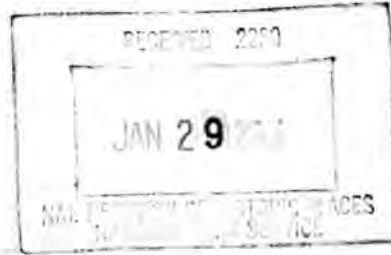


United States Department of the Interior
National Park Service



National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name **OLD TOWN CENTER HISTORIC DISTRICT**

other names/site number

2. Location

street & number **MULTIPLE, SEE DISTRICT DATA SHEETS** not for publication

city or town **EASTHAM** vicinity

state **MASSACHUSETTS** code **MA** county **BARNSTABLE** code **001** zip code **02642**

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Brona Simon

1/18/2001

Signature of certifying official/Title **Brona Simon** Date
Deputy State Historic Preservation Officer, Massachusetts Historical Commission

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional Comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

- I, hereby certify that this property is:
 entered in the National Register
 See continuation sheet.
 determined eligible for the National Register
 See continuation sheet.
 determined not eligible for the National Register
 removed from the National Register
 other (explain):

Signature of the Keeper

Date of Action

Edson R. Beall

3/2/01

Old Town Center HD
Name of Property

Barnstable, MA
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

(Check only one box)

- private
- public-local
- public-State
- public-Federal
- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
38	14	building
2		sites
		structures
2	1	objects
42	15	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling, secondary struct. (garage)

COMMERCE: store

GOVERNMENT

EDUCATION: school

AGRICULTURE: agricultural field, animal facility (barn)

LANDSCAPE/NATURAL FEATURE: pond

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling, secondary struct. (garage)

COMMERCE

RECREATION and CULTURE: museum

LANDSCAPE/NATURAL FEATURE: pond

7. Description

Architectural Classification

(Enter categories from instructions)

Colonial/Georgian Early Republic/Federal

Mid 19th C./Greek Revival, Gothic Revival

Late Victorian/Italianate, Queen Anne

Late 19th and 20th C. Revivals/ Colonial Revival Mixed

Materials

(Enter categories from instructions)

foundation stone, brick, concrete

walls wood shingle, clapboard

roof asphalt shingle, wood shingle

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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Old Town Centre Historic District
Eastham (Barnstable), MA

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)

Introduction

Eastham's Old Town Centre National Register District is a little known historic gem that lies hidden behind the modern swath of State Route 6, also known as State Highway. Representing the town's most significant cluster of 18th and 19th century buildings, the district is located near the town's geographic center. Eastham is the oldest of several towns in the region known as the Lower Cape. Orleans to the south and Wellfleet to the north are both offshoots of the original Eastham settlement. Like most of the towns in this "narrow land", Eastham spans the entire area between the Atlantic Ocean on the east and Cape Cod Bay on the west.

The district is a small, semi-rural village cluster that encompasses a total of approximately forty acres. The topography is irregular, ranging from a high point northeast of Salt Pond Road to low-lying marshy areas on the south side of Locust Road and behind the Higgins-Sullivan House at 2755 State Highway. The district includes a total of 57 resources consisting of 42 contributing and 15 non-contributing elements. Contributing resources include 38 buildings, 2 sites, and 2 objects. Non-contributing resources include 14 buildings and 1 object. Most buildings in the district were constructed between the late-18th and mid-19th centuries, which is the primary period of significance. These dates correspond to the third relocation of the town center and to introduction of the railroad in 1870 which shifted development slightly southward to the Eastham Center National Register District. (NR: 5/12/1999) Single-family residences, along with their associated outbuildings, are the predominant building type, accounting for most of both contributing and non-contributing resources. Most non-contributing buildings are post-1950 dwellings that adhere to the scale, massing, materials, and design principles of their historic neighbors or garages and sheds that accompany both historic and contemporary dwellings. Other property types include a schoolhouse/museum, a former town hall, a mile marker, a World War I memorial, and small number of commercial establishments. All of the latter occupy former dwelling houses.

The district is focused on Salt Pond and Locust Roads, both of which remain winding, narrow, and tree-lined. Their quiet grace stands in contrast to the wide, signalized swath of modern State Highway on the east and north. Salt Pond Road represents the original route of the County Road also known as the King's Highway. Traversing the length of the Cape Cod peninsula from Sandwich on the south to Truro

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on the north, it was the primary regional transportation corridor from the Colonial period through the mid-20th century when it was bypassed by the mid-Cape Highway from Sandwich to Orleans. It remains the primary regional corridor in towns beyond that point including Eastham. The present State Highway bypass in the vicinity of the district dates to the mid-20th century. State Highway in Eastham is now a high-speed, four-lane corridor equipped with sidewalks, streetlights, and signalized intersections including one at Nauset Road within the district. In the vicinity of the district, the east side of State Highway is undeveloped, defined by Salt Pond and the substantial acreage of the Cape Cod National Seashore which is maintained as a natural landscape of native grasses and low shrubs dotted with occasional trees. A small group of buildings, including a mid-19th century schoolhouse, is clustered on the north side of Nauset Road. The extent and scenic beauty of Salt Pond and the native landscape maintained by the CCNS do much to mitigate the negative effect of State Highway and make a strong contribution to the historic setting of the district.

The roads within the district are framed by individual properties which are most often set close to the road ample spacing between neighbors. Landscaping generally consists of lawns, shrubs, and trees. Like many village clusters on Cape Cod, especially the Lower Cape, buildings were originally widely spaced so the district has been affected by a limited amount of infill over time. New buildings are concentrated on Locust Road, west of the intersection with Salt Pond Road, on the west side of Salt Pond Road, north of the intersection with Locust Road, and on State Highway between Locust and Salt Pond Roads. Boundaries have been drawn to exclude new construction in peripheral areas whenever possible.

The high degree of integrity within the district can be credited to caring owners and the watchful eye of the Old Town Center Historic District Commission established in 1986 to conduct exterior design review. The boundaries of the National Register District are similar to those of the local district with three exceptions. The NR district includes Salt Pond and deletes small pockets of new construction on State Highway and Locust Road.

Landscapes, Structures, Objects

Most of Eastham's principle ponds are clustered in the vicinity of the district. They include Salt Pond on the east, Minister or Schoolhouse Pond on the north, and a cluster consisting of Mill, Herring, Jemima, Great, and Depot or Long Ponds on the south. The unusually fertile soils associated with these ponds have made this area desirable throughout the town's history. Salt Pond provided the primary gateway to

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the wider world, connecting to Town Cove and to the Atlantic Ocean via Nauset Inlet, the only opening on Cape Cod's outer beach for more than forty miles. Nauset Inlet was of primary importance until the 1870s when rail service commenced and shifted the balance of the town center southward (see Eastham Center NRHD 5/12/99)

County historian Frederick Freeman described Eastham's ponds thus in 1860:

“So distinguishing a feature of the township are its super-abounding waters that we may most readily describe the place by reference to these. There are 8 fresh-water ponds.” (*Freeman: 352*)

The intersection of Locust and Salt Pond Roads, which forms the heart of the district, is defined by a small, grassy triangle bordered by a split rail fence and rose bushes. A small boulder contains a metal plaque that bears the words “Site of Original Town Pump and Watering Trough”. The **Town Pump memorial** was placed in 1979 to commemorate the pump that was moved to Windmill Park in the early-20th century, under the auspices of the Village Improvement Society. (see Eastham Center NRHD: 1999)

A **Mile Marker** is located in front of the Old Schoolhouse (**25 Schoolhouse Road, NR map #12-064**) on Nauset Road. The marker is a granite slab that bears the town seal executed in metal and the words “Eastham to Provincetown 22 M to Plymouth 55 M, along with arrows pointing in the direction of each. Milestone markers were placed along Route 6A and Route 6 in the 1920s.

A 1917-1919 **World War I Memorial (25 Schoolhouse Road, NR map #12-064)** is located on the front lawn of the Old Schoolhouse. It consists of a large, uncut boulder that bears a shoulder-arched bronze plaque with foliate border. The plaque bears the words “Eastham Remembers 1917 - World War - 1919” along with the names of the seventeen local men who served. This type of memorial is typical of the period.

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Buildings

The district is predominately residential, although some institutional and commercial uses are present as well. Most buildings reflect the region's typical building and locational patterns, and are united by a common adherence to the simple dictates of the regional vernacular. Almost without exception, historic buildings are free-standing, small-scale, 1 and 1/2 to 2 story, wood-frame structures that are set near the road, with generous spacing between neighbors. Weathered wood shingle siding, gable roofs, and brick foundations predominate. The Federal and Greek Revival styles are most commonly encountered, corresponding to the district's primary period of development. Limited infill building occurred during the second half of the 20th century. Recent buildings within the district, many of which are Reproduction Cape cottages, follow historic precedent, retaining the traditional scale, massing, and materials established during the period of significance and thus blend with rather than overwhelm their historic neighbors. The generally high quality of new construction, including alterations to existing buildings reflects the vigilance of the local historic district commission which has had design review authority since its establishment in 1986.

The following text is organized by building type and date of construction. References to specific examples include the property name, address, construction date, MHC inv. #, NR map #, and, photo # if any.

Non-Residential Buildings

Eastham's **Old Town Hall (55 Salt Pond Road, 1851, MHC #112, NR map #12-053; photo #4)** stands on the southwest corner of Salt Pond Road and State Highway where it is screened from both roadways by plantings. Dating to 1851, it is a three by four bay (28.5' x 38.5') Greek Revival style structure that rises 1 and 1/2 stories from a granite block foundation to a front-gable roof. Two narrow stove chimneys rise through the ridge and a two-window shed dormer is located on the south slope. The building is solidly framed with eight-inch timbers which are fastened with iron bolts that are two feet long and one inch thick and with iron nuts that are three inches square and 3/8 inch thick. The rafters measure six by ten inches. The main block is extended by a one-story rear ell. Exterior walls are covered with gray-painted wood shingles and trimmed with wide, paneled corner pilasters and a two-part entablature. Windows are simply framed and contain 1/1 double-hung wooden sash. The original

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facade is now covered by a glazed shed roof wing that dates to 1923 and probably originated as an open verandah. The main building is accompanied by a former privy, a pump house, and a shed. The builder was Seymour Bangs of North Eastham.

According to historic photographs and documents, the original building was distinguished by large windows with 6/6 double-hung wooden sash; each pane measured 9" x 12". Windows were equipped with louvered wooden shutters. The facade was centered on an entrance with double-leaf four-paneled doors framed by pilasters and triangular-shaped lintels. The entry opened into a vestibule with cloak room to the left and the town office to the right. The office was equipped with a safe and the scales used by the sealer of weights and measures. Another double-leaf door led into the auditorium which took up most of the interior. It was finished with matchboard wainscoting that rose 4'3" to a 4" molding, plastered walls, and a 10'6" concave ceiling. A platform, ascended by central and lateral stairs and protected by a walnut balustrade, was located on the rear wall. Heat was provided by a stove located to the left of the auditorium entrance. Lighting was provided a kerosene chandelier and wall sconces. Seating was provided by settees. Drinking water was brought in by bucket and dispensed with a long-handled dipper. A kerosene lamppost and hitching posts stood in front of the building while the town pound was located to the rear.

The **Old Schoolhouse (Nauset Road, 1869, MHC #92, NR map #12-064, photo #5)** is one of three historic buildings located on the east side of State Highway. While it is set the furthest back from the highway of the three, it is the most visible due to its large open lot. The building is set well back on the lot which is landscaped with turf and a small number of mature shade trees, and defined by a split-rail fence along Nauset and Schoolhouse Roads. Eastham's Old Schoolhouse is a typical example of a now rare regional building type. Built on a two by four bay plan, the wood-frame structure rises 1 and 1/2 stories from a high granite block foundation to a front-gable roof covered with wood shingles. A narrow chimney rises through the ridge at the rear of the building. Exterior walls are covered with yellow-painted wood shingles and trimmed with wide cornerboards, two-part raking entablature, and a molded, boxed cornice with returns. The west facade contains two identical entries that are simply framed and headed by modest lintel shelves. A single window occupies the gable above. Windows are also simply framed and contain 6/6 double-hung wooden sash. In addition to the building the lot contains an anchor on the southwest lawn, a World War I memorial on the southeast lawn, and two small sheds to the rear. The school is a landmark for motorists traveling northeast on State Highway and for patrons of the heavily-used National Seashore Visitors Center on the opposite of Nauset Road.

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The **Lobster Shanty Restaurant (2905 State Highway @ Salt Pond Road, 1930s, NR map #12-014A, photo #4)** stands at the southeast corner of State Highway and Salt Pond Roads where it is surrounded on the north and east by a paved parking lot. The building consists of a 1930s main block and large west side wing that dates to 1982. Both rest on concrete foundations and are sheathed with white-painted wooden shingles. The main block, which is the original 1930s portion, is a large Dutch Colonial style structure that rises two stories to a gambrel roof with both front and rear shed dormers that is the hallmark of the style. A chimney rises through the ridge north of center. The exterior is trimmed with a molded, raking cornice. Windows have simple molded frames and contain 8/1 double-hung wooden sash at the first story and 6/1 at the second. The east facade is centered on an entrance with six-panel door and full-length sidelights that is fronted by a pedimented portico with paired piers and side balustrades. The later west side wing faces north to State Highway. It is a long rectangular structure that rises one story to a side gable roof. The facade is centered on an entrance that is a simplified version of the main block. Windows in this wing appear singly and in groups and contain 6/6 sash.

Dwellings

Individual dwellings are described below in chronological order.

The **John Knowles House (191 Locust Road, ca. 1672, MHC #119, map #11-070; photo #10)** stands on the south side of Locust Road near its intersection with Mill Road. It faces east over a large downward sloping lawn dotted with several trees. The Knowles House is an unusual building that consists of north (closest to the street) and south sections that are thought to date to the late-18th century and 1672 respectively. It is believed that the 1672 section was built in Plymouth and later floated to Eastham where it was joined to an existing late-18th century house. This is one of the oldest houses in Eastham, and if tradition is correct, the 1672 portion would be the oldest extant building in the town.

Both sections are characterized by weathered wood shingle siding, brick foundations, side-gable asphalt roofs, and rear (west) wings. The older rear section is a classic five by two bay Colonial period house that rises two stories to a low-pitched gable roof with center chimney. Trim consists of narrow cornerboards and a molded cornice. The symmetrical east facade is centered on an entrance porch that is enclosed by shingled walls and a hip roof. It features a paneled wooden door that is framed by pilasters and headed by a four-pane transom. This south section is extended by a rear ell that contains a kitchen

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and bathroom. Windows are simply framed and contain 2/1 double-hung wooden sash at the first story and 6/6 at the second.

The north section of the house rises 1 and 1/2 stories to a gable roof that is set well above the first story window and door openings. This section may have originated as a four-bay 3/4 Cape cottage. The east facade contains standard windows in the two south bays, an entrance in the center bay, and a standard window in the next bay, all of which conform to that regional type. The westernmost bay (closest to street) with a window placed beneath the eaves may represent an addition, as does the small hip roof wing that extends westward from it. This north section is trimmed with cornerboards and fascia. Windows are simply framed and contain 6/6 sash. The entry is simply framed and contains a paneled wooden door with a square light in the upper half. The north gable end that faces the street displays two windows at the first story (6/9 and 6/6 sash) and one in the gable (2/2).

A small barn stands near the street, north of the house. A small wing at the northeast corner contained a souvenir and variety shop at the turn-of-the-century. The entire barn/shop is covered with weathered shingles and displays 6/6 window sash. A larger barn that once stood at the rear of the property is no longer extant. An early-20th century view shows that the house has changed very little since that time. The principal differences are the presence of a stove chimney and lack of the upper window in the north section. The small hip roof wing was in place at that time.

The Knowles Doane House (25 Salt Pond Road @ Locust Road, ca. 1765, MHC #114, map #12-046; photo #7) of ca. 1765 stands at the northwest corner of Locust and Salt Pond Roads where it faces south toward the former. It is set close to the street on a .71-acre lot landscaped with turf, shrubs, trees, and flower beds. One of the oldest buildings within the district and the town as a whole, the Knowles Doane House is a traditional three by three bay half-Cape with a long rear ell. It rises 1 and 1/2 stories from a low brick foundation to a side-gable roof covered with wood shingles, and a chimney in the east bay. Exterior walls are covered with weathered wood shingles and display simple cornerboard and entablature trim. Windows are set in projecting frames with molded caps and contain the locally typical 9/6 double-hung wooden sash at the first story. They are equipped with paneled wooden shutters. Their position immediately beneath the roofline often indicates an 18th century date. The entry occupies the west bay of the facade, and is thus not aligned with the chimney. It exhibits a paneled wooden door and the classic Federal period surround of paneled pilasters, four-pane transom, and molded cornice. Side elevations display three asymmetrically placed windows at the first story, with two in the attic. Attic

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windows contain 6/6 sash. The rear ell, extending back from the north side, contains two secondary entries and a stove chimney. The interior exhibits the classic Colonial period form of two front rooms framing the center entrance and chimney with a large kitchen framed by smaller storage and bedrooms to the rear. It retains many original features including a large cooking fireplace, wide floorboards, two-foot single board wainscoting, and exposed framing members. This house remains as an early and exceptionally well-preserved example of the traditional regional dwelling type. It is believed that it was moved from across the street at the turn-of-the-century.

The Reverend Philander Shaw House (20 Salt Pond Road @ Locust Road, ca. 1795, MHC #115, map #12-048; photo #9) of ca. 1795 stands in the heart of the district at the intersection of Salt Pond and Locust Roads where it faces south. It is set close to both roads with most of its land and a large side-gable English type barn to the rear. The house is a traditional five by two bay full-Cape that is extended to the west by a two-part lateral wing and north by a rear wing. The main block rises 1 and 1/2 stories from a low, probably stone foundation to a side-gable roof with center chimney. Exterior sheathing consists of weathered wood shingles trimmed with simple cornerboards, entablature, and baseboard. Windows are set in flush frames and contain 9/6 double-hung wooden sash. Facade windows are set one shingle course beneath the roofline, a position that often indicates a late-18th or early-19th century construction date. The center entrance displays the classic Federal period surround of paneled pilasters and transom. The pilasters display a diamond-pattern in the entablature area and the transom has three rather than the more common five panes. The unencumbered east side elevation displays two windows at the first story with two in the attic. The Shaw House remains as a very well preserved and detailed example of the traditional regional dwelling type with many typical features including its weathered wood shingle siding, 9/6 window sash, and transomed entry. Its architectural quality coupled with its central location and illustrious original owner make the Shaw House one of the most important buildings within the district.

The Jesse Collins House (10 Locust Road @ State Highway, ca. 1800, MHC #148, map #12-015; photo #1, 6) occupies a very visible site at the northwest corner of Locust Road and State Highway where it draws the attention of motorists traveling north on the latter. The house faces south toward Locust Road and is sited quite near both roads on a gently rising lot that is landscaped with turf, shrubs, and trees; several very large old trees stand along State Highway. The house is a three by three-bay

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wood-frame structure that rises two stories from a low stone foundation to a low hip roof. A narrow chimney rises through the roof northeast of center. The main block is extended by a large two story rear ell with a one story shed roof section on its west side. A large 1 and 1/2 story, shed roof wing at the east rear corner represents a remodeling or replacement of a two-story wing that appears in an early-20th century view. The entire house is now sheathed with vinyl siding which covers unusually elaborate rusticated cornerboards. Windows are simply framed and equipped with modern shutters. They contain 6/6 double-hung sash which is the original configuration. The entry occupies the west bay of the south facade. It is headed by a three-pane transom rather than the more common five-pane configuration and is framed by fluted pilasters that rise to a dentilated entablature and molded cornice. The house is accompanied by six small rental cottages that reflect the early to mid-20th century summer resort history of both town and region. They are characterized by one story height, concrete foundations, gable roofs, and weathered wood shingle siding. Five of the cottages were constructed in 1950 and one in 1960.

The **Hatch-Moore House (180 Locust Road, ca. 1820, MHC #118, map #12-041A; photo #10)** of ca. 1820 stands on the north side of Locust Road where it faces south to the street. It is a traditional five-bay, full-Cape, two-bays deep, extended by a long rear ell. It rises 1 and 1/2 stories from a concrete (originally brick) foundation to a side-gable roof with narrow center chimney. Shed-roof dormers extend across the front and rear roof slopes, but are set back from the edges, preserving the original gable roof line. Exterior walls are covered with vinyl siding. Windows are simply framed and contain a mix of locally typical 9/6 (first story), 6/6 (second story), and 2/2 (rear wing) double-hung wooden sash. Facade windows are set well below the roofline, supporting a 19th century construction date. The center entry displays simple wooden frame with molded cornice and contains a paneled wooden door. Fenestration of the side elevations consists of two windows at the first story, with two in the east gable and one the west gable. Both the chimney and center entrance are offset to the east indicating that the house may have originated as a three-bay half-Cape. The house has changed very little since it appeared in an early-20th century view which shows the rear wing and both shed dormers. The land to the east was under cultivation with fruit trees close to the house, and perhaps hay.

The **George Seabury-John Sparrow House (2765 State Highway @ Locust Road, ca. 1823, MHC #33, map #12-017; photo #1)** stands at the southwest corner of Locust Road and State Highway, facing east toward the latter with Salt Pond beyond. It has a very shallow setback (ca. 10') from State

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Highway. The lot is maintained in turf dotted by numerous trees and shrubs including one very large, old tree on the north side. Large evergreen shrubs are planted directly in front of the house, obscuring the facade. The house is a traditional five by two bay "full-Cape" that rises 1 and 1/2 stories from a low concrete-covered brick foundation to a side-gable roof with center chimney. The main block is extended by a one story rear ell with south-side verandah and a small, later wing on the south side. The building is sheathed with white-painted wood shingles and trimmed with cornerboards and a molded cornice. The symmetrical five bay facade is focused on a center entrance that contains a four-panel wooden door. The framing pilasters and entablature with molded cornice are typical Federal period features as is the four shingle course spacing between window heads and eaves. Windows have simple projecting frames and contain 2/1 double-hung wooden sash. The house stands over a small, round brick cellar, a feature often found on the Lower Cape. The house is accompanied by a large, one story front-gable shed/workshop that is covered with weathered wood shingles. The facade contains a center entrance framed by windows with 9/6 sash.

The **Reuben Brewer House (3070 State Highway @ Nauset Road, ca. 1828, MHC #34, map #12-063G)** stands at the southwest corner of Nauset Road and State Highway, facing south toward the former. It is partially screened from both roadways by numerous mature trees and shrubs including lilacs. The house is a traditional four by three bay "3/4 Cape" that rises 1 and 1/2 stories from a high brick foundation to a side-gable roof. The main block is extended by a small one story west wing. Narrow stove chimneys rise through the center of the main roof and the west end of the wing. The wood-frame dwelling is sheathed with weathered wood shingles and trimmed with cornerboards and entablature. The main entrance occupies the inner west bay with one window to the left and two to the right. It consists of a wooden door with horizontal panels and the typical Federal period surround of pilasters, lintel shelf, and four-pane transom. Windows are set in projecting molded frames, contain 9/6 sash at the first story, and are equipped with louvered shutters. They are set five shingle courses beneath the eaves, supporting a 19th century construction date. The east elevation displays two windows at both the first and attic stories. Small four-pane (14" x 16") garret windows that are idiosyncratic to the region flank the attic window. The north end of the west elevation is covered by the wing. The south end contains one window at the first story and another in the attic with a small 4/2 outer window. The house is accompanied by a side-gable barn and later shed. The house was constructed by a Wellfleet housewright.

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The **Joseph Myrick Cobb House (30 Salt Pond Road, ca. 1848, MHC #113, map # 12-049)**, dating to ca. 1848, stands on a low rise on the east side of Salt Pond Road, north of its intersection with Locust Road. It is a three by two bay, wood-frame structure that faces gable end to the street in Greek Revival fashion but displays earlier details. It rises 1 and 1/2 stories from an early-20th century rusticated concrete block foundation. The main block of the house is extended by a large, two-story rear wing with an enclosed vestibule on the south side and a partially enclosed verandah on the north. The roof of the main block contains shed roof dormers on both slopes (added 1932) and a chimney rises through the north slope between the main block and wing. Exterior sheathing consists of white painted wooden shingles trimmed with cornerboards and entablature. Windows are simply framed and contain 6/6 double-hung wooden sash in the main block with 2/1 in the wing. They are equipped with early, louvered, wooden shutters. The entry, which occupies the left or north bay of the main block, exhibits a typical Federal period surround consisting of pilasters, entablature with lintel shelf, and five pane transom. The two gable windows are framed by small 4/4 garret windows following a pattern that is typical of traditional side-gable Cape Cod cottages. The rear ell was raised to two stories ca. 1900 when the house served as a boarding house; the north side verandah, enclosed south side vestibule, and rear pantry were added somewhat later. The house is accompanied by an early-20th century cottage and a large barn now used as a bicycle rental shop.

The **Capt. Savage House (115 Locust Road @ Salt Pond Road, ca. 1850, MHC #117, map #12-047)** of ca. 1850 stands on the south side of Locust Road, facing north to the small landscaped triangle that defines the intersection of Locust and Salt Pond Roads. Three large, old trees near the front of the lot grace both the house and the street. It is a three by two bay front-gable Greek Revival style dwelling with an early two-part wing extending to the right (west) and a large rear ell added in 1978. All three wings rise one story to gable roofs. The setback position and lower height of the lateral wing is clearly subordinate to the main block. The main block rises 1 and 1/2 stories from a brick foundation to a gable roof with a narrow stove chimney rising through the west slope. Vinyl siding replaced wooden clapboards as the exterior wall material before 1985. Trim consists of narrow cornerboards and a two-part entablature. Windows are simply framed, equipped with recent louvered shutters, and contain recent double-hung sash that retain the original 6/6 configuration. The entry, which occupies the right or west bay of the main block, is framed by full-length sidelights, and wide pilasters rising to a wide entablature and molded cornice. Two windows are located in the gable above. A secondary entry with a similar frame is located in the inner lateral wing. The interior retains many original features including the staircase and molded window and door

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architraves with bulls-eye cornerblocks. Wide floorboards and some paneled doors with decorative wood graining are found at the upper story.

The **Deborah Doane House (Deborah Doane Way @ Locust Road, ca. 1860, MHC #116, map #12-022)** is set back from the south side of Locust Road at the intersection of a new roadway that bears its name and that accesses the back lot which has been subdivided and developed with recent dwelling houses. Its elevated half-acre lot includes several century old fir trees. Dating to ca. 1860, the Doane House is a three by three-bay Greek Revival style dwelling that rises 1 and 1/2 stories from a new concrete foundation to a front-gable roof. Exterior walls are covered with vinyl siding, but trim elements including cornerboards, a wide entablature, and small cornice returns remain. Windows are simply framed and contain recent double-hung sash that retain the original 6/6 configuration. The entry, which occupies the left or south bay of the main block, is framed by half-length sidelights with paneled aprons, wide pilasters, and an entablature with molded cornice. It contains a new six-panel wooden door. Two windows are located at the upper story. The Doane House was rehabilitated in 1985 removing many 20th century alterations and adding side and rear wings, a cement foundation, new window sash, and vinyl siding. The original front-gable Greek Revival form and much of the exterior trim remains in place, clearly illustrating its origins.

The **Higgins-Sullivan House (2755 State Highway, ca. 1860, MHC #31, map #12-016, photo #2)** is located on the west side of State Highway, south of Locust Road where it defines the southern approach to the National Register and Local Historic Districts. Its steep gable roof and pointed arch windows with label moldings are hallmarks of the Gothic Revival style, a design mode that is rare in Eastham and the Cape Cod region as a whole. It is a wood-frame, front-gable structure that is built on a T-plan and extended by a small one-story rear ell. It rises 1 and 1/2 stories from a cement-covered brick foundation to a steep front-gable roof covered with asphalt shingles. The deep front overhang is trimmed with large, ornate brackets with a scallop profile. A narrow stove chimney rises through the north roof slope. Exterior walls are sheathed with wooden clapboards and trimmed with wide cornerboards and a raking entablature. The entry occupies the north bay of the primary east facade where it is headed by a bracketed hood. The recessed door is framed by full sidelights. Full-length windows with 9/9 sash occupy the other two bays. Similar windows are found on the side elevations as well. Gable windows display pointed arch openings with label moldings and contain recent interlace sash similar to the

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originals. A smaller pointed arch window with louvered shutters is found in the attic. The small, lateral wings that extend from the rear of the main block display steep, gabled wall dormers with pointed arch windows that retain their early interlace sash.

A 1 and 1/2 story front-gable cottage with weathered wood shingle siding, scalloped vergeboard trim, and windows with 6/6 and 12/12 sash stands on the north side of the house. It was originally attached to the north side of the main house where it served as a store. The wing was detached ca. 1890 to serve as a residence for the original owner's mother-in-law. A large lot landscaped with turf, shrubs, and mature trees provides a generous set back for both buildings and contributes to the setting of the district as a whole.

The **Barnabas Higgins Chipman House (220 Locust Road, 1869, MHC #120, map #11-069A; photo #2, 3)** of 1869 stands on the north side of Locust Road where it faces south to the intersection of Mill Road. Two very large, old trees at the front of the lot grace both the house and the street. It is a three by three bay, front-gable house with small rear (north) and east side wings that exhibits elements of the Greek Revival and Italianate styles. The main block rises 2 and 1/2 stories from a low brick foundation to a gable roof with a chimney near the center of the ridge. Exterior walls are sheathed with wood shingles on the facade and clapboards elsewhere in reverse of the more typical pattern. It is trimmed with wide paneled corner pilasters, a raking two-part entablature, and narrow cornice returns. Windows are headed by molded lintels, contain 6/6 double-hung wooden sash, and are equipped with early, louvered, wooden shutters. The entry, which occupies the right or east bay of the main block, is framed by pilasters that rise to a hood with large, ornate brackets. Three windows are located above and another one in the gable. A bay window is located on the west side elevation. The house is constructed of timbers that were shipped from Maine on a schooner owned and captained by Mr. Chipman. The interior boasts a curved walnut staircase, 9 and 1/2 foot ceilings, and original moldings. A small circular cellar, of the type usually associated with older Cape Cod cottages, remains beneath the house. The Chipman House is a well detailed and preserved example of a common mid to late 19th century dwelling type and stylistic mix. With the exception of the two south side wings, it has changed very little since the early-20th century. A two-car garage has replaced a barn and mansard roof cottage or workshop at the rear of the lot.

"The Overlook" (3085 State Highway, 1892, MHC #35, map #12-054) anchors the northwest corner of the district on the south side of State Highway where it is set well back from the road behind a dense tree

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screen. It is a large, 2 1/2 story, Queen Anne style structure that is built on a three by five bay front-gable plan. Shallow wings that rise above the roof as cross-gables are centered on both north and south side elevations. Two narrow chimneys rise through both roof slopes on either side of the wings. Typical of the Queen Anne style, exterior walls are sheathed with a mix of painted wooden clapboards and shingles and are trimmed with belt courses aligned with window heads and sills at both stories. Other trim includes an entablature and molded cornice. Clapboards appear at the first story and between the second story beltcourses. Decorative fishtail shingles appear in both main and cross gables. Windows are simply framed and contain 1/1 sash. The main entrance occupies the south bay of the three bay west elevation. It features an imposing double-leaf door with large stained glass upper panels. A verandah with turned posts, brackets, balustrade, and lattice apron wraps around the west elevation to the north side wing. The position of the entry is marked by a gable with fishtail shingles. A secondary entry with shed roof porch is located on the rear east elevation. A large wing, similar in design to the main house and clearly subordinate to it, was added to the rear in 1988 to accommodate the building's bed and breakfast use. The interior plan remains intact along with many original features including a mahogany staircase, fireplaces and mantels, and abundant woodwork. Both exterior and interior survive with very few changes. The house is accompanied by an 18th century barn that was moved from Wellfleet

The **Katherine Moore House (49 Salt Pond Road, 1932, map #12-052)** is set well back from the west side of Salt Pond Road and is not visible from the street. It is a simple two by three bay dwelling that rises 1 and 1/2 stories to a gable roof. Exterior walls are sheathed with yellow-painted wood shingles and trimmed with a molded cornice. There are no cornerboards. The entrance occupies the east bay of the two bay south facade and is fronted by a small, enclosed, gabled porch with six-panel wooden door. Windows are simply framed, contain 6/1 sash, and are equipped with period paneled wooden shutters with a raised crescent moon motif. Shed dormers are found on both roof slopes. A small gabled wing with exterior chimney extends eastward. The Moore House has been identified as a product of the Sears Roebuck mail order company.

The **Anthony Volpe House (155 Locust Road; 1978; NR map #12-043)** stands on the south side of Locust Road. It is typical of the traditionally detailed recent dwellings within the district. Built on a three by two bay rectangular plan it rises two stories to a side-gable roof. Exterior walls are sheathed with wood clapboards and trimmed with simple cornerboards and fascia. An exterior chimney rises

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along the east wall. The center entrance is simply framed and contains a wood panel door. Windows contain 12/12 sash.

The house at **130 Locust Road (post-1986; NR map #12-045)** stands on the north side of Locust Road. It is a very well-detailed, five by two bay Reproduction Cape that rises 1 and 1/2 stories to a steep, wood-shingled, side-gable roof. The main block is extended by small east and west wings. Exterior walls are sheathed with wood clapboards (facade) and shingles, and are trimmed with cornerboards and fascia. The main entrance is centered on the symmetrical five bay south facade. It is headed by a five-pane transom and contains a wood paneled door. Windows contain 12/12 sash. Small, four-pane outer windows appear in the gables. It is screened from the street by dense plantings.

Current Conditions

Several factors have affected the integrity of the district since the close of the period of significance in 1950. They are limited infill construction, some alterations to existing buildings, establishment of the Old Town Center Local Historic District, widening of State Highway to four lanes, and establishment of the Cape Cod National Seashore Park. The first three factors effect the district itself, while the two latter primarily effect its setting.

Some new residential construction has occurred in and around the National Register district since World War II as is typical of the region as a whole. New dwellings are concentrated on Locust Road west of its intersection with Salt Pond Road and on the west side of Salt Pond, north of its intersection with Locust Road. There have also been some additions to historic houses. All of the additions and new houses conform to the dominant characteristics of their historic neighbors including small scale, one to two story height, wooden materials, and overall simplicity of design. The generally high quality of new construction and alterations reflects the vigilance of the local historic district commission which has had design review authority since its establishment in 1986.

Most new construction has occurred on State Highway, on new streets that lead off Locust and Salt Pond Roads, and on the back lots of houses on the north side of Locust Road. The vast majority are excluded from the district boundaries. See Verbal Boundary Justification for additional information.

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The four-lane corridor of State Highway (Route 6) has little effect on the district as a whole which is focused on the intersection of Locust and Salt Pond Roads. Its primary effect has been to cut the district off from its historic surroundings on the north and east, especially Salt Pond and the former agricultural lands that surrounded it. Fortunately, establishment of the Cape Cod National Seashore Park has had a beneficial effect on the district by preserving that historic setting. While its land is not included in the district, it maintains large parcels of open space in native vegetation on both sides of Salt Pond, accounting for most of the land that parallels the district. The extent and scenic beauty of this landscape counteracts the negative effect State Highway and serves to knit the district with both Salt Pond and the three historic buildings off Nauset Road on the east side of the highway. (see photos #3, 4)

Archaeological Description

While no prehistoric sites are recorded in the district, it is possible that sites are present. Forty-eight sites are recorded in the general area (within one mile), including two sites (19-BN-388, 372) that border the eastern boundary of the district and may extend into the district. Most known prehistoric sites in the area border the Salt Pond and Nauset Marsh/Harbor locale, however, prehistoric sites are also located along the margins of Cape Cod Bay related wetlands and inland ponds. Known prehistoric site types in the general area indicate the potential for a wide range of site types including small, short term special purpose type sites (shell middens, lithic workshops), habitation sites and burials. Environmental characteristics of the district also represent locational criteria that are favorable for a wide variety of site types. The district is located in an area represented by irregular topography within an otherwise well drained level to moderately sloping outwash plain. The entire district is located within 1000 feet of a complex array of wetlands represented by a marine related ecosystem and fresh water ponds. Nauset Harbor/Marsh is located east of the district with Salt Pond forming the eastern district boundary. Minister Pond is located immediately north of the district with Depot Pond and Great Ponds to the south and west. Given the above information, the size of the district (approximately 40 acres), the relatively high site density for Eastham (69 sites), and the location of most sites in the eastern portion of town in the general area of the district, a high potential exists for locating prehistoric sites in the district.

A high potential also exists for locating historic archaeological resources within the district. Structural evidence may survive from 18th and 19th century residences demolished or moved in the district. Archaeological evidence related to Eastham's 17th century settlement may also survive in the district,

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however, sites or homesteads from this period have yet to be demonstrated. Most of the district's settlement during the 18th and 19th centuries appears to have remained intact with limited losses. The 1830 Hale Map of the area shows about one-half dozen buildings in the district at that time. The district data sheet also lists six extant buildings in the district from the same period. This data suggests that no losses have occurred for that period or rather that earlier buildings were lost and pre-1830 rebuilding took place. One house site may exist in the district across the street from the present location of the Knowles Doane House (ca. 1765) located at 25 Salt Pond Road @ Locust Road. That house was reportedly moved across the street at the turn of the century. Structural evidence may also exist from barns and other outbuildings that have also been moved or demolished in the district. Archaeological evidence from occupational related features (trash pits, privies, wells) should also survive in the district. These resources as well as evidence from outbuildings can survive with extant structures and archaeological sites. Archaeological evidence from construction features associated with the initial building of extant structures and later additions may also be present in the district. Structural evidence from saltworks may exist around Salt Pond, especially along its western shore.

(end)

Old Town Center HD
Name of Property

Barnstable, MA
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

AGRICULTURE

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

ENTERTAINMENT/RECREATION

POLITICS/GOVERNMENT

Period of Significance

c. 1765-1951

Significant Dates

n/a

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

George Ward

Seymour and John Bangs

Sears Roebuck Mail Order Co.

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Eastham Historical Society Archives

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Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)

Criteria Statement

The Old Town Center National Register District is the most concentrated and significant cluster of historic buildings in Eastham. It was here that the town erected its first Town Hall in 1850 and established a district school in 1869. Here that residents kept two early post offices, operated a variety of small shops, and accommodated summer visitors. And here that residents engaged in the agricultural pursuits that have formed the town's economic backbone from earliest settlement in the 1640s through the mid-20th century. The history of the district is revealed in a variety of building types and styles dating from the mid-18th century to the present. These buildings are not innovative or high style masterpieces. Rather, they are derived from the regional vernacular and are well suited to the modest means and lifestyles of the farmers, mariners, shop owners, innkeepers, miller, blacksmith, and minister who have resided here over time.

As a civic, commercial, and residential core that developed around the town's third meetinghouse site, the district meets criterion A for its associations with Eastham's community development. The district also meets criterion C for its representative and well-preserved collection of 18th, 19th, and early-20th century architecture. The period of significance broadly extends from ca. 1765 when the earliest extant building was constructed in the district through 1950 when large, sustained population increases ushered Eastham into the modern era.

The district has also been the focus of successful historic preservation efforts beginning in 1965 when the Eastham Historical Society rescued the Old Schoolhouse and created a museum. The importance of the district to the town as a whole was recognized in 1986 when Eastham's first and only local historic design review district was established with boundaries very similar to those of the National Register district. The scrutiny of the district commission has done much to maintain the historic integrity of the district including changes to existing buildings and the construction and siting of new buildings.

All of the contributing properties within the district illustrate one or more important themes that

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characterize the town and region. Those themes include long-term multi-generational property ownership, agriculture, secondary commercial uses associated with residential properties, summer tourism, maritime enterprise, local government, and architecture. Several are also associated with the key people and events that have shaped Eastham's history. (Town Hall; Rev. Philander Shaw House) The Old Town Center National Register District possesses integrity of location, design, setting, materials, workmanship, feeling, and associations, and is significant on the local level.

Summary History of Eastham: Local Context

The Town of Eastham was settled and incorporated in the 1640s. In that same decade, its first Congregational meetinghouse and burying ground were established at Town Cove, defining the original town center. (see Town Cove Burying Ground NR: 1999) At that time Eastham encompassed a large 15 by 2.5 mile territory that included the present-day towns of Orleans and Wellfleet in addition to Eastham. The settlement was characterized by large, dispersed farmsteads that were initially concentrated in the southeastern portion of the community, with its fertile soils, numerous ponds, and proximity to Town Cove and Salt Pond with their access to the Atlantic Ocean. The Old Town Center National Register District is within this locus of early settlement. The town prospered from the beginning, growing from an original population of seven freemen voters and their families to a total of 948 in 1703. (*Freeman 1869: 377*) Good harbor facilities in present-day Orleans and Wellfleet gradually attracted settlement to the south and north of the meetinghouse center.

By 1718, "Eastham's long and narrow sea-bounded area made one central meeting house inconvenient to many" (*Trayser 1951: 17*), and a controversy arose over the best location for the new house. It was agreed to divide Eastham into North and South Parishes, with outsiders given responsibility for determining the exact location of the dividing line. A new South Parish Meeting House was erected in 1718, southeast of Town Cove in what is now Orleans. (*Freeman 1869: 382 - 282*) The North Parish occupied the old meetinghouse until 1720 when their new house and burying ground were completed on Bridge Road. (see Bridge Road Cemetery NR: 1999) In 1723, Billingsgate, the northernmost portion of Eastham was established as the North Precinct, creating a de facto third Parish in Eastham. (*Freeman 1869: 385-386*)

In 1763, the former North Precinct of Billingsgate was incorporated as the new town of Wellfleet, focused

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on a large harbor on Cape Cod Bay. The South Parish was established as the Town of Orleans on March 3, 1797. This resulted in loss of territory for the old Town of Eastham, and reduced its population to 840. (*Deyo 1890: 723*) It also left the old town without a compact center and with a dispersed character that persisted through the mid-20th century. By 1800, Eastham was the second least populous town on Cape Cod. (*MHC: 10*) According to a description penned by the Reverend James Freeman (**20 Salt Pond Road @ Locust Road; ca. 1795; MHC #115; map #12-048**) in 1802, there were a total of 122 families at that time, constituting over 800 individuals. They resided in 100 dwelling houses, only seven of which were two story structures. One of those two story houses was located in the district (**10 Locust Road; ca. 1800; MHC #148; NR map #12-015**). Other buildings in the town included barns, two windmills for grinding "the cereals", two schoolhouses, and the Congregational meetinghouse at Bridge Road. (*Deyo 1890: 726; Freeman 1869: 404*) By 1830, the population had risen to its peak of 970, but this still left Eastham as the only town on Cape Cod with a population under 1,000. That 1830 peak was not exceeded until 1951. (*Deyo 1890: 724*)

Eastham's established Congregational Church was challenged by another religion for the first time in 1820 when a Methodist Episcopal Society was organized, the direct result of a Methodist camp meeting held in neighboring Wellfleet the previous year. The Methodists built a church with adjacent burying ground the following year. (*Trayser 1951: 38*) Ten years later, in 1830, the Methodists were joined by the Congregationalists when they moved their meeting house and cemetery to a third and final site. (*Deyo 1890: 731*) Both church sites are north of the Old Town Center National Register District on the west side of State Highway.

Little remains to remind us of Eastham's first two town centers. The original 1640s center at Town Cove is now marked only by the Cove Burying Ground (ca. 1660; MHC #800; NR 1999). The second 1720 center is remembered through the Bridge Road Cemetery (ca. 1720; MHC #803; NR 1999) and the Congregational Parsonage (1955 Bridge Road; ca. 1720; MHC #62). In contrast to its predecessors, Eastham's third meeting house site developed as a relatively sizable and varied village cluster in the 19th and 20th centuries.

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Historical Events and Trends Associated with Eastham's Old Center National Register District

The Town of Eastham has had three successive town centers as defined by the location of the Congregational meetinghouse and, after 1850, the town hall. The first two -- at Town Cove (ca. 1640-1720) and Bridge Road (1720-1830) -- cannot be considered centers in the general sense of the word which implies a tight, sizable cluster of buildings serving a variety of purposes. The third center, which encompasses the Old Town Center National Register District, was the first to achieve the requisite density and diversity, but even it remained small in comparison to other town centers. Many historians have noted Eastham's characteristic dispersed settlement pattern and have offered a variety of explanations. Two of the strongest and most valid reasons are the relative fertility of the soil coupled with the comparative paucity of maritime facilities and opportunities after the separation of Wellfleet (1763) and Orleans (1797), both of which developed around harbor sites.

County historian Frederick Freeman, writing in 1858 - 1862, observed that:

“Different parts of the township have distinctive appellations; but there can scarcely be said to be a village within its bounds; the dwellings are scattered....
The post-office designations are Eastham and North Eastham.” (*Freeman: 352*)

Simeon Deyo, a later county historian writing in 1890, supported and expanded upon Freeman's observations, and also noted the rise of the Eastham Center:

“This town does not contain the compact villages that are seen in sister towns, but the store, post office, mill, railroad station, town house and churches in the south part of the town form the nucleus of the village of Eastham. It is the largest center of the town and embraces the territory upon which the pioneers erected their first dwellings in 1644. That the village is scattered across the southern portion of the town is due to the fact that the excellent quality of the soil has rendered rural pursuits the leading industry, in the absence of good harbors and commerce that would tend to develop a more compact business center. A rural, sparsely-settled New England village now greets the eye, with roads winding over knolls and around ponds. Thrift appears in

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the neat surroundings of the cottages, and the two towering church spires in the distance and whistle of the approaching locomotive remind these aspiring denizens of their approximation of the title of villagers.” (*Deyo: 735*)

Eastham Center now consists of two distinct sections. The Old Town Center National Register District developed primarily in the late-18th to mid-19th centuries in the area opposite Salt Pond. The Eastham Center National Register District (NR: 1999) represents a southward shift toward the 1870 railroad depot on Samoset Road.

The vicinity of the Old Town Center National Register District was attractive to early settlers for several reasons. One was proximity to Salt Pond which, like Town Cove to the south, provided an outlet to the Atlantic Ocean via Nauset Inlet. Another was its location on the Old Kings Highway which followed Salt Pond and Locust Roads until the 20th century when it was widened and straightened in some areas. The King’s Highway was the primary regional transportation corridor in the 17th, 18th, and 19th centuries, and remains important today as a link between Sandwich at the Cape Cod Canal and Provincetown at the peninsula’s tip. Dating to the 17th century, the road was designated as the King’s Highway in the Eastham area in 1720 when it was improved to a 40’ width between Harwich and Truro. (*Deyo 1890: 723*) A third factor that attracted settlement to the district is the fertility of the soil coupled with a concentration of fresh water ponds including Ministers Pond, Long Pond, Great Pond, Herring Pond and several smaller bodies. Both of these topographical factors fostered the agricultural endeavors that dominated Eastham’s economy well into the 20th century.

Many have commented on the prominence of agriculture in Eastham including county historian Frederick Freeman writing in 1860.

“One fact, however, is remarkable, -- that while other towns in the county can boast of superior farms, this town is the only one of the thirteen that produces sufficient grain for home consumption. More than this, -- a thousand bushels of Indian corn are annually sent from this town to a market abroad; in years past, more than three thousand have been exported. Farmers were accustomed to raise, each, about 500 bushels a year.” (*Freeman: 354*)

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Early Eastham settlers produced wheat, corn, and other grains and also exploited the abundance of salt hay offered by extensive salt marshes on both coasts. Two windmills were erected in 1684 and 1703 to grind the abundance of grain. Eastham's agricultural success contributed to its status as Cape Cod's most populous town in 1760 prior to the separation of Wellfleet and Orleans. In 1844, Enoch Pratt noted that Eastham was the only Cape town which was raising enough grain for its own consumption and for export. (*Lowe: 28-29*)

Like the rest of Eastham, the National Register district was sparsely populated in the 17th and 18th centuries. Only two extant dwellings date to this period. They are the Knowles Doane House of ca. 1765 (**25 Salt Pond Road @ Locust Road; MHC #114; NR map #12-046**) and the late-18th century John Knowles House (**191 Locust Road; MHC #119; map #11-070**). While the early histories of these houses are currently unknown, it is very likely that their early occupants engaged in agriculture and some maritime endeavors.

The prestige of the district was enhanced ca. 1795 when the Reverend Philander Shaw and his family chose to make their home at the intersection of Locust and Salt Pond Roads. (**20 Salt Pond Road; ca. 1795; MHC #115; NR map #12-048**) Shaw was ordained as the third minister of Eastham's Congregational Church in 1795. Serving for 42 years, until 1838, Shaw was the last to preside at the old 1720 Bridge Road meeting house and the first at the new 1830 meeting house on State Highway. Shaw was a popular minister, but his personal life was plagued by tragedy which began with the loss of his first wife Dorcas who died of a "languishment" on July 17, 1797 at the age of 19. Shaw and his second wife Lucy lost four young children, three to a devastating epidemic that swept through Eastham in 1816. (see Bridge Road Cemetery; NR 1999)

On January 1, 1798, following the separation of Orleans, Eastham was recognized as a U. S. postal district, formally placing it on the map of the new United States of America. Two mid-19th century postmasters resided within the district and kept the office in their homes. Elijah E. Knowles who purchased the Jesse Collins House (**10 Locust Road; ca. 1800; MHC #148; map #12-015**) in 1837 was appointed as Eastham's seventh postmaster, serving from April 13, 1841 to August 14, 1843. He was succeeded by George Seabury who kept the office at his house across the street for 17 years (**2765 State Highway; ca. 1823; MHC #33; NR map #12-017**).

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By 1830-1831, when Eastham achieved its peak 19th century population of 970 and the Hale map was published, the Old Town Center district embraced about a half-dozen buildings. In addition, several saltworks were located on the west shore of Salt Pond. A school and two churches stood to the north, while a windmill was sited to the south. The 1858 county atlas shows all of the above structures except the saltworks, a building type and industry that were disappearing throughout the region. In addition, there was a post office/store (**2765 State Highway; ca. 1823; MHC #33; NR map #12-017**) and several more dwellings. Other sources, including local and county histories, the 1855 state census, and property deeds, amplify the map information.

Three new institutional buildings were the most important newcomers to the Old Town Center vicinity in the early to mid-19th century, confirming its central role within the town. A Methodist Episcopal Society was organized in Eastham in 1820 as a direct result of Cape Cod's first Methodist camp meeting held in Wellfleet the previous year. The Old Town Center area gained an imposing institutional presence when the society constructed their meeting house on the east side of the Old King's Highway (State Highway/Route 6) northwest of Ministers Pond and nearly opposite Meeting House Road. (*Trayser: 38*) This building was replaced in 1851 and again in 1926 following a fire. The 1926 church was subsequently moved back from the road and substantially enlarged and remodeled. The Methodists were joined by the Congregationalists in 1830 when the church and cemetery moved 1.5 miles north from their second site on Bridge Road (see Bridge Road Cemetery; NR 1999) to a third and final location at the corner of State Highway and Kingsbury Beach Road, in line with the 1870 railroad right-of-way. By 1859 the congregation had dwindled to such an extent that it could no longer support a minister. The group disbanded in 1864 and sold the church building to Edward Clark who used the timbers to erect a currying shop on the western shore of Great Pond. Both churches were located north of the Old Town Center district, separated by several recent buildings. Their sites are now marked by the Evergreen (MHC #802) and Congregational and Soldiers (MHC #801) Cemeteries.

Town meetings were held in Eastham's successive Congregational churches, and alternated between the Congregational and Methodists churches from 1821 to 1851 when Eastham's first town hall was constructed. As the center of local government and the site of many community activities, the Old Town Hall (**55 Salt Pond Road @ State Highway; MHC #112; NR map #12-053**) is the most historically significant building in the Old Center Historic District. Eastham voters approved construction of a town hall in 1851, following a year of debate. Sylvanus Smith was charged with selecting the site while

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Barnabas Doane (chairman), Elijah E. Knowles, and Myrick Clark were appointed to the building committee. The total cost of land and building was capped at \$1,200.00. The land was acquired from Knowles Doane (**25 Salt Pond Road @ Locust Road; ca. 1765; MHC #114; NR map #12-046**) and Seymour Bangs, a forty-four year old carpenter from North Eastham was selected as builder. (see section 7 for description of original building)

In addition to official town meetings, the town hall was used by various private societies including the American Temperance Society (annual meeting 3/15/1853) and the Methodist Benevolent Sewing Circle. The town hall also served practical functions. For example, it was the recruitment site for Eastham's seventy-seven Civil War soldiers and prior to construction of the Nauset Life Saving Station, it served as a humane station where shipwrecked seamen were quartered and victims awaited identification. The town hall was twice used as a school, once from 1865-1873, and again in 1902-1908 for grades one through four following consolidation of the town's three ungraded schools. Eastham's Universalist Society was organized here on August 12, 1889 and used it as a place of worship until their own chapel was dedicated on January 29, 1890 (see Eastham Center NRHD: 1999). The Eastham Grange was organized in the town hall on April 8, 1912. The building was also used for dramatic and musical performances put on by the Village Improvement Society and other groups.

After serving Eastham for sixty-two years as a center for civic, social, and cultural events, the town hall was sold at public auction on November 5, 1913. It was replaced by a handsome brick structure donated by Timothy Smith, a Roxbury merchant and native of Eastham. Still serving as the town hall, the 1913 building is located a short distance south of the Old Town Center district on the east side of State Highway. (see Eastham Center NRHD: 1999) The Old Town Hall was purchased by Englishman John Hopes Smart. Smart came to Cape Cod as an employee of the French Cable Company, which is noted for laying the first transatlantic cable between France and the United States in 1879 (see French Cable Hut NR: 4/22/1976). Smart remodeled the old town hall as a dwelling and christened it "Wellington" after the two-masted schooner *J. V. Wellington* that his father-in-law, Capt. Barnabas Higgins Chipman, sailed out of Boston.

Eastham's sole surviving historic schoolhouse anchors the northeast corner of the National Register district. (**25 Schoolhouse Road @ Nauset Road; ca. 1869; MHC #92; NR map #12-064**) Eastham provided public education in ways and at times that are typical of the region and state. The first two schools (1666, 1700) were held in private homes, often that of the schoolmaster. The first schoolhouse

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appears to have been constructed in the 1760s. Greater attention to educational matters coupled with a slow rising population in the post-Revolutionary period (659 in 1800 to a 970 peak in 1830) resulted in the establishment of six school districts all served by small one-room schoolhouses. In the second half of the 19th century, the number of school districts declined in tandem with the population (845 in 1850 to 502 in 1900).

Three identical schoolhouses were constructed in the 1860s and 1870s while the town hall was used as an interim facility (1865-1873). The Old Schoolhouse was constructed ca. 1869, to replace an earlier structure that stood diagonally across Nauset Road near the site of the present National Seashore Visitors Center. Under pressure from the state to improve its educational facilities, the north and south schools were moved and attached as wings to the center school in 1906-1907 to create a temporary consolidated facility. The Old Schoolhouse served the town continuously as a school for 67 years until a modern consolidated school was constructed nearby in 1936. The old building was subsequently sold to private owners, beginning a period of extended deterioration that ended with purchase and restoration by the Eastham Historical Society. The Old Schoolhouse remains as an exceptionally well-preserved example of a rural, mid-19th century schoolhouse and survives as a rare example of a once common building type.

Maritime activities began to assume a greater role in the local economy in the 19th century, but not to the extent seen in many other Cape Cod towns, largely due to topography. Eastham possesses several harbors capable of providing safe anchorage for small vessels, but none deep or large enough to accommodate the size and numbers of boats that appeared in the 19th century. Eastham's largest anchorage is Nauset Harbor on the Atlantic coast, although its utility is compromised by a sand bar that obstructs its mouth. Nauset Harbor connects to Town Cove where the first meeting house and burying ground were established in the 1640s (see Cove Burying Ground NR) and to Salt Pond which defines the eastern edge of the Old Town Center National Register district. Historian Alice Lowe notes that because of Eastham's lack of deep harbor facilities:

"Most of her seafaring men were engaged in the merchant service, sailing from Boston to coastal ports or to the West Indies when that trade became active."
(Lowe: 31)

Several residents of the Old Town Center National Register district made their living from the sea at various points in their lives. The best known is Captain Freeman Hatch (1820-1889; **180 Locust Road; NR map #12-041A**) who is noted as the skipper of several clipper ships including the *Northern Light*, the

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Bonita, the *West Wind*, and the *Midnight*. but his fame rests on a journey made in 1853 at the age of 33. Commanding the clipper *Northern Light*, he and his crew set a coast-to-coast record and bested the times of two rival clippers, the *Trade Wind* and the *Contest*, in a race from San Francisco to their respective home ports of Boston and New York. With a new suit of clothes as the prize, the three ships embarked on a 15,000-mile journey around Cape Horn. Hatch made the trip to Boston in 76 days and 6 hours, a record that stood for 130 years until 1983. The *Trade Wind* and the *Contest* took 84 and 79 days respectively to reach New York. The 1,021-ton *Northern Light* measured 180' long by 36' wide by 21.5' deep and was constructed in East Boston in 1851 by Edwin and Harrison Briggs. It was designed by Samuel Pook and owned by James Huckins, a merchant of Barnstable and Boston. Hatch's accomplishment is inscribed on his gravestone at Evergreen Cemetery (*Cape Codder 10/26/1997; Lowe: 132*)

Capt. Barnabas Higgins Chipman (1828-1874) was the owner and commander of the two-masted schooner *J. V. Wellington* which sailed from Boston, plying the coast with cargoes of coal and lumber. Born in Wellfleet in 1828 to Ebenezer Chipman and Martha Higgins, Barnabas was orphaned at the age of 7. In 1852 he married Sarah Mayo Hatch (1835-1906), sister of Capt. Freeman Hatch. The Chipmans lived on Milton Hill in Wellfleet and operated a nearby ship chandlery until 1869 when Barnabas purchased land from his father-in-law Freeman Doane Hatch (180 Locust Road). Chipman's house, known as *Walton* (220 Locust Road; 1869; MHC #120; NR map #11-069A), was built with timber shipped from Maine on the *J. V. Wellington*. (Lowe: 141) The Chipmans had three children: Arthur, Edgar, and Abbie F. who married John Smart of Eastham. Arthur and Abbie are associated with the Overlook, a Queen Anne style house on State Highway (3085 State Highway; 1891; MHC #35; NR map #12-054).

Capt. James Savage (1829-1926) was born in Halifax, Nova Scotia and began his maritime career at the age of 9 as a cook's helper. He later served on several deep-sea merchant ships traveling to ports in South America and the Mediterranean, and then as a whaler out of Wellfleet and New Bedford. Savage was listed in the 1855 state census as a master mariner. He retired from the sea in 1879 at the age of fifty due to the poor health of his wife Hannah Higgins and made his living tending fish weirs in Cape Cod Bay. Savage was also involved in town affairs, chairing committees to fence Evergreen Cemetery and to build a public library (see Eastham Center District; NR 1999). Savage had three children: Eulalia who married Austin E. Cole, James who settled in Humboldt, Iowa, and William Henry who went to Chicago with Gustavus Swift. Savage spent his later years in the district, boarding with his son-in-law

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in 1901 (**20 Salt Pond Road; ca. 1795; MHC #115; NR map #12-048**) and later residing across the street at **115 Locust Road (ca. 1850; MHC #117; NR map #12-047)**

Capt. Jesse Collins (1791-1869; **10 Locust Road @ State Highway; ca. 1800; MHC #148; NR map #12-015**), the son of Joseph and Bethia Collins, owned the sloop *Algerine* which carried freight, primarily salt, between Eastham and Boston. The 1855 census lists Collins as a farmer, probably reflecting both his age (63) and the sharp decline in salt manufacture. Jesse and his wife Sarah were childless.

Other mariners in the district according to the 1855 census included Roland Doane, the husband of Deborah Doane (**25 Deborah Doane Way @ Salt Pond Road; ca. 1850; MHC #116; NR map #12-022**), 52 year old Benjamin Atwood (**191 Locust Road; late 18th cen.; MHC #119; NR map #11-070**), 40 year old Reuben Brewer (**3070 State Highway; ca. 1828; MHC #34; NR map #12-063G**), and 26 year old Beniah Higgins (1829-1876; **2755 State Highway, ca. 1860, NR map #12-016**)

During the 19th century, Eastham's soils became depleted but remained more productive than those of most Cape towns, allowing large numbers of residents to continue to earn their living from the land. Farmers in the National Register district according to the 1855 census included 41-year-old Henry Doane (**115 Locust Road; ca. 1850; MHC #117; NR map #12-047**), 58-year-old Freeman Doane Hatch (**180 Locust Road; ca. 1820; MHC #118; NR map #12-041A**), 63-year-old Jesse Collins. (**10 Locust Road @ State Highway; ca. 1800; MHC #148; NR map #12-015**) Knowles Doane (**25 Salt Pond Road @ Locust Road; ca. 1765; MHC #114; NR map #12-046**) was listed as the town's only miller.

At the turn-of-the-century, Eastham farmers experimented with new crops and with truck gardening. In 1905 they led the county in the sale of vegetables valued at \$26,819.

"When the soil became impoverished, the farmers planted asparagus and turnips which grew especially well in the sandy loam. These Eastham products became famous and much sought for in the market. Most of the Eastham farmers have now turned to truck gardening and many roadside stands display their fresh vegetables in season." (*Lowe: 30*)

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Despite problems with a rust fungus in the 1910s, the Mass. Department of Labor & Industries provided a similar report in 1922, saying that,

“The principal business [of Eastham] is farming. Asparagus ranks first, turnips hold second place, and then follow carrots, cranberries, and other farm produce in about equal amounts. The soil is particularly well adapted to asparagus and turnip growing. Eastham’s asparagus crop for 1921 totaled approximately 3,500 boxes.”
(*Report 1922: 70*)

Several properties within the district illustrate this trend. One is the homestead of Joseph Myrick Cobb (**30 Salt Pond Road; ca. 1848; MHC #113; NR map #12-049**), a farmer whose holdings extended northeastward across State Highway along the north shore of Salt Pond. In the early-20th century his property was inherited by Leslie Emerson Chase (b. 1885), a Brewster native who married Mabel W. Cobb in 1912. Chase was noted as a pioneer and leader in the asparagus industry.

Recognizing the future that lay in the asparagus business, he devoted all his efforts to this industry with the result that he now operates one of the largest produce centers in this vicinity, shipping his product direct to Boston by his own trucks, and in this connection handles on his trucks all the asparagus raised in this section in addition to his own. This enterprise gives employment to many of the town’s residents and has been an important factor in the agricultural development of the entire Cape.

In the financial affairs of the community Mr. Chase is prominently active as president of the Eastham Farmers Association, Inc. in the public life of the town he has served as Town Clerk since 1919 and he was elected Collector of Taxes and Treasurer, having been elected annually since then to these offices. He formerly served as Constable and was also Sealer of Weights and Measures, and in this business effectively cleaned up this district.” (*Thompson 1928: 367*)

The John Knowles House (**191 Locust Road; late 18th; MHC #119; NR map #11-070**) and George Seabury-John Sparrow House (**2765 State Highway @ Locust Road; ca. 1823; MHC #33; NR map**

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#12-017) are also associated with asparagus growing in the early-20th century. According to the 1901 directory, Herbert M. Sullivan (2755 State Highway; ca. 1850; MHC #31; NR map #12-016), was a poultry dealer, and Winslow A. Moore (25 Deborah Doane Way; ca. 1850; MHC #116; NR map #12-022) and Simeon Perry (25 Salt Pond Road; ca. 1765; MHC #; NR map #12-046) were farmers.

While the district has been primarily residential throughout its history, secondary commercial uses were once common including both stores and inns. Generally appearing in the mid-19th to mid-20th centuries, these uses appear to be related to the region's declining maritime and agricultural economy and represent ways for residents to supplement limited incomes. Within the district, these uses were encouraged by location on a major regional transportation corridor, and, after 1870, proximity to the railroad station. The practice of maintaining stores in or adjacent to dwellings to supplement owners' income continued well into the 20th century when several catered to the needs of summer visitors.

The importance of seasonal visitors was noted by the state Department of Labor and Industries in 1922. A growing business on Cape Cod is:

“... the entertainment of summer visitors. With the influx of an increasingly large summer population, opportunity has been afforded to the year-round residents of the Cape to dispose locally of much of the produce of their farms and market gardens, and in other ways to profit through catering to the needs of the many who sojourn there for a time. . . . in addition to these [hotels] there are numerous boarding houses and private homes where summer visitors can find accommodations. There is hardly a seashore village which has not its summer colony, and every year many additional summer cottages are erected by local contractors and building tradesmen. (*Report 1922: 27*)

Two early examples of enterprising district residents who operated in the first half of the 19th century are Joshua Atwood who maintained a store in an ell of his home (10 Locust Road; ca. 1800; MHC #; NR map #12-015) and George Seabury who operated a post office, stage coach stop, and blacksmith shop. (2765 State Highway @ Locust Road; ca. 1823; MHC #33; NR map #12-017)

The Higgins-Sullivan House and Cottage (2755 State Highway; ca. 1850; MHC #31; NR map #12-016) provide an unusually clear illustration of secondary commercial uses in later periods. The house appears to have been constructed ca. 1850 by Beniah Higgins (1829-1876) who was listed in the 1855

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state census as a mariner. After his retirement from the sea, he and his wife Maria Dill Higgins (1834-1902) ran a store in a separate wing of their home. The store contained four rooms, including a large front room for the store, a smaller supply room to the rear known as the "Back Shop" and two storage rooms above. Sometime after Beniah's death in 1876 the store was discontinued and the wing was separated from the main house to become the home of Maria's mother, Mrs. Heman Dill. Maria then ran a boarding house known as the "Iron Spring House" until she married George E. Heath and moved to Nashua, New Hampshire. In the early-1890s, the property was sold to Herbert M. Sullivan and his wife Christine. The Sullivan's came to Eastham after he retired from hotel work in Bermuda and New Hampshire. Mr. Sullivan was a poultry farmer according to the 1901 resident directory and also served as Selectman from 1905-1915. After he died in 1921, Mrs. Sullivan reverted to the earlier tradition of boarding house. Henry Beston, noted author of the Outermost House and friend of the family, stayed at the Sullivan House for one year before moving to the Overlook Inn, also in the district. Sullivan heirs continue to own the house.

The "Overlook" (**3085 State Highway; 1891; MHC #35; NR map #12-054**) became a lodging house for tourists in the 1920s. Henry Beston was a frequent guest in the late-1920s and early-1930s; he dedicated his famous book "The Outermost House" to Mr. and Mrs. Thomas Kelley, the owners during that period.

"Without their constant and ever thoughtful aid, without their hospitable roof to turn to on occasion, without their friendly care for my person it would have been perhaps impossible to remain at the beach."

During Eastham's gala Tercentenary celebration, the Lord Mayor of Eastham, England who was the guest of honor stayed at the Overlook. After a period of dormancy, the Overlook was reopened as a bed and breakfast in 1985, a use that continues today.

The Joseph Myrick Cobb House (**30 Salt Pond Road ca. 1848; MHC #113; NR map # 12-049**) passed to his son Joseph Abbot Cobb and his wife Eleanor Warren in the early-20th century. They added a large rear wing to accommodate a boarding house known as the "Comfort Cottage" or "Comfort Inn" from 1907 to 1930. Many guests came by train from New York. Henry Beston was an occasional visitor. In 1932 their daughter Mabel Warren Cobb continued the business of an overnight guest house while her husband Leslie Emerson Chase developed a successful asparagus business and was active in

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town affairs. Dormers were added to the main block of the house during this period. The house remains in the family.

The **Jesse Collins House (10 Locust Road @ State Highway; ca. 1800; MHC #148; NR map #12-015)** represents the culmination of the summer guest business in the district. It became the centerpiece of a cottage colony when the Atwood family erected six small rental cottages in 1949. Following the 1928 lead of the Collins Cottages (NR: 1999), cottage colonies appeared throughout Eastham, reflecting the summer resort orientation of both town and region. The Atwoods first came to Eastham as guests at the Comfort Inn (**30 Salt Pond Road; NR map #12-049**).

Other 20th century ancillary commercial uses in the district included an antique shop known as "The Crossways" (**115 Locust Road @ Salt Pond Road; ca. 1850; MHC #117; NR map #12-047**), Albert L. Moore's painting and paper hanging business (**180 Locust Road, ca. 1820, MHC #118, NR map #12-041A**), Mrs. John Knowles post card and variety store (**191 Locust, late 18th cen, MHC #119, NR map #11-070**), and Hattie Cole's candy store (**20 Salt Pond Road @ Locust Road, ca. 1795, MHC #115, NR map #12-048**). The Lobster Shanty Restaurant (**2905 State Highway @ Salt Pond Road, 1930s, NR map #12-014A**) and a bicycle rental shop in the former Cobb barn (**30 Salt Pond Road; ca. 1848; MHC #113; NR map #12-049**) remain as the only full-time commercial uses in the district.

Modern Period

Twentieth century changes to the State Highway have had a profound effect on the district. Rerouting of the road in the early to mid-20th century bypassed Locust and Salt Pond Roads, and thus played a major role in preserving the Old Town Center. Widening to four lanes and some new construction in more recent years have encroached on the district and disrupted its link to Salt Pond.

Establishment of the Cape Cod National Seashore Park has had a beneficial effect on the district's historic setting. While its land is not included in the district, it maintains large parcels of open space in native vegetation on both sides of Salt Pond, encompassing almost the entire area on the east side of State Highway opposite the district (photo #8). The strength and extent of this landscape largely counteracts the negative effect of the four-lane State Highway and serves to knit the district with Salt Pond.

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Some new residential construction has occurred in and around the National Register district since World War II. This is characteristic of the town and region as a whole where rapid population growth has occurred. In Eastham the population rose dramatically at ten-year intervals between 1940 and 1990: 582 (1940), 859 (1950), 1200 (1960), 2043 (1970), 3472 (1980), and 4462 (1990). In 1945-1950, building starts averaged 125 per year. Establishment of Eastham's first and only local design review district in the Old Town Center in 1986 has done much to shape new development in a positive way that does not detract from the historic character of the area.

The district was also the focus of one of Eastham's first successful historic preservation efforts. This was purchase and restoration of the 1869 Old Schoolhouse (**25 Schoolhouse Road; MHC #92; NR map #12-064; photo #6**) by the Eastham Historical Society in 1965. The Society rescued the building from a period of extended deterioration after it had passed into private ownership following its closure in 1936. Fred Jewell, who resided in the old Philander Shaw House (**20 Salt Pond Road; 1795; MHC #115; NR map #12-048; photo #4**) was the first curator. The Old Schoolhouse remains as an exceptionally well-preserved example of a rural, mid-19th century schoolhouse and survives as a rare example of a once common building type.

More recently, in 1997, the owner of the Reuben Brewer House (**3070 State Highway, ca. 1828, MHC #34, NR map #12-063G**) and barn (**3080 State Highway, NR map #12-054**) renovated both buildings through the Lower Cape Cod Community Development Corporation housing rehabilitation program (*EHS news clip 1/9/97*) whose goal is to stabilize year-round housing on Cape with a focus on protecting affordable rental housing.

Architectural Significance

The history of the Old Town Center National Register district is revealed in a locally representative mix of building types and styles dating from the mid-18th century to the present. These buildings are not innovative or high style masterpieces. Rather, they are derived from the regional vernacular and are suited to the modest means and lifestyles of the farmers, mariners, shop owners, innkeepers, blacksmith, and minister who have resided here over time. Dwellings predominate, but included among them are a former schoolhouse (now a museum) and the first town hall (now a residence).

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Typically, the earliest dwellings are traditional Cape Cod cottages that follow the regional vernacular. These simple dwellings rise 1 and 1/2 stories to low-slung side-gable roofs, are sheathed with weathered wood shingle or clapboard siding, and generally lack stylistic detail or elaboration. They appear in five bay forms known as "full-Capes", four bay forms known as "3/4-Capes", and three bay forms known as "half-Capes". Some of the five bay examples result from expansions of three-bay "half-Capes", an evolutionary process that is often visible in their asymmetrical facades. In many cases the main block is extended by one or more historic rear or lateral wings of decreasing scale. Several display regionally typical features like round cellars (**Seabury-Sparrow House; 2765 State @ Locust Road, NR map #12-017**) and small outer garret windows (**Reuben Brewer House; 3070 State Highway; NR map #12-063G**).

The **Knowles Doane House (25 Salt Pond Road @ Locust Road, ca. 1765, MHC #114, map #12-046)**, which is the oldest building within the district and one of the oldest within the town as a whole, provides an exceptionally well-preserved example of a traditional three by three bay half-Cape with a long rear ell. The location of the facade windows immediately beneath the roofline supports an 18th century date. The **Reuben Brewer House (3070 State Highway @ Nauset Road, ca. 1828, MHC #34, map #12-063G)** provides an example of four by three bay "3/4 Cape". Its later date is revealed in the position of the facade windows, five shingle courses beneath the eaves. Several five-bay "full-Capes" are present in the district including the **Reverend Philander Shaw House (20 Salt Pond Road @ Locust Road, ca. 1795, MHC #115, map #12-048)** with its classic Federal period entrance framed by paneled pilasters and transom, the **Hatch-Moore House (180 Locust Road, ca. 1820, MHC #118, map #12-041A)** whose off-center chimney and entrance suggest that it may have originated as a three-bay half-Cape, and the well-preserved **George Seabury-John Sparrow House (2765 State Highway @ Salt Pond Road, ca. 1823, MHC #33, map #12-017)**. An early-20th century view of the Hatch-Moore House demonstrates that both its rear shed dormers on front and rear roof slopes were in place well within the period of significance.

The **Jesse Collins House (10 Locust Road @ State Highway, ca. 1800, MHC #148, map #12-015)** overlooking Salt Pond provides an unusual example of the Federal style which maintains a traditional three bay "half-house" form but rises a full two stories to a fashionably low hip roof. Vinyl siding now covers unusually elaborate rusticated cornerboards but other early features remain intact including window frames and 6/6 sash and a main entrance that is framed by fluted pilasters, a dentilated entablature, molded cornice, and three-pane transom.

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Two dwellings and both institutional buildings within the district are designed in the Greek Revival style which dominated the mid-19th century in Eastham and the region in general. Both of the dwellings, the **Capt. Savage House (115 Locust Road @ Salt Pond Road, ca. 1850, MHC #117, map #12-047)** and the **Deborah Doane House (Deborah Doane Way @ Locust Road, ca. 1860, MHC #116, map #12-022)** rise 1 and 1/2 stories to front-gable roofs that echo the profile of a Greek temple. Both are also extended by lateral wings, adhering to one of the most popular forms of the style on Cape Cod, and display typical features such as pilasters and entablatures trimming both the building and main entrance.

Eastham's **Old Town Hall (55 Salt Pond Road, 1851, MHC #112, map #12-053)** and the **Old Schoolhouse (25 Schoolhouse Road, 1869, MHC #92, map #12-064)** are both rectangular buildings that rise 1 and 1/2 stories from granite block foundations to front-gable roofs. Trim is similar to that of the two houses. The town hall adds paneling to the pilasters adding substance to its central role in the community but its scale and overall simplicity speak to Eastham's position as one of the smallest and least prosperous towns in the region. The original facade is now covered by a glazed shed roof wing that dates to 1923 and probably originated as an open verandah.

The **Higgins-Sullivan House (2755 State Highway, ca. 1860, MHC #31, map #12-016, photo #)** provides an exceptionally well-detailed and preserved example of the Gothic Revival style, a design mode that is rare in Eastham and the Cape Cod region as a whole. Its steep gable roof and pointed arch windows with label moldings are hallmarks of the style. A 1 and 1/2 story front-gable cottage with scalloped vergeboard trim that now stands on the north side of the house was originally attached, and served as a store.

Only two houses in the district date to the late-19th century, bearing testimony to the center's gradual southward shift to the railroad depot on Samoset Road. (see Eastham Center NRHD: 1999) Both are two story structures that are rather restrained in their interpretation of the Italianate and Queen Anne styles. The **Barnabas Higgins Chipman House (220 Locust Road, 1869, MHC #120, map #11-069A)** displays the front-gable orientation, wide paneled corner pilasters, and two-part entablature associated with the Greek Revival style, but reveals its later date in more vertical proportions, a bracketed entry and a bay window. A two-car garage has replaced a barn and mansard roof cottage or workshop that appear in historic views. **"The Overlook" (3085 State Highway, 1892, MHC #35, map #12-054)** exhibits such Queen Anne style features as cross-gables, mixed exterior wall materials including clapboards and shingles separated by belt courses, decorative fish-tail shingles in the gable

(continued)

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National Register of Historic Places Continuation Sheet

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Old Town Center Historic District
Eastham (Barnstable), MA

fields, a main entrance with double-leaf stained glass doors, and a verandah with turned posts, brackets, balustrade, and lattice apron.

Two local builders have been identified as working in the district. The **Reuben Brewer House (3070 State Highway @ Nauset Road, ca. 1828, MHC #34, map #12-063G)** was constructed by a Wellfleet housewright, probably George Ward who received \$550 from Eastham mariner Reuben Brewer in 1847. The builder of the 1851 Greek Revival style Old Town Hall (**55 Salt Pond Road, 1851, MHC #112, map #12-053**) was forty-four year old Seymour Bangs of North Eastham. He was probably assisted by his twenty-two year old son John who was also a carpenter. Both are listed in the 1855 state census as carpenters along with younger son, Scotter. In addition, The **Katherine Moore House (49 Salt Pond Road, 1932, map #12-052)** has been identified as a product of the Sears Roebuck mail order company.

Several buildings within the district have been moved, all within the period of significance, following a traditionally thrifty Cape Cod practice. Examples include the southerly half of the **John Knowles House (191 Locust Road, ca. 1672, MHC #119, map #11-070)** which is said to have been constructed in Plymouth in 1672 and later floated to Eastham where it was joined to existing late-18th house; the **Knowles Doane House (25 Salt Pond Road @ Locust Road, ca. 1765, MHC #114, NR map #12-046)** which was moved from across the street at the turn-of-the-century; and the **Deborah Doane House (25 Deborah Doane Way @ Salt Pond Road, ca. 1850, MHC #116, NR map #12-022)** which was moved from a site west of the district on Locust Road in 1897.

Archaeological Significance

Although sixty-nine prehistoric sites have been identified in the town of Eastham, most are poorly documented with locational information only. Few sites have been systematically studied at the intra-site level. Recent archaeological studies within the boundaries of the Cape Cod National Seashore have produced the most reliable and detailed studies in the area, however, they are biased by the seashore boundaries. Additional survey and testing is needed in Eastham and in other neighboring towns to form a more representative and unbiased model of prehistoric settlement and subsistence in the area. Given the above information, any sites found in the district area could potentially be significant. Prehistoric sites in the district may contain information that helps better understand the importance of interior coastal areas within larger Native American settlement systems. Potential sites in the district may also

(continued)

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Continuation Sheet**

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**Old Town Center Historic District
Eastham (Barnstable), MA**

contain information relating to the effects of sea level rise on Native subsistence in the area especially the point at which shellfish beds in Nauset Harbor and the Town Cove became an important food resource to local Native Americans. Prehistoric sites in the area may also contain information relating to the changing availability of different species of shellfish and related climatic and coastal change. Information may also be present relating to lithic procurement and technologies. Post-glacial soils in this area contain lithic materials in the form of cobbles that were used by Native Americans for tool manufacture. Potential prehistoric sites in the district may contain technological information indicating how these materials were obtained and reduced to various tool forms.

Historic archaeological resources described above have the potential to document many of the social, cultural and economic characteristics that typified Eastham's settlement and growth throughout much of the 18th through 20th centuries. Further documentary research together with archaeological survey and testing may provide additional details on Eastham's scattered 17th and early 18th century settlement for which few details survive. Structural evidence from outbuildings and detailed analysis of occupational related features associated with several extant 18th and 19th century residences in the district can provide important information relating to forms of rural New England life in the Lower Cape locale during these periods and the extent to which forms of self-sufficiency and thrift may have characterized the local economy and population. This analysis may document the importance of agriculture in the town and the extent to which additional industries were pursued in individual and local economies. Information may be present that further documents the growth and relationship between agriculture and maritime trades in the 18th century and later. During the late 19th and 20th centuries, data may also be present to help better understand the growth of the tourist industry and it's role in the local economy. This information may help to understand and document the southward shift of the third town center at Salt Pond after the railroad and later institutional focus grew in the Eastham Center area. Analysis of soil stratigraphy associated with the State Highway may also contain information which ties together over 300 years of Eastham's occupation. Beyond it's use as a probable Native trail, evidence may be present detailing the history of road building technology from the town's initial settlement in the 17th century to the present. Structural evidence associated with the sites of salt works in the Salt Pond area may also contribute information relating to technologies in use with that industry.

(end)

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National Register of Historic Places Continuation Sheet

Section number 9 Page 1 **Old Town Center Historic District
Eastham (Barnstable), MA**

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Eastham (Barnstable), MA

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Old Town Center Historic District
Eastham (Barnstable), MA

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(end)

Old Town Center HD
Name of Property

Barnstable, MA
County and State

10. Geographical Data

Acreage of Property approximately 40 ac.

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet)

1. 19 Zone	418580 Easting	4631910 Northing	3. 19 Zone	419530 Easting	4631820 Northing
2. 19 Zone	418250 Easting	4632950 Northing	4. 19 Zone	419260 Easting	4631420 Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Candace Jenkins, Consultant, with Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission date January 2001

street & number 220 Morrissey Boulevard telephone 617-727-8470

city or town Boston state MA zip code 02125

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name multiple

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503. NPS Form 10-900 OMB No.

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National Register of Historic Places Continuation Sheet

Section number 10 Page 1

Old Town Center Historic District
Eastham (Barnstable), MA

Verbal Boundary Description

The boundary for the Old Town Centre National Register District in Eastham is shown as the pencil line on the accompanying Town Of Eastham assessors maps numbered 11, 12, 15; drawn by Nickerson & Berger at a scale of 1" = 200' and most recently updated in 1998. Boundaries follow lot lines as shown on those maps. The parcel numbers for all lots are included on the District Data Sheets. Boundaries for the local Old Town Centre District are shown as a very heavy blue line.

Verbal Boundary Justification

The boundaries for the Old Centre National Register District in Eastham are similar to those of the Old Town Centre Local Historic District established in 1986. Both recognize the area that is labeled Eastham Centre on several historic maps. Both form the largest and most cohesive cluster of 18th and especially 19th century buildings in a town known for its dispersed rural character. Both recognize the unusually compact group of dwellings centered on the intersection of Locust and Salt Pond Roads, both of which remain narrow and winding. Salt Pond Road marks the original meandering route of the old county road (now State Highway).

The boundaries of the National Register district differ from those of the local district by adding Salt Pond and by deleting several recent buildings on State Highway and Locust Road that stand on the edges of the local district. There are two reasons for adding Salt Pond, one historical and the other visual. Salt Pond, which is linked to Town Cove, played a pivotal role in the settlement and growth of the district because it was Eastham's primary link with the wider world until the advent of the railroad in 1870. Salt Pond also provided residents of the district with opportunities for fishing and shell fishing. Visually, Salt Pond helps to mitigate the negative impact of the four-lane corridor State Highway. Its positive influence is strengthened by the abutting fields and woodlands controlled by the Cape Cod National Seashore (National Park Service). Together, the pond and natural landscape add immeasurably to the rural feeling and "presence of the past" within the district. Views both to and from this area are important to the historic character of the district. The view from the CCNS Visitor's Center provides the primary public experience of the district. (see photo #4) Recent buildings that have been constructed at the edges of local district are deleted from the National Register district because they do not contribute to its historical significance.

(continued)

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Section number 10 Page 2

Old Town Center Historic District
~~Eastham (Barnstable), MA~~

Elsewhere, boundary decisions have been made for the following reasons:

North: Two recent houses, one historic house and barn, and a 19th century school that is operated as a museum by the Eastham Historical Society form the north boundary east of State Highway. The 1870's Barnabas Chipman House plays the same role on the west side. Some historic buildings and a 19th century cemetery are located further to the north, but they are generally not as old or distinguished as those within the district and the concentration is greatly diluted.

West: The western boundary on Locust Road terminates with the late 17th century John Knowles House and its former barn on the south side of the road and the mid 19th century Barnabas Higgins Chipman House on the north side. Houses beyond this point date almost entirely to the second half of the 20th century. A recent house at the corner of Locust and Mill Roads that is included in the local district is excluded from the National Register district. A sharp curve in Locust Road just before it meets Mill Road provides a strong visual endpoint to this edge of the district.

South: Some 19th and early 20th century houses are located on Mill Road which led to the nearby windmill on Samoset Road (see Eastham Center NRHD). Despite its important historic role, Mill Road has not been included within the district due to the high concentration of residential infill constructed during the second half of the 20th century.

Deborah Doane Way which leads west from the intersection of Locust and Salt Pond Roads is excluded because it was laid out and developed in the second half of the 20th century.

The Gothic Revival style Higgins-Sullivan House forms the southern boundary. Inclusion of three houses and a small six-building cottage colony was considered to link the Old Centre NRHD with the existing Eastham Center NRHD. It was rejected because all of these buildings date to the 20th century and over half post-date 1950, thus having little in common with the primarily 19th century character of the Old Centre district.

(end)

**Old Town Centre National Register District
Black & White Photograph List**

Photographer/Date: Candace Jenkins 11/22/99; 5/1/2000

Location of Negative: 17 Slade Street, Belmont, MA 02478

NR Ph#	Neg. #	Date	Location/Description
1 8x10	1999 6-2	11/22/9 9	State Highway streetscape; facing N from intersection with Salt Pond Landing to Sparrow-Seabury House, 2765 State Highway; and Jesse Collins House, 10 Locust Road; Old Schoolhouse, 25 Schoolhouse Road in distance
2 8x10	1999 6-1	11/22/9 9	Sullivan House, 2755 State Highway; facing NW
3 5x7	1999 6-3	11/22/9 9	Salt Pond facing north
4 5x7	1999 6-6	11/22/9 9	Lobster Shanty Restaurant, 2905 State Highway; and Old Town Hall, 55 Salt Pond Road; facing NW from Cape Cod National Seashore Visitors Center (not in district)
5 8x10	1999 6-7	11/22/9 9	Old Schoolhouse and sheds, 25 Schoolhouse Road; facing NE
6 8x10	2000 3-16	5/1/200 0	Jesse Collins House, 10 Locust Road; facing E to State Highway and Salt Pond
7 8x10	2000 3-21	5/1/200 0	Knowles Doane House, 25 Salt Pond Road; facing N
8 8x10	2000 3-22	5/1/200 0	Barnabas Chipman House, 220 Salt Pond Road; facing N
9 5x7	2000 3-23	5/1/200 0	Locust/Salt Pond Roads streetscape; facing E to Philander Shaw House, 20 Salt Pond Road
10 8x10	2000 3-25	5/1/200 0	Locust Road streetscape; facing W to John Knowles House, 191 Locust Road; Hatch-Moore House, 180 Locust Road; and Barnabas Chipman House, 220 Locust Road

**Old Town Center National Register District
Eastham, Massachusetts
District Data Sheet**

TOTAL RESOURCE SUMMARY

<u>Contributing</u>	<u>Noncontributing</u>	<u>Total</u>	
38	14	53	buildings
2	0	2	sites
0	0	0	structures
2	1	3	objects
42	15	57	TOTAL

Acreage: approximately 40 acres

District Data Sheets Key

cen. = century

National Register map #'s (same as assessors lot #'s) are circled on the attached Eastham Assessors Maps 11, 12, 15; street #'s appear at the property line
Outbuildings, including barns and sheds are difficult to date with accuracy within the scope of this nomination. They are generically dated as 19th century unless otherwise noted.

Most 20th century building dates are derived from Town of Eastham Assessors records

Most 18th and 19th century building dates are derived from Eastham Historical Society and Commission research

Undeveloped lots (assessors code 130) are determined from Town of Eastham Assessors records; they are labeled V and not included in the resource count

Undevelopable parcels (assessors code 132) and parcels in conservation ownership are determined from Town of Eastham Assessors records; they are counted as contributing sites because they play an important role in maintaining the historic setting of the district, and because they help to preserve 19th and early 20th century development patterns

Street numbers are those that appear on Town Of Eastham assessors' records; maps 19 and 20; in the few cases where this number differs from that on the house, the house number appears in parentheses

- The historic name column also lists ancillary structures that are indicated by a smaller type face and indented position; when construction dates are known, they appear in the smaller type face in the construction date column.

**Old Town Center National Register District
Eastham, Massachusetts
District Data Sheet**

2 of 4

Acres	MHC # LHD #	Photo #	Assessor Map #	Str. #	Street Name	Historic Name ancillary structure	Construction Date	Architectural Style	Status Type
.54	116 18		12-022	25	Deborah Doane Way @ Locust Road	Deborah Doane House	ca. 1850	Greek Revival	C/B
1.4	148 3	1, 6	12-015	10	Locust Road @ State Highway	Jesse Collins House 6 cottages	ca. 1800 1950, 1960	Federal	6 C/B 1 NC/B
	907		n/a		Locust/Salt Pond Roads Intersection	Town Pump and Watering Trough Marker	1979	n/a	NC/O
.95	117 19		12-047	115	Locust Road @ Salt Pond Road	Henry Doane-Capt. James Savage House barn/cottage	ca. 1850	Greek Revival	2 C/B C/St
1			12-045	130	Locust Road	House garage	post-1986	Reproduction Cape	2 NC/B
.52			12-044	135	Locust Road	House	post-1986	Contemporary	NC/B
.62	n/a 20		12-043	155	Locust Road	Anthony Volpe House	1978	Saltbox Reproduction	NC/B
.77			12- 042A	160	Locust Road	Undeveloped low land; Eastham Conservation Foundation	n/a	n/a	C/Si
.65			12-040	175	Locust Road	Undeveloped	n/a	n/a	V
.90	118 21	10	12- 041A	180	Locust Road	Hatch-Moore House garage	ca. 1820 early -20th cen.	Federal "full Cape"	2 C/B

**Old Town Center National Register District
Eastham, Massachusetts
District Data Sheet**

3 of 4

Acres	MHC # LHD #	Photo #	Assessor Map #	Str. #	Street Name	Historic Name ancillary structure	Construction Date	Architectural Style	Status Type
.72	119 22	10	11-070	191	Locust Road	John Knowles House barn/former store	ca. 1672/ late-18th cen.	Colonial	2 C/B
.93	120 23	8, 10	11- 069A	220	Locust Road	Barnabas Higgins Chipman House	1869	Greek Revival and Italianate elements	C/B
.63	n/a		12- 041B	2	Melinda Lane (off Locust)	House	post-1986	Reproduction Cape	NC/B
.46	n/a 16		12-018	10	Polly Seabury Way	Theodore Anderson House	1978	Ranch	NC/B
.46	n/a 17		12-021	15	Polly Seabury Way	Frederich Bates House	1978	Reproduction Saltbox	NC/B
.46	n/a 7		12-063 B	2	Preservation Way @ Nauset Road	House (Preservation Advocacy Trust)	1985	Reproduction Cape	NC/B
.60	115 15	9	12-048	20	Salt Pond Road @ Locust Road	Philander Shaw House barn	ca. 1795	Federal "full-Cape"	2 C/B
.71	114 14	7	12-046	25	Salt Pond Road @ Locust Road	Knowles Doane House	ca. 1765	Georgian "half-Cape"	C/B
.67	113 13		12-049	30	Salt Pond Road	Joseph Myrick Cobb House cottage; barn/bicycle shop	ca. 1848 late-19th cen.	No Style (elements of Federal, Greek Revival)	3 C/B
.59	n/a		12-050	35	Salt Pond Road	House	post-1986	Colonial Revival	NC/B
.80	n/a 12		12-051	45	Salt Pond Road	Maude Wilkinson House	1964	Reproduction Cape	NC/B
.83	n/a 10		12-052	49	Salt Pond Road set back (45 rear)	Katherine Moore House	1932	No Style (Sears Mail Order plan)	C/B
.95	112	4	12-053	55	Salt Pond Road	Old Town Hall privy, pumphouse, 2 sheds	1851	Greek Revival	4 C/B NC/B

**Old Town Center National Register District
Eastham, Massachusetts
District Data Sheet**

4 of 4

Acres	MHC # LHD #	Photo #	Assessor Map #	Str. #	Street Name	Historic Name ancillary structure	Construction Date	Architectural Style	Status Type
.78	92 6	1, 5	12-064	25	Schoolhouse Road	Old Schoolhouse 2 sheds; World War I memorial	ca. 1869	Greek Revival	3 C/B C/O
			n/a	n/a	Schoolhouse Road in front of schoolhouse	Mile Marker		n/a	C/O
	n/a	3, 6	12-n/a	n/a	State Highway	Salt Pond and perimeter path	n/a	n/a	C/Si
5.5	31 1	1, 2	12-016 15	2755	State Highway	Higgins-Sullivan House garage, shed	ca. 1850 1960/1975	Gothic Revival	C/B 2 NC/B
	32 1a		12-016	2755	State Highway	Higgins Store-Sullivan Cottage	ca. 1850	Gothic Revival	C/B
.77	33 2	1	12-017	2765	State Highway @ Locust Road	George Seabury-John Sparrow House shed/workshop	ca. 1823	Federal "full-Cape"	2 C/B
.47	n/a 5	4	12- 014A	2905	State Highway @ Salt Pond Road	Restaurant (Lobster Shanty)	1930s	Dutch Colonial with later additions	C/B
.56	34 8		12- 063G	3070	State Highway @ Nauset Road	Reuben Brewer House small barn	ca. 1828	Federal "3/4-Cape"	2 C/B
.59	n/a		12-054	3080	State Highway @ Preservation Way	House; former Brewer Barn	19th cen./ 1997	No Style	C/B
1.28	35 9		12-054	3085	State Highway	"The Overlook" large barn	1891 18th cen.	Queen Anne	2 C/B

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Old Town Center Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Barnstable

DATE RECEIVED: 1/29/01 DATE OF PENDING LIST: 2/14/01
DATE OF 16TH DAY: 3/02/01 DATE OF 45TH DAY: 3/16/01
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 01000196

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 3/2/01 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



Old Town Centre NR District 1999 Photo #1

Eastham, MA Barnstable County

State Highway Streetscape

facing N from Salt Pond Landing; 2765 State Highway + 10 Salt Pond Rd. on left
School House Museum in distance

Candace Jenkins

17 Slade St, Belmont, MA



Old Town Centre NR District 1999 Photo #2

Eastham, MA Barnstable County

Higgins-Sullivan House, 2755 State Highway

facing NW

Candace Jenkins

17 Slade St., Belmont MA



Old Town Centre NR District 1999

Photo #3

Eastham, MA Barnstable County

Salt Pond

facing NE from landing

Candace Jenkins

17 Blade St, Belmont MA



Old Town Centre NR District 1999 Photo #4

Eastham, MA Barnstable County

Lobster Shanty Restaurant + Old Town Hall
(2905 State Highway + 55 Salt Pond Rd)

facing NW from Cape Cod National Seashore Visitors Center

Candace Jenkins

17 Slade St, Belmont MA



Old Town Centre NR District 2000

Photo #6

Eastham, MA Barnstable County

~~Jesse Collins House, 10 Locust Rd.~~

~~facing E to state highway & Salt Pond~~

Candace Jenkins

17 Stace St, Belmont, MA

Old Schoolhouse, 25 Schoolhouse Rd.

facing NE



NO
PARKING

70

70

Old Town Centre NR District 2000 Photo #6

Eastham, MA Barnstable County

Jesse Collins House, 10 Locust Rd.

Facing E to State Highway + Salt Pond

Candace Jenkins

17 Slade St, Belmont MA



Old Town Centre NR District 2000

Photo #7

Eastham, MA Barnstable County
Knowles Doane House, 25 Salt Pond Rd.

facing N

Candace Jenkins

17 Slade St., Belmont, MA



Old Town Centre NR District 2000 Photo #8

Eastham, MA Barnstable County

Barnabas Chipman House, 220 Locust Rd.

Lacey N

Candace Jenkins, 17 Stade St. Belmont MA



Old Town Centre NR District 2000 Photo #9
Locust + Salt Pond Roads Streetscape
Facing E to Philander Shaw House, 20 Salt Pond Rd.
Eastham, MA

Candace Jenkins
17 Slade St., Belmont, MA .



Old Town Centre NR District 2000 Photo #10

Eastham, MA Barnstable County

Locust Rd. Street scene

facing W to John Knowles House (191 Locust Rd) Barnabas Chipman House (220 Locust Rd)
d Hatch-Moore House (100 Locust Rd)

Candace Jenkins

17 Slade St., Belmont, MA



CONVERSION
SCALES



UTMs
① 1941B 580 4631910
② 1941B 580 4632950
③ 1941B 580 4631820
④ 1941B 580 4631470

Old Town Centre NED
Eastham, MA
Orleans Quad 1:25,000

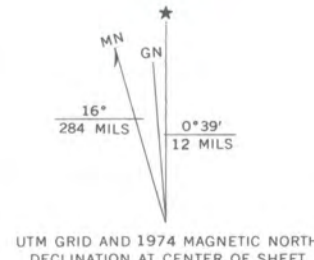
Feet | Meters

1	3048
2	6096
3	9144
4	12192
5	15240
6	18288
7	21336
8	24384
9	27432
10	30480

To convert feet to meters
multiply by 0.3048

To convert meters to feet
multiply by 3.2808

Mapped, edited, and published by the Geological Survey
Control by USGS, NOS/NOAA, and Massachusetts Geodetic Survey
Planimetry by photogrammetric methods from aerial photographs
taken 1939. Topography by planimetric surveys 1941. Revised
from aerial photographs taken 1974. Field checked 1974
Selected hydrographic data compiled from NOS 270 and
581 (1971), and 1208 (1973). This information is not intended for
navigational purposes
Polyconic projection. 1927 North American datum
10,000-foot grid based on Massachusetts coordinate system,
mainland zone
1000-meter Universal Transverse Mercator grid,
zone 19
Map photinspected 1977
No major culture or drainage changes observed



SCALE 1:25 000

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 6 FEET IN ATLANTIC OCEAN
AND 10 FEET IN CAPE COD BAY

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

Primary highway, hard surface ——— Light-duty road, hard or improved surface ———
Secondary highway, hard surface ——— Unimproved road ———

○ Interstate Route □ U. S. Route ○ State Route

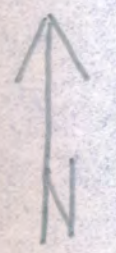


ORLEANS, MASS.
N4145—W6955/7.5
1974
PHOTOINSPECTED 1977
AMS 6967 1 SE—SERIES V814



X40120

1998
Revised through
Eastham, MA
Eastham Assessors Map #15
NR Map # Zef 3



14

12

CC.N.S. 204-33
CC.N.S. 202-35

18



Old Town Centre NRDistrict
 Eastham, MA
 Eastham Assessors Map #12
 Revised through 1998
 Scale: 1" = 200' NR map #1 of 3

SALT POND

NR map #'s (Assessors lot #'s)
 are circled
 street addresses appear at
 front of lots

North

Local historic district boundaries appear
 as heavy blue line
 NRDistrict boundaries are drawn
 in pencil

11

25



RECEIVED

NOV 24 2000

6F

TOWN OF EASTHAM
2500 STATE HIGHWAY, EASTHAM, MA 02642-2544

MASS. HIST. COMM

(508) 240-5900
FOR ALL DEPARTMENTS
(508) 240-1291
FAX

November 21, 2000

Ms. Judith McDonough
Executive Director
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125

Dear Ms. McDonough:

As Chairs of town committees in Eastham we are writing to you to support the nomination of two districts for inclusion in the National Register of Historic Places. These are the Bridge Road-Dyer Prince Road and the Old Town Centre proposed National Register Districts.

The residents of Eastham have stated their support for historic preservation on numerous occasions. The Local Comprehensive Plan, which included a detailed historic preservation/community character section, was adopted unanimously by a special town meeting in October, 1996. For several years the town has supported efforts to increase awareness and protection of Eastham's historic resources by funding historic inventory work, adopting a demolition delay bylaw, supporting its certified local government status, and encouraging nominations to the National Register of Historic Places.

Sincerely yours,

Howard Sandler

Walter F. Ross

Planning Board

Long Range Planning Advisory Board

Gerry J. Chesney

Jan A. Cutchison

Open Space Committee

2025 Committee

cc: Chair, Board of Selectmen

J1
↓
Bf



EASTHAM HISTORICAL SOCIETY, INC.
1869 SCHOOL HOUSE MUSEUM
1741 SWIFT-DALEY HOUSE

P.O. Box 8
Eastham, Cape Cod, Mass. 02642



RECEIVED

NOV 22 2000

MASS. HIST. COMM

November 21, 2000

Ms. Judith McDonough
Executive Director
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125

Dear Ms. McDonough:

We strongly support the establishment of National Register Historic Districts in Eastham to help protect our historic resources.

Eastham has stated its support for historic preservation on numerous occasions. The Local Comprehensive Plan, which included a detailed historic preservation element, was adopted unanimously by town meeting in October, 1996. More recently, vision workshops and a community survey voiced strong preferences for preservation of the town's historic attributes. For several years, the town, including the Historical Society, has supported the Eastham Historical Commission's efforts to increase awareness and protection of the town's historic resources by funding historic inventory work, passing a demolition delay by-law, supporting its certified local government status, and encouraging nominations to the National Register of Historic Places.

The Historical Society believes the establishment of a National Register District in the Old Town Centre Historic District reaffirms the town's commitment to that area while the nomination of a Bridge Road-Dyer Prince Road National Register District supports the town's goal of preserving a truly distinctive historic area.

Sincerely yours,
Chester P. Ranlett

Chester Ranlett
Vice President

cc: Chair, Board of Selectmen
Chair, Historical Commission

BF



RECEIVED

NOV 29 2000

MASS. HIST. COMM

Box 516 • Eastham, Ma. 02642

November 27, 2000

Ms. Judith McDonough, Executive Director,
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125

Dear Ms. McDonough:

The Eastham Forum welcomes this opportunity to support the nomination by the Town of Eastham of two new districts to the National Register of Historic Places. The Forum has supported efforts of our Historical Commission to increase awareness and protection of our historic resources.

Sincerely,

Jane Berchtold
Jane Berchtold, President

CC: Eastham Board of Selectmen
George Abbott, Chairman, Eastham
Historical Commission & C. L. G.
Coordinator



The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

January 18, 2001

Ms. Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
Mail Stop 2280, Suite 400
1849 C Street, NW
Washington, DC 20240

Dear Ms. Shull:

Enclosed please find the following nomination form:

Old Eastham Center Historic District, Eastham (Barnstable Co.), MA

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the properties in the Certified Local Government community of Eastham were notified of pending State Review Board consideration 60 to 90 days before the meeting and were afforded the opportunity to comment. Three letters of support have been received.

Sincerely,

A handwritten signature in cursive script that reads "Betsy Friedberg".

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: George Abbott, Eastham Historical Commission
Sarah Korjeff, Cape Cod Commission
Thomas L. Newton, Chair, Board of Selectmen
Candace Jenkins, Preservation Consultant