory.

27 Surveyed as part of Crocker Park.

28 Identified as East Barnstable Cemetery in the town's historic resource inventory.

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## Preservation Organizations

Barnstable has a number of municipal and non-profit organizations dedicated to the protection of the town's historic resources. These organizations have different and distinct missions relating to historic resource protection and regulations.

### Historical Commissions

Local historical commissions (LHC) are a city or town's official municipal agency responsible for community-wide historic preservation planning. LHCs work in cooperation with other municipal departments, boards, and commissions to insure that the goals of historic preservation are considered in community planning and development decisions. LHCs also serve as local preservation advocates and are an important resource for information about their community's cultural resources and preservation activities.<sup>29</sup>

#### **BARNSTABLE HISTORICAL COMMISSION (BHC)**

The BHC is responsible for oversight of the Town's Protection of Historic Properties Ordinance, and provides informal design review for development projects located outside the town's local historic districts. The Town provides staff to the BHC through the Growth Management Department. Established in 1967 in accordance with M.G.L. Chapter 40, § 8D, the BHC is responsible for the Town's historic preservation planning and advocacy for historic properties throughout the town including historic resource surveys, National Register nominations, and community outreach with regard to historic preservation. The BHC also serves an advisory role to the Town Council regarding municipal policies and legislation affecting the town's historic resources.

### Historic District Commissions

Local historic district commissions (HDC) are the municipal review authority responsible for regulatory design review within designated local historic districts. Barnstable has established historic district commissions to oversee its two local historic districts in Hyannis and along Route 6A in Barnstable and West Barnstable Village. Staff support to these Commissions is provided through the Town's Growth Management Department.

#### **HYANNIS MAIN STREET WATERFRONT HISTORIC DISTRICT COMMISSION**

The seven-member appointed Commission, which meets twice a month, is responsible for reviewing proposed changes to the exterior of buildings, structures and streetscapes within downtown Hyannis.

#### **OLD KING'S HIGHWAY HISTORIC DISTRICT COMMITTEE**

The five-member elected Barnstable Old King's Highway (OKH) Committee (including appointed architect/builder) is responsible for reviewing proposed alterations to buildings, structures, and settings located within the section of the OKH that lies within Barnstable's borders. The Committee conducts bimonthly meetings, and operates with a different fee structure than the Hyannis Main Street Waterfront Historic District.

### Historical Societies

Historical Societies are private, non-profit organizations that preserve a community's historical collections and records. These organizations often operate local museums in historic properties and undertake educational programming.

All of Barnstable's villages, except Hyannis, have historical societies. Hyannis has a civic association that serves as the village's historical society. The Cotuit, Barnstable, Centerville, and Osterville Historical Societies

29 Massachusetts Historical Commission, *Preservation Through Bylaws and Ordinances*, Draft, March 11, 2009, p4.

all operate museums from notable historic buildings. Each society also operates its own website, and several produce informational materials. These societies and their museums are highlighted in the informational brochure, *The Cape and Islands Historical Association Guide to Museums of Cape Cod and the Islands*.

- ◆ **Barnstable Historical Society**, founded in 1939 to represent all of the town's seven villages, is located in the historic Daniel Davis House on Main Street in Barnstable Village next to the Sturgis Library. The Society's collection includes portraits, marine art, household artifacts, local photos, and maps and other historic documents significant in the town's history, and it publishes a newsletter.
- ◆ **The West Barnstable Historical Society** is the town's only historical society without a permanent location. Despite its lack of a permanent home, the Society meets bimonthly and hosts informative presentations on topics important in local history.
- ◆ **The Centerville Historical Society**, [www.centervillehistoricalmuseum.org](http://www.centervillehistoricalmuseum.org), operates an 1840 house museum that features an historic costume collection, quilts, maritime artifacts, civil war memorabilia, and Sandwich Glass. The Society also conducts local walking tours, educational programs and community events and produces a quarterly newsletter.
- ◆ **The Osterville Historical Society**, [www.ostervillemuseum.org](http://www.ostervillemuseum.org), founded in 1931, operates a museum complex that includes the Captain Jonathan Parker House (ca. 1824), the Cammet House (1750) and four wooden boat buildings, including the Herbert F. Crosby Boat Shop (ca. 1855). The Society also hosts seasonal programs at the museum and produces a museum pamphlet.
- ◆ **The Historical Society of Santuit and Cotuit**, [www.cotuithistoricalsociety.org](http://www.cotuithistoricalsociety.org), operates a museum at the Samuel B. Dottridge Homestead. Collections include early nineteenth century furnishings, whaling artifacts, toys, and a 1916 fire truck in the Fire Museum.
- ◆ **The Marstons Mills Historical Society**, [www.themmhs.org](http://www.themmhs.org), actively engages in historic resource inventories for the village's undocumented historic buildings. The Society publishes a newsletter and is currently improving its website.

Other organizations in Barnstable that provide preservation-related services include:

- ◆ **Tales of Cape Cod**, [www.talesofcapecod.org](http://www.talesofcapecod.org), was founded in 1949 as a regional non-profit organization to record the oral history of Barnstable County. Since 1972, the organization has operated in the former Colonial Courthouse/Baptist Church (1772, 1842) in Barnstable Village where it hosts a summer lecture series and conducts oral history projects.

## Village Organizations

Each of Barnstable's villages is represented by improvement societies that work closely with town officials on local projects. These organizations, including the Barnstable Village Improvement Association, Marstons Mills Village Association, Cotuit Civic Association, Osterville Village Association, and West Barnstable Civic Association, develop promotional literature, host local activities, and have extensive websites and newsletters. The Marstons Mills Village Association also manages the historic Burgess House. Barnstable's village organizations worked closely with the Town in developing Village Plans during the Town's update of its Comprehensive Plan in 2005 and 2008.

## Community Preservation Committee

A Community Preservation Committee (CPC) is the local board responsible for recommending distribution of a municipality's Community Preservation Act funds. Typically comprised of five to nine members repre-



senting various boards in the community, a CPC drafts an annual plan to determine priorities relating to the approval of affordable housing, open space and historic preservation funding requests.

The Barnstable Community Preservation Committee was created in 2003 when the Town adopted the Community Preservation Act (CPA). Comprised of nine members, including a representative from the BHC, this committee meets monthly to review requests for CPA funding. The Town provides staffing to the CPC through the Growth Management Department, and recently contracted with a historic preservation consultant to review all funding requests for private historic properties to ensure that the proposed work is historically appropriate and meets the U.S. Secretary of the Interior's Standards for the Rehabilitation of Historic Properties.

## **Growth Management Department**

Staff support for the Historical Commission, Hyannis Main Street Waterfront Historic District Commission, and the Town's Old King's Highway Regional Historic District Committee is provided through the town's Growth Management Department (GMD). This department was created in 2005 when the town reorganized its departmental structure to merge previously separate town departments into a "multi-disciplinary" team. Today, the GMD includes six departmental functions - Community Development (Housing), Comprehensive Planning, Economic Development, Property Management, Regulatory Review, and Traffic and Parking Management. The mission of the GMD is to "preserve the character of Barnstable's seven villages and improve the quality of life for Town residents by developing and implementing land use, traffic management, community development and property management strategies while promoting consistent sustainable economic development."<sup>30</sup>

While this restructuring has improved communication between the town's regulatory departments, the 2008 Draft Comprehensive Plan recommended further changes to the Town's review process. The Plan recommends considering consolidation of land use boards and agencies such as the Planning Board, Zoning Board of Appeals, Historical Commission, Historic District Commissions, Conservation Commission, and Board of Health in the same division to streamline the permitting process and implement cohesive land use and growth management policies. The introduction of a permitting software system accessible to all departments facilitates coordination between the Town's permitting agencies.

## **Cape Cod Commission**

The Cape Cod Commission (CCC) was created by an Act of the Massachusetts General Court and confirmed by a majority of Barnstable County voters in 1990 in response to unprecedented growth on Cape Cod in the 1980s. The Commission is assigned several regional planning responsibilities including administration of the Development of Regional Impact (DRI) review process for large scale development projects. On Cape Cod, any proposed residential development totaling more than thirty acres or thirty units or any proposed commercial development larger than 10,000 square feet must be reviewed through the CCC. The Commission has developed minimum performance standards and criteria for this review and encourages local municipalities to adopt these standards as well.

Of particular importance for historic resource protection, the Cape Cod Commission Act requires CCC review of any proposed demolition or substantial alteration of a National Register listed or eligible property on Cape Cod that is outside a local historic district. However, for buildings not listed on the National Register, Commission Regulations require a formal determination of eligibility by the Massachusetts Historical Commission is required, but the MHC now requires consent of the property owner before it will issue an eligibility determination. Changes to the Commission regulations are anticipated.

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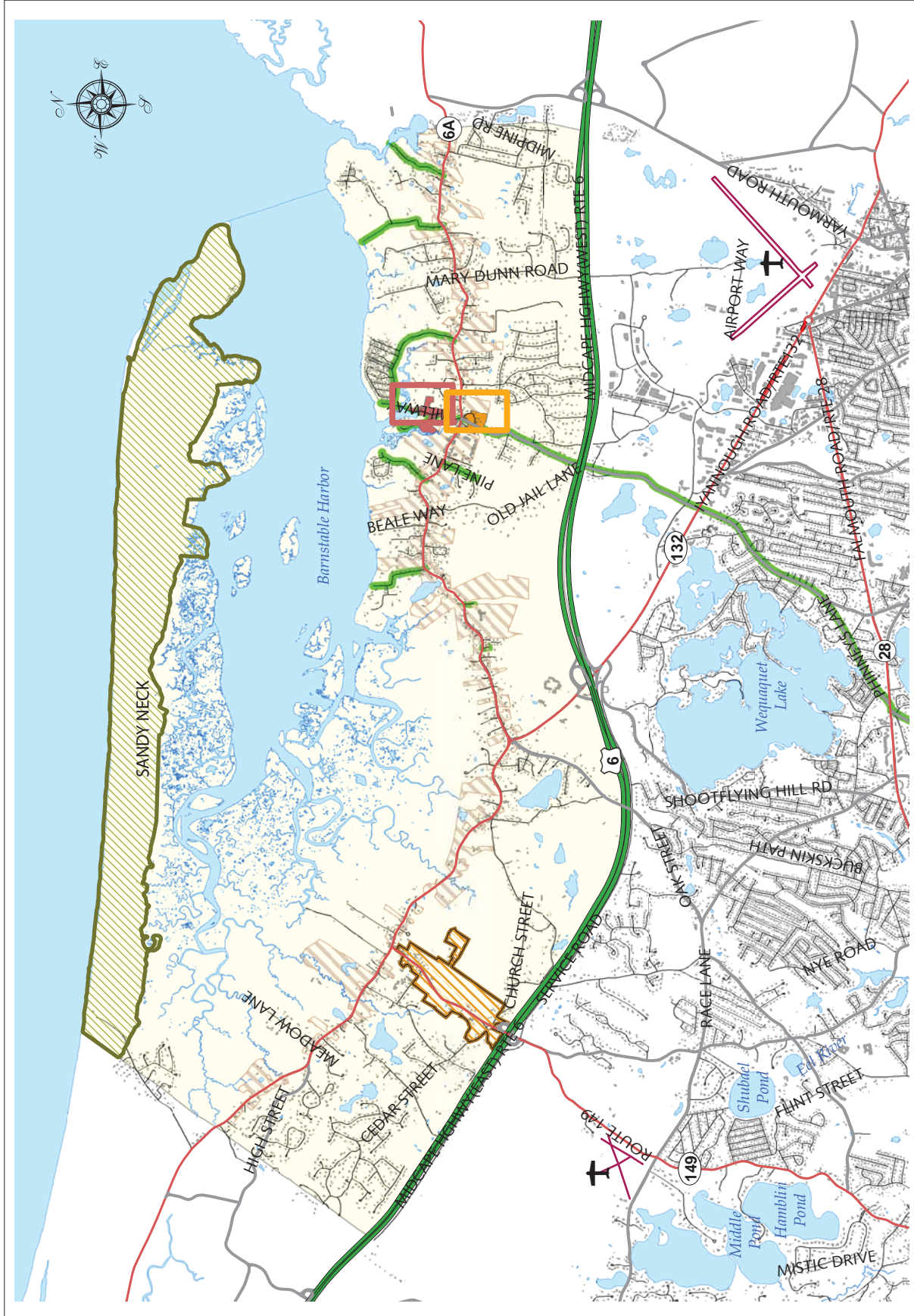
30 Town of Barnstable Growth Management Department, <http://www.town.barnstable.ma.us/growthmanagement/whatisGrowth>.

The Commission has a Historic Preservation Specialist who provides technical assistance to communities on preservation-related projects. It also hosts educational training programs for historic district and historical commissions, develops and reviews local bylaws and ordinances, regulations and design guidelines, coordinates CPA Roundtable meetings, maintains a demolition delay network, assists in grant writing and advises communities on specific historic rehabilitation projects. The Commission is currently completing a heritage landscape inventory project for the towns of Brewster, Harwich, Dennis, and Orleans and is in the process of updating the Route 6A Corridor Management Plan. The Commission is also conducting a historic tree inventory of Route 6A with AmeriCorps volunteers in cooperation with Barnstable's Scenic Roads Committee.<sup>31</sup> The Commission maintains an extensive website that provides an overview of its services and lists preservation-related grant programs applicable on Cape Cod along with historic preservation resources.

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31 Sarah Korjeff (Preservation Specialist, Cape Cod Commission), telephone interview by Community Opportunities Group, Inc., June 2009.

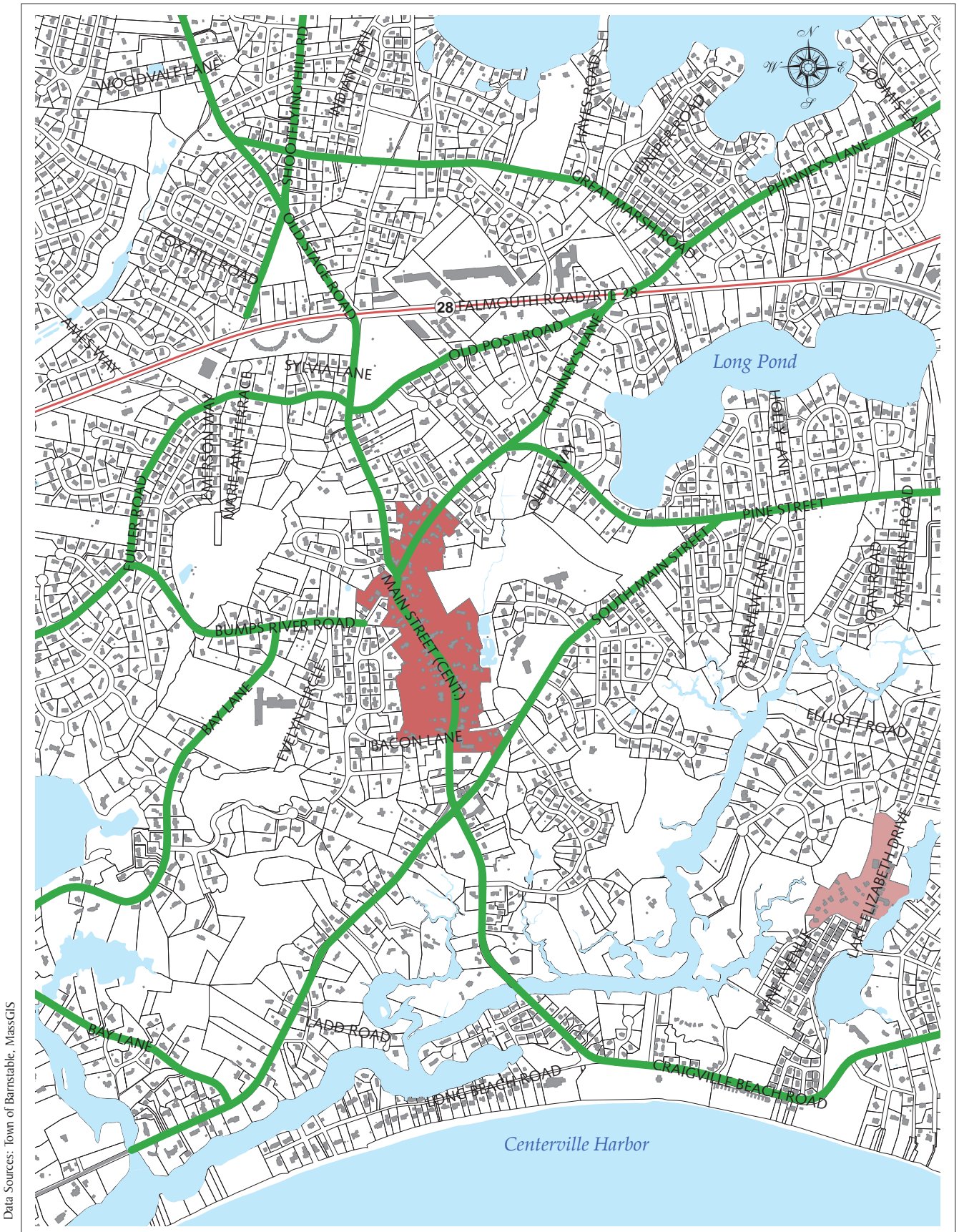
Data Sources: Town of Barnstable, MassGIS



**Map 1.**  
**Barnstable Village**

- Barnstable Village Scenic Roads
- Buildings
- Old King's Highway Local Historic District
- National Register Districts
- Sandy Neck Cultural Resources District
- West Barnstable
- Mill Way
- Hyannis Road





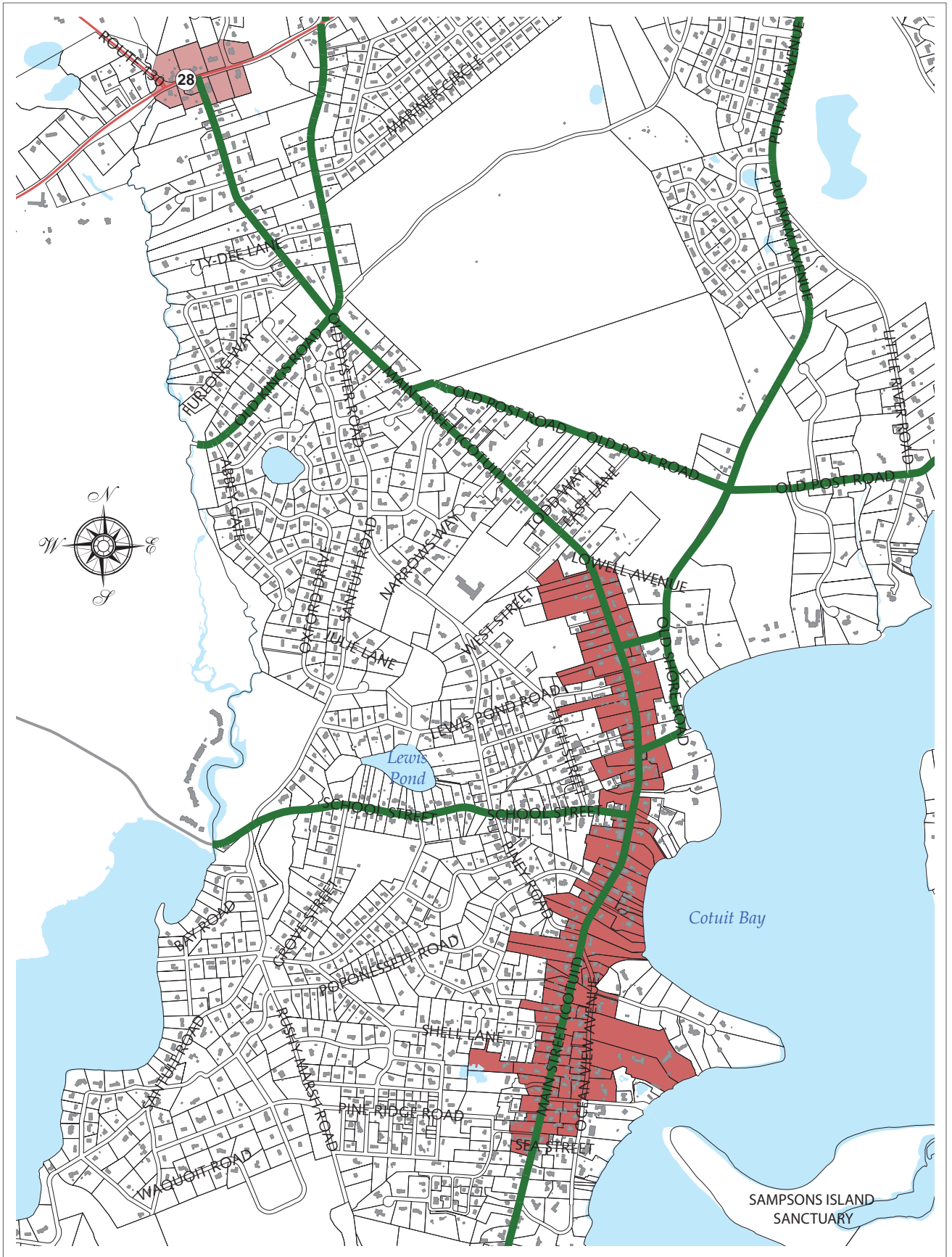
Data Sources: Town of Barnstable, MassGIS

**Map 2.**  
**Centerville**

- Centerville Scenic Roads
- Open Water
- Buildings
- National Register District
- Centerville
- Craigville

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Data Sources: Town of Barnstable, MassGIS

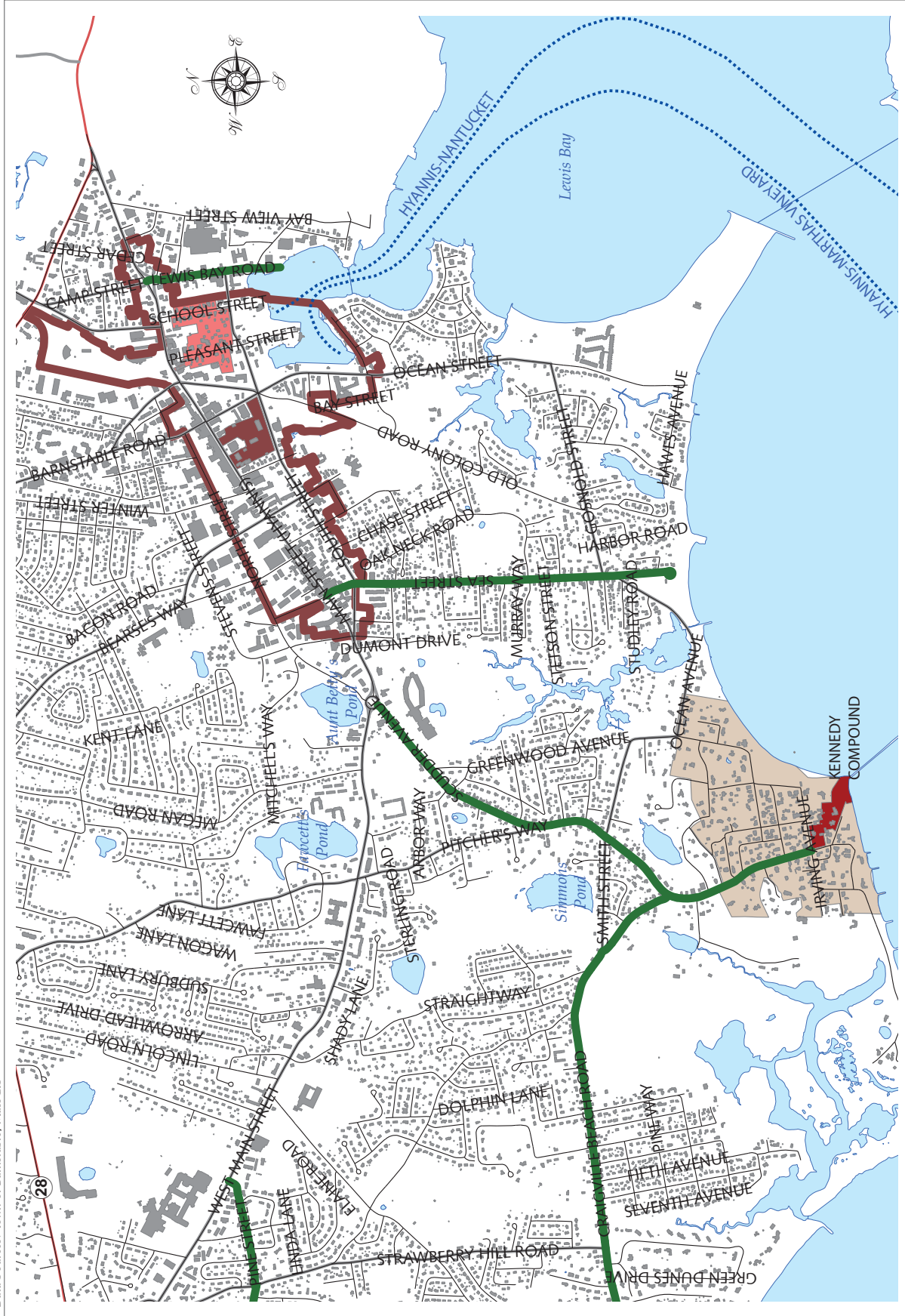
**Map 3.**  
**Cotuit**

- Cotuit Scenic Roads
- Open Water
- Buildings
- Cotuit
- Santuit
- National Register District

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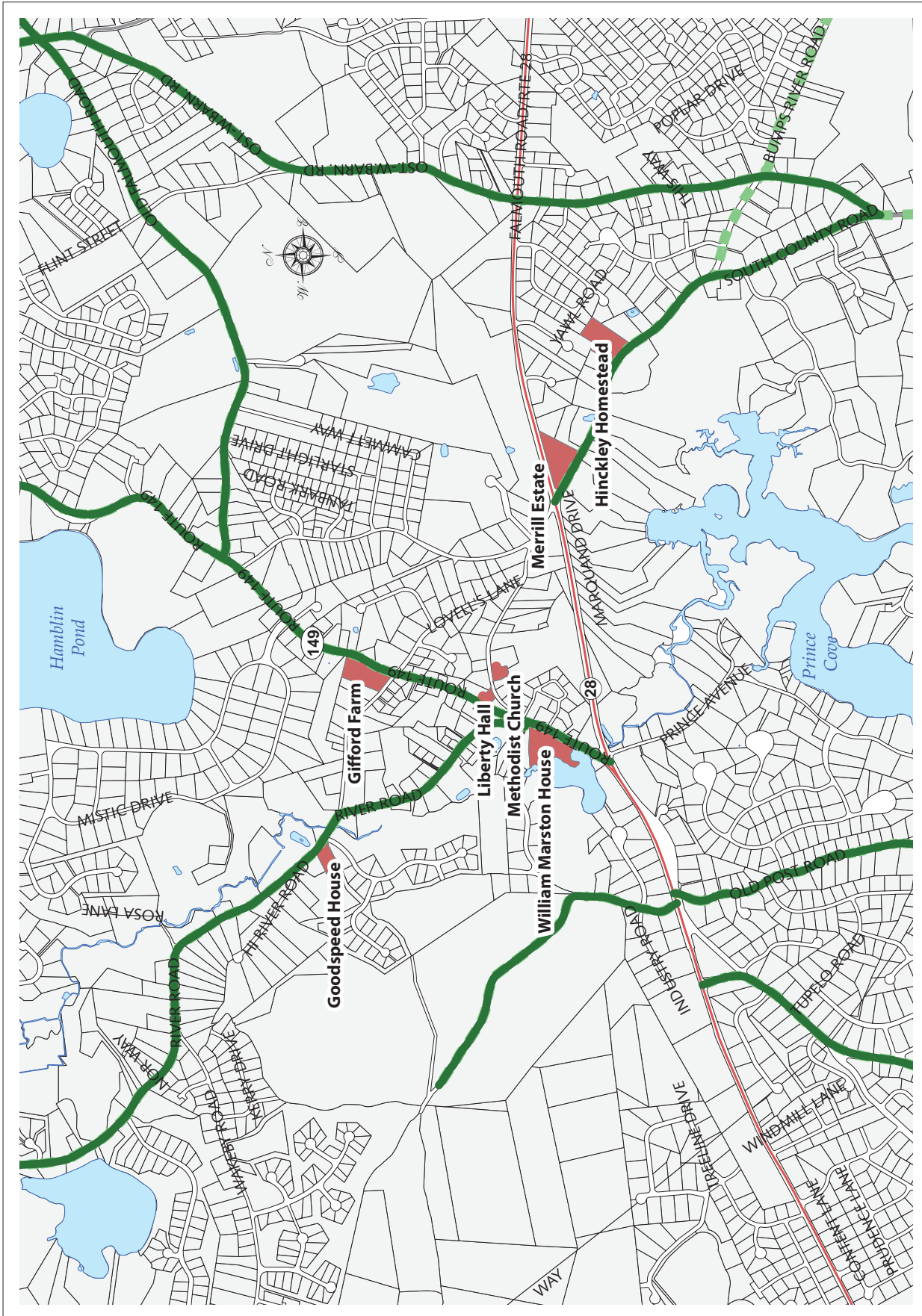


Data Sources: Town of Barnstable, MassGIS

**Map 4.**  
**Hyannis**



Data Sources: Town of Barnstable, MassGIS



**Map 5.**  
**Marston's Mills**

- Marston's Mills Scenic Roads
- National Register Listings
- Open Water
- Assessor's Map





Data Sources: Town of Barnstable, MassGIS



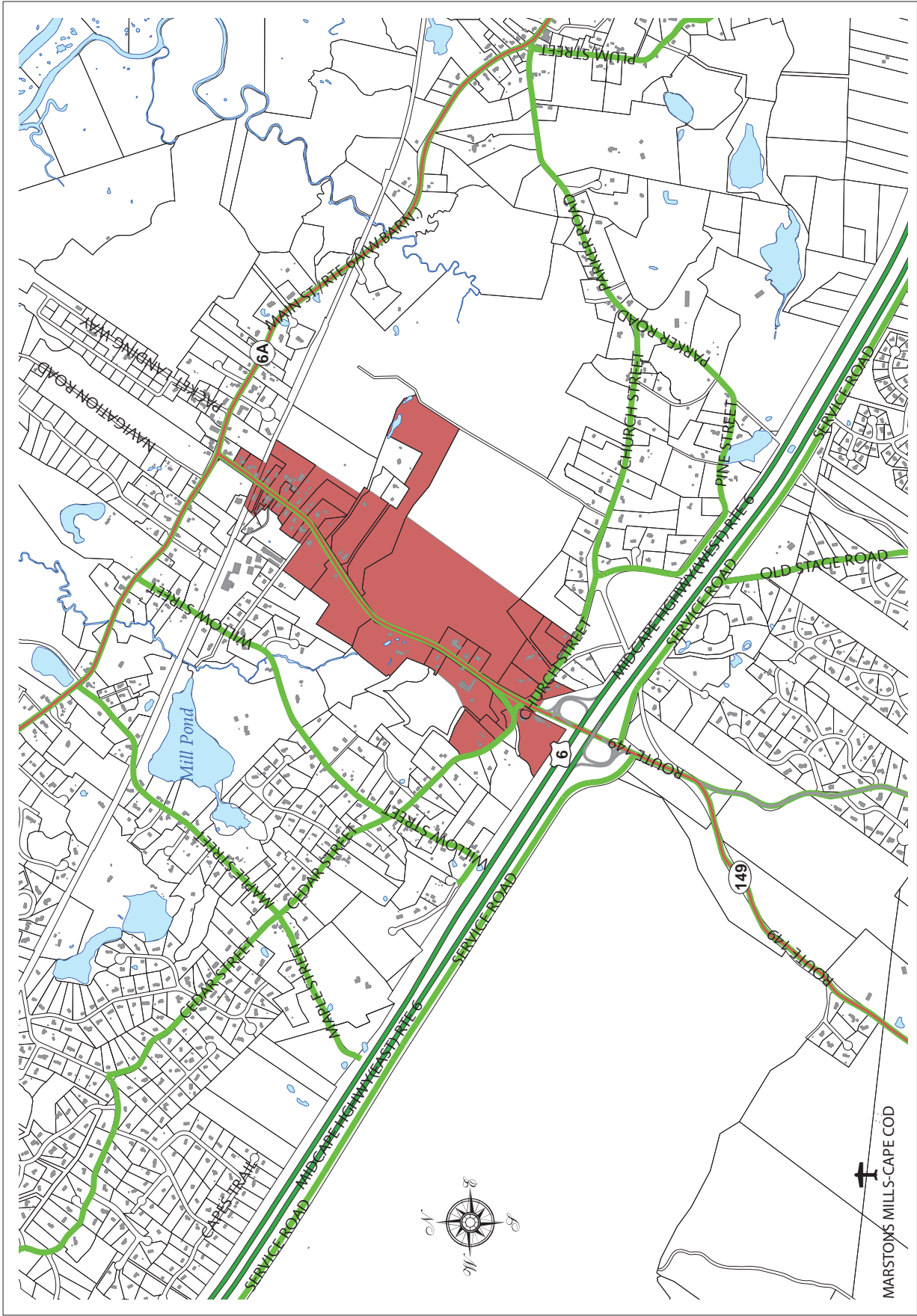
**Map 6.**  
**Osterville**

- Scenic Roads
- Buildings
- Open Water
- Wianno National Register Historic District





Data Sources: Town of Barnstable, MassGIS



**Map 7.**  
**West Barnstable**

West Barnstable Village National Register District  
Assessor's Map

Scenic Roads  
Open Water  
Airport  
Buildings

0 500 1,000 2,000  
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MARSTON'S MILLS-CAPE COD





# 3

## History of Historic Preservation Planning in Barnstable

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### Local Plans

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#### Municipal Preservation Plans

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The Town of Barnstable has completed two historic preservation plans since the inception of the Barnstable Historical Commission (BHC) in 1967.

##### **TOWN OF BARNSTABLE HISTORIC PRESERVATION PLAN, BARNSTABLE HISTORICAL COMMISSION AND CANDACE JENKINS, 1985.**

After a significant period of growth in Barnstable that compromised the historic character and resources of the community, the Town engaged in its first preservation planning effort. This plan provided an overview of Barnstable's historic development patterns and the Town's increasing involvement and concern with historic preservation issues. The plan included specific recommendations for preservation of Town-owned historic buildings and established four major preservation goals for the community:

- ◆ Enhancement of local historical commission status;
- ◆ Nominations to the National Register of Historic Places;
- ◆ Enactment of protective statutes; and
- ◆ Increased public awareness.

Between 1985 and 1990, the BHC successfully addressed all four of these goals. It worked closely with other Town boards and departments on efforts to restore the Trayser Museum complex and the Old Selectmen's Building. The BHC also collaborated with the Conservation Commission and Department of Planning and Development to designate thirty-seven scenic roads under the Town's Scenic Roads Ordinance. During this period, the Commission was instrumental in the Town's approval of a town-wide demolition delay ordinance. The Commission also completed a town-wide Multiple Resource Area nomination of thirteen historic districts and seventy-five individual properties to the National Register of Historic Places and expanded its ongoing public awareness campaign through media coverage and a new preservation awards program. However, two major objectives set forth in the Town's initial 1985 historic preservation plan were not accomplished: the establishment of local historic districts and designation of the Town as a Certified Local Government (CLG).

##### **TOWN OF BARNSTABLE HISTORIC PRESERVATION PLAN UPDATE, VIRGINIA FITCH AND CANDACE JENKINS, PUBLIC ARCHAEOLOGY LABORATORY, INC., 1990.**

The Town updated its Historic Preservation Plan in 1990. This plan provided a review of the Town's preservation accomplishments since 1985, including improvements to the Town's GIS system, and identified preservation initiatives undertaken since the original plan was completed, such as the enactment of the Cape Cod

Commission Act in 1990. The plan also provided an overview of the town's historic resources and identified ongoing issues related to their protection.

The 1990 Plan identified seven preservation planning objectives:

- ◆ Integrate historic preservation objectives with local planning;
- ◆ Integrate historic preservation objectives with county planning;
- ◆ Protect archaeological sites;
- ◆ Preserve traditional character of historic village centers;
- ◆ Preserve isolated historic properties;
- ◆ Preserve historic settings and landscapes;
- ◆ Educate the public about the value of historic preservation.

The Town has accomplished several of these objectives and continues to address the remaining objectives. To ensure protection of the community's archaeological sites, the Barnstable Historical Commission coordinates with the Conservation Commission on development proposals that may affect fragile resources. The Town has preserved historic landscapes through land acquisition and donations and through conservation restrictions as well as through increases in the minimum lot size requirements in several zoning districts. The Town also continues to work to integrate preservation objectives with local planning and to preserve Barnstable's historic village centers. The BHC continues to identify and document isolated historic properties through historic resource inventories and to educate the public about the value of historic preservation.

Building upon these objectives and the community's historic resources, the Town developed a series of recommendations in the 1990 Update. Most notably, the Town designated the Hyannis Main Street Waterfront Historic District in 1996. Since many of the issues affecting historic resources in 1990 are still evident today, many of the recommendations set forth in the 1990 Plan are still relevant and should be considered for this plan. These include pursuing CLG status for the Town, designating additional local historic districts and National Register districts, and development of design guidelines.

The 1990 plan also established several recommendations with supporting draft legislation included in an appendix:

- ◆ Amendments to the Subdivision Regulations to require that historic and archaeological resources be included in Preliminary and Definitive Plan submissions. This recommendation was incorporated into the Town's Open Space Subdivision process.
- ◆ Amendments to the Open Space Residential Development (OSRD) Ordinance to include BHC review of proposed development plans to preserve historic, rural, and scenic qualities.
- ◆ Amendment to the Site Plan Review provisions to include a process for notifying the BHC for comment on potential impacts to historic properties.

## Master Plans

### (DRAFT) TOWN OF BARNSTABLE COMPREHENSIVE PLAN 2008, SEVEN VILLAGES - ONE COMMUNITY

Barnstable's 2008 Draft Comprehensive Plan focuses on seven specific "issue areas" - land use, natural resources, economic development, facilities and infrastructure, community housing, heritage preservation, and health and human services. While Section 6 - Heritage Preservation - speaks directly to protecting historic resources, all sections of this plan discuss preserving the town's community character in some respect. An additional section of the plan - "Village Plans/Visions" - which relies on citizen involvement for addressing growth management and planning issues for each village, also identifies heritage preservation as a vital need. Furthermore, this plan's vision identifies the need to "preserve (the town's) history, environment and community for future generations through active stewardship of community character and quality of life while balancing growth, infrastructure and natural systems."

Several primary goals of this plan specifically relate to historic preservation, including the need to preserve and enhance the town's historic and maritime character, its public viewsheds and its cultural landscapes. The plan also identifies the need to foster and support the creative economy, which includes promotion of the community's history, culture and arts.

The plan identifies Barnstable's range of historic resources and the historic entities responsible for their protection. In addition, it acknowledges the impacts of redevelopment on historic resources and discusses both archaeological resources and funding sources. The 2008 draft plan recommends several areas in Barnstable for local historic district designation and also recommends that the Town continue identifying and seeking National Register designations, as well as reviewing existing districts for possible expansions.

Many of the recommendations set forth in this plan reiterate those identified in the earlier 1990 and 1985 historic preservation plans, including updating the Town's historic preservation plan, strengthening the Town's demolition delay ordinance, establishing regulations to protect the Town's stone walls, and requiring submission of "to-scale" renderings to show a proposal's context during the development review process. Since the 2008 draft comprehensive plan was completed, Barnstable has pursued several recommendations, including this preservation plan update and historic resource inventory project. Other recommendations not yet implemented should be considered for incorporation into this preservation plan.

### 2005 VILLAGE PLANS

In 2005, local civic associations and village residents formed individual Village Planning Committees as a component of the town's comprehensive planning update. The resulting Village Plans reflected the planning needs of each village, including economic development and housing growth management needs, but also focused on each village's desire to preserve its individual historic and scenic resources. The plans varied in the depth of information provided and the recommendations set forth.

**West Barnstable Village.** This plan provided specific recommendations for preserving the historic character of West Barnstable Village. The WBV plan also identified the vulnerability of historic farms and properties with open pastures and stone walls not protected by OKH from development which would result in the loss of historic resources and vistas. The plan recommended that the town develop informational literature and host conferences to describe tools available and the estate benefits of preserving land in perpetuity.

Specific recommendations included:

- ◆ New construction should be of similar architectural style to surrounding area;

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- ◆ Commercial buildings should be compatible with character, style and scale of surrounding residential buildings and not exceed two stories;
- ◆ Various means of protecting historic settings and scenic views should be developed by the Town's historical commission;
- ◆ Stone walls should be retained;
- ◆ Preservation of old farms and open space should be encouraged by making information available on conservation and preservation restrictions and local landmark designations;
- ◆ The Old Selectmen's Building should be maintained as a museum, exhibit hall and meeting place; and
- ◆ West Barnstable should be designated a sending zone if the town adopts Transfer of Development Rights (TDR) regulations

**Centerville Village.** This plan's primary goal related to preservation objectives was to preserve Centerville's village character and its historic resources including Main Street, Craigville Conference Center, and the public library. Specific actions identified in the Centerville plan included: use of the site plan review process to shape redevelopment within the village center by requiring notification and comment from both the BHC and Civic Association; considering historic district designation for area; and pursuing Community Preservation Act (CPA) and other funding.

**Cotuit Village.** This plan had limited reference to historic preservation objectives. One specific goal concerned the need for improvements to Freedom Hall and maintenance of the building as a quasi-public resource.

**Osterville Village.** This plan identified several goals related to the village's historic resources:

- ◆ Retain and revitalize the Bay School, the oldest remaining village school in Barnstable; and consider potential for CPA funding;
- ◆ Protect village character with continued enforcement of zoning regulations; and
- ◆ Preserve maximum two-story height requirement under the Town's zoning regulations.

**Marstons Mills Village.** This plan identified historic resources in the village, including the Burgess House, a historic property restored, used and managed by the Marstons Mills Village Association. The Town gave sole custody and care of the building and one-acre site in perpetuity to the Association, which is raising funds to restore the building. Other historic resources identified include: Liberty Hall (1859) and the Marstons Mills Library (1894).

The Marstons Mills Village plan recognized that while infill and rebuilding of historic structures in the village center rendered the center ineligible for designation as a National Register Historic District, the village should be evaluated for local historic district designation.

Specific strategies identified in this plan included:

- ◆ Incorporate standards into Site Plan Review to preserve historic structures not located in a historic district during review of new commercial developments.

- ◆ Support development of local landmark designation for outstanding isolated historic buildings and their settings, including those along River Road and Fuller Road, where there are a number of unrecognized historic houses.
- ◆ Seek to list the Burgess House on the National Register of Historic Places.

**Hyannis Village.** This plan set forth a goal for the Town to conserve areas of Hyannis Village that are significant to the protection of the Town's historic value, quality of life, community character, and natural resources. To accomplish this goal, the plan recommended that historic homes be preserved through adaptive use and limited residential intensification, where infrastructure permits.

**TOWN OF BARNSTABLE LOCAL COMPREHENSIVE PLAN, 1997.**

Completed in concert with the Cape Cod Commission's (CCC) Regional Policy Plan, Barnstable's 1997 Local Comprehensive Plan included historic preservation objectives and protection of community character as primary planning concerns. It identified important scenic views and vistas in the community on a Resource Map that is still relevant today. It also presented a series of recommendations for preserving community character, including:

- ◆ Review zoning ordinance for compatibility with preservation objectives;
- ◆ Retain and preserve existing building height, scale and bulk and compatibility with surrounding context. Designate a representative of the Town's Historic Preservation Division as part of the Site Plan Review Committee. Preserve community character through village inventories as a means to identify specific design characteristics and to determine potential historic district designation;
- ◆ Create a Developer Awareness Program; and
- ◆ Develop a set of design guidelines for the entire town.

Specific recommendations for the town's villages include detailed design inventories and guidelines for each village and utilization of Community Development Block Grant (CDBG) funds for rehabilitation of older homes and neighborhood streets as well as improvements to public buildings and facilities. The Plan also recommended zoning bonuses and incentives to encourage restoration of historic buildings and improved sign review in historic areas. For Hyannis, the plan recommended retaining the existing height limitations. For preserving the town's scenic roads, the plan recommended improving the Town's database with a detailed inventory that documents the location and type of all major roadway features as well as the development and installation of markers identifying scenic roads. In addition, the plan recommended that the Town ensure that its roadway standards respect and protect neighborhood character, further recommending that all new utilities be buried whenever possible and that existing overhead utilities be phased underground.

**MASTER PLAN, GOALS AND POLICIES FOR THE TOWN OF BARNSTABLE: A GUIDE TO DECISION MAKING, LOZANO, WHITE AND ASSOCIATES, 1983.**

This plan focused on six main issues: growth management, protection of water resources, managing residential growth, preserving open space and natural resources, economic development, and transportation and traffic. Goals related to preserving historic resources included maintaining the rural scale and quality of life in Barnstable as growth continues; preserving the quality and supply of water resources; preventing urban sprawl, and preserving the town's natural and built environment. The plan noted that each of the town's seven villages has its own identity, physical attributes, sense of place, community activities, and culture, and highlighted the contrast between the village centers and surrounding open areas.

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## Open Space Plans

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The Town of Barnstable has completed three municipal Open Space and Recreation Plans; one in 1984, an update in 1987, and the most recent Plan in 2005. While these plans focused primarily on the community's open space and recreational needs, they also identified the need for preserving the town's cultural resources. The 2005 Open Space and Recreation Plan prepared by Centerline Studios, Inc. provides an abbreviated list of cultural and historic areas in Barnstable, including the Olde Colonial Courthouse, the Sturgis Library, the Trayser Museum and Old Jail, the Cotuit Library, and the Centerville Historical Society. The Plan also includes a list of specific scenic areas, scenic vistas, and scenic corridors and a goal for the Town to protect and enhance Barnstable's unique and fragile natural and cultural resources including its scenic beauty, historic areas and unique habitats. Specific actions related to this goal include: protecting areas along, but not limited to, Route 6A and within historic districts which contribute to the unique Cape Cod character of the town; preserving historic landscapes; and acquiring or protecting lands and structures in or near identified sensitive natural and cultural resources. An additional recommendation identified in this plan calls for establishment of an advisory committee to identify, prioritize, and pursue land acquisition opportunities for purposes of open space, historic preservation and affordable housing.

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## Site-Specific Plans

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### **EXISTING CONDITIONS REPORT, BARNSTABLE TOWN HALL. CBI CONSULTING, INC., JUNE 2009.**

As part of a comprehensive review of its municipal buildings, the town commissioned an assessment of Town Hall to determine existing exterior conditions and make recommendations for rehabilitation work. The report identified extensive deterioration of the building's original slate roof and exterior brickwork. Restoration of the building's exterior was estimated to cost \$2,487,415.

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## Regional Plans

### **THE HISTORIC AND ARCHAEOLOGICAL RESOURCES OF CAPE COD AND THE ISLANDS, MASSACHUSETTS HISTORICAL COMMISSION, 1986.**

Completed as part of a statewide reconnaissance survey, this regional report summarizes the twenty-three individual town reports completed for the Cape and the Islands. This report identifies regional historic development trends and reviews the area's topography, prehistory, settlement, and social development history. The report culminates in a series of recommendations for prioritizing resource identification, evaluation, protection, and policy. These include specific and general recommendations for the protection and preservation of cultural resources on Cape Cod and the Islands.

This report identifies Sandy Neck as Barnstable's preeminent location for archaeological resources. "Because of the unstable dune environment, specific site locations are often impossible to determine from one year to the next. For that reason, and because of the sheer quantity of sites and find spots that are known, all of Sandy Neck is considered a single archaeological site for cultural resource management purposes."<sup>1</sup> At the time of the report, the town had recently nominated Sandy Neck as an archaeological district as part of Barnstable's multiple resource nomination to the National Register.

Barnstable was one of six towns on the Cape, including Edgartown, Oak Bluffs, Tisbury, Wellfleet, and Yarmouth, that had completed a comprehensive inventory of its historic and cultural resources. Barnstable was cited as the only community that had evaluated all of its historic resources in a systematic manner due to the recent completion of its communitywide multiple resource nomination.

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1 *The Historic and Archaeological Resources of Cape Cod and the Islands*, Massachusetts Historical Commission, (1986), 406.

However, MHC noted that all inventories on the Cape, including Barnstable's, focused primarily on residential and institutional buildings. Therefore, this report recommended that all Cape towns document their barns and other farm outbuildings, as well as stores and related commercial structures, wharves, warehouses, and other harbor and marine related structures, since these resources are particularly vulnerable to redevelopment pressures. The report also recommended that towns inventory their late nineteenth and twentieth century resources, including seasonal residential districts, both estate neighborhoods and summer cottage colonies, as well as commercial centers, hotel complexes, and amusement areas.

MHC also identified six general points for communities to consider in their preservation objectives:

- Broaden definition of "preservation" to include both cultural and natural resources since cultural resource preservation and natural resource conservation frequently overlap, and often can work together effectively.
- Improve understanding of the Cape's historic resources and their location.
- Encourage local historical commissions to become active advocates for preservation.
- Protect historic resources by more effective use of available techniques.
- Enhance protection of significant historic resources through better coordination among existing authorities.
- Review and strengthen appropriate regulatory authorities.

#### **CAPE COD REGIONAL POLICY PLANS, CAPE COD COMMISSION, 1991, 1996 AND 2002.**

The Cape Cod Commission's Cape Cod Regional Policy Plan was originally prepared in 1991 and updated in 1996 and 2002. This plan focuses on strategies to protect the character of Cape Cod's historic villages, landscapes, buildings and archaeological resources. It provides an overview of preservation tools available for Cape Cod communities and programs administered through the CCC. Recognizing the intense development pressures occurring throughout the Cape, the regional plan identifies threats to historic resources, particularly from large-scale development projects, and provides standards to limit the size of new buildings and require architectural design elements that are consistent with a community's character.

The Regional Policy Plan establishes minimum performance standards for projects affecting historic resources and for new development. The plan also recommends actions for Cape Cod communities, including revising zoning to encourage village development, inventorying historic resources, identifying and protecting scenic roads, instituting more flexible parking requirements, adopting bylaws and ordinances to limit land clearing and alterations to natural topography, and requiring the placement of new utility lines underground.

#### **OLD KING'S HIGHWAY/ROUTE 6A CORRIDOR MANAGEMENT PLAN, CAPE COD COMMISSION, 1995.**

Funded with federal Intermodal Surface Transportation Efficient Act (ISTEA) funds through the National Scenic Byways Program, the Old King's Highway/Route 6A Corridor Management Plan reviews issues affecting the preservation of the Old King's Highway/Route 6A. A regional route traversing six communities, this historic roadway has distinct historic features threatened by the Cape's continued development. The plan reviewed municipal zoning regulations affecting Route 6A as well as other issues affecting historic resources, including overhead utility wires, placement of visitor facilities, and protection of mature trees and scenic vistas. The plan contained several maps identifying listed and eligible National Register properties, heritage attractions, critical environmental features and visual intrusions. The plan provided three specific recom-

mendations related to protecting historic resources. These included development of an Old King's Highway brochure highlighting the area's historic resources, identification and adoption of programs that would preserve and protect the roadway's historic features, and updates to local historic resource inventories.

**ROUTE 6A, CAPE COD, RESOURCE PROTECTION CULTURAL LANDSCAPE SURVEY, PUBLIC ARCHAEOLOGY LABORATORY, INC., 1995.**

Commissioned by the CCC as part of the Route 6A Scenic Byways Program Phase II, the Route 6A, Cape Cod, Resource Protection Cultural Landscape Survey identified and inventoried a variety of cultural landscape types visible from Route 6A in Bourne, Sandwich, Barnstable, Yarmouth, Dennis, Brewster, and Orleans. Using Massachusetts Historical Commission (MHC) landscape inventory forms, the consultants focused on documenting physical conditions rather than historical associations. This report also included definitions of cultural landscape property types, a contextual overview of regional development and land use patterns, National Register recommendations and future research recommendations.

Thirty inventory forms were completed for this report based on specific resource types: agricultural landscapes; marshlands; Town Commons; village development patterns; designed landscapes; original roadway segments; recreation/parks; public and private institutional building settings; domestic landscapes/house lots; estates; roadway features including mile markers and commemorative markers; and intersections of historic and/or scenic significance.

Resources identified in Barnstable included the Great Marsh, the intact collection of historic buildings in Barnstable Village, the settings of the Barnstable County Courthouse and the U.S. Custom House/Trayser Museum, Rendezvous Lane as a narrow lane that provided early access to the harbor, the Hinckley-Crocker House (ca. 1827) at 2906 Main Street as one of the town's finest examples of a Federal style residence, and the Barnstable County Farm landscape, an intact agricultural property. Other resources highlighted included the Barnstable/Yarmouth marker, Bragg's Lane as an example of an old roadway segment, and Phinney's Lane. The report also identified several examples of domestic landscapes in Barnstable – the intact front yard of the property at 2110 Main Street in West Barnstable with large, mature trees and narrow unpaved drive, and the property at 2906 Main Street, where three adjacent, long narrow lots stretch to Barnstable Harbor.

Identified threats included road widening/improvements, declining public funds/neglect, shopping mall development siphoning business from the village centers, redevelopment and new and inappropriate alteration, neglect and deterioration and development pressure, and subdivision of large estates and long lots.

This study noted the difficulty of preserving historic cultural landscapes within the OKH Historic District due in part to zoning conflicts. While the study did not recommend additional National Register listings for Barnstable since all the properties surveyed in the study were already listed, the study did recommend that any marshlands adjacent to historic districts be specifically included as contributing components to districts.

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## State Plans

**THE MASSACHUSETTS STATE HISTORIC PRESERVATION PLAN 2006-2010, MASSACHUSETTS HISTORICAL COMMISSION.**

While this plan does not address specific preservation needs in the town of Barnstable, it does identify preservation needs for the Cape Cod region. These include documentation and protection of twentieth century seasonal and year-round residences, particularly mid-twentieth century modernist architecture, and recreational and maritime-related resources. In addition, the plan notes the need to protect the area's agricultural buildings, farmsteads, and landscapes.





## Existing Public Policies, Regulations, & Management

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### Historic Preservation Ordinances and Planning Tools

Barnstable has documented and protected its historic resources through a variety of historic preservation programs and ordinances. A list of these preservation programs follows, arranged by least to most protective, with a brief synopsis of their intent and function.

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#### Historic Resources Inventory

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Identifying a community's historic resources through a cultural resource inventory forms the basis of historic preservation planning at the local level. To date, Barnstable has submitted documentation for 1,977 properties to the Massachusetts Historical Commission's (MHC) Inventory of Historic and Archaeological Assets of the Commonwealth.<sup>1</sup> Inventory forms include information on a property's architecture and physical appearance, history, and significance, as well as photographs and a locus map. Original copies of Barnstable's inventory forms are kept at the Town's Growth Management Department and at MHC. Currently, the town's inventoried resources date from 1644 to 1995 and include 1,856 buildings, ninety-one objects, thirty-two structures, fifty-four areas, and eighteen burial grounds.<sup>2</sup>

Many of the town's older inventory forms do not include secondary features such as outbuildings, stone walls, and landscape elements and have limited historic information on each resource. The Town approved Community Preservation Act (CPA) funds to update this inventory in conjunction with this historic preservation plan update. The Town hired a consultant to complete a multi-phase survey of historic resources throughout the town. This information is included in Volume II. The first phase included documentation of 388 buildings and structures on 350 inventory forms within the Hyannis Main Street Waterfront Historic District and an additional seventy-five inventory forms within the Growth Improvement Zone (GIZ) area. In the second phase of the survey, approximately 130 resources in Osterville, Barnstable, West Barnstable and the Craigville Beach area were documented. Local volunteers will complete additional inventory forms for properties in Marstons Mills and Cotuit.

Once MHC accepts the new inventory forms, the documentation will be added to the Massachusetts Cultural Resource Information System (MACRIS). The database can be accessed from MHC's website <[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)>. MHC is currently scanning its older inventory forms to enable these documents to be accessed from the MACRIS database. New inventory forms, including those underway in Barnstable, are required to be completed in a digital format. MHC expects Barnstable's inventory to be accessible through MACRIS within the next three to four years. Once complete, Barnstable should provide a link to the MHC database

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<sup>1</sup> While the town has completed additional inventory forms, including forms completed during the current survey project as part of this Preservation Plan, these forms have not yet been accepted by MHC and are therefore, not included in MHC's Inventory of Historic and Archaeological Assets of the Commonwealth.

<sup>2</sup> MACRIS, accessed July 2009, <http://mhc-macris.net>.

through its own website. The Town should also request a copy of the complete inventory file for downloading on its own municipal computer network.

Using information from MACRIS, in-house survey forms, and the assessor's database, the Town determined that there are total of 3,424 properties over seventy-five years of age within Barnstable's seven villages, further emphasizing the need for additional survey work to document the remaining 1,652 properties not yet inventoried. The consultant, tll-architects, completed a windshield survey of properties and established recommendations for prioritized survey work in the future. This information is provided in **Volume II** of this document.

### **National Historic Landmarks**

Barnstable has one National Historic Landmark (NHL) designated by the Secretary of the Interior: the Kennedy Compound on Irving and Marchant Avenues. This resource, which includes three properties, was designated in 1972. NHLs are nationally significant historic places that possess exceptional value or quality in illustrating or interpreting the heritage of the United States. Fewer than 2,500 historic places in the United States have been honored with this national distinction.

### **National Register of Historic Places**

Authorized under the National Historic Preservation Act of 1966, the National Register of Historic Places is the official federal list of historic and cultural resources worthy of preservation. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service, which is part of the U.S. Department of the Interior. Section 106 of the National Historic Preservation Act requires Federal agencies to consider the effects of their projects on historic properties. Therefore, any development or construction project seeking federal funding, licenses, or permits must be reviewed by the State Historic Preservation Officer (the Massachusetts Historical Commission). Mitigation is required for any proposal that may have an adverse effect on a National Register property.

On Cape Cod, the review of projects affecting historic structures is expanded further to include privately-funded projects. This is unique to Cape Cod; National Register listed resources in other communities in the Commonwealth are not afforded such protection. Under Section 12(c)(1) of the Cape Cod Commission Act, any proposed demolition or substantial alteration to a National Register listed or eligible property must be reviewed by the Cape Cod Commission. However, for properties that are not listed on the National Register, a formal determination of eligibility is required by the Massachusetts Historical Commission before the Act can be enforced. MHC has recently determined that it will not make an eligibility finding without property owner consent.

Barnstable has fourteen National Register Districts designated within its boundaries and seventy properties that are individually listed in the National Register. (Barnstable's districts are shown in Table 4.1; individually designated properties are listed in **Appendix A.**) In 1987, the town completed a Multiple Resource Area (MRA) National Register nomination that included thirteen districts and seventy-five individual properties located throughout the town. In total, 1,077 properties were designated as part of this nomination. Since 1990, when the town completed its last historic preservation plan update, no additional properties have been designated on the National Register.

### **State Register of Historic Places**

The State Register is a list of all Massachusetts properties designated within local or National Register historic districts, individually listed in the National Register, designated as a National Historic Landmark, protected by preservation restrictions under M.G.L. c. 184, §§ 31-32, or formally determined eligible for National Regis-

**Table 4.1**  
**Historic Districts Listed in the National Register of Historic Places**

Historic Name	Location	Date Listed	# of Properties
Centerville Historic District	Main Street, Centerville	1987	83 contributing
Cotuit Historic District	Main Street, Cotuit	1987	161 contributing
Craigville Historic District	Lake Elizabeth Drive, Centerville	1987	30 contributing
Hyannis Port Historic District	Roughly bounded by Massachusetts Avenue & Edgehill Road, Hyannis Avenue, Hyannis Harbor & Scudder Avenue, Hyannis	1987	225 contributing
Hyannis Road Historic District	Roughly bounded by Old King's Highway, Bow Lane, Cape Cod Branch Railroad and Hyannis Road, Barnstable Village	1987	10 contributing
Kennedy Compound	Irving and Marchant Avenues, Hyannis	1972	3 contributing
Mill Way Historic District	Mill Way Road, Barnstable Village	1987	26 contributing
Municipal Group Historic District	Roughly bounded by Main, South and Pearl Streets, Hyannis	1987	6 contributing
Old King's Highway Historic District	Route 6A, West Barnstable and Barnstable Village	1987	459 contributing
Pleasant-School Street Historic District	Roughly bounded by Main, School, South and Pleasant Streets, Hyannis	1987	51 contributing
Sandy Neck Cultural Resource District	Sandy Neck, Barnstable Village	1987	61 contributing
Santuit Historic District	Route 28, Cotuit	1987	17 contributing
West Barnstable Village Historic District (Meetinghouse Way)	Meetinghouse Way from County Road to Meetinghouse	1987	61 contributing
Wianno Historic District	Roughly bounded by East Bay Road, Wianno and Sea View Avenues, Hyannis	1987	50 contributing

Source: State Register of Historic Places 2008

ter designation by the National Park Service. The MHC updates the list annually. A current inventory of State Register listed properties in Barnstable is included in [Appendix B](#).

**State Review for Impacts on Historic Resources.** Any project seeking funding, licenses, or permits from a state agency is subject to review in compliance with M.G.L. c. 9, §§ 26-27C, as amended by St. 1988, c. 254. The purpose of this law is to eliminate, minimize, or mitigate adverse effects to properties listed in the State Register. MHC is the state agency authorized to review and comment on state licensed, permitted, or funded projects to determine any adverse impact on historic or archaeological resources. Similar to Section 106 Review for federal projects, the state process requires that all state agencies, including the Massachusetts Highway Department, the Department of Housing and Community Development, and the Massachusetts Cultural Council, submit projects to MHC for a determination of potential impacts to historic properties. If MHC determines that adverse impacts will occur, then mitigation is explored to minimize any threats. The Massachusetts Environmental Protection Act (MEPA) also requires that impacts to historic resources be identified and mitigated during development review.

## Preservation Ordinances

### Demolition Delay - Protection of Historic Properties Ordinance

In 1987, Barnstable adopted a demolition delay ordinance with a six month delay period. Every building older than seventy-five years that is proposed for demolition is subject to review by the Barnstable Historical

Commission (BHC) for a determination of its architectural and/or historical significance. The Town's ordinance requires that any property owner filing a demolition permit for a property that is listed on the National Register or is more than seventy-five years old must file a notice of intent to demolish with the Town Clerk, who then forwards the notice of intent to the BHC and the Building Commissioner. In some instances, a property owner may not be aware that their property is subject to the demolition delay ordinance and instead applies for a demolition permit with the town's Building Division. The Town's Munis permitting software references a building's construction date, and if a building is flagged as older than seventy-five years, a sign-off is required by the staff for the Barnstable Historical Commission. If the property is more than seventy-five years old, an application is made to the BHC to determine if the property is historically significant and preferably preserved. However, the Town should consider requiring that all demolition applications be forwarded to the BHC staff representative, so that the structure can be reviewed against the Town's historic inventory and records to determine whether the building is more than seventy-five years old. The Assessor's records are not an accurate record of a building's age, and may represent only the "effective date of construction" e.g., the date of the last major investment into the building as evidenced by the issuance of a building permit.

For proposed demolitions, property owners must submit an application form that includes a brief description of the property and an explanation of the proposed use. The application process does not include photographs and maps. If the BHC finds the structure to be architecturally or historically significant during its public hearing process, a six-month demolition delay period is imposed. This delay period allows the BHC to work with the property owner to determine an alternative to demolition or appropriate mitigation. However, after the delay period expires, a property owner is allowed to demolish the building if he or she is unable or unwilling to seek an alternative. Many communities in the Commonwealth have found that six months is not adequate time for the complicated process that may be required to save a historic structure. Working with property owners to find alternatives to demolition, including seeking a new owner or a suitable property to relocate the building, can be an extensive commitment. As a result, many communities have extended their demolition delay periods to twelve or eighteen months.

While the number of demolition requests received by the BHC has decreased during the past three years, this period coincides with a national economic downturn and may be a temporary respite from the area's redevelopment pressures. In 2009 and 2008, the BHC reviewed twelve and fourteen demolition applications, respectively, while in 2007, twenty-nine demolition requests were reviewed.<sup>3</sup> One of the most successful stories resulting from the Town's demolition delay ordinance is the preservation of the historic Isaac Crocker Homestead, a 6.5-acre farm with 1750 bow-roof, three-quarter Cape cottage and distinctive barn in Marstons Mills. This property was listed as one of the State's Ten Most Endangered Properties in 2007 when a new owner proposed redevelopment of the property. As a result of this publicity and through the efforts of the BHC, the non-profit organization, Cape Abilities, came forward to purchase the property for preservation as a working farm.

### **Local Historic Districts**

Barnstable has established two local historic districts: the Old King's Highway Regional Historic District and the Hyannis Main Street Waterfront Historic District. Created under different legislation, these two districts have slightly different regulatory powers and are overseen by their own Historic District Commissions (HDC), which have authority to review and approve proposed alterations visible from a public way to buildings and structures located within district boundaries. Proposals for demolition and new construction are also subject to approval by the respective Commission. Each HDC reviews proposed alterations in a public hearing to determine if a certificate of appropriateness can be issued for the proposed work.

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3 Town of Barnstable, *Annual Report*, 2007, 2008, 2009.

**OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT (OKH)**

The OKH Regional Historic District was established by a special act of the legislature, Chapter 470 of the Acts of 1973, which was accepted locally by referendum in 1974. The regional district includes portions of six towns along Route 6A from Sandwich to Orleans, including the section of Barnstable located north of the Mid-Cape Highway. As part of the special legislation, each community in the regional district is responsible for administering design review and issuing certificates of appropriateness through its own local historic district committee. A district-wide Old King's Highway Regional Historic District Commission is comprised of the chairpersons from each local district committee and serves both as the overseer of the entire district and as a dispute negotiator.

The OKH application process includes specific submission requirements. Applicants must provide samples of paint colors and materials proposed, specification sheets, and building elevations and photographs if there is a change in the location and size of windows or doors. For new construction or major additions, applicants must also submit building elevations at ¼" scale, photographs of existing conditions, and a sketch (to scale) or photos of adjacent properties along both sides of the street frontage.

In 2009, the OKH reviewed 147 applications for proposed building alterations and demolitions, a significant decrease from the 180 applications reviewed in 2008. The number of approved certificates for demolition was relatively consistent, however; the Committee approved eleven demolitions in 2009, compared to eight demolition certificates approved in both 2008 and 2007.<sup>4</sup> The Committee continues to address the issue of mansionization, especially along the coast, to ensure that new construction and alterations have historically appropriately scale and mass.

**HYANNIS MAIN STREET WATERFRONT HISTORIC DISTRICT (HMSWHD)**

Barnstable designated the Hyannis Main Street Waterfront Historic District in 1996 under M.G.L Chapter 40C. This district includes 330 properties located on Main, North and South Streets in the commercial area of Hyannis. Under the local ordinance, the HMSWHD Commission (HDC) has the authority to review and approve all proposed alterations to buildings and structures located within this district that are visible from a public way. Demolition and new construction also require HDC approval. The HDC reviews proposed alterations in a public hearing to determine if a certificate of appropriateness can be issued for the proposed work.

The HDC reviewed forty-eight applications in 2009, a significant decrease from the approximately seventy applications a year that the Commission reviewed during 2008 and 2007. In 2009, the applications included twenty-one requests for new or upgraded signs. Of the forty-eight applications reviewed during the year, most were approved as submitted, with others approved with conditions or modifications.<sup>5</sup>

Much of the area designated within the HMWHD also falls within the Growth Incentive Zone, resulting in significant redevelopment pressures in this densely developed commercial downtown. Balancing the need to preserve the architectural character of downtown Hyannis' historic buildings with the need to encourage retail and business development will continue to be challenging.

**Historic Landmarks Ordinance**

As recommended in the town's 1990 Preservation Plan, Barnstable adopted a Historic Landmarks Ordinance in 1994. Similar to historic district legislation, this ordinance allows for the design review of individual properties designated as landmarks under this ordinance. The Barnstable Historical Commission is the authority designated to review and approve proposed alterations visible from a public way to any property designated as a local landmark. Proposals for demolition and new construction within the designated property are also

<sup>4</sup> Town of Barnstable, *Annual Town Report*, 2007, 2008.

<sup>5</sup> Ibid.

subject to approval by the BHC. However, the town has not designated any properties as local landmarks under this ordinance.

## Preservation Restrictions

Preservation restrictions are the most protective tool available for preserving historic resources. Barnstable has four properties protected by historic preservation restrictions under M.G.L. ca. 184, §§ 31-33, apart from the preservation restrictions required for CPA funding of non-municipal historic property. (See Table 4.2.) Preservation restrictions, which are attached to the deed of a property, consist of a recorded legal agreement between the property owner and a qualified non-profit or governmental organization to maintain exterior features of a property, and it may include interior restrictions as well. The qualified organization is responsible for monitoring the property and approving any proposed changes to the portions of the building included in the restriction. Donation of a preservation restriction to a qualified organization may allow the owner to take a federal charitable contribution tax deduction if the property is listed in the National Register of Historic Places. All of Barnstable's preservation restrictions run in perpetuity, with no expiration date. Two of the restrictions were required when the properties received funding from MHC. Preservation Restrictions for the Crocker Tavern in Barnstable Village and Crowell-Smith House in Hyannis are held by Historic New England, Inc. (formerly the Society of New England Antiquities.)

**Table 4.2**  
**Preservation Restrictions on Historic Properties in Barnstable**

Property	Location	Date Enacted
Barnstable Old Jail	3365 Main Street, Barnstable Village	1985, no expiration date
Crocker Tavern	3095 Main Street, Barnstable Village	1986, no expiration date
Crowell-Smith House*	33 Pine Avenue, Hyannis	2009, no expiration date
United States Custom House	3353 Main Street, Barnstable Village	1985, no expiration date

Source: State Register of Historic Places, 2009

\*Note: This building is referred to in the State Register as the National Register Individually listed Crosby House at 33 Pine Street. According to Michael Steinetz at the Massachusetts Historical Commission, this will be corrected in the 2009 Register.

In addition, Barnstable recently placed preservation restrictions on three properties that received CPA funds. These restrictions are awaiting final approval from the Commonwealth and are not yet included in the State Register of Historic Places. These properties include:

- ◆ First Baptist Church, Main Street, Hyannis
- ◆ Centerville Historical Museum, 13 Main Street, Centerville
- ◆ Unitarian Church, 3330 Main Street, Barnstable Village

## Other Municipal Programs

### Community Preservation Act

The Town of Barnstable is one of 142 communities in the Commonwealth that have adopted the Community Preservation Act (CPA).<sup>6</sup> Approved in 2004, Barnstable's CPA program imposes a surcharge of three percent on local real estate tax bills. The state provides matching funds from the Community Preservation Trust Fund to each participating community. The actual amount that Barnstable received from the state has varied from year to year, depending on the funds available in the trust fund and the number of participating CPA

<sup>6</sup> Community Preservation Organization, [www.communitypreservation.org/CPAVotes](http://www.communitypreservation.org/CPAVotes), accessed December 11, 2009.

communities. As the number of communities with CPA programs has grown, the available state match has diminished significantly. While Barnstable received a 100 percent match in 2004, the town expects to receive a match of less than 30 percent in 2009. To date, the Town of Barnstable has committed more than \$7 million in CPA appropriations to eligible properties, including almost \$2 million for historic preservation of municipal or non-profit owned historic resources. An additional \$255,000 was leveraged from private funds for two of the preservation projects.<sup>7</sup>

Barnstable's Community Preservation Committee (CPC) prepares an annual Community Preservation Handbook that outlines its criteria for reviewing proposals and priorities for funding. The 2009 Handbook defines preferred historic preservation projects as those that:<sup>8</sup>

- ◆ Preserve historic, cultural, architectural or archaeological resources of significance, especially those that are threatened;
- ◆ Preserve Town-owned properties, features of resources of historical significance;
- ◆ Preserve the historical function of a property or site;
- ◆ Listed or eligible for listing on the State or National Register of Historic Places (this includes resources within a local historic district);
- ◆ Demonstrate a public benefit; and
- ◆ Demonstrate the ability to provide permanent protection for maintaining the historic resource.

Barnstable has established several priorities for CPA funding:

- ◆ Projects that address emergency needs, especially involving Town-owned properties;
- ◆ Updating the Town's Historic Preservation Plan;
- ◆ Preservation of Town-owned historic properties; and
- ◆ Establishment of a revolving loan fund to benefit restoration of significant historic properties in low to moderate income ownership.

Other CPA communities have developed additional criteria for projects that include leveraging private funds and for the geographic distribution of funded projects throughout the community.

The CPC is required to update its Community Preservation Plan annually to establish a set of policies for distributing CPA funds. The CPC's current plan states that CPA funding must respect the Town's Open Space and Recreation Plan as well as the Local Comprehensive Plan and Historic Preservation Plan; CPA funds used to preserve properties owned by private, non-profit organizations require the placement of preservation restrictions on the funded properties; and conformance with the Secretary of the Interior's Standards for the Treatment of Historic Preservation and, as appropriate, the Americans with Disabilities Act of 1990, as amended (ADA). (ADA requirements allow some waivers for historic structures.) For archival projects,

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7 Alicia Parker Stanley (Property Management Coordinator, Town of Barnstable), interview by Community Opportunities Group, Inc., June 30, 2009.

8 Town of Barnstable Community Preservation Committee, *Community Preservation Handbook*, July 2009. Approved by the CPC on August 17, 2009.

Barnstable has required the placement of an easement on the documents to secure public access to these resources.<sup>9</sup>

Projects funded through a local CPA program must meet the requirements of state law, M.G.L. Chapter 44B. This includes full compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and placement of preservation restrictions on historic properties acquired with CPA funds. Some communities have required preservation restrictions for all preservation projects, private and public, funded through their CPA programs. This is consistent with MHC's requirement for communities receiving funding from the Massachusetts Preservation Projects Fund (MPPF) program, i.e., any organization, public or private, must place a preservation restriction on the affected building as a condition of receiving MPPF funds.

CPA preservation projects funded in Barnstable include archival projects, municipal facilities, museums, non-profit organizations, churches, the Town's historic resource inventory, and this preservation plan update. A full list of projects funded to date through Barnstable's CPA program is provided in **Appendix C**.

### **Hyannis Main Street Business Improvement District (BID)**

Barnstable established the Hyannis Main Street Business Improvement District (HMSBID) as a private non-profit organization in 1999 to revitalize downtown Hyannis. This district is a special assessment district, authorized under M.G.L. Chapter 40O, which allows special assessments on property owners within the district. One of only three such districts in Massachusetts, the Hyannis BID works with the Town on capital improvements and streetscape projects, including new street lights, and has installed directional signage and information kiosks in the downtown.<sup>10</sup>

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## **Land Use and Development Regulations**

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### **Zoning**

The Town of Barnstable has sought to protect its historic resources through its zoning regulations. In 2000, the Town amended its minimum lot size requirements in its Residential F zoning district from one acre to two acres for all undivided lands. This change not only provided additional protection for the town's natural resources, including groundwater quality, but also sought to preserve the town's rural character through the protection of larger parcels. However, Barnstable Village, one of the town's most vulnerable villages, with a significant concentration of historic resources especially along Route 6A, remains a residential district with a minimum lot size of one acre. The BHC has discussed whether an increase in the lot size requirement for this area may provide added protection for historic landscapes and settings, and natural resources, particularly along Route 6A, and north of Route 6A to Barnstable Harbor. In some communities, however, an increase in lot size requirements actually results in accelerated demolition and new construction in order to create asset value that exceeds the value of the land.

The Town's local Wetlands Protection Ordinance requires identification of historic resources located within the affected resource area, and the Town's Site Plan Review process also requires information on historic resources in the development parcel. However, Barnstable only requires Site Plan Review for commercial, industrial, and multi-family developments, but not for single-family residential uses.

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<sup>9</sup> Lindsey Counsell, Chair, Barnstable Community Preservation Committee, telephone interview by Community Opportunities Group, Inc., September 16, 2009.

<sup>10</sup> Hyannis Main Street Business Improvement District, <http://www.hyannismainstreet.com/>.



To encourage the preservation of larger, older homes, the Town's zoning ordinance allows the conversion of single-family homes to bed and breakfast establishments by special permit. Several of the town's historic village centers are zoned as business districts, with a variety of allowed uses and dimensional requirements depending on the district. Osterville's commercial district is zoned Business A, while the Marstons Mills commercial core is zoned Village Business A. The commercial area in West Barnstable is zoned Village Business B and Barnstable Village and Cotuit are residentially zoned. The zoning for downtown Hyannis is discussed below.

### Hyannis Growth Incentive Zone (GIZ)

Particular attention has been focused on downtown Hyannis in an effort to promote economic development while preserving the commercial district's historic character. In addition to the establishment of the local historic district in 1996, the Town also created the Downtown Hyannis Growth Incentive Zone (GIZ) in 2006 to establish more local control, streamline the regulatory process, and direct development to the center of Hyannis. The town's zoning regulations support village-scale density and mixed-use development, with a goal of creating a healthy community and a sustainable economy. The GIZ allows for town review of up to 600 new residential units and up to 585,180 square feet of new commercial space within the Hyannis Main Street area. Within this area, Cape Cod Commission review of projects is not required. However, promoting economic development while balancing preservation objectives in an already built-out commercial core can be challenging.

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## Other Requirements

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### Subdivision Rules and Regulations

Barnstable's Subdivision Rules and Regulations (SRR) were developed in 1973 with a single standard for development throughout the entire town. These regulations were updated in 2003 with revisions to allow narrower roads in order to maintain a more rural character. Open space subdivisions have been allowed in Barnstable by special permit since 1987. The Town amended this section in 1999, and historic structures and archaeological sites were included as priority areas for protection within a site's open space, which is protected in perpetuity.

### Design Guidelines

Barnstable currently requires adherence to design guidelines in its local historic districts and Centerville Village District of Critical Planning Concern. The Town's 2008 Draft Comprehensive Plan recommends that the Town develop town-wide design guidelines for non-residential development and redevelopment that would create consistency with the historic and maritime character of the area; create livable neighborhoods for year round residents, preserve views and public access to fresh and coastal waters; and enhance pedestrian access and public spaces. The Cape Cod Commission's design guidelines document, *Designing the Future to Honor the Past*, is used by the CCC during its Development of Regional Impact review process.<sup>11</sup> Other communities on the Cape have adopted the CCC's design guidelines for use during local development review, an option that Barnstable could pursue.

### Scenic Roads Ordinance

Barnstable adopted a Scenic Roads Ordinance in 1983 in accordance with the Scenic Roads Act, M.G.L. Chapter 40, s. 15C. The town designated seventeen roads in 1983, an additional thirty-eight roads in 1987, and four roads in 2005, for a total of sixty-two local roads subject to the ordinance (**Appendix D**). (Route 6A, the Old King's Highway, was designated a scenic road under M.G.L. Chapter 61, subject to the jurisdiction of the

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11 Cape Cod Commission and Community Vision, Inc., *Designing the Future to Honor the Past, Design Guidelines for Cape Cod*. September 1994.

Old King's Highway Local Historic District.) The Scenic Roads Ordinance requires Planning Board approval, following a public hearing process, when trees or stone walls will be removed during repair, maintenance, reconstruction, or paving within the right-of-way of a designated scenic road. The construction of new driveways or alterations of existing drives qualify if the work is located within the scenic road's right-of-way. This ordinance defines the destruction of a stone wall as the removal of more than fifteen linear feet of the wall. Trees covered by the ordinance include any tree located within the public right-of-way that has a diameter of more than four inches as measured one foot above the ground.

### **Barnstable Tree Ordinance**

Barnstable's Tree Ordinance - Section 221 of the Barnstable Town Code - provides standards for tree pruning and trimming. This includes line clearance standards for tree trimming for utility line clearance with specific standards per the type of wires, cables or other device. The ordinance applies to any utility work within the vicinity of a public roadway. All work on town trees must be supervised in the field by an attending Massachusetts certified tree arborist in contact with the Town's Tree Warden. This also includes specific standards for tree replacement. In addition to the need for protecting the town's existing tree inventory, the need for new tree planting is also evident. In recognition of its tree-planting program, the Town has received designation as a Tree City USA community for the past several years.

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## **Municipal Management and Capital Improvements**

As reviewed earlier in this document, Barnstable has several municipal boards, commissions and departments that hold responsibilities that affect the Town's historic resources. These include the Barnstable Historical Commission, the Hyannis Main Street Waterfront Historic District Commission (HMSWHDC), the Old King's Highway (OKH) Historic District Committee as well as the Planning Board, which is responsible for administering Barnstable's Scenic Roads Ordinance, the Community Preservation Committee (CPC), the Cemetery Commission, and the Town Clerk. In addition, the Department of Public Works (DPW) is responsible for the maintenance and management of municipally-owned historic properties.

### **Preservation of Municipally-Owned Historic Resources**

Barnstable is currently completing conditions assessments for five municipally-owned buildings: the Town Hall, the Old Selectmen's Building, the School Administration Building, the Trayser Museum complex, including the seventeenth-century Old Jail, the former U.S. Custom House and its carriage house, and the Burgess House property, including the barn. These studies will review architectural, structural, mechanical, electrical, plumbing, and fire protection conditions as well as identifying future programming options and priorities. Once completed, the reports will be used by the town to establish a set of priorities for capital improvements at each building. The first priority for each building will be to address any stabilization needs that are identified in the reports to ensure that these buildings are structurally secure. Once stabilization needs are addressed, the Town will begin addressing restoration work.<sup>12</sup>

Due to immediate concerns regarding the structural integrity of Town Hall's exterior envelope, the Town requested that a preliminary report be completed for Town Hall, limited to an exterior assessment. The study determined that the building's slate roof, brickwork, and gutter system are in severe deteriorated condition and require immediate repair and replacement. This assessment provided the basis for the Town's 2009 CPA funding request for Town Hall repairs.

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12 Mark Marinaccio, Department of Public Works, Town of Barnstable, telephone interview by Community Opportunities Group, Inc., September 8, 2009.

During the 1990s, the Town completed earlier preliminary assessment reports for the Old Jail building and the Old Selectmen's Building. The assessment for the Old Selectmen's Building found severe foundation flaws as well as site issues. The town made temporary repairs to stabilize the foundation piers of the building and completed some site improvements for drainage but ultimately lacked funding for a complete building restoration. These issues are expected to be addressed when the new assessment report is completed.

Many of the Town's municipally-owned historically significant buildings are listed on the National Register, and several are located in local historic districts. Once the assessment reports are completed and capital improvements needs are identified for the initial five buildings, the town will need to identify sources of funds to complete needed restoration work and coordinate with the Historical Commission and respective historic district commissions to determine appropriate restoration plans. Once building issues are addressed for these five properties, the Town should consider completing assessment reports for its other municipally-owned historic properties.

### **Promotion of Cultural Arts through Building Preservation**

Barnstable actively promotes cultural arts in the community, both for fine arts and heritage tourism. The Town has acquired and rehabilitated several historic buildings for use as artists' studios and cultural museums. While the Town maintains ownership of these properties, daily management is undertaken by non-profit organizations. Public/private collaborations include the Old Selectmen's Building, the Trayser Museum, the John F. Kennedy Hyannis Museum, the Zion Union Church, and the Shirley Blair Flynn Center for the Creative Arts, a campus of Town-owned properties at the corner of Pearl and South Streets in Hyannis that provides artist living, work and gallery space in several historic buildings, including the Guyer Barn and two former residential properties on Pearl Street.

The property at 50 Pearl Street was constructed in 1830 as a residential property and it has a rich history as a gathering place for local artists. The Town purchased the property in 2007 and completed extensive renovations to the building, including removing architectural access barriers as well as preserving the nautical-themed original Vernon B. Coleman murals that decorate the basement walls. An additional property at 46 Pearl Street built in 1920 was converted into an artist's residence with studio space. Funding for the acquisition and renovation of these properties was received from the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program, the CPA, and the Lyndon P. LoRusso Foundation.<sup>13</sup>

### **Municipal Permitting**

As with all municipalities, Barnstable has numerous departments and agencies that are responsible for regulatory review and permitting. Ongoing communication between these departments is critical, and Barnstable has recently instituted a permitting software system accessible to all Town departments that tracks all permit requests and approvals in the Town. The Town's GIS system also provides invaluable information on of historic resource location that is accessible to municipal departments and committees. Previous planning efforts informally mapped historic, scenic, and archaeological resources in Barnstable, but this information has not been incorporated into a GIS generated map, which could be used during the development review process. Today, while the Town's Site Plan Review regulations and Wetlands Protection Ordinance require the identification of historic resources, they do not require comment from the BHC. Instead, consultation occurs on an informal basis between the staff of the Conservation Commission, the Planning Board, and the BHC.

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13 Kathleen Girouard, Community & Economic Development Coordinator, Town of Barnstable, telephone interview by Community Opportunities Group, Inc., August 27, 2009.

### **Municipal Staff Support for Historic Preservation**

Barnstable's municipal preservation commissions receive shared staff support from the Growth Management Department. While the Historical Commission once had its own preservation planner on staff at Town Hall, it has been more than five years since the Town offered this position. The Town has used CPA funds to hire professional historic preservation consultants to complete local preservation planning initiatives and has also utilized volunteer services. Local volunteer efforts have been instrumental in the completion of historic resource inventories throughout the BHC's forty-two year existence. Further, the Town recently contracted with an AmeriCorps volunteer to complete a Heritage Landscape Study in Barnstable.

# 5 Preservation Issues, Opportunities, & Recommendations

Although twenty years have passed since Barnstable completed the last update to its Historic Preservation Plan, the issues affecting Barnstable's historic resources remain relatively consistent with those identified in 1990. However, due to the town's continued development over the past two decades, protection of the town's historic landscapes is no longer one of its most critical needs. Fortunately, despite the town's intense development, Barnstable was able to successfully protect many of its most valuable open space parcels, including several historic agricultural landscapes.

Today, Barnstable is challenged with balancing significant redevelopment pressure, both residential and commercial, with preservation of the town's historic character. Particularly in densely settled areas along the town's shorelines and within its commercial districts, the desire to demolish existing structures in order to construct larger buildings is increasingly apparent. Despite ongoing efforts by the town's preservation organizations to protect the town's historic resources, building loss continues. New construction is often incompatible with the town's historic architectural character, and building alterations are frequently inappropriate in terms of scale and design and often result in the loss of historic features.

While Barnstable successfully implemented many of the recommendations set forth in its 1985 Plan, the Town was less successful in fulfilling the recommendations established in the 1990 update. As a result, many of the recommendations from the 1990 Preservation Plan may still be valid today and should be considered for implementation, after confirming their continued relevancy. Furthermore, while regulations are certainly the most effective means to protect historic resources, education and advocacy also play a critical role in preserving a community's built assets. The BHC should continue to expand its education and advocacy initiatives, activities which are instrumental in building strong local preservation programs. Increased community outreach to local residents, public officials, and the business community, including local realtors and building contractors, will foster a greater awareness of the important role Barnstable's historic buildings and resources play in the town's cultural identity, sense of place, and economic vitality. This understanding will ultimately build support in the community for adopting local preservation regulations. Collaboration between all the town's preservation and historical organizations would be the most promising means to accomplish an effective and ambitious educational and advocacy program.

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## Education and Advocacy

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### Documentation of Historic and Cultural Resources

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#### Barnstable's Historic Resources Inventory

For over thirty years, Barnstable has undertaken historic resource documentation efforts, mostly through the work of local resident volunteers. However, despite this effort, a significant number of resources remain undocumented. The Town cannot plan adequately to protect these resources without first documenting them. For example, limited or incomplete documentation can hinder the Town's effective use of its demolition delay ordinance, which reviews only buildings that are identified as seventy-five years or older. Recog-

nizing this need, the Town recently embarked on a limited town-wide survey of historic resources to record new properties and augment old inventory forms. This information is included in Volume II of this Historic Preservation Plan. Volunteers in several villages are also completing surveys in their respective areas.

Future survey efforts should include documentation of underrepresented resources including waterfront resources such as seawalls; piers; bridges; outbuildings; historic setting elements like fences and stone walls; and street trees. Existing inventory forms should also be reviewed and updated with additional descriptive and historic information, noting any changes that have occurred to the resource since it was originally documented. Due to Barnstable's large geographic area, completing a series of village-based inventory projects would be a more manageable and cost effective means to document resources in the future. Presently, survey work is still needed in Barnstable Village, Centerville, Hyannis and Hyannis Port, Osterville, and West Barnstable. The Town should continue to integrate historic information into its GIS database and should ultimately generate a town-wide map that identifies the community's historic resources.

### Recommendations

- ◆ Continue documenting Barnstable's historic resources through historic resource inventories, videotape, and photographs. Due to the town's large geographic size, inventory projects should proceed on a village or neighborhood basis or by underrepresented resource types, such as barns, bridges, stone walls, cemeteries or historic industrial resources. The survey work completed in concert with this Historic Preservation Plan identified specific areas in Barnstable where additional survey work is still needed and prioritized these areas for future survey efforts. This includes areas in Barnstable Village, Centerville, Hyannis, Osterville, and West Barnstable. A complete description of these areas is provided in Volume II.
- ◆ The BHC and GMD should continue to work with the Town's GIS department to maintain Barnstable's historic inventory information on the Town's GIS system and to create a town-wide map of documented historic resources. This map can be used by municipal departments and boards during the permit review process.

### Archaeological Resources

Development can adversely affect a community's archaeological sites, particularly those that are undocumented. Without proper identification, Barnstable's archaeological resources could be lost without much awareness that they ever existed. While the town has completed site-specific archaeological surveys (most recently on Sandy Neck), it has not completed a comprehensive town-wide archaeological inventory. However, the Barnstable Historical Commission maintains a townwide archaeological resource map that documents the location where archaeological resources have been found and areas where they may exist. This map is confidential and is held by the chairperson of the BHC. While it may not be feasible to undertake a townwide archaeological reconnaissance survey due to the large geographic size of Barnstable, the BHC continues to update its resource map and undertake limited archaeological surveys, as feasible.

### Recommendations

- ◆ Continue to document Barnstable's archaeological resources and prioritize areas where additional archaeological surveys should be completed.
- ◆ The BHC should work with Barnstable's historical societies to undertake public education programs during Massachusetts' annual Archaeology Month in October to highlight Barnstable's archaeological resources.

## Heritage Landscapes

In the past, Barnstable has not focused inventory efforts on documenting the town's heritage landscapes. Previous surveys, as well as the survey undertaken in concert with this preservation plan, have concentrated primarily on documenting the town's historic buildings. Recognizing the need to identify and document the town's landscapes, the Growth Management Department and the Barnstable Historical Commission recently embarked on a heritage landscape inventory project with an AmeriCorps volunteer. The volunteer met with residents, municipal staff and boards, and local organizations to determine landscapes that should be documented. This project will initially focus on photographing and mapping heritage landscapes. Once the volunteer has completed this phase, the BHC will evaluate where additional documentation and survey is needed.

Working with the Cape Cod Commission, which has recently completed heritage landscape inventories in several Cape towns, and with DCR, which produced *Reading the Land - Massachusetts Heritage Landscapes, A Guide to Identification and Protection*, will enable the BHC to determine appropriate parameters for this project and future phases. Completing heritage landscape inventories consistent with DCR's format will enable Barnstable's information to eventually be integrated into the State's new online Heritage Landscape Atlas program.<sup>1</sup> Utilizing information contained within the Association to Preserve Cape Cod's historic farmland inventory will provide volunteers and the BHC with valuable information already gathered on Barnstable's historic farmland.

### Recommendation

After completion of the preliminary heritage landscape survey, the GMD and BHC should continue documenting the town's heritage landscapes, prioritizing efforts by most threatened resources, specific villages, or resource types such as farmlands, public spaces, or water-related landscapes.

## Integration of Historic Inventories into the Town's Permitting Process

Through volunteer efforts that were organized, coordinated, and supervised by the GMD staff, Barnstable's existing inventory files are being computerized in a database. Once the current update of Barnstable's inventory is completed, the BHC should determine whether its municipal inventory files correspond with those found at MHC. The MACRIS database available on MHC's website provides a list of all inventoried properties on file at the Commission.<sup>2</sup> This database can also be used to determine whether all properties located in Barnstable's local historic districts have individual inventory forms.

Raising public awareness of the town's designated historic resources is the first step in fostering a greater appreciation of these irreplaceable remnants from Barnstable's past. Alerting property owners of a building's historic designation and significance before they begin designing renovation plans is important, particularly for new property owners. The BHC has struggled with determining an effective strategy to alert property owners and other town departments when a building is historically significant or is located within a historic district. Presently, Barnstable's inventory forms do not identify whether a building is designated on the National Register or within a local historic district. However, the Town has incorporated designation data into its GIS system spreadsheets, which are used on a daily basis in conjunction with the Town's municipal permitting system. Exterior changes to all properties in the Old King's Highway and Hyannis Main Street Waterfront District, and all changes to the exterior of properties more than seventy-five years old in the rest of the town require sign off by GMD staff.

Barnstable continues to incorporate its historic resources into its GIS system. The Town should also consider incorporating its scenic resources into this system, as well. Barnstable completed a preliminary map of scenic

<sup>1</sup> Department of Conservation and Recreation Heritage Landscape Inventory Program, <http://www.mass.gov/dcr/stewardship/histland>.

<sup>2</sup> MACRIS, <http://www.mhc-macris.net>.

resources in its 1997 Local Comprehensive Plan, which should be reviewed and updated as needed. Once this information is fully integrated into the GIS system, the Town could generate a single town-wide map identifying Barnstable's historic and scenic resources. The Town could also integrate information from the cultural landscape inventory project onto this map as well.

### Recommendations

- ◆ The BHC and GMD should continue to work with the GIS department to maintain Barnstable's historic and scenic resources in the GIS mapping system. This information can then be used to create a town-wide historic and scenic resource map.
- ◆ The Town should provide a link to the MACRIS database on Barnstable's municipal website and provide a brief overview of the system and the BHC records to municipal departments.

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## Preservation Advocacy

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Barnstable's historic resource inventory is a vital tool that can be used to develop a public awareness campaign to encourage residents to consider historic designations. Providing information on Barnstable's historic buildings, districts, cemeteries, and other heritage resources in formats that are attractive, accurate, and easily understood should continue to be a priority. Establishing collaborative opportunities between the town's historic organizations can assist the Growth Management Department staff and the Barnstable Historical Commission in their efforts to promote preservation of the town's historic buildings. These efforts will build a better understanding of why Barnstable's historic resources are important and why they should be preserved. Encouraging a sense of local stewardship for the town's built environment, similar to the stewardship already understood for the natural environment, is critical.

### Historic Marker Program

While the town had a historic marker program in the past, participation was limited due to a lack of volunteers and awareness of the program. This type of program, however, can be instrumental in developing public appreciation of a community's historic buildings. These markers provide a visual reminder of local history and can be a vital educational tool for local residents and visitors alike. Towns throughout the country have developed historic marker programs with various objectives and plaque designs. Some communities administer programs through a local non-profit preservation organization while others develop programs through their local historical commission. Some communities only provide markers for buildings within historic districts while others have no designation requirement. Historic information included on the marker also varies by community. Some towns list only the date of construction while others include the original owner's name and occupation as well as the construction date. The MHC has collected information on marker programs throughout the Commonwealth as well as examples of marker designs.

To encourage property owners to participate, the Town should consider administering this program through the Barnstable Historical Commission in collaboration with the town's historic districts commissions, village historical societies, and village improvement societies.

### Recommendation

The BHC, GMD staff, and volunteers from the Historical Societies should expand and promote the historic marker program town-wide to all owners of historic properties, including those not designated within a historic district. The original property owner's name and occupation, and events should be included on markers to provide more educational opportunities.



## Historic District and Scenic Road Signs

As with the above-mentioned historic marker program, historic district signage also fosters public appreciation and understanding of a community's historic resources. Like house marker programs, differing examples of district signage can be found throughout the Commonwealth. Design, color, size, materials and placement are all considerations that vary by community. Locating these signs at prominent entrance points to each district is important. After Barnstable develops signage for its historic districts, it could use similar signage for its designated scenic roads.

### Recommendations

- ◆ The BHC and GMD, working with existing signage plans and guidelines, should develop signage for the town's local historic districts and National Register districts. The Town should determine whether signage for the local districts should differ in appearance from the National Register historic districts.
- ◆ The BHC and GMD should develop signage for the town's designated scenic roads.

## Town Website, Newsletter, and Local Television Access Channel

Barnstable's historic resource inventory can be an excellent source for initiating public education initiatives. The BHC should review the town's website, monthly newsletter, and local television channel to determine areas where the dissemination of historic information can be improved. Several communities have uploaded their historic resource inventory forms onto their municipal website and have developed interactive website for the public to learn more about local history and resources. For example, the Lexington Historical Commission recently developed an excellent interactive website at [www.historysurvey.lexingtonma.gov](http://www.historysurvey.lexingtonma.gov) funded through the town's CPA program. This site provides access to not only scanned inventory forms, but also to area summaries with photographs, historic maps, a list of building plans available at the Massachusetts Archives, and an architectural style guide.

Scanning and photographing documents and fragile or valuable artifacts for online exhibits is another way communities undertake community outreach while protecting historic resources. The Town of Provincetown has an extensive resource collection that is accessible through the website [www.ProvincetownHistoryPreservationProject.com](http://www.ProvincetownHistoryPreservationProject.com), which is linked to the town's municipal website. Barnstable's Town Clerk and several of the community's historical societies have begun scanning documents, often with the financial assistance of CPA funds. The Sturgis Library's website also provides an excellent example of this technology. These local efforts should continue and be integrated or linked with the town's website. However, due to the large number of historic inventory forms in Barnstable, the BHC should consider requesting MHC's digital files once it completes its current scanning project. The Town could download this digital information onto its website and update it as additional survey work is completed.

### Recommendation

The BHC and GMD should use the municipal website, newsletter and local television channel to provide information on Barnstable's historic resources, including:

- ◆ Historic Resource Inventories;
- ◆ National Register documents; and
- ◆ Historic photographs, maps, and other information about the town's buildings and historic resources.

## Public Education Programs

Education and advocacy are important components of a town's preservation strategy for fostering public appreciation of its local heritage. Barnstable's 1990 Historic Preservation Plan recommended that the BHC undertake several initiatives relating to this objective: establish a public education committee; prepare basic residential rehabilitation guidelines for distribution with building permit applications; work with local and regional Chambers of Commerce to promote educational activities; expand programs with local schools; and educate owners about archaeological resources. Currently, Barnstable has produced only a few publications highlighting its historic resources. The Cape Cod Commission has produced a brochure highlighting resources found along Route 6A, including resources located within Barnstable. Several of the town's village historical societies have also produced informational brochures and some offer guided walking tours. The BHC should also develop self-guided walking tour brochures for its historic districts and informational literature on Barnstable's historic sites. There are many examples of informational literature produced by other communities in Massachusetts. While Barnstable has encouraged the display of public art throughout the community, it has developed only a few interpretive displays and informational markers to highlight the town's historic resources and sites.

Barnstable should also consider undertaking advocacy programs to foster a preservation ethic in the community, such as a revival of its Preservation Awards program. This type of program could be initiated through the BHC in conjunction with the town's two local historic district committees and the village historical societies. There are many innovative examples of preservation awards programs in Massachusetts. For example, the City of Somerville developed a unique collaboration between its historic preservation commission and high school drafting department. After the Commission selected projects for an award, students created computerized renderings of the restored buildings, which were presented to the property owners during an awards ceremony. The local newspaper also published articles about each honored property. Other communities present awards to individuals to honor their achievements in local preservation advocacy.

The BHC could present these awards in May of each year during National Preservation Month. The National Trust for Historic Preservation provides a list of promotional resources that can be developed in conjunction with Preservation Month on its website, [www.preservationnation.org](http://www.preservationnation.org), including a Preservation Proclamation to announce Preservation Month to the community.

Barnstable could also pursue special designations and distinctions to recognize the town's unique historic character and its successful historic preservation efforts. The Town currently receives recognition as a Tree City USA community from the Arbor Day Foundation.<sup>3</sup> Similar preservation-related distinctions include the National Trust for Historic Preservation's annual Dozen Distinctive Destinations program, created in 2000 to recognize cities and towns that "offer an authentic visitor experience by combining dynamic downtowns, cultural diversity, attractive architecture, cultural landscapes and a strong commitment to historic preservation, sustainability and revitalization".<sup>4</sup> Provincetown (2010) and Chatham (2007) have both received this designation as have Lowell (2000), Northampton (2001), and Salem (2005). The Trust's website, [www.PreservationNation.org](http://www.PreservationNation.org), provides information on this program as well as other preservation-related topics such as heritage tourism.

Another preservation designation program is Preserve America, a federal initiative that "recognizes and designates communities that protect and celebrate their heritage, use their historic assets for economic development and community revitalization, and encourage people to experience and appreciate local historic

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<sup>3</sup> Arbor Day Foundation, <<http://www.arborday.org/programs/treeCityUSA/index.cfm>>

<sup>4</sup> National Trust for Historic Preservation, <<http://www.preservationnation.org/travel-and-sites/travel/dozen-distinctive-destinations>>

resources through education and heritage tourism programs”.<sup>5</sup> Preserve America communities are eligible to receive matching funds for preservation projects. Since the program began in 2003, more than 800 communities have been designated Preserve America Communities throughout the country. Preserve America Communities in Massachusetts are:

Blackstone	Leicester	Salem
Douglas	Lowell	Springfield
Falmouth	Mendon	Sutton
Gloucester	Millbury	Upton
Grafton	Millville	Uxbridge
Holyoke	Northbridge	Worcester
Hopedale	Plymouth	

### Recommendation

The BHC should work with the town’s historic district commissions and historical societies to increase public education and advocacy efforts, including:

- ◆ Installation of historic interpretive displays at town-owned buildings and other public areas;
- ◆ Development of guided and self-guided walking tour programs, which could be videotaped and shown on the town’s website and local cable access channel;
- ◆ Development of promotional materials, such as placemats depicting historic buildings, noting their construction date and architectural style, to highlight Hyannis Main Street and other historic districts;
- ◆ Collaboration with elementary, middle school, and high school teachers to further integrate Barnstable history and architecture into the class curriculum;
- ◆ Revival of a Preservation Awards program to honor property owners who restore their buildings;
- ◆ Development of annual programs in May to coincide with National Preservation Month; and
- ◆ Development of public educational workshops, such as cemetery repair clinics, homeowner workshops, and stone wall maintenance programs.

### Certified Local Government Program

Despite previous recommendations in the 1985 and 1990 Historic Preservation Plans, Barnstable has not sought designation as a Certified Local Government (CLG). Since Barnstable has a local historic district ordinance, it is eligible to apply for CLG designation, granted by the National Park Service through the MHC. The CLG designation is awarded based upon the strength of a community’s existing and proposed programs for historic preservation. Certification would make Barnstable eligible for funding that is only available to designated CLGs. All state historic preservation offices are required to allocate ten percent of their annual Federal appropriations to CLG communities. CLG designation would also enable Barnstable to participate in specialized training programs and would give the Town a stronger role in nominating properties to the National Register of Historic Places. Furthermore, CLG designation also allows communities to be eligible to become a Preserve America Community (see discussion above), which also provides additional grant funds to eligible communities.

5 Preserve America, <<http://www.preserveamerica.gov>> and <[www.nps.gov/history/hps/hpg/PreserveAmerica](http://www.nps.gov/history/hps/hpg/PreserveAmerica)>.

There are currently nineteen certified local governments in Massachusetts, including two on Cape Cod:

Boston	Hingham	Plymouth
Bedford	Lexington	Quincy
Brookline	Lowell	Salem
Danvers	Medfield	Somerville
Eastham	Methuen	Worcester
Falmouth	New Bedford	
Grafton	Newton	

### **Recommendation**

Barnstable should seek the benefits of Certified Local Government status for the Barnstable Historical Commission.

### **Community Support for Preservation**

In Barnstable, each village has its own historical society dedicated to preserving the historic artifacts related to that village. In addition, there are a number of independent organizations that operate historical museums, such as the Coast Guard Heritage Museum, the Maritime Museum, and the John F. Kennedy Hyannis Museum. Providing links to these organizations on the town's website would foster greater appreciation and understanding of the vital role these organizations play in preserving Barnstable's rich heritage.

Collaboration between the town's preservation groups could also build support for creating an independent non-profit preservation advocacy organization, as recommended in Barnstable's 1990 Historic Preservation Plan update. Unlike a local historical commission, which has specific duties as prescribed in M.G.L. c. 40 § 8D, a 501(c)3 corporation could establish its own mission and purpose and act independently from municipal government. Furthermore, this organization could actively seek funding through private donations without being subject to local municipal regulations that often require monies to be placed in the general fund before being appropriated for specific purposes.

There are many examples of non-profit organizations in Massachusetts that are dedicated to community preservation, including organizations in Boston, Salem, New Bedford, Newton, Somerville, and Worcester. The municipal websites in these communities provide a link to their respective non-profit preservation organizations.

### **Recommendation**

The Town should provide links to Barnstable's historical organizations on its municipal website to encourage greater public awareness of each organization and to foster collaboration between the town's preservation groups.

### **Municipal Staff Support**

In the past, Barnstable had a municipal preservation planner who provided staff support to the BHC and undertook preservation planning initiatives, including completion of the town's Preservation Plans. Today, administrative and part-time staff support is provided to the BHC and the town's historic district commissions through the Growth Management Department. Reinstatement of a professional preservation planner would enable the BHC to expand its preservation planning initiatives. This additional staff support would also further ensure that Barnstable's historic resources are considered and protected during state and federal projects, including roadway reconstruction, utility projects, and waterfront development activities. However, due to Barnstable's current budgetary constraints, expansion of the town's existing municipal staff would be difficult.

## Recommendation

Reinstitute the preservation planner position when Barnstable is financially able to expand its municipal staff.

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# Regulatory Protection for Historic Resources

Barnstable was very active in the past in introducing and adopting preservation legislation. However, the Town has not expanded its regulatory protection of historic resources since 1996, when it adopted a local historic district ordinance under M.G.L. c. 40C. *Preservation through Bylaws and Ordinances*, developed by the Massachusetts Historical Commission, provides an overview of the regulatory tools used by communities in Massachusetts to preserve local historic resources.<sup>6</sup> Many of these are discussed below.

## National Register of Historic Places

While Barnstable actively pursued National Register designations in the past, more than twenty years have passed since the last property was designated in Barnstable. Previous planning efforts identified specific areas and individual properties eligible for designation. The historic resources survey undertaken in concert with this Plan also identifies specific areas and properties for consideration. This information is included in Volume II of this Plan and a summary is provided below.

## Recommendations

- ◆ Review National Register recommendations in previous planning documents for potential designations.
- ◆ Consider designations identified in Volume II of this Plan:

- Hyannis Growth Incentive Zone individual nominations
- Craigville National Register Historic District (Expand)
- Centerville National Register Historic District (Expand)
- Cotuit National Register Historic District (Expand)
- Marstons Mills National Register Historic District
- Additional individual National Register Nominations

## Local Historic District Designation

Barnstable has protected resources within Downtown Hyannis and along the Old King's Highway through local historic district legislation. However, the majority of the town's historic resources are located outside of these districts and therefore remain subject to alterations that may adversely affect the historic character of the buildings and their surroundings. Barnstable considered creating additional local historic districts in the past, but resistance from property owners and a gap in understanding the benefits of these designations remains an impediment. Barnstable's 1990 Historic Preservation Plan recommended designating the town's existing National Register historic districts as local historic districts, including: Route 28/Santuit; Cotuit Village Center; Wianno; Centerville Village Center; Craigville; Pleasant/School Street; and Hyannis Port. Other identified areas for potential local historic district designation included Osterville's waterfront. The historic resource survey project conducted as part of this preservation planning initiative also identified areas for potential local historic district designation as well as expansion recommendations for existing districts. This information is provided in Volume II.

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<sup>6</sup> *Preservation through Bylaws and Ordinance: Tools and Techniques for Preservation Used by Communities in Massachusetts*, Massachusetts Historical Commission, 2009 (Draft)

## Recommendation

- ◆ Review Barnstable's existing National Register historic districts for potential listing as local historic districts.
- ◆ Pursue local historic district designation for areas identified in Volume II of this Plan: expansion of the Hyannis Main Street Waterfront Local Historic District and designation of an Osterville Village Local Historic District and a Sea Street Local Historic District.

## Designation of Individual Properties

Barnstable's 1990 Historic Preservation Plan recommended that several individual properties be designated as local landmarks through a home rule petition. These properties included the William Marston House and the Goodspeed House in Marstons Mills; the Rhodehouse House and the Ebenezer Crocker Farm in Cotuit; the Phinney House in Centerville; the Hemon Isham House and the Wianno Club in Osterville; and the Captain Rodney Baxter House and the Canary/Hartnett House in Hyannis. Other properties identified in this list, the Barnstable County Courthouse in Barnstable Village and the Whelden/Jenkins Farm and West Parish Meetinghouse in West Barnstable, are located within the OKH. The Town adopted a Historic Landmarks Ordinance in 1994, but it has not designated any properties as local landmarks. The Town could also consider designating individual buildings as single building local historic districts under its Chapter 40C ordinance. The City of Somerville has many single-building local historic districts. However, Somerville has only one local historic district commission that oversees all historically designated buildings in the city. Barnstable would need to determine the appropriate review authority for any building designated outside of the town's two existing historic districts.

## Recommendation

The BHC should contact the owners of the identified properties to discuss preservation options available to protect their historic buildings, including local landmark designation, single building local historic district designation, and preservation restrictions. The BHC should promote these programs through informational literature, newspaper articles, public workshops, and through Barnstable's municipal website.

## Preservation Restrictions

Barnstable has the opportunity to be a proactive leader in historic preservation by displaying a commitment to the preservation of its own historically significant buildings. The Town should reconsider its decision to prohibit the placement of preservation restrictions on its own historic buildings. By displaying a commitment to preserving its historic assets, Barnstable would serve as a model for other property owners to protect their own historic buildings. Engaging in community outreach activities such as lectures, articles in the local newspaper, and distribution of literature on the financial and social benefits of preservation restrictions would also encourage homeowners to consider protecting their historic residences through this preservation tool. The BHC with GMD staff should identify some of the town's most significant buildings and meet personally with the owners to discuss preservation options. Barnstable has drafted a model preservation restriction for use in its CPA program and could promote the benefits of this preservation tool even for non-CPA-assisted properties. Incorporating this information and the financial benefits of preservation restrictions in a redesigned BHC website, similar to information provided on the Barnstable Land Trust's website for conservation restrictions, would be another beneficial strategy. The town could also work with an established preservation restriction program, such as Historic New England's Stewardship Program, to promote this preservation tool and provide an entity to hold and manage the restrictions. Historic New England is the region's oldest and largest holder of preservation restrictions, protecting over seventy properties across New England.<sup>7</sup>

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7 Historic New England Stewardship Program, <<http://www.historicnewengland.org/services/steward.htm>>

## Recommendations

- ◆ Barnstable should reconsider its municipal policy on prohibiting the placement of preservation restrictions on its municipally-owned buildings.
- ◆ Promote the use of Preservation Restrictions on private buildings through the town's website, informational literature, public workshops, and through collaboration with preservation organizations, such as Historic New England; and
- ◆ Identify historically significant properties and meet with owners to discuss preservation options.

## Challenges for Local Historic District Administration

The town's two local historic districts provide similar protection through their regulations, but the issues affecting their historic resources vary. The HMSWHD contains both commercial and residential structures within a densely settled downtown area. By contrast, the OKH historic district contains primarily residential structures within large open settings along an historic roadway. Alteration proposals in the OKH district often consist of building demolition, new additions, large-scale renovations, and changes in materials, while the HMSWHD Commission often reviews commercial signage and storefront changes.

Both commissions continue to receive proposals for the replacement of historic building fabric with modern materials simulated to appear as wood, including fiberglass and composite materials. In some instances, the commissions have allowed non-traditional materials on larger scale projects. The desire to achieve energy efficiency is also affecting the historic integrity of historic properties. High-efficiency furnaces require a direct venting system that is often incompatible with traditional chimney structures. Solar panels placed to collect direct sunlight on building facades can also be an issue. While the OKH design guidelines provide standards for energy conscious design, including recommendations for skylights, solar panels and wind generators, the Hyannis Historic District Commission's guidelines do not. However, the HMSWHD has developed an architectural review chart and design guidelines with visual graphics to assist applicants. A review of other communities' design guidelines that address energy conscious design, such as Nantucket's, could also be beneficial.

Balancing the protection of historic fabric with advances in building technology and the need for energy conservation is not an issue confined to Barnstable. It is a challenge confronting local historic district commissions across the nation. The Massachusetts historic preservation email list, MassHistPres, includes over 700 members, including preservation commission members, preservation planners, consultants, and archaeologists. This email network provides an opportunity for organizations to communicate with each other about issues affecting historic resources. Learning how other communities have responded to requests for synthetic materials and energy efficiency improvements can provide invaluable examples to Barnstable's historic district organizations. Furthermore, regional and state organizations can also provide support to local commissions. The BHC often seeks technical assistance from the Cape Cod Commission and Preservation Massachusetts, Inc. and should continue to do so. Workshops and conferences for historic organizations are also important educational opportunities that commission members should attend.

## Recommendations

- ◆ Encourage members of the OKH Committee and HMSWHD Commission to continue to attend educational training seminars, including those hosted by the Cape Cod Commission and Preservation Massachusetts, Inc.;
- ◆ Review the design guidelines for each of the town's local historic districts to determine areas where more information is necessary to address changes in building materials and alterations for energy efficiency; and

- ◆ Work with other local and regional preservation organizations to promote the connections between historic preservation and “green” technology through historic homeowner workshops, informational literature, and news articles.

## Demolition by Neglect

Though not an extensive problem in Barnstable, demolition by neglect is occurring, particularly within the Hyannis downtown area with its higher concentration of non-owner occupied buildings. This issue was also identified by participants at the public meeting for this plan. In the past, Barnstable funded a Housing Rehabilitation Program through its Community Development Block Grant (CDBG) allocation, but the Town does not currently provide any financial assistance to private property owners for building restoration or repairs. Some communities in Massachusetts have adopted bylaws to address extreme cases of deferred maintenance, including Lowell and Nantucket. Nantucket’s bylaw applies to buildings within its historic districts, while Lowell has two ordinances, one for designated properties and the other for buildings town-wide. Other communities, such as the Town of Brookline, address neglect in their demolition delay bylaw. Under an affirmative maintenance or demolition by neglect bylaw or ordinance, communities adopt specific standards for triggering an affirmative maintenance order. These standards can be tied to the loss or deterioration of specific features or elements of a building or to the safety code enforced by the building or fire department. The regulations can require owners to make minimum repairs necessary to secure and stabilize the building envelope. If the owner fails to make such repairs, the municipality can levy a fine upon the property owner or make the repairs and place a lien on property.

## Recommendation

Consider adopting an Affirmative Maintenance Ordinance or incorporate neglect into Barnstable’s existing Protection of Historic Properties Ordinance.

## Demolition of Historic Structures

Ironically, Barnstable’s past success in preserving its historic buildings and landscapes poses a threat to these resources today. The town’s scenic and historic beauty, particularly along the coastline and Route 6A, greatly enhances the value of its homes, often resulting in the land having more value than the house that sits upon it. The BHC and the town’s historic district commissions are witnessing an increasing number of applications for demolition of historic buildings as owners, particularly those new to Barnstable, seek to construct new, larger residences rather than utilize traditional Cape Cod dwellings.

The potential loss of historic resources extends beyond the town’s residential buildings. Institutional and commercial establishments are also experiencing redevelopment pressures that could affect their historic structures. Aging buildings with limited interior space prompt many establishments across the Commonwealth to consider demolishing their historic structures for modern facilities.

While Barnstable has adopted a demolition delay ordinance, the term of the delay period is limited and the Town’s incomplete inventory cannot ensure that all historic resources are captured within this review, particularly since the Town does not require that the BHC be notified of all demolition requests to determine the age of properties not inventoried. While demolition delay can influence the fate of an older home, it is not intended to regulate all demolition cases, and it is not always successful. Even when a delay is imposed, the BHC has only six months to work with an owner to explore alternatives to demolition. This requires diligent effort by volunteers to seek realistic alternatives that would both appeal to a property owner and comply with Barnstable’s zoning. Many communities have discovered that a six-month delay period is not enough time for the complicated process that may be required to save a structure, including building relocation, searching for a new owner, and mitigation. Many have amended their local bylaws to require a twelve-month



delay, and recently several Massachusetts towns have even extended their delay period further to eighteen months. Presently, eleven communities on Cape Cod have adopted demolition delay bylaws.<sup>8</sup>

**Table 5.1**  
**Demolition Delay Bylaws on Cape Cod**

<b>Town</b>	<b>Delay Period</b>	<b>Date Adopted</b>
Barnstable	6 months	Adopted in 1987
Bourne	12 months	Adopted in 2006
Chatham	18 months	Amendment adopted in 2007
Dennis	12 months	Amendment adopted in 2007
Eastham	6 months	
Falmouth	6 months	Amendment adopted in 2006
Harwich	3 months	Amendment adopted in 2005
Orleans	12 months	Amendment adopted in 2005
Truro	12 months	Amendment adopted in 2007
Wellfleet	12 months	
Yarmouth	2 months	Adopted in 1989

The Cape Cod Commission's authority under the Cape Cod Commission Act to review all proposed demolitions of National Register listed or eligible structures provides another opportunity to protect Barnstable's historic resources, but it, too, is limited in its scope. For buildings that are not already listed on the National Register, the Massachusetts Historical Commission must make a formal eligibility determination before the CCC can review the proposed demolition. However, in a recent policy change, on Cape Cod, MHC is requiring a property owner's consent before making an eligibility determination. Ultimately, a town can only deny a property owner's request to demolish an historic building if the property is located within one of the town's two local historic districts.

## Recommendations

- ◆ Barnstable should require the Building Commissioner to notify the BHC of all demolition requests so the Commission can determine whether a property is more than seventy-five years old.
- ◆ The BHC and GMD staff should review its Protection of Historic Properties ordinance to determine areas where it can be strengthened, including expanding the current delay period from six months to eighteen months, consistent with trends in other communities.

## Teardowns and Mansionization

A community's built environment is not static; it is constantly evolving as residents improve their properties to meet their personal housing needs and respond to contemporary design aesthetics. Except for Nantucket, which has designated all of its buildings within a local historic district, communities are allowed to evolve to some degree based on the desire and standards of local residents.

However, concerns are raised when contemporary building designs are not compatible with an area's established community character. Too often, today's new replacement houses, particularly in areas of high land values, are significantly larger in scale than the traditional buildings they replace, forever altering the streetscape. While not unique to Barnstable, the teardown and "mansionization" trend will continue to pose serious physical consequences for the town's historic built and natural environment. When confronted with the loss of older buildings for new construction that is incompatible with a surrounding neighborhood, many communities have adopted various methods to address this issue. Several communities outside of Boston (Cambridge, Newton, Wellesley, Concord, North Andover, and Salem) have considered and in some cases

<sup>8</sup> Information on each community's bylaw was obtained through respective town websites.

adopted Architectural Preservation District bylaws and ordinances to review new construction and demolition within designated neighborhoods. Others have adopted zoning regulations to regulate the construction of large-scale residences or have implemented design review procedures and standards for new development. Several towns have also developed design guidelines to encourage development to maintain the community's established building character. These guidelines range from advisory to required standards.

## Architectural Preservation Districts

Also called Neighborhood Conservation Districts or Neighborhood Architectural Conservation Districts, this preservation tool is designed to protect a neighborhood's overall character by regulating demolition, major alterations, and new construction to ensure that proposed changes respect the scale, massing, setback, and materials of historic buildings. Unlike local historic district regulations adopted under M.G.L. Chapter 40C, which establishes a rigorous review and decision process for any alterations to a building's exterior architectural features, an Architectural Preservation District (APD) typically focuses more on general neighborhood characteristics such as the siting and scale of buildings, the relationship of buildings to each other and to the street, and the relationship between the built and natural environment.<sup>9</sup> An APD bylaw or ordinance is typically a general bylaw that requires a simple majority vote of town meeting or city council. Communities can adopt an APD through home rule authority since there is currently no state legislation. The City of Cambridge was the first community to establish this type of preservation district (Neighborhood Conservation District), and Boston, Lincoln, Lowell, North Andover, Northampton and Wellesley have subsequently adopted similar districts in their communities. Boston and Lowell adopted their districts through special act legislation.

An APD is appropriate for an area that may not be considered architecturally significant but has unique characteristics that could be diluted through inappropriate development.<sup>10</sup> Typically more flexible than local historic districts, APDs are not designed to regulate specific architectural detailing. APD bylaws and ordinances vary widely from town to town. Also, a community may decide to adopt an architectural preservation district bylaw or ordinance without designating specific districts. The towns of Lincoln and Wellesley both adopted this approach, and Wellesley recently designated its first district. With a local ordinance in place, neighborhood groups can then be encouraged to petition to have their areas designated as a district.

## Zoning Regulations

Several communities outside of Boston have addressed the negative effects of teardowns and mansionization through their zoning bylaws. Lincoln adopted a "Big House Bylaw" in order to regulate the construction of oversized residences. This bylaw requires site plan review for all new dwellings to be constructed on vacant land, or when the gross floor area of a home and accessory buildings exceeds the greater of 4,000 square feet or eight percent of the lot area, or 6,500 square feet. However, while Lincoln's bylaw considers the relationship of the proposed structure to the surrounding natural and built environment, the existing criteria are very general, providing little guidance to harmonize new construction with the context of the surrounding area. Many details regarding building placement, architectural detail and landscaping are not addressed or are addressed only generally within zoning review process. The Town of Wellesley has also adopted a Large House Review Bylaw to provide pre-construction and post-construction plan review of proposed single-family dwellings which meet certain size thresholds and renovation to existing dwellings that will increase the size of the dwelling by more than ten percent.

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<sup>9</sup> Rebecca K. Bicksler, *Neighborhood Conservation District Study for the City of Urbana, Illinois*, Department of Community Development, Planning Division, July 2006.

<sup>10</sup> Larson Risher Associates, *Neighborhood Conservation District Study for the Town of Brookline*, Department of Planning and Community Development, September 2005.

The Town of Weston requires site plan review for new construction proposed on any of the town's designated scenic roads. The Town also requires site plan review under its Residential Growth Floor Area (RGFA) bylaw for new construction (including garage space) that exceeds ten percent of the lot size or 6,000 square feet. Barnstable considered adopting a similar type of floor area ratio (FAR) ordinance specifically for waterfront areas with small lots that were experiencing significant redevelopment pressures, including the Commerce Road area in Barnstable Village. However, the town ultimately did not pursue adoption.

## Design Review

Barnstable currently reviews the design of development proposals within its local historic districts and through its Districts of Critical Planning Concern implementing regulations. This process requires the review of proposed building alterations and new construction to ensure historic and architectural compatibility with the affected structure and the surrounding streetscape and district. Barnstable has not developed universal design guidelines that could be utilized town-wide. The BHC provides design advice to property owners outside of a local historic district when they are considering restoration and renovation work. Promoting the BHC's advisory service would work toward preserving historic buildings not protected through the town's local historic districts.

Several communities in Massachusetts have created design review advisory boards to work in a similar capacity but within a formal process, often as part of site plan review. Some cities and towns limit design review to specific areas while others require design review on a community-wide basis. The Town of Wellesley requires design review for development proposed in any of the town's nonresidential zoning districts, while the Town of Dedham requires design review in its downtown commercial zoning district.

Other communities provide voluntary design guidelines. The Town of Weston created *Preserving Weston's Rural Character*, a booklet with visual images that provides clear guidelines for developers to incorporate into their development proposals. Communities on the Cape have adopted the design guidelines prepared by the Cape Cod Commission in *Designing the Future to Honor the Past*, an option that Barnstable could consider. This information could be distributed at Town Hall and made available on the municipal website.

## Recommendations

- ◆ Consider adopting an Architectural Preservation District Ordinance. The BHC could identify areas where maintaining the scale and massing of buildings along particular streetscapes is important, such as Commerce Road, and work with local residents to encourage neighborhood designation;
- ◆ Consider adopting site plan review for single family residential structures that exceed a specific size threshold. The Town should reconsider its earlier draft FAR ordinance and review existing large house bylaws used in Massachusetts, including those used in Lincoln, Wellesley and Weston, to determine their applicability and appropriateness for Barnstable;
- ◆ Continue the BHC's voluntary design review and promote this service through the municipal website;
- ◆ Utilize the Cape Cod Commission's design guidelines until the town develops its own town-wide design guidelines. These guidelines, including visual graphics, could be distributed at the Building Department and the Growth Management Department and through the municipal website.
- ◆ Produce a town-wide design guidelines booklet highlighting Barnstable's historic architectural character and design aesthetic, building upon information provided in the HMSWHD guidelines, the Centerville DCPC design criteria, and the CCC's "Designing the Future to Honor the Past" design guidelines; and

- ◆ Consider amending Barnstable's local zoning regulations to require design review within certain zoning districts, such as its historic village centers if local historic district designation is not considered for these areas (see discussion below).

### **Preservation of Barnstable's Historic Commercial Centers**

Despite the intense development that has occurred in Barnstable over the past fifty years, the Town's historic village centers remain intact and are well preserved. Still, while the business districts in West Barnstable, Barnstable Village, and Hyannis are protected through local historic district designations, historic resources in other village centers are not similarly protected. Centerville's recent designation as a District of Critical Planning Concern (DCPC) will provide design review for the scale, massing, and design of new construction and alterations within the district. However, the village centers of Cotuit, Marstons Mills, and Osterville remain at risk of losing their historical identities because no effective design guidelines exist in these areas. Previous attempts to designate historic districts in these areas did not succeed, and it is unclear whether local sentiment would now support this kind of legislation.

The Town of Chatham designated a Historic Business District zone on Route 28. While not adopted under M.G.L. Chapter 40C legislation, this local regulation utilizes many of the same review standards and guidelines as a local historic district ordinance. However, in Barnstable, designation of the historic village centers of Cotuit, Marstons Mills, and Osterville as local historic districts may provide better protection for the historic buildings located within these centers. The historic buildings in these areas retain a high degree of architectural integrity with exterior features that should be protected from inappropriate alterations and loss. Local historic district designation is not designed to inhibit economic development in a commercial center; it is a means to guide development in a way that respects the historic architectural features of a district. The guidelines for new historic districts in Cotuit, Marstons Mills, and Osterville could be similar in scope to the regulations of the Hyannis Main Street Waterfront Historic District.

### **Recommendation**

The Barnstable Historical Commission should work with the village improvement societies and historical societies in the village centers of Cotuit, Marstons Mills, and Osterville to build support for local historic district designation.

### **Protection of Barnstable's Scenic Roads**

Barnstable's ability to preserve the character of its scenic roadways and adjoining vistas and resources is limited under the present Scenic Roads Ordinance. This is largely due to weaknesses in state law. The Town's ability to enforce its regulations is further hindered by a lack of documentation of character-defining features. Recognizing this need, Barnstable will soon embark on a visual study of the Old King's Highway. The study will document the trees, stone walls, markers, and other features that provide the visual quality that makes this roadway unique. Due to the extensive collection of resources on the Old King's Highway, the BHC expects to complete the documentation through video. This information will be invaluable for Planning Department review under the Town's Scenic Roads Ordinance as well as for communications with the Massachusetts Highway Department for road improvements. Providing the information in an easily accessible format will facilitate its use. Once Barnstable's portion of the Old King's Highway is completed, the BHC should begin documenting all of its designated scenic roads.

While Barnstable's Scenic Roads ordinance provides some protection for roadway features, historic and scenic resources located outside of the right-of-way are exempt from review. Character defining features, namely stone walls and mature trees, located on private property are not protected. Documenting these resources would be a critical first step to encourage property owners to protect these invaluable community resources. Local historic district designation is perhaps the most effective means for protecting historic hardscape fea-

tures. Documenting stone walls and other setting features in these districts is important, since many property owners do not seek building permits for what they consider site improvements.

As part of a comprehensive documentation of its scenic roads, the Town should determine whether scenic overlay districts are appropriate for specific roadways. If so, the Town should determine appropriate standards for these districts. Several Massachusetts communities have adopted scenic overlay districts that include all land within a specified distance from the centerline of the road. Within these districts, all new construction and non-agricultural land disturbances – such as driveways – require site plan review, which is governed by a series of design and scenic preservation review criteria.

Other issues affecting Barnstable's scenic roads relate to overhead utility wires. In response to concerns about inappropriate pruning of tree canopies, Barnstable adopted a local tree ordinance with specific pruning standards. Particularly along Route 6A, the town's mature trees provide an impressive canopy over the roadway. Excessive removal of tree limbs for utility wires can alter and even destroy the scenic quality and health of trees. Enforcement of this ordinance requires diligence on the part of Barnstable's Tree Warden and local staff.

### **Recommendations**

- ◆ Continue documenting the character defining features for each of the town's designated scenic roads. This information should be provided in an easily accessible format to all municipal departments involved in development review affecting the town's scenic roadways;
- ◆ Continue working with area utility companies to ensure full compliance with the Town's tree ordinance; and
- ◆ In collaboration with the BHC, the Conservation Commission, and the town's village historical societies and village improvement societies, the Town should review its scenic roadways to determine if any roads should be considered for scenic overlay districts.

### **Visual Impacts of Utilities on Barnstable's Historic Character**

While utility poles and lines are an unsightly but accepted part of the American landscape, the advent of cable television, fiber optics and other wire-based services has the potential for increasing the intensity of visual pollution. This issue extends beyond local borders; it is an issue affecting communities throughout the Commonwealth. Barnstable's 2008 Draft Comprehensive Plan recommends that the town collaborate with utility companies and necessary partners to relocate or bury utilities. This plan recommends that the town focus on the village centers including Hyannis, Route 6A, and the town's scenic roads. Participants at the public meeting for this plan also identified utility poles as a detriment to the community's historic character.

Barnstable's Tree Ordinance requires specific standards for pruning for utility wires. However, the town needs to work with the utility companies to encourage the use of insulated wires that require far less clearance and allow a reduction in tree pruning. Barnstable's Subdivision Rules and Regulations have required underground utilities since the early 1970s, and since 1987, the Site Plan Review (Zoning) Ordinance has required underground utilities on development sites.

A few communities in Massachusetts have adopted local bylaws requiring the placement of utilities underground. The Town of Natick adopted a Removal of Overhead Wires bylaw in 2006 that requires all existing and new overhead utility lines be buried underground. This bylaw requires a surcharge be placed on utility bills to fund burial projects, which are expected to occur when major roadway reconstruction is undertaken. However, Natick is having difficulty reaching agreements with all three utility companies affected by this bylaw.

## Recommendations

- ◆ Work with State and regional planning and preservation organizations to encourage utility companies to place utilities underground when feasible.
- ◆ Continue to request that utility companies use insulated wires that require far less clearance and allow a reduction in tree pruning.

## Protection of Archaeological Resources through Local Regulations

Barnstable adopted a local Wetlands Protection Ordinance under its home rule authority, requiring the filing of an application for any proposal to remove, dredge, fill, build upon, or alter any wetland resource. The Conservation Commission is the regulatory authority responsible for this review along with the state's Wetlands Protection Act, M.G.L. c. 141, § 40. Any activity proposed in or within one hundred feet of any surface water body, vegetated wetland, or unvegetated wetland, as well as any land under said waters or any land subject to flooding or inundation by ground water, surface water, tidal action or coastal storm flow is subject to this ordinance. Barnstable has developed a resource area map that depicts land that is subject to its ordinance and contains known archeological sites. In addition to protecting vital environmental resources, this ordinance is also designed to protect aesthetic, agricultural, and historic values. Wetlands are considered historic resources due to their association as areas of prehistoric and historic occupation for industry, trade; and agriculture. The Conservation Commission works closely with the BHC to ensure that any affected historic resource is protected.

However, Barnstable's local Wetlands Protection Ordinance offers protection for only those archaeological resources that are located in the affected wetlands resource area. Development that occurs outside of these zones is not reviewed. Several communities have adopted various types of archaeological preservation bylaws and ordinances, including Bourne, which has adopted an overlay zoning district that requires setbacks from historic structures, archaeological resources, and Native American burial grounds and trails in specific areas. Other towns, including Aquinnah on Martha's Vineyard and Dennis, have incorporated the protection of archaeological resources into their designated Districts of Critical Planning Concern (DCPC).

Many of Barnstable's most important known archaeological resources are located on Sandy Neck, which is designated on the National Register and is located within the OKH. This Town-owned six mile long barrier beach is under the supervision and jurisdiction of the Town Manager, with the advice of the Sandy Neck Board. According to participants at the public meeting for this plan, despite the Neck's archaeological importance, the Board does not have an archaeologist as a member or consultant.

## Recommendations

- ◆ Consider amending Barnstable's Wetlands Protection Ordinance to require professional archaeological surveys in areas of archaeological sensitivity as part of baseline project information gathering.
- ◆ Designate a seat on the Sandy Neck Board for a professional archaeologist or provide for regular professional consultation.

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# Municipal Policy and Management

## Preservation of Historically Significant Town-Owned Resources

The Town of Barnstable owns an impressive collection of historic buildings. Many of these buildings maintain their original architectural integrity with decorative trim, slate roofs, and original windows. Each plays

a significant role in defining the community's visual character. However, most of these buildings are more than one hundred years old and are exhibiting signs of deterioration. Balancing the desire to preserve historic buildings with competing municipal financial needs can also present significant challenges for municipalities. The CPC recognized the Town's funding constraints and the considerable restoration needs of its historic structures by establishing a priority for CPA funds to be used for the exterior restoration of public buildings to ensure they are stabilized. The recent decision by the Town to preserve the slate roof of Town Hall is further indication of the community's commitment to preserve its historic resources.

It is important to remember that CPA funds are finite; they are limited to the amount raised by the community and the available match from the state. While preservation grants are often available from MHC for restoration of public buildings, the program is competitive and available only on a year-to-year basis. Moreover, it requires the placement of preservation restrictions on any property, private or public, that receives Massachusetts Preservation Projects Funds (MPPF). Due to the town's policy prohibiting the placement of preservation restrictions on its municipal properties, Barnstable would be ineligible to receive MPPF funds. Even if the town reconsiders this policy, the Old Selectmen's Building would still be problematic since it is located on the Lombard Trust Land. Private fundraising is one option available for the Town, and this has occurred in several instances. However, with competing interests in the community for soliciting donations, this could be a difficult endeavor. Utilizing donated restoration services from the Sheriff's community service crew, local craftsmen or educational institutions such as the North Bennett Street School in Boston and preservation programs at Boston University, and Roger Williams University may be another option that Barnstable could pursue.

For town buildings that can no longer serve their original purpose, such as the Armory and decommissioned schools, identifying appropriate reuse options that will respect and preserve historic features can also be a complicated endeavor. Initiating collaborative efforts between the BHC and other town departments and boards, particularly for those resources located in historic districts, will result in the most effective solutions. Hosting community forums such as design charrettes, where town officials, residents, design professionals; and community leaders can meet to explore various reuse and design options for historic buildings, can be another means to determine viable preservation options.

As it was in the 1980s, Barnstable has the opportunity to once again be a leader in preservation by serving as a model for preservation planning and building practices. While the Town considers preservation objectives for its building programs, most recently in its condition assessments for several municipally-owned buildings, this practice is neither consistent nor formalized. Town Hall, the Old Selectmen's Building, and the National Guard Armory are just a few examples of Barnstable's diverse historic properties. While Barnstable has been a good steward of its historic properties, it has not instituted procedures to employ the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties when it is considering renovation work for its public buildings. Nor has it established an administrative rule requiring boards, commissions, and departments to seek BHC review as part of the project planning process.

## Recommendations

- ◆ Complete historic resource inventory forms for all Town-owned historic resources;
- ◆ Complete professional assessment reports for all historically significant Town properties, updating and expanding the cursory assessments of selected Town-owned historic buildings appended to the 1985 Historic Preservation Plan;
- ◆ Adopt a local policy that all municipal projects and any others receiving Town funding that affect historically significant buildings will adhere to the Secretary of the Interior's Standards for Historic Rehabilitation;

- ◆ Institute a regular, formal role for the BHC in reviewing and commenting on all projects that affect town-owned historic resources;
- ◆ Reconsider town policy prohibiting placement of preservation restrictions on municipally-owned buildings; and
- ◆ Reinstate management plans for municipally-owned cemeteries.

## Funding for Historic Preservation

Barnstable has relied on CPA monies to fund preservation projects throughout the community. As specified in the CPA legislation, this funding is restricted to public buildings and private buildings serving a public purpose. While CPA has proven invaluable in restoring some of the town's most important historic resources, the funding is limited and it must serve other community needs for open space, affordable housing, and recreation. The matching funds provided by the state are decreasing annually, which further limits the amount of funding available for historic preservation projects.

While state and national preservation funding programs are limited as well, there are some funding sources available for building restorations. The Cape Cod Commission has an extensive list of these programs on its website. These include the Massachusetts Preservation Projects Fund (MPPF) for public and non-profit building restorations, the Massachusetts State Tax Credit program for income-producing properties, and the Survey and Planning Program for local preservation initiatives. However, funding for these programs varies from year to year, and the programs are highly competitive even when funding is available. Moreover, Barnstable's decision to prohibit the placement of preservation restrictions on its public buildings is a further hindrance for receiving funding since many of these programs require a preservation restriction on the affected building. Other state and national programs are included in [Appendix E](#). As with MHC's programs, these resources can also vary from year to year and are highly competitive.

## Recommendations

- ◆ Reconsider town policy on the placement of preservation restrictions on municipal buildings, as this is a requirement of many preservation funding programs such as the Massachusetts Preservation Projects Fund;
- ◆ The CPC, though its historic representative, should work with the BHC, the Town's historic district commissions, and the local village historical societies and improvement associations to identify and prioritize projects for CPA funding.
- ◆ Encourage CPA project proposals to leverage private funds, where possible.

Other financial programs that could be considered by Barnstable include:

**Housing Rehabilitation Program.** While Barnstable once used a portion of its Community Development Block Grant (CDBG) funds for a housing rehabilitation program, recently the Town has allocated its CDBG funding for the creation of affordable housing. Reinstating the rehabilitation program for low- and moderate-income eligible homeowners could address both the need for suitable housing and the preservation of historic structures. For eligible properties that are listed on the National Register or have been documented through an historic resource inventory form, the Town should employ the Secretary of the Interior Standards for Rehabilitation. The Hingham Preservation Projects Fund and the Cambridge Preservation Fund are two examples of municipal CDBG funded housing rehabilitation programs that are collaborative efforts between historical commissions and community development departments.



**Local Property Tax Assessment Program.** In 1996, the State Legislature passed legislation that allows municipalities to adopt an ordinance or bylaw known as the Local Option Property Tax Assessment. This would provide a tax savings to property owners who restore their historic building according to historic standards. Within this regulation, the increased property taxes that result from the rehabilitation can be phased in over a period of five years. Communities that have adopted this legislation include Bedford, Wellfleet, and Foxborough.

**Preservation Loan Funds.** There are several organizations in New England that currently operate revolving loan funds, including the Providence Preservation Society and WHALE in New Bedford. The Town of Arlington provides a similar type of program, although it is more limited in scope, through its Preservation Fund.<sup>11</sup> Arlington's program provides low-interest loans to homeowners for the restoration of properties located in the town's historic districts or documented in its historic resource inventory. The program began more than twenty years ago with CDBG funds. Today, it is administered by a non-profit organization. The fund distributes loans for a term of three to five years. All loans, regardless of amount, require a preservation restriction on the restored features of the property.

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11 Arlington Preservation Loan Fund, Inc., [www.arlingtonhistoricalcommission.org/preservation\\_fund](http://www.arlingtonhistoricalcommission.org/preservation_fund).



# Preservation Action Plan

RECOMMENDATION	RESPONSIBLE GROUP	PRIORITY 1	PRIORITY 2	PRIOTIY 3
<b>EDUCATION AND ADVOCACY</b>				
<b>Documentation of Historic and Cultural Resources</b>				
<b>Historic Resources</b>				
a. Continue documenting Barnstable's historic resources through historic resource inventories, videotape, and photographs.	BHC	X		
b. Continue to work with the GIS Department to maintain Barnstable's historic inventory information on the town's GIS system and to create a town-wide map of documented historic resources.	BHC and GMD	X		
<b>Archaeological Resources</b>				
a. Continue to document Barnstable's archaeological resources.	BHC	X		
b. Undertake public education programs highlighting Barnstable's archaeological resources during Massachusetts Archaeology Month.	BHC, Village Historical Societies	X		
<b>Heritage Landscapes</b>				
a. Identify areas for future heritage landscape survey projects.	BHC, GMD staff and AmeriCorps volunteer	X		
b. Continue documenting Barnstable's heritage landscapes.	BHC and GMD staff		X	
<b>Integration Of Historic Inventories Into Permitting Process</b>				
a. Continue to update and maintain town's GIS data pertaining to historic resources.	GMD staff, GIS department	X		X
b. Provide link to MHC MACRIS database on town's website	GIS Department	X		
c. Provide brief overview of MACRIS system and BHC records to town departments	GMD staff	X		
<b>Preservation Advocacy</b>				
<b>Historic Marker and Signage Programs</b>				
a. Expand and promote town's historic marker program town-wide.	BHC, Village historical and improvement societies		X	X
b. Develop signage for town's local historic districts and National Register districts	BHC	X		
c. Develop signage for town's designated scenic roads.	BHC	X		

RECOMMENDATION	RESPONSIBLE GROUP	PRIORITY 1	PRIORITY 2	PRIOTIY 3
<b>Town Website, Newsletter, and Local Access Channel</b>				
Use town website, Barnstable Bulletin, and Talk of the Town to provide information on Barnstable’s historic resources, including:	BHC		X	
<ul style="list-style-type: none"> <li>◆ Historic resource inventories;</li> <li>◆ National Register documents; and</li> <li>◆ Historic photographs, maps and other information about Barnstable’s buildings and historic resources.</li> </ul>				
<b>Public Education Programs</b>				
a. Increase public education and advocacy efforts:	BHC, HMSWHD, OKH, Village historical societies.	X	X	X
<ul style="list-style-type: none"> <li>◆ Install interpretive displays at town-owned buildings and other public areas;</li> <li>◆ Develop guided and self-guided walking tour programs;</li> <li>◆ Develop promotional materials to highlight Barnstable’s historic buildings and districts;</li> <li>◆ Collaborate with elementary, middle and high school teachers to further integrate Barnstable history and architecture into the class curriculum;</li> <li>◆ Revive a Preservation Awards program to honor owners who restore their buildings;</li> <li>◆ Develop annual programs in May to coincide with National Preservation Month; and</li> <li>◆ Develop series of information workshops for cemetery repair work, stone wall maintenance, and building improvements.</li> </ul>				
<b>Certified Local Government</b>				
a. Seek Certified Local Government Status for the Barnstable Historical Commission.	BHC, GMD staff	X		
<b>Community Support For Preservation</b>				
a. Provide links to Barnstable’s historical organizations on the town’s website.	Information Technology Department (IT)	X		
<b>REGULATORY PROTECTION FOR HISTORIC RESOURCES</b>				
<b>National Register of Historic Places</b>				
<b>Individual Designations</b>				
◆ Properties within the Hyannis Growth Incentive Zone	BHC	X		
◆ Additional individual properties	BHC		X	
<b>Expand existing National Register Historic Districts</b>				
◆ Craigville National Register Historic District	BHC	X		
◆ Centerville National Register Historic District	BHC		X	

RECOMMENDATION	RESPONSIBLE GROUP	PRIORITY 1	PRIORITY 2	PRIOTIY 3
◆ Cotuit National Register Historic District	BHC		X	
<b>New National Register Historic Districts</b>				
◆ Marston's Mill National Register Historic District	BHC		X	
<b>Local Historic District Designations</b>				
◆ Expand Hyannis Main Street Waterfront Historic District	HMSWHD		X	
◆ Designate a new Sea Street Historic District	BHC, Village historic and improvement societies		X	
◆ Designate the Osterville Historic District within Osterville's village center	BHC, Osterville Village historic and improvement societies		X	
◆ Review existing National Register districts for potential designations as local historic districts.	BHC, Village historic and improvement societies			X
<b>Designation of Individual Properties</b>				
a. Meet with owners of historic properties to discuss preservation options, including local landmark designation, single building local historic district designation, and preservation restrictions.	BHC, GMD staff		X	
<b>Preservation Restrictions</b>				
a. Reconsider municipal policy on prohibiting the placement of preservation restrictions on public buildings.	Town Counsel, Town Manager, Town Council	X		
b. Promote the use of preservation restrictions on private buildings through the town's website, informational literature, and workshops and collaboration with preservation organizations.	BHC, GMD staff, IT Department, Historic New England		X	
c. Identify historically and architecturally significant properties and meet with owners to discuss preservation options.	BHC, GMD staff		X	
<b>Challenges For Local Historic District Administration</b>				
a. Attend educational training seminars, including those hosted by the Cape Cod Commission and Preservation Mass, Inc.	BHC, HMSWHD, OKHHDC	X		
b. Review design guidelines for each local historic district to determine areas where more information is necessary to address changes in building materials and alterations for energy efficiency.	BHC, HMSWHD, OKHHDC	X		
c. Work with other local and regional preservation organizations to promote connections between historic preservation and "green" technology through historic homeowner workshops, informational literature, and news articles.	BHC, HMSWHD, OKHHDC		X	
<b>Demolition By Neglect</b>				
a. Consider adopting an Affirmative Maintenance Ordinance or incorporate neglect into Barnstable's existing Preservation of Historic Properties ordinance.	BHC, Town Council, Town Manager		X	
<b>Demolition of Historic Structures</b>				
a. Institute formal policy requiring the Building Commissioner to notify BHC of all demolition requests.	Town Council, Town Manager	X		

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RECOMMENDATION	RESPONSIBLE GROUP	PRIORITY 1	PRIORITY 2	PRIOTIY 3
b. Review Protection of Historic Properties ordinance to determine areas where it can be strengthened.	BHC	X		
c. Expand current delay period from six months to eighteen months.	BHC, Town Council		X	
<b>Teardowns And Mansionization</b>				
<b>Architectural Preservation Districts</b>				
a. Consider adopting an Architectural Preservation District ordinance for use in areas where maintaining the scale and massing of buildings is important.	BHC, Town Council		X	
b. Identify areas where an APD would be appropriate and work with residents to encourage designation.	BHC, GMD staff, village historical and improvement societies		X	
<b>Site Plan Review</b>				
a. Consider adopting site plan review for single family residential structures that exceed a specific size threshold. Review existing large house bylaws used in Massachusetts, including those used in Lincoln, Wellesley and Weston, to determine their applicability and appropriateness for Barnstable.	GMD staff		X	
<b>Design Guidelines</b>				
a. Continue BHC's voluntary design review and promote this service through the town's website, newsletter and local television channel.	BHC and GMD staff	X		
b. Utilize the Cape Cod Commission's design guidelines until the town develops its own town-wide design guidelines. Distribute guidelines, including visual graphics, at the Building Department and the Growth Management Department and through the town's website.	GMD		X	
c. Produce a town-wide design guidelines booklet highlighting Barnstable's historic architectural character and design aesthetic.	GMD			X
d. Consider amending Barnstable's local zoning regulations to require design review within certain zoning districts, such as historic village centers.	GMD		X	
<b>Protection Of Historic Village Centers</b>				
a. Review Barnstable's historic village centers for designation as local historic districts or architectural preservation districts.	BHC, GMD staff, Village historical and improvement societies		X	
<b>Protection Of Scenic Roads</b>				
a. Continue documenting character defining features for each of the town's designated scenic roads.	BHC, OKH	X		
b. Continue to work with area utility companies to ensure full compliance with town's tree ordinance.	BHC, DPW	X	X	X
c. Review town's scenic roadways for roads that could be considered for scenic overlay districts.	BHC			X

RECOMMENDATION	RESPONSIBLE GROUP	PRIORITY 1	PRIORITY 2	PRIOTIY 3
<b>Visual Impacts of Utilities On Barnstable's Historic Character</b>				
a. Work with State and regional planning and preservation organizations to encourage utility companies to place utilities underground where feasible.	BHC, GMD, DPW		X	X
b. Continue to ask utility companies to use insulated wires that require less clearance and allow a reduction in tree pruning.	DPW	X	X	X
<b>Protection Of Archaeological Resources</b>				
a. Review local Wetlands Protection Ordinance to consider requiring professional archaeological surveys in areas of archaeological sensitivity as part of baseline project information gathering.	Conservation Commission, BHC		X	
b. Designate a seat on the Sandy Neck Board for a professional archaeologist or provide for regular professional consultation.	Town Council, Town Manager, Sandy Neck Board		X	
<b>Municipal Policy And Management</b>				
<b>Preservation of historically significant town-owned resources</b>				
a. Document all town-owned historic resources on inventory forms.	BHC	X		
b. Complete assessment reports for all historically significant town buildings.	DPW with assistance by BHC		X	
c. Adopt local policy that all municipal projects affecting historically significant buildings will adhere to the Secretary of the Interior's Standards for Historic Rehabilitation.	Town Council, Town Manager	X		
d. Institute a regular, formal role for the BHC in reviewing and commenting on projects that affect town-owned historic resources.	Town Council, Town Manager	X		
e. Reconsider policy prohibiting placement of preservation restriction on municipally-owned buildings.	Town Council, Town Manager, Town Counsel	X		
f. Reinstate regular management plans for municipally-owned cemeteries.	DPW		X	X
<b>Funding For Historic Preservation</b>				
a. Reconsider policy prohibiting placement of preservation restriction on municipally-owned buildings as this is a requirement of many preservation funding programs.	Town Council, Town Manager, Town Counsel	X		
b. Prioritize projects for future CPA funding.	CPC, BHC, HNSWHD, OKHHDC, Village Historical Societies, Village Improvement Societies.	X		
c. Encourage CPA projects to leverage funds.	CPC	X	X	X
d. Consider potential municipal programs to encourage private preservation investment:	BHC		X	
◆ Housing Rehabilitation Program	GMD staff			X
◆ Local Property Tax Assessment Program	BHC, Town Council, Town Manager, Town Counsel			X
◆ Preservation Loan Funds	BHC			X
e. Seek preservation funding through state and national grant and loan programs.	BHC, GMD staff	X		





# 7 Appendix

## Appendix A: National Register of Historic Places, Individually Listed Properties

Name	Address	Date Listed
Adams-Crocker-Fish House	449 Willow Street	3/13/1987
Agricultural Hall	3512 Main Street (burned 4/2/1980)	3/7/1979
Ames, Josiah A. House	145 Bridge Street	9/18/1987
Ancient Burying Ground	Phinney's Lane	3/13/1987
Baker, Benjamin Jr. House	1579 Hyannis Road	11/10/1987
Baker, Capt. Seth Jr. House	35 Main Street	9/18/1987
Baker, Nathaniel House	1606 Hyannis Road	3/13/1987
Barnstable County Superior Courthouse	3159 Main Street	6/11/1981
Barnstable Old Jail	3365 Main Street	7/2/1971
Baxter, Capt. Rodney J. House	South Street	3/13/1987
Baxter, Capt. Shubael House	9 East Bay Road	9/18/1987
Baxter, Capt. Sylvester House	156 Main Street	3/13/1987
Baxter, Charles L. House	77 Main Street	3/13/1987
Bearse, Capt. Oliver House	31 Pearl Street	3/13/1987
Blish-Garret House	350 Plum Street	11/10/1987
Campbell, Collen C. House	599 Winter Street	3/13/1987
Canary-Harnett House	113 Winter Street	3/13/1987
Chase, Lemuel B. House	Scudder Avenue	3/13/1987
Codman, Col. Charles Estate	43 Ocean View Avenue	3/13/1987
Crocker, Benomi-Barnabas House	325 Willow Street	3/13/1987
Crocker, Capt. Alexander House	358 Sea Street	3/13/1987
Crocker, Ebenezer Jr. House	49 Putnam Ave	11/10/1987
Crocker, Lot House	284 Gosnold St	3/13/1987
Crosby, Daniel House	18 Bay St	9/18/1987
Crowell-Smith House	33 Pine Ave	3/13/1987
Fuller House	Parker Rd	3/13/1987
Gifford Farm	261 Cotuit Rd	3/13/1987
Gleason, Edward Francis House	88 Lewis Bay Rd	9/18/1987
Goodspeed House	271 River Rd	3/13/1987
Gray, Capt. Thomas House	14 Main St	3/13/1987
Hallett, Capt. William House	570 Main St	9/18/1987
Hallett, Seth House	110 Main St	9/18/1987
Harlow Homestead	391 Main Street	9/18/1987
Hawley, Gideon House	4766 Falmouth Rd	3/13/1987
Hillside Cemetery	Old Mill Rd	3/13/1987
Hinckley Homestead	1740 South County Rd	3/13/1987
Hinckley, Capt. Joseph House	142 Old Stage Rd	3/13/1987
Hinckley, Nymphus House	38 Bay Rd	3/13/1987
Hinckley, S. Alexander House	151 Pine St	9/18/1987
Isham, Herman House	1322 Main St	3/13/1987
Jenkins-Whelden Farmstead	221 Pine St	3/13/1987
Jenkins Homestead	410 Church St	3/13/1987
Jenkins, Joseph House	310 Pine St	3/13/1987
Liberty Hall	Main St	3/13/1987

Source: Massachusetts Historical Commission, State Register of Historic Places, 2009.

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<b>Name</b>	<b>Address</b>	<b>Date Listed</b>
Lincoln House Club	335 Bridge St	3/13/1987
Lovell, Capt. George House	8 East Bay Rd	11/10/1987
Lovell, Nehemiah House	691 Main St	9/18/1987
Main Street, 237-239	237-239 Main St	3/13/1987
Main Street, 600	600 Main Street	3/13/1987
Main Street, 606	606 Main Street	3/13/1987
Main Street, 614	614 Main Street	3/13/1987
Marstons Mills Cemetery	Route 149	3/13/1987
Marstons Mills Hearse House	Route 149	3/13/1987
Marstons Mills Methodist Church	Main St	3/13/1987
Marston, Willian House	75 Cotuit Rd	3/13/1987
Merrill Estate	1874 South County Rd	9/18/1987
Osterville Baptist Church	824 Main St	7/18/1987
Phinney-Smith House	315 Plum St	3/13/1987
Phinney, William House	555 Phinney's Ln	3/13/1987
Rhodehouse, Nelson House	131 Main St	3/13/1987
Richardson, John House	242 Phinney's Ln	9/18/1987
Robbins, Joseph House	12 Bay St	11/10/1987
Round House	971 West Main St	3/13/1987
Sampson's Folly-Sampson, Josiah House	40 Old King's Rd	9/18/1987
Scudder, Josiah Jr. House	886 Main St	11/10/1987
Smith, Matthias House	375 Cedar St	3/13/1987
Swift, E. E. C. Store	699 Main St	9/18/1987
Town Boundary Marker	410 High St	9/18/1987
Town Boundary Marker	Race Ln at Sandwich town line	9/18/1987
U. S. Post Office – Santuit Branch	Main St	11/10/1987
United States Customs House	3353 Main St	11/12/1975
Weeks, Barzillia House	313 High St	3/13/1987
West Barnstable Town Boundary Marker	Great Hill Rd	9/18/1987
Whitman, Josiah B. House	210 Maple St	3/13/1987
Wianno Club	107 Sea View Ave	3/2/1979

## Appendix B: State Register of Historic Places 2009

Name	Address	Designation	Date of Designation	# of Properties
Adams-Crocker-Fish House	449 Willow Street	LHD NRMRA NRIND	5/1/1973 3/13/1987 3/13/1987	1
Agricultural Hall	3512 Main Street (burned 4//2/1980)	LHD NRIND NRDIS NRMRA	5/1/1973 3/7/1979 3/13/1987 3/13/1987	1
Ames, Josiah A. House	145 Bridge Street	NRMRA NRIND	9/18/1987 9/18/1987	1
Ancient Burying Ground	Phinney's Lane	NRMRA NRIND	3/13/1987 3/13/1987	1
Baker, Benjamin Jr. House	1579 Hyannis Road	LHD NRIND NRMRA	5/1/1973 11/10/1987 11/10/1987	1
Baker, Capt. Seth Jr. House	35 Main Street	NRMRA NRIND	9/18/1987 9/18/1987	1
Baker, Nathaniel House	1606 Hyannis Road	LHD NRIND NRMRA	5/1/1973 3/13/1987 3/13/1987	1
Barnstable County Superior Courthouse	3159 Main Street	LHD NRIND NRDIS NRMRA	5/1/1973 6/11/1981 3/13/1987 3/13/1987	1
Barnstable Multiple Resource Area	13 districts and 75 individual properties	NRMRA	9/18/1987	
Barnstable Old Jail	3365 Main Street	NRIND LHD PR NRDIS NRMRA	7/2/1971 5/1/1973 11/19/1985 3/13/1987 3/13/1987	1
Baxter, Capt. Rodney J. House	South Street	NRMRA NRIND LHD	3/13/1987 3/13/1987 10/3/1996	1
Baxter, Capt. Shubael House	9 East Bay Road	NRIND NRMRA	9/18/1987 9/18/1987	1
Baxter, Capt. Sylvester House	156 Main Street	NRMRA NRIND LHD	3/13/1987 3/13/1987 10/3/1996	1
Baxter, Charles L. House	77 Main Street	NRIND NRMRA	3/13/1987 3/13/1987	1
Bearse, Capt. Oliver House	31 Pearl Street	NRIND NRMRA	3/13/1987 3/13/1987	1
Blish-Garret House	350 Plum Street	LHD NRIND NRMRA	5/1/1973 11/10/1987 11/10/1987	1
Campbell, Collen C. House	599 Winter Street	NRMRA NRIND LHD	3/13/1987 3/13/1987 10/3/1996	1
Canary-Harnett House	113 Winter Street	NRIND NRMRA	3/13/1987 3/13/1987	3

**Key:**

LHD – Local Historic District; NRDIS – National Register District; NRIND – National Register Individually listed property; NRMRA – National Register Multiple Resource Area designated property or district; LHD – Local Historic District; PR – Preservation Restriction.

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Name	Address	Designation	Date of Designation	# of Properties
Centerville Historic District	Main Street, roughly between Church Hill Rd and Briar Cliff Ln	NRDIS NRMRA	11/10/1987 11/10/1987	83
Chase, Lemuel B. House	Scudder Avenue	NRMRA NRIND	3/13/1987 3/13/1987	1
Codman, Col. Charles Estate	43 Ocean View Avenue	NRIND NRDIS NRMRA	3/13/1987 11/10/1987 11/10/1987	1
Cotuit Historic District	Main St, Lowell and Ocean View Aves, bounded by Osterville Harbor, Nantucket Sound & Popponeset Bay	NRDIS NRMRA	11/10/1987 11/10/1987	161
Craigville Historic District	Centerville Harbor, Nantucket Sound, Red Lily Pond and Lake Elizabeth	NRDIS NRMRA	11/10/1987 11/10/1987	30
Crocker Tavern	3095 Main Street	LHD PR Exp: NRMRA NRDIS	5/1/1973 10/10/1986  3/13/1987 3/13/1987	1
Crocker, Benomi-Barnabas House	325 Willow Street	LHD NRMRA NRDIS	5/1/1973 3/13/1987 3/13/1987	1
Crocker, Capt. Alexander House	358 Sea Street	NRMRA NRDIS	3/13/1987 3/13/1987	1
Crocker, Ebenezer Jr. House	49 Putnam Ave	NRIND NRMRA	11/10/1987 11/10/1987	1
Crocker, Lot House	284 Gosnold St	NRIND NRMRA	3/13/1987 3/13/1987	1
Crosby, Daniel House	18 Bay St	NRIND NRMRA	9/18/1987 9/18/1987	1
Crowell-Smith House	33 Pine Ave	NRMRA NRIND LHD PR Exp.	3/13/1987 3/13/1987 10/3/1996 6/12/2009  	1
First Baptist Church of Hyannis and Parish Hall	846 Main St	LHD PR Exp.	10/3/1996 9/18/2009  	1
First Baptist Church of Hyannis Cemetery	846 Main Street	LHD PR Exp.	10/3/1996 9/18/2009  	1
Fuller House	Parker Rd	LHD NRMRA NRIND	5/1/1973 3/13/1987 3/13/1987	1
Gifford Farm	261 Cotuit Rd	NRMRA NRIND	3/13/1987 3/13/1987	1
Gleason, Edward Francis House	88 Lewis Bay Rd	NRMRA NRIND	9/18/1987 9/18/1987	1
Goodspeed House	271 River Rd	NRMRA NRIND	3/13/1987 3/13/1987	1
Gray, Capt. Thomas House	14 Main St	NRMRA NRIND	3/13/1987 3/13/1987	2
Hallett, Capt. William House	570 Main St	NRMRA NRIND LHD	9/18/1987 9/18/1987 10/3/1996	1
Hallett, Seth House	110 Main St	NRMRA NRIND LHD	9/18/1987 9/18/1987 10/3/1996	2
Harlow Homestead	391 Main Street	NRMRA NRIND	9/18/1987 9/18/1987	1

<b>Name</b>	<b>Address</b>	<b>Designation</b>	<b>Date of Designation</b>	<b># of Properties</b>
Hawley, Gideon House	4766 Falmouth Rd	NRMRA NRIND	3/13/1987 3/13/1987	1
Hillside Cemetery	Old Mill Rd	LHD NRMRA NRDIS	5/1/1973 3/13/1987 3/13/1987	1
Hinckley Homestead	1740 South County Rd	NRMRA NRIND	3/13/1987 3/13/1987	1
Hinckley, Capt. Joseph House	142 Old Stage Rd	NRMRA NRIND	3/13/1987 3/13/1987	1
Hinckley, Nymphus House	38 Bay Rd	NRMRA NRIND	3/13/1987 3/13/1987	1
Hinckley, S. Alexander House	151 Pine St	NRMRA NRIND	9/18/1987 9/18/1987	1
Hyannis Main Street Waterfront Historic District	(Hyannis) Main, North and South Sts	LHD	10/3/1996	330
Hyannis Port Historic District	Roughly bounded by Massachusetts Ave and Edgehill Rd, Hyannis Ave, Hyannis Harbor and Scudder Ave	NRDIS NRMRA	11/10/1987 11/10/1987	225
Hyannis Road Historic District	Bounded by Old King's Hwy, Bow Ln, Cape Cod Branch RR and Hyannis Rd	NRDIS NRMRA	3/13/1987 3/13/1987	10
Isham, Herman House	1322 Main St	NRIND NRMRA	3/13/1987 3/13/1987	1
Jenkins-Whelden Farmstead	221 Pine St	LHD NRMRA NRIND	5/1/1973 3/13/1987 3/13/1987	6
Jenkins Homestead	410 Church St	LHD NRMRA NRIND	5/1/1973 3/13/1987 3/13/1987	1
Jenkins, Joseph House	310 Pine St	LHD NRMRA NRIND	5/1/1973 3/13/1987 3/13/1987	1
Kennedy Compound	Erving and Merchant Ave	NRDIS NHL	11/28/1972 11/28/1972	3
Liberty Hall	Main St	NRIND NRMRA	3/13/1987 3/13/1987	1
Lincoln House Club	335 Bridge St	NRMRA NRIND	3/13/1987 3/13/1987	1
Lincoln, Mary House	513 Main St	NRMRA NRDIS PR Exp.	11/10/1987 11/10/1987 2/23/2009	1
Lovell, Capt. George House	8 East Bay Rd	NRIND NRMRA	11/10/1987 11/10/1987	1
Lovell, Nehemiah House	691 Main St	NRIND NRMRA	9/18/1987 9/18/1987	1
Main Street, 237-239	237-239 Main St	NRIND NRMRA LHD	3/13/1987 3/13/1987 10/3/1996	1
Main Street, 600	600 Main Street	NRIND NRMRA LHD	3/13/1987 3/13/1987 10/3/1996	1
Main Street, 606	606 Main Street	NRIND NRMRA LHD	3/13/1987 3/13/1987 10/3/1996	1
Main Street, 614	614 Main Street	NRIND NRMRA LHD	3/13/1987 3/13/1987 10/3/1996	1

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<b>Name</b>	<b>Address</b>	<b>Designation</b>	<b>Date of Designation</b>	<b># of Properties</b>
Marstons Mills Cemetery	Route 149	NRIND NRMRA	3/13/1987 3/13/1987	1
Marstons Mills Hearse House	Route 149	NRIND NRMRA	3/13/1987 3/13/1987	1
Marstons Mills Methodist Church	Main St	NRIND NRMRA	3/13/1987 3/13/1987	1
Marston, Willian House	75 Cotuit Rd	NRIND NRMRA	3/13/1987 3/13/1987	1
Merrill Estate	1874 South County Rd	NRIND NRMRA	9/18/1987 9/18/1987	1
Mill Way Historic District	Mill Way Rd	NRMRA NRDIS	11/10/1987 11/10/1987	26
Municipal Group Historic District	Roughly bounded by Main, South and Pearl Sts	NRMRA NRDIS LHD	11/16/1987 11/16/1987 10/3/1996	6
Old King's Highway Historic District	Old King's Hwy from Sandwich town line on the west to Yarmouth town line on the east	NRDIS NRMRA	3/13/1987 3/13/1987	459
Old King's Highway Regional Historic District	Sandwich/Barnstable/ Yarmouth/Dennis/ Brewster/Orleans – Rts 3, 6, and 6A	LHD	5/1/1973	
Osterville Baptist Church	824 Main St	NRIND NRMRA	7/18/1987 7/18/1987	1
Phinney-Smith House	315 Plum St	LHD NRMRA NRIND	5/1/1973 3/13/1987 3/13/1987	1
Phinney, William House	555 Phinney's Ln	NRMRA NRIND	3/13/1987 3/13/1987	1
Pleasant-School Street Historic District	Roughly bounded by Main, School, South and Pleasant Sts	NRMRA NRDIS LHD	11/10/1987 11/10/1987 10/3/1996	51
Rhodehouse, Nelson House	131 Main St	NRMRA NRIND	3/13/1987 3/13/1987	1
Richardson, John House	242 Phinney's Ln	NRIND NRMRA	9/18/1987 9/18/1987	1
Robbins, Joseph House	12 Bay St	NRMRA NRIND	11/10/1987 11/10/1987	1
Round House	971 West Main St	NRMRA NRIND	3/13/1987 3/13/1987	1
Sampson's Folly-Sampson, Josiah House	40 Old King's Rd	NRIND NRMRA	9/18/1987 9/18/1987	1
Sandy Neck Cultural Resources District		NRMRA NRDIS	11/13/1987 11/13/1987	1
Santuit Historic District	Massachusetts Rt 28	NRMRA NRDIS	11/10/1987 11/10/1987	17
Scudder, Josiah Jr. House	886 Main St	NRDOE	11/10/1987	1
Smith, Matthias House	375 Cedar St	LHD NRIND NRMRA	5/1/1973 3/13/1987 3/13/1987	1
Swift, E. E. C. Store	699 Main St	NRDOE NRMRA	9/18/1987 9/18/1987	1
Town Boundary Marker	410 High St	LHD NRIND NRMRA	5/1/1973 9/18/1987 9/18/1987	1
Town Boundary Marker	Race Ln at Sandwich town line	NRIND NRMRA	9/18/1987 9/18/1987	1
U. S. Post Office – Santuit Branch	Main St	NRMRA NRIND	11/10/1987 11/10/1987	1

<b>Name</b>	<b>Address</b>	<b>Designation</b>	<b>Date of Designation</b>	<b># of Properties</b>
Unitarian Church of Barnstable	3330 Main St	LHD NRDIS NRMRA PR Exp:	5/1/1973 3/13/1987 3/13/1987 1/22/2009	1
United States Customs House	3353 Main St	LHD NRIND PR Exp: NRMRA NRDIS	5/1/1973 11/12/1975 11/19/1985 3/13/1987 3/13/1987	1
Weeks, Barzillia House	313 High St	LHD NRIND NRMRA	5/1/1973 3/13/1987 3/13/1987	1
West Barnstable Town Boundary Marker	Great Hill Rd	LHD NRIND NRMRA	5/1/1973 9/18/1987 9/18/1987	1
West Barnstable Village Historic District	Meetinghouse Way from County Rd to Meetinghouse	NRDIS NRMRA	11/10/1987 11/10/1987	61
Whitman, Josiah B. House	210 Maple St	LHD NRIND NRMRA	5/1/1973 3/13/1987 3/13/1987	1
Wianno Club	107 Sea View Ave	NRIND NRDIS NRMRA	3/2/1979 11/10/1987 11/10/1987	1
Wianno Historic District	Roughly bounded by East Bay Rd, Wianno and Sea View Aves, between Nantucket Sound and Crystal Lake	NRDIS NRMRA	11/10/1987 11/10/1987	50
Yarmouth Camp Ground Historic District	(Barnstable/Yarmouth) South of Mid-Cape Hwy(Rt 6) and roughly bounded by County Ave, Willow St, Wood Rd and the Camp Ground Pond, Yarmouth	NRDIS	8/28/1990	14





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## Appendix C: Barnstable Community Preservation Act Projects Through 2009

### Archival Projects

- Town of Barnstable Historic Records – Town Clerk’s Laser Fiche Program to manage and store ancient documents and allow for an easier search of records through scanning books of the Town of Barnstable - \$16,528.
- Town of Barnstable Historic Records – Town Clerk’s preservation of approximately 100 Town books. An initial \$5,000 was awarded, with an additional \$65,266 in funds to be distributed over several years for funding total of \$70,266.
- Sturgis Library Historic Collection – to digitize the first 100-150 years of *The Barnstable Patriot newspaper*. The Library requested \$20,000 in CPA funds to augment \$42,500 in funds obtained from Federal and private grants.
- Barnstable Historical Society Historic Records - for the preservation of the Society’s historic manuscripts, documents, and photograph collection. \$15,000.
- Town of Barnstable Historic Records - \$5,500 for transcription, publication and dissemination of historic document from Town Clerk’s records.

### Municipal Facilities

- Town Hall – The Town initially approved \$40,000 for repair of the building’s main front doors and wood paneling. In October of 2009, the Town approved additional funds to restore the exterior envelope of the building.
- Nickerson Cottage Relocation – to relocate the cottage to a less ecologically sensitive site within the Sandy Neck Cultural Resources Area. The Town approved \$10,000 with an additional \$5,000 in funds to be leveraged. The project ultimately required only \$6,640 in total public funds and \$8,350 was returned to the CPA historic preservation fund.
- Trayser Museum Historic Structures Report update - \$35,000.
- West Barnstable Community Building roof repair and replacement, exterior wood shingle and trim replacement, and drainage improvements to property - \$142,610.
- Centerville Community Center roof and shingle repairs and construction of an ADA compliant ramp - \$178,100.
- Town Hall Exterior Restoration for roof and foundation assessments, brick and repointing repairs, and window replacement - \$180,700.
- School Administration Building for roof and foundation assessments, repairs to foundation, roof deck reconstruction, brick and pointing repairs - \$66,700.
- Town Hall Restoration - \$3,100,056.
- Old Selectmen’s Building – \$50,000. This project is awaiting the completion of a conditions assessment report.

## Museums

- ⊙ Zion Church – Submitted by the Growth Management Department for the purchase of the Zion Union Church property. A total of \$251,572 was approved through the CPA to augment an additional \$250,000 in private funds for Town purchase of the property and development of a museum.
- ⊙ Osterville Historical Society-Cammett House - for conditions assessment and foundation repairs - \$50,000.\*
- ⊙ Centerville Historical Museum to install a climate control system. The Museum requested \$95,000, but was ultimately awarded \$70,000.\*

## Non-Profit Organizations

- ⊙ Burgess House Barn – Submitted by the Marstons Mills Village Association for emergency repairs and replacement of the barn’s roof - \$4,900.
- ⊙ Burgess House and Barn for preservation assessment of historic, architectural, structural, electrical, plumbing, heating/ventilation, building code and safety issues - \$22,000. (The Burgess House and Barn are municipally owned buildings.)
- ⊙ Marstons Mills Library - \$112,635 for installation of an elevator and fire detection systems and restoration work for the Library’s 1894 wing, including restoration and/or replacement of windows, re-shingling of exterior dormer, and replacement of fascia. (As a condition of this funding, the town placed a right of first refusal on the property’s deed.)

## Churches

- ⊙ Unitarian Church – Restoration of the building’s windows, side doorway and library room. The Church requested \$33,500. A total of \$19,620 was awarded.\*
- ⊙ First Baptist Church for the restoration of eight stained glass windows - \$115,360.\*

## Historic Resource Surveys

- ⊙ Archaeological Survey of Sandy Neck in connection with the Town’s replacement of existing beach house and concession stand -\$12,000.
- ⊙ Barnstable Historic Inventory and Historic Preservation Plan – CPC approved \$50,000 for an update to Barnstable’s inventory of historic properties and \$20,000 to update Barnstable’s historic preservation plan. Total funded - \$70,000.

## Other

- ⊙ Major Micah Hamlin Birthplace Marker – submitted by the West Barnstable Historical Society for the replacement of the birthplace marker to correct date - \$2,138.

\* These projects required placement of a preservation restriction on the property to be held by the Town.

## Appendix D: Scenic Roads

<b>STREET NAME</b>	<b>VILLAGE</b>	<b>DATE</b>
Aunt Hatch's Lane	Barnstable	1987
Bay Lane	Centerville	1987
Bone Hill Road	Barnstable	2005
Bridge Street	Osterville	1987
Bumps River Road	Centerville/Osterville	1987
Cedar Street	West Barnstable	1987
Church Street	West Barnstable	1987
Commerce Road	Barnstable	1987
Craigville Beach Road	Centerville/Hyannis	1987
East Bay Road	Osterville	1987
Eel River Road	Osterville	1987
Farmersville Road	Marstons Mills/W.Barnstable	1987
Freezer Road	Barnstable	2005
Fuller Road	Centerville	1987
Great Marsh Road	Centerville/West Barnstable	
High Street	West Barnstable	1987
Hyannis Road	Barnstable	1987
Keveney Lane	Barnstable	1987
Lewis Bay Road	Hyannis	1987
Main Street	Centerville	1983
Main Street	Cotuit	1983
Main Street	Osterville	1983
Maple Street	West Barnstable	1987
Mary Dunn Road	Barnstable/Hyannis	1983
Millway	Barnstable	1987
Oak Street	W. Barnstable/Centerville	1987
Old Barnstable - Falmouth Road	Marstons Mills	1983
Old Kings Road	Cotuit	1987
Old Mill Road	Marstons Mills	1987
Old Mill Road	Osterville	1987
Old Neck Road	Barnstable	1987
Old Post Road	Centerville	1987
Old Post Road	Marstons Mills/Cotuit	1987
Old Shore Road	Cotuit	1987
Old Stage Road	Centerville	1983
Osterville-West Barnstable Road	Marstons Mills/Osterville	1983
Parker Road	West Barnstable	1987
Phinney's Lane	Barnstable/Centerville	1983
Pine Lane	Barnstable	1987
Pine Street	Centerville	1983
Pine Street	Hyannis	1983
Pine Street	West Barnstable	1987
Plum Street	West Barnstable	1987
Putnam Avenue	Cotuit	1983
Race Lane	Marstons Mills	1983
Rendezvous Lane	Barnstable	2005
River Road	Marstons Mills	1983
Route 6A (Old King's Highway)	WB/BV	1972

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<b>STREET NAME</b>	<b>VILLAGE</b>	<b>DATE</b>
Route 149	Marstons Mills/W.Barnstable	1986
Santuit/Newtown Road	Cotuit	1983
School Street	Cotuit	1987
School Street	Marstons Mills	1987
Scudder Avenue	Hyannis	1987
Scudder's Lane	Barnstable	2005
Sea Street	Hyannis	1987
Seaview Avenue	Osterville	1987
Service Road	West Barnstable/Centerville	1983
Shootflying Hill Road	Centerville	
South County Road	Marstons Mills/Osterville	1983
South Main Street	Centerville	1983
Wianno Avenue	Osterville	1987
West Bay Road	Osterville	1987
Willow Street	West Barnstable	1987

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## Appendix E: Regional, State, and Federal Preservation Funding Programs

### Regional Programs

*The Cape Cod Economic Development Council's Cape & Islands License Plate Grant Program* provides grant funds for projects that support economic development in the region. In the past, the Program has funded several historic preservation efforts linked to strengthening the Cape's year-round economy, although the current grant program is not accepting applications for historic preservation related activities at this time. <http://www.capecodedc.org>

*The Community Foundation of Cape Cod* manages more than 170 individual charitable funds, many of which are set up by donors to address specific issues, including historic preservation and related programs. In the past the Foundation has supported grants to historical societies and other cultural groups on Cape Cod. <http://www.capecodfoundation.org>

### Massachusetts Programs

#### MASSACHUSETTS HISTORICAL COMMISSION

*Massachusetts Preservation Projects Fund* – matching grant program for municipal and non-profit organizations for pre-development and construction costs. Administered by the Massachusetts Historical Commission

*Survey and Planning Grant Programs* – matching grant program for preservation planning projects, including historic resource surveys, National Register nominations. A portion of the annual funds are specifically distributed to certified local government programs.

#### OTHER

Mass Humanities Local History Grants – provides grants (maximum of \$1,500) for small historic organizations to undertake public education programs. <http://www.masshumanities.org>

Mass Cultural Council Grants - offers grants through the Local Cultural Council program for cultural arts and preservation-related programs. <http://www.massculturalcouncil.org>

### National Programs

#### NATIONAL TRUST FOR HISTORIC PRESERVATION

<[www.PreservationNation.org](http://www.PreservationNation.org)>

*Johanna Favrot Fund for Historic Preservation* provides matching grants to non-profit and public agencies for projects that contribute to preservation or recapture an authentic sense of place. Funds may be used for professional services, conferences, workshops, and education programs. Grants range from \$2,500 to \$10,000 with approximately \$50,000 awarded each year.

*Preservation Funds* provide two types of assistance to nonprofit and public agencies – matching grants for planning and educational efforts and intervention funds for preservation emergencies. The matching grants are awarded annually in three competitive grant rounds.

*The Cynthia Woods Mitchell Fund for Historic Interiors* provides matching grants to nonprofit organizations and public agencies to assist in planning for the preservation, restoration, and interpretation of historic interiors. Grants range from \$2,500 to \$10,000.

## **Foundations**

*The 1772 Foundation* provides grants to non-profit organizations working to preserve and restore historic buildings related to farming, industrial development, transportation and other unusual historic structures. Grants range from \$15,000 to \$50,000. <http://www.1772foundation.org>.

*Boston Foundation for Architecture* offers grants for public education programs related to planning, design, and the built environment in Massachusetts. <http://www.bfagrants.org>.