

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For HCRS use only

received JUL 28 1981

date entered AUG 27 1981

1. Name

historic The Baxter Mill

and/or common The Baxter Mill

2. Location

street & number Rt. 28 between Camp Street and Mill Pond Road not for publication

city, town West Yarmouth vicinity of congressional district 12

state Massachusetts code 025 county Barnstable code 001

3. Classification

Category	Ownership	Status	Present Use
☐ district	☒ public	☐ occupied	☐ agriculture ☐ museum
☒ building(s)	☐ private	☒ unoccupied	☐ commercial ☐ park
☐ structure	☐ both	☐ work in progress	☐ educational ☐ private residence
☐ site	Public Acquisition	Accessible	☐ entertainment ☐ religious
☐ object	☐ in process	☒ yes: restricted	☐ government ☐ scientific
	☐ being considered	☐ yes: unrestricted	☐ industrial ☐ transportation
		☐ no	☒ other: unused

4. Owner of Property

name Town of Yarmouth

street & number Town Hall, Route 18

city, town South Yarmouth vicinity of state Massachusetts

5. Location of Legal Description

courthouse, registry of deeds, etc. Barnstable County Registry of Deeds

street & number Route 6A

city, town Barnstable state Massachusetts

6. Representation in Existing Surveys

Inventory of the Historic Assets of
title the Commonwealth #98

has this property been determined eligible? yes ☒ no

date August 2, 1979 federal ☒ state county local

depository for survey records Massachusetts Historical Commission

city, town 294 Washington Street, Boston state Massachusetts

7. Description

The Baxter Mill

Condition

☒ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

The Baxter Mill in Yarmouth is located on the north side of Route 28, one of the major thoroughfares of Cape Cod. It backs onto Mill Pond and is bordered by Mill Creek which runs under the road to the ocean. A low stone wall surrounds part of the area near the creek while an eight foot chain link fence surrounds the entire property.

The mill itself is 20' square and rises two stories to a low hip roof. It is sheathed with shingles and has plain white corner boards. Windows contain 15/15 sash and have white shutters formed of vertical boards. The main entry is located on the south elevation (pond side) and is reached by four steps. Two windows light this elevation. A second entry is located in the east elevation and two windows, one at each story are located to the right of it. The north elevation has two windows, one over the other slightly east of center. The west elevation has four evenly spaced windows, two at each story.

The grist mill built in this location in 1710 had an outside wheel. About 1860 the mill was rebuilt and an iron turbine was installed because the water level in Mill Pond was low and because winter freezing did a lot of damage to the outside wooden wheels. The old 1860 turbine (about four feet in diameter and five feet high) can be seen surrounded by carefully planted shrubs right on the edge of Route 28 at the mill's setting. An exact duplicate of that turbine was made and put inside the mill in 1961 by A. Harold Castongay during the mill's restoration. It is the only turbine-powered mill on Cape Cod (all others being wind mills or outside paddle wheels). Inside, the visible machinery shows how corn can be ground. The mill is in working order.

8. Significance

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☐ community planning	☐ landscape architecture	☐ religion
☐ 1400-1499	☐ archeology-historic	☐ conservation	☐ law	☐ science
☐ 1500-1599	☐ agriculture	☐ economics	☐ literature	☐ sculpture
☐ 1600-1699	☐ architecture	☐ education	☐ military	☐ social/
☐ 1700-1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☒ 1800-1899	☒ commerce	☐ exploration/settlement	☐ philosophy	☐ theater
☐ 1900-	☐ communications	☒ industry	☐ politics/government	☐ transportation
		☐ invention		☐ other (specify)

Specific dates

Builder/Architect

Statement of Significance (in one paragraph)

The Baxter Mill possesses integrity of location, design, materials and workmanship and is locally significant as the only remaining grist mill in Yarmouth and the only known turbine mill on Cape Cod. Constructed c. 1860 on the site of an early eighteenth century grist mill, it has played a continuous role in Yarmouth's developing economy and remains in use as a grist mill. The mill meets criterion A of the National Register of Historic Places.

The first mill on the site was constructed c. 1710 by John and Shubel Baxter with an outside waterwheel. The Baxters were a prominent local family and large landowners; Shubel served as a judge and representative as well as a miller. The mill was rebuilt (c. 1860) and modernized with an interior iron turbine. The mill remained in active use and under Baxter family ownership for another forty years when it stopped grinding corn.

In 1961 the mill was restored to its original use and donated to the town as a museum by A. Harold Castongay and George Kelley. Replicas of original tools were used in the restoration, including a new turbine which resembles the old one exactly and was made by the same company.

9. Major Bibliographical References

1. Pamphlet #39, "Library of Cape Cod History and Genealogy", p. 4 by Daniel Wing, C. W. Swift publisher, The Register Press, Yarmouth Port, Mass. 1915.
2. Newspaper article, "True Grist," The Register, August 26, 1976.

continued

10. Geographical Data

Acreage of nominated property .28

Quadrangle name Hyannis

Quadrangle scale 1:24000

UMT References

A

1	9	3	9	4	9	5	0	4	6	1	2	6	3	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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E

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G

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H

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Verbal boundary description and justification (From 1962 deed; Book 1155 p.191)

Northerly by the Mill Pond, Easterly by the land of The Coastal Construction Company, Southerly by State Highway 28, and Westerly by the land of The Coastal Construction Company.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Candace Jenkins, Registration Director with
Susan Greene, Researcher

organization Massachusetts Historical Commission date January, 1981

street & number 294 Washington Street telephone 617-727-8470

city or town Boston, state Massachusetts

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature *Peter H. Westro*

title Executive Director, Massachusetts Historical Commission date 7-14-81

For HCRS use only

I hereby certify that this property is included in the National Register

Entered in the National Register date 8/27/81

Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

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Continuation sheet

Item number 9

Page 2

3. Book Two Men on a Mill by A. Harold Castongay, The Wayside Studio, South Yarmouth, 1962.
4. Oral from Morris Johnson and George G. Benson, Yarmouth Natural Resources Officers, July 26, 1979.
5. Plaque on the mill property.

DUE *8/26/81 - 9/11/81*

dnr-3

Name Baxter Mill
State, County MA, Barnstable
Working Number 228.8.266
Fed Nom or Request—Agency _____
Federal Register Date 2.2.82

☒ Nomination
☐ Determination of Eligibility
☐ On Nomination Form
☒ Bldg(s)
☐ Site
☐ Object
☐ Structure
☐ District
Within:
☐ Multiple Resource Area
☐ Thematic Group

Maps 1,1
Photos 2

Nomination prepared by:
☒ State Staff
☐ Local
☐ Other
Entered in the
Action: National Register
☒ ACCEPT 8/27/81
☐ RETURN _____
☐ REJECT _____
Check if Appropriate:
☐ State Request for Review
☐ Keeper's Decision to Review
☐ 2nd Return

I. Evaluation of Resource (cont. on back if necessary)

II. Evaluation of Nomination

	Good	Adequate	Poor	Comments
1. Descriptive Statement Short Format ☐ Yes ☐ No				
2. Significance Statement Short Format ☐ Yes ☐ No				
3. Concepts/Integrity				
4. Concepts/Criteria				
5. Concepts/Boundaries				
6. Contextual Evaluation				

General Comments (cont. on back if necessary):

Reviewer/Date _____

See Attached _____



The Baxter Mill
West Yarmouth
Barnstable County
Massachusetts

Photo Credit: Frank Stroh
Negatives Filed: Frank Stroh
Identification: View of the back, North
by Northeast
Date: 1979

JUL 28 1981

AUG 27 1981

photo #1

Barnstable, Ma

1979

back

- Frank Stroh

Yarmouth, MA - Hist. Com



The Baxter Mill
West Yarmouth
Barnstable County
Massachusetts

Photo Credit: Frank Stroh
Negatives Filed: Frank Stroh
Identification: Side entrance, view from
North by Northeast
Date: 1979

AUG 27 1981

JUL 28 1981

Photo #2

Barnstable, Ma

side entrance

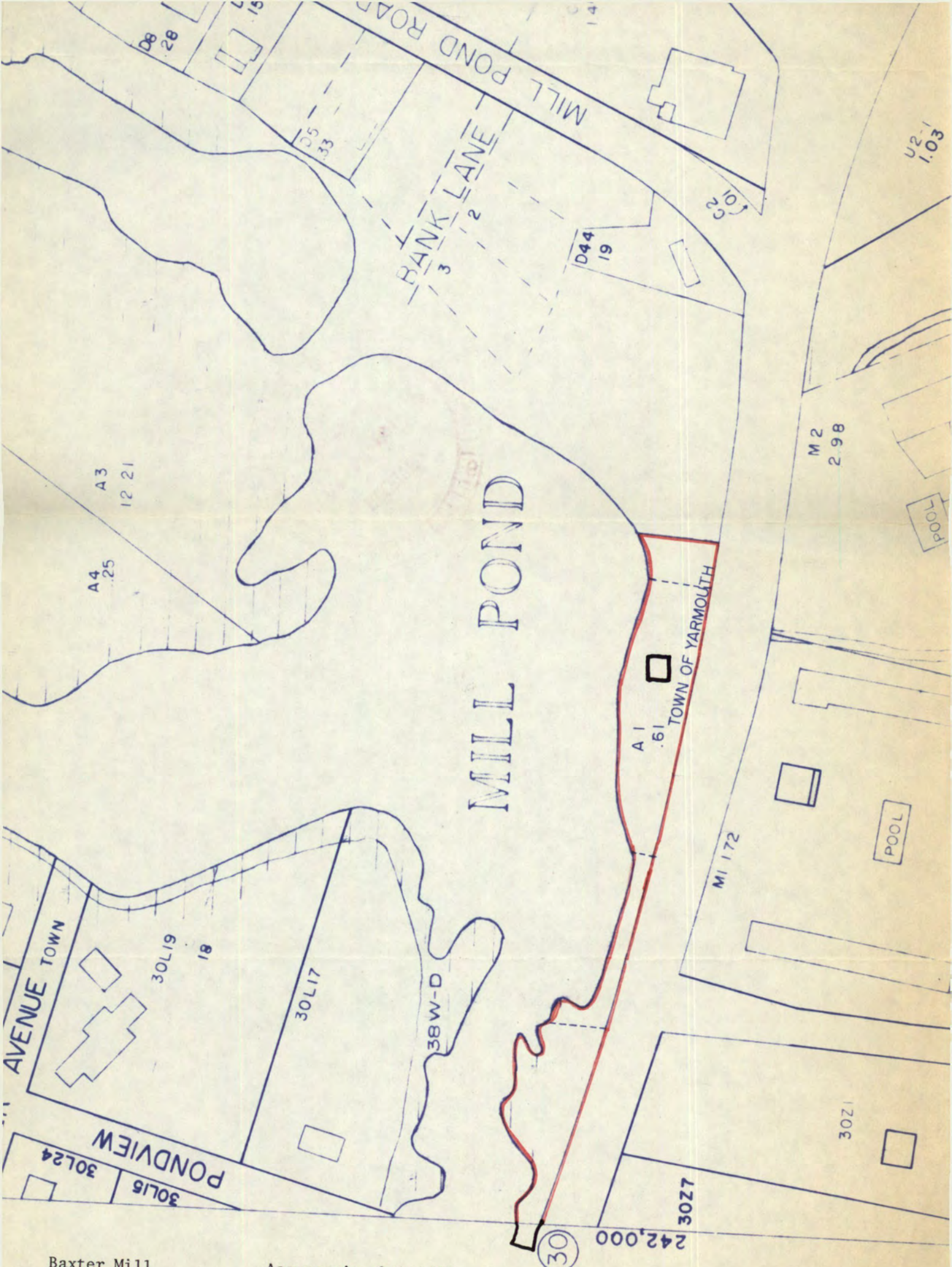
- Frank Stroh

Yarmouth, MA Hist. Com.



The Baxter Mill
W. Yarmouth Me
Barnstable Co. USGS Hyam

Baxter Mill
Yarmouth



Baxter Mill
Route 28
W. Yarmouth, MA.

Assessor's sheet #31
Parcel A 1
Acres .61
Scale 1" = 100'

1980



AUG 27 1981



**MASSACHUSETTS
HISTORICAL
COMMISSION**

**COMMONWEALTH OF MASSACHUSETTS
Office of the Secretary of State**

294 Washington Street
Boston, Massachusetts
02108
617-727-8470

MICHAEL JOSEPH CONNOLLY
Secretary of State

July 15, 1981

Mr. Jerry Rogers, Acting Keeper
Registration Branch
Heritage, Conservation, & Recreation
Service
DOI, W434
Washington DC 20243

Dear Mr. Rogers:

Enclsod you will find the following nomination forms:

Bourne: Briggs-McDermott House
Malden: Bell Rock Cemetery
Medord: Salem Street Burying Ground
Rockport: Granite Keystone Bridge
Wellesley: Intermediate Building
Yarmouth: Baxter Mill

All have been voted eligible by the State Review Board and have been signed
by the State Historic Preservation Officer.

Sincerely,

Candace Jenkins
Registration Director

Forward to National Register Office



ENTRIES IN THE NATIONAL REGISTER
MASSACHUSETTS

STATE

Date Entered AUG 27 1981

<u>Name</u>	<u>Location</u>
Granite Keystone Bridge	Rockport Essex County
Common Burying Ground at Sandy Bank	Malden Middlesex County
Salem Street Burying Ground	Medford Middlesex County
Intermediate Building	Wellesley Hills Norfolk County
Baxter Mill	West Yarmouth Barnstable County

Honorable Paul E. Tsongas

Also Notified

Honorable Edward M. Kennedy
Honorable Nicholas Mavroules
Honorable Edward J. Markey
Honorable Margaret M. Heckler
Honorable Gerry E. Studds
Mid-Atlantic Region, NPS

State Historic Preservation Officer
Mrs. Patricia L. Weslowski
Executive Director
Massachusetts Historical Commission
294 Washington Street
Boston, Massachusetts 02108

NR

Eady/bjr/9/1/81

For further information, please call the National Register at (202) 343-6401.

272-3504