

FORM A - AREA

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET, BOSTON, MA 02116



area indicating properties within it.
Number each property for which individual
inventory forms have been completed.
Label streets including route numbers, if
any. Indicate north. (Attach a separate
sheet if space here is not sufficient).

Area Letter Form numbers in this Area

HYA	
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Barnstable (Hyannis)

of Area (if any) Hyannis Port Historic

District

nt Use residential

al Date or Period 18th, 19th and

20th centuries

al Condition good to excellent

ge c. 100A. (see data sheet)

Recorded by Candace Jenkins

Organization Barnstable Historical Commissi

Date 1986

see attached map

The Hyannis Port Historic District includes 149 main buildings and 58 outbuildings related to Hyannis' summer resort development in the late 19th and early 20th centuries. Boundaries were selected to encompass buildings of this period, while excluding later surrounding development, even though similar in scale and use.

UTM REFERENCE

A19/392800 14609010
B19/391620 14609210
C19/391140 14609100
D19/391050 14609740
E19/391660 14609950

USGS QUADRANGLE

SCALE 1:25,000

Hyannis, MA

JAN 27 1987

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Hyannis Port Historic District possesses integrity of location, design, setting, materials, workmanship, feeling and association. It is significant for its 18th century settlement period and ensuing maritime connections. Its primary significance however, derives from its planned development as a seaside summer resort. It is the largest of three such areas proposed for nomination at this time. The Hyannis Port Historic District meets criteria A, B, and C of the National Register of Historic Places.

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other areas within the community.

Hyannis Port, which is the southernmost part of the village of Hyannis, is bordered on the east by Hyannis Harbor and on the west by Centerville Harbor. The proposed district is a densely developed area roughly bounded by Hyannis Avenue on the east, Hyannis Harbor on the east and south, Scudder Avenue on the west, and Massachusetts Avenue/Edgehill Road on the north. The street pattern is an irregular grid with numerous curves. Wood-frame buildings on small lots predominate, with most dating from the late 19th and early 20th centuries, although earlier examples exist as well. Most buildings are residential in use with a handful of shops, churches and clubhouses. The most remarkable natural feature of the district is its encompassing views of Hyannis Harbor and Nantucket Sound beyond.

Representative buildings are described below in chronological order:

HYA20- Red Cottage; David Scudder Homestead (c1780-83). This 1 and 1/2 story, five bay Cape cottage was the first house built by David and Desire Scudder, and is one of the oldest in

HISTORICAL SIGNIFICANCE Explain historical importance of area and how the area relates to the development of other areas of the community.

Hyannis Port was settled in the early 18th century by the Lovell, Marchant and Stewart families from neighboring Centerville (W). The area was southwest of the already developing Hyannis village area. Until the mid 18th century, residents of Hyannis Port were primarily engaged in farming. After that time, maritime activities, centered around the large deep inlet of Hyannis Harbor, became prominent and many residents became mariners and boatbuilders. In the late 18th and early 19th centuries, saltmaking developed as an important industry, with at least a half dozen works scattered along the shore. Captain Lot Gage is credited with starting the first saltworks in Hyannis Port. By the late 18th century, Hyannis Port was populous enough to require its own post office. David Scudder, who also ran a grog shop and meat cart service, was the first postmaster. Hyannis Port's first school was opened in 1843, north of the proposed district.

In the late 19th century, the character of Hyannis Port changed dramatically from that of a small seafaring/agricultural village to a bustling summer seaside resort. The Hyannis Land Co. was formed in the winter of 1871-72 by C.C. Esty of Framingham, James Gray of Worcester, and Samuel Boynton of Boston. This development was concurrent with several others in Barnstable, and many others throughout the Cape and Islands; this was the largest and best known in the town of Barnstable. These three partners assembled an impressive tract of approximately 1000 acres stretching along Nantucket Sound from Dunbar's Point on the east to Craigville on the west, which included most of present-day Hyannis Port; the cost of this land was reputedly in the vicinity of \$100,000. During the spring and summer of 1872, a plan was developed for the

BIBLIOGRAPHY and/or REFERENCES

-CONT-

- Barnstable County Registry of Deeds and Probate.
- Barnstable County Atlases 1858, 1880, 1907.
- Herrick, Paul & Newman, Larry. Old Hyannis Port. 1968.
- Harris, Dr. Charles E. Hyannis Sea Captains. 1939.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Barnstable (Hyannis)	Form No: HYA
Property Name: Hyannis Port Historic District	

Indicate each item on inventory form which is being continued below.

Architectural Significance (cont)

the proposed district. It was probably expanded from a three bay cottage, and also has later side and rear ells. The center entry has a typical Federal period surround consisting of pilasters and a narrow transom. Windows are set directly beneath the cornice and contain 12/12 double hung sash.

HYA4- Lot Gage House (c1787). This 1 and 1/2 story cottage built by Lot Gage, an early Hyannis Port settler who came from Harwich in 1758-59; Gage is referred to as a yeoman in deeds. Due to 20th century changes such as addition of a full shed dormer across the front slope of the roof and a pedimented portico with fanlight, the house appears to be recent in date. Nevertheless, the cottage retains its five bay form, its large central chimney and the sophisticated detail of corner quoins. The 20th century changes do not detract from the significance of the cottage since they reflect the area's summer resort period.

HYA21- David Scudder House (c1797). The last dwelling built by David and Desire Scudder, this five bay cottage is an excellent and well preserved example of Federal period construction. Typical are its large central chimney, center entry detailed with pilasters and transom, and windows with 12/12 sash set directly beneath the cornice. Later two story wings extend from the rear of both side elevations.

HYA15- Freeman Marchant House (c1810). Freeman Marchant was the son-in-law of David and Desire Scudder, the owner of several saltworks, and Justice of the Peace for thirty years. His home is a three bay, two story example of Federal period construction, distinguished by its hip roof and central chimney. The entry is enframed by pilasters and a lintel shelf. Original sash has been replaced by 2/2 (first story) and 6/2 (second story), and clapboards have been replaced by vinyl siding.

HYA7- Capt. Leander Hinckley House (c1825). Capt. Hinckley (1810-1871) was master of coastal vessels. His house is a very unusual expression of the Greek Revival style with Italianate features. It is a two story structure with two, three bay gable end sections projecting out from a four bay central section. Both gable end sections have triangular windows in their pediments. Entries, with heavy bracketed Italianate style hoods, are located in the middle section and in the right gable end section. The house is clapboarded and windows contain either 6/6 or 2/1 sash.

HYA16- Bella Vista Annex (c1872). Composed of three united houses, the Bella Vista Annex was part of a hotel complex with the Freeman Marchant House (HYA16) which was promoted by the Hyannis Hotel Co; it served this function until the 1920's. The front part of the complex is the earliest, being a two story Greek Revival style structure. The middle section was the c1862 Scudder Grog/Grocery Shop, moved from Dale Avenue. The rear section, which is a three bay fanciful Gothic Revival style house typical of summer resorts from the 1850s to the 1870s is the most interesting architecturally. Typical are its small scale, decorative shingle cladding and pointed arch windows with label moldings.

HYA46- Horace Cobb House (c1870s). Captain Cobb was a master mariner who also operated a lodging house on Longwood Avenue. His house is one of the few examples of the mansard style in the district. It is a small scale cottage with bellcast mansard with segmental arch dormers. A porch with spindle rail and valance extends across the facade.

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INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Barnstable (Hyannis)	Form No: HYA
Property Name: Hyannis Port Historic District	

Indicate each item on inventory form which is being continued below.

Architectural Significance (cont)

6 Grayton Avenue, D.C. Heath House (c1900). This fine example of the Queen Anne/Shingle Style is a two story structure rising from a cobblestone foundation to a hip roof. Cross gables, surmounting polygonal bays, define the ends of the facade. A one story porch with paired Tuscan columns and a balustrade extends outward between the bays to protect the entry. The entire structure, above the foundation, is shingle clad.

67 Irving Avenue, W.L. Milliken House (c1900). This handsome two story house, overlooking Nantucket Sound, reflects the transition from the Shingle style to the Colonial Revival style. Distinguishing features are its smooth shingle cladding, gambrel roof, and one story Tuscan verandah.

Hyannis Avenue, G.B. Holbrook House (c1905). Occupying a prime corner lot on Lewis Bay (Hyannis Harbor), the Holbrook House is designed in the Arts & Crafts style, and includes a guesthouse and reproduction windmill on its lot. Windmills were a popular item in Barnstable's summer colonies, and often accompany the more substantial dwellings. The house is stuccoed (windmill also) and rises two stories to a hip roof with interior chimneys. Entries on the west and south elevations have typical pergola roofs supported on squat columns.

Historical Significance (cont)

area, streets were laid out and lots were divided. The Company purchased Hyannis' only hotel, the White House on eastern Main Street, renamed it the Iyanough House, and used it as a base to bring in large parties of prospective buyers from Boston, Worcester, and Springfield. A forty room hotel called the Hallett House was also erected in Hyannis Port along with a dozen or so speculative cottages (at least one of these probably remains as the rear section of the Bella Vista Annex-HYA16: see architecture section). The Barnstable Patriot reported, "The dream of many is about to be realized. Hyannis is to be a place of summer resort for the crowded denizens of the city." In 1873, the Patriot rhapsodized about "beautiful, neatly laid out avenues, a three story mansard roof hotel, and fairy-like cottages." As was the case with many other such development groups, the Hyannis Land Co. encountered insurmountable financial difficulties by the end of the decade and went into receivership to a Framingham bank in 1879. The predominance of later 19th and early 20th century residences in present day Hyannis Port bear witness to its early financial problems.

Despite early problems, Hyannis Port went on to become a "first-class watering place", attracting summer people from as far away as St. Louis, Indianapolis, and Chicago, and engaged in a variety of occupations including governors, generals, attorney generals, cabinet members, authors and entertainers. Perhaps the most famous of Hyannis Port's summer residents is the Kennedy family. Ambassador Joseph P. and Rose Kennedy first came to Hyannis Port in 1926, purchasing the old Malcolm property at the end of Marchant Avenue overlooking Lewis Bay. The Kennedy Compound was designated as a National Historic Landmark on November 28, 1972.

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Staple to Inventory form at bottom

Village: Hyannis

District Name: Hyannisport

1861 12 NOV

Map & Parcel	Acreage	Street Address	Historic Name/Inventory #		Date	Style	Status
287-1		Irving Ave.	St. Andrews-by-The-Sea	HYA-1	1911	Gothic Revival	C
287-1-1	.64	36 Irving Ave.			c. 1890	Queen Anne	C
287-1-2	.69	36 Irving Ave.			c. 1960	n/a	NC
287-2	.40	44 Irving Ave.	David Scudder House	HYA-2	1780-83	Georgian Cape	C
287-3	.60	Pearl Ave.			c. 1900	Queen Anne	C
287-4	.28	692 Scudder Ave.			c. 1980	n/a	NC
287-5	.25	70 Irving Ave.	Capt. Mayhew Luce Hse.	HYA-3	c. 1888	Queen Anne	C
287-6	.44	Irving Ave.	Lot Gage I House	HYA-4	c. 1787	Georgian	C
287-7	.24	68 Scudder Ave.	Betsy Lovell Hodge Hse.	HYA-23	1830/1890	Federal/Queen Anne	C
287-8	.25	676 Scudder Ave.	Steere House	HYA-25	c. 1880	Queen Anne	C
287-9	1.12	658 Scudder Ave.	Capt. Walter Carney Hse.	HYA-27	c. 1900	Colonial Revival	C
287-10	1.35	41 Overlea Ave.			c. 1880	Queen Anne	C
287-147	.25	56 Irving Ave.			1957	repro. Cape	NC
287-155	.80	25 Overlea Ave.			c. 1970	n/a	NC
287-11	.66	off Scudder	(garage)		c. 1920	Colonial Revival	C
287-12	.58	Scudder Ave.	(guest house)		c. 1915	Colonial Revival	C
287-13	.45	604 Scudder Ave.			c. 1935	Dutch Colonial	C
287-14-1	1.33	598 Scudder Ave.			c. 1970	n/a	NC
287-14-2	1.55	592 Scudder Ave.			c. 1980	n/a	NC

Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
287-14-3	1.94	588 Scudder Ave.		c. 1900	Arts and Crafts	C
287-28	.78	Prospect Ave.	(2 sheds, garage)	c. 1920	Colonial Revival	C
287-29	.44	101 Prospect Ave.	(garage)	c. 1915	Arts and Crafts	C
287-30	1.28	124 Longwood Ave.		c. 1970	N/A	NC
287-31	.16	106 Longwood Ave.		c. 1910	Colonial Revival	C
287-32	.38	Mass. Ave.	vacant	n/a	n/a	NC
287-33	.68	44 Grayton Ave.		c. 1960	n/a	NC
287-34	.36	26 Grayton Ave.		c. 1910	Arts and Crafts	C
287-35-1	.33	6 Grayton Ave.	D.C. Heath House	c. 1900	Shingle Style	C
287-35-2	.35	Scudder Ave.	vacant	n/a	n/a	NC
287-36	.62	Scudder Ave.		c. 1900	Queen Anne	C
287-37	.34	Grayton Ave.	(garage)	c. 1920	Dutch Colonial	C
287-38	.16	Grayton Ave.	(guest house and garage to house on lot 39)	n/a	n/a	NC
287-39	.92	Grayton Ave.	(garage)	c. 1950	n/a	NC
287-40	.11	42 Lafayette Ave.	(garage)	c. 1920	vernacular	C
287-41	.23	4 Washington Ave.	Cpt. Moses Sturgis Hse. HYA-47 (guest house)	c. 1898	Queen Anne	C
287-42	.34	69 Longwood Ave.	Sturgis/Blagden House HYA-47A (garage)	c. 1920	Colonial Revival	C

Village: Hyannis

District Name: Hyannisport

Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
287-43	.24	9 Lafayette Ave.	(guest house)	c. 1960	repro. Cape	NC
287-44	.13	19 Lafayette Ave.		c. 1920	vernacular	C
287-45	.21	Lafayette Ave.	(guest house, garage)	c. 1920	vernacular	C
287-46	.63	629 Scudder Ave.		c. 1935	Dutch Colonial	C
287-47	.17	49 Lafayette Ave.	(guest house)	c. 1920	Dutch Colonial	C
287-48	.65	621 Scudder Ave.		c. 1980	repro. Cape	NC
287-49	.56	Scudder Ave.	Eleazer Scudder Hse. (garage)	HYA-28 1762-63	Federal	C
287-50	.46	649 Scudder Ave.		c. 1850	Greek Revival	C
287-51	.29	Scudder Ave.		c. 1940	Colonial Revival	C
287-52	.32	4 Wachusett Ave.	Meyer House	HYA-49 c. 1880	Queen Anne	C
287-53	.08	Wachusett Ave.	Capt. Henry Lumbert Hse.	HYA-50 c. 1900	Queen Anne	C
287-54	.28	45 Longwood Ave.	Capt. Horace Cobb Hse.	HYA-48 c. 1875	Italianate	C
287-55	.17	Longwood Ave.		c. 1930	Colonial Revival	C
287-56	.12	16 Lafayette Ave.		c. 1975	n/a	NC
287-133	.05	14 Lafayette Ave.		c. 1880	Victorian/vernac.	C
287-137	.15	Washington Ave.		c. 1920	Colonial Revival	C
287-57	.12	31 Wachusett Ave.		c. 1900	Queen Anne	C
287-58	.08	25 Wachusett Ave.	Makepeace House	HYA-54 c. 1890	Queen Anne	C

Village: Hyannis

District Name: Hyannisport

Map & Parcel	Acreage	Street Address	Historic Name/Inventory #		Date	Style	Status
287-59	.17	Wachusett Ave.	Union Chapel		1945	Colonial Revival	C
287-60	.22	Wachusett Ave.	vacant		n/a	n/a	NC
287-61	.28	Scudder Ave.	Capt. Luke Chase Hse.	HYA-24	c. 1830/1920	Federal/Col. Rev.	C
287-62	.50	Scudder/Irving Aves.	Capt. Peleg Nye Hse. (guest house)	HYA-5	c. 1860/1940	n/a	C
287-138	.33	110 Irving Ave.	Horatio Gage House (garage)	HYA-6	c. 1840/1910	Federal/Col. Rev.	C
287-139	.29	Wachusett Ave.	(guesthouse)		c. 1900	Queen Anne	C
287-136	.35	23 Longwood Ave.	vacant		n/a	n/a	NC
287-64	.56	120 Irving Ave.	Capt. Leander Hinckley Hse.	HYA-7	c. 1830	Greek Rev./Ital.	C
287-65	1.39	Irving Ave. (se)	(guesthouse)		c. 1950	Colonial Revival	NC
287-66	.48	Irving Ave.	Capt. Wendell Hinckley Hse. (garage)	HYA-10	c. 1860-75	vernacular	C
287-67	.32	Irving Ave.	Martha Sanford House	HYA-12	c. 1890	Queen Anne	C
287-68	3.02	Irving Ave.	(guest house)		c. 1915	Colonial Revival	C
287-69	.92	Irving Ave.			c. 1940	Colonial Revival	C
287-70	.58	144 Irving Ave.	(garage)		c. 1970	repro. Cape	NC
287-71	.18	Irving Ave.	vacant		n/a	n/a	NC
287-72	.37	Irving Ave.	Capt. Snow Young Sears House	HYA-9	c. 1890	Queen Anne	C
287-73	.32	Irving Ave.	(garage)		c. 1880	Shingle Style	C

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Map & Parcel	Acreage	Street Address	Historic Name/Inventory #		Date	Style	Status
287-74	.51	43 Iyanough Ave.	John C. Crocker Hse.	HYA56	c. 1850	Greek Revival	C
287-75	.36	Wachusett Ave.	Joel Clark House (guesthouse)	HYA45	1872-1875	vernacular	C
287-76	.34	71 Wachusett Ave.	Milan House	HYA52	c. 1883	Colonial Revival	C
287-77	.31	Wachusett Ave.	Daniel Cobb House	HYA8	c. 1789	Federal	C
287-78	.50	Wachusett Ave.	(garage)		c. 1900	Colonial Revival	C
287-79	.11	Wachusett Ave.	Post Office (house)		c. 1900	vernacular	C
287-80	.11	58 Wachusett Ave.	Henry Phinney House	HYA65	c. 1900	Colonial Revival	C
287-81	.23	62 Wachusett Ave.	Seth Nickerson House (garage)	HYA64	c. 1890	Colonial Revival	C
287-82	.34	Wachusett Ave.	Daniel Brigham House (garage)	HYA51	c. 1872	Gothic Revival	C
287-83	.46	80 Wachusett Ave.	Edgemere (garage, guesthouse)	HYA53	c. 1890	Arts and Crafts	C
287-84	.26	90 Wachusett Ave.			c. 1900	Arts and Crafts	
287-85	.39	69 Washington Ave.	F.G. Darlington House (garage)	HYA59	c. 1900	Queen Anne	C
287-86	.11	37 Washington Ave.	Horace Cobb House (garage)	HYA46	c. 1880	Mansard	C
287-87	.11	33 Washington Ave.			c. 1915	Bungalow	C
287-88	.22	Longwood Ave.			c. 1900	Colonial Revival	C

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Map & Parcel	Acreage	Street Address	Historic Name/Inventory #		Date	Style	Status
287-89	.21	100 Longwood Ave.			c. 1970	n/a	NC
287-90	.81	89 Prospect/Longwood			c. 1915	Arts and Crafts	C
287-91	.38	70 Longwood/Washington			c. 1900	Arts and Crafts	C
287-92	1.01	46 Washington Ave.	laundry		c. 1900	vernacular	C
287-93	.70	58 Washington Ave.			c. 1920	Victorian	C
287-94	.16	64 Washington Ave.	Swiss Cottage	HYA44	c. 1888	Queen Anne	C
287-95	.18	68 Washington Ave.	Swiss Laundry	HYA43	c. 1884	Colonial Revival	C
287-96	.18	76 Washington Ave.	Lucas Paine House	HYA42	c. 1945	Colonial Revival	C
287-97	1.00	25 Mt. Vernon Ave.	(garage)		c. 1950	repro. Cape	NC
287-98	.29	31 Mt. Vernon Av.	(guesthouse; shingle style carriage Hse.		c. 1900	Colonial Revival	C
287-99	.30	35 Mt. Vernon Ave.			c. 1960	n/a	NC
287-100	.44	41 Mt. Vernon Ave.			c. 1900	Colonial Revival	C
287-101	.35	51 Mt. Vernon Ave.			c. 1910	Victorian vernac.	C
287-102	.33	83 Edgehill Road			c. 1970	n/a	NC
287-103	.40	97 Edgehill Road			c. 1900	Arts and Crafts	C
287-105	.49	94 Edgehill/Prospect			c. 1920	Colonial Revival	C
287-106	.61	80 Edgehill Road			c. 1920	Colonial Revival	C
287-107-2	.89	66 Edgehill Road	vacant		n/a	n/a	NC
287-109-1	2.44	20 Quail Lane	(guesthouse)		c. 1915	Shingle style	C

Village: Hyannis

District Name: Hyannisport

Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
287-109-2	1.07	Quail Lane	vacant	n/a	n/a	NC
287-110	.97	Hyannis Ave.		c. 1920	Colonial Revival	C
287-111	.42	Hyannis Ave.		c. 1970	repro. Cape	NC
287-112	1.4	35 Hyannis Ave.		c. 1960	repro. Cape	NC
287-113	1.65	Mt. Vernon Ave.	vacant	n/a	n/a	NC
287-114	.35	36 Mt. Vernon Ave.		c. 1960	repro. Cape	NC
287-115	.72	18 Washington Ave.	(guesthouse, garage)	c. 1885	Shingle Style	C
287-116	.79	Washington Ave.	(guesthouse, garage)	c. 1900	Arts and Crafts	C
287-117	.30	114 Washington St.	(garage)	c. 1880	Shingle Style	C
287-118	1.05	15 Hyannis		c. 1960	repro. Cape	NC
287-119	.51	51 Hyannis Ave.		c. 1930	repro. Cape	C
287-120	2.6	Ocean Ave.		c. 1970		NC
287-121	1.2	Ocean Ave.	James Otis House (guest house, carriage house)	HYA39 c. 1889	Shingle Style	C
287-122	1.47	19 Ocean Ave.	Warren Hinckley House	HYA40 c. 1830	Cape	C
287-141	.35	Ocean/Hyannis Ave.		c. 1930	Colonial Revival	C
287-123	.35	Hyannis Ave.	vacant	n/a	n/a	NC
287-124	.57	80 Hyannis Ave.		c. 1940	Colonial Revival	C

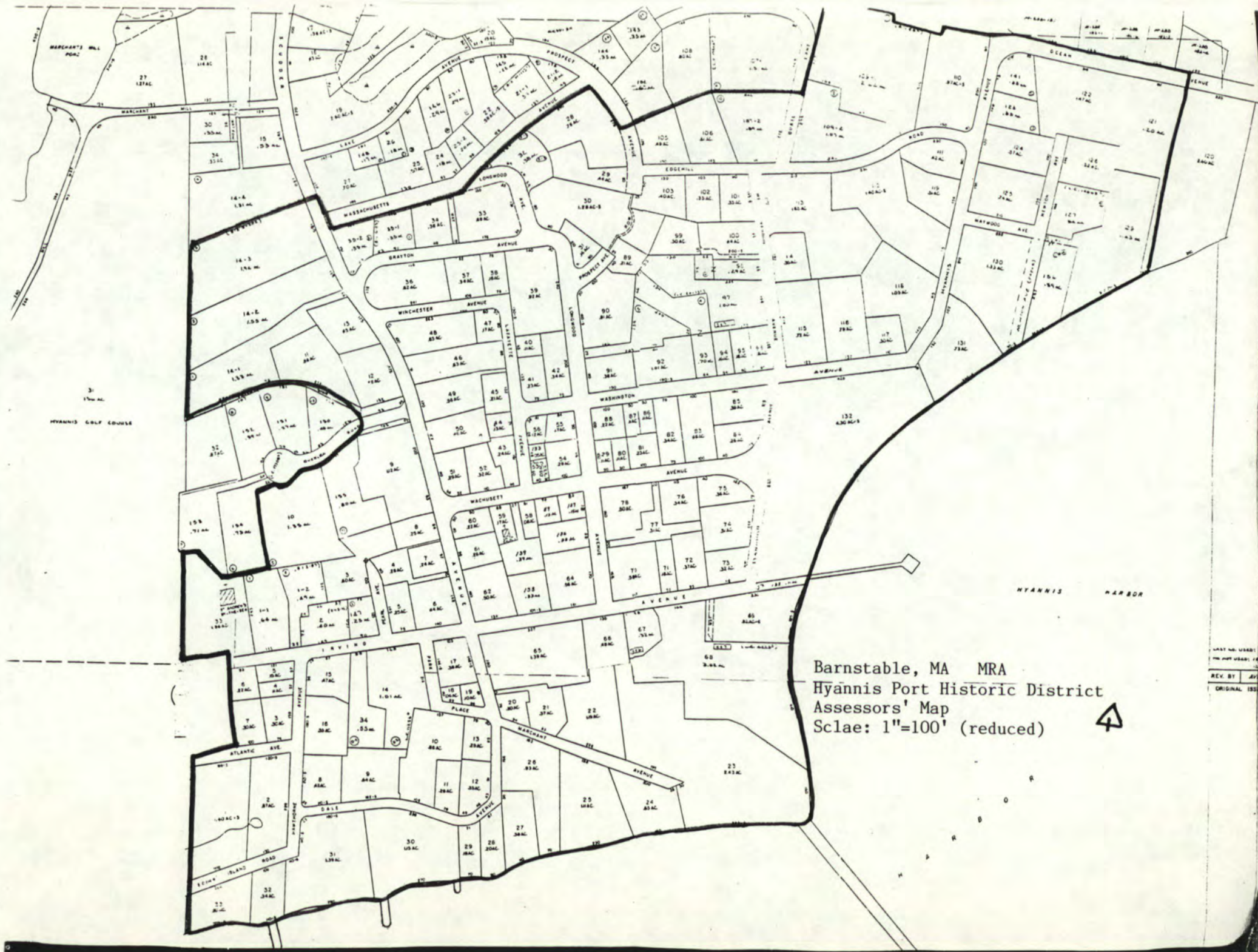
Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
287-125	.74	60 Hyannis Ave.	(windmill)	c. 1880	Shingle style	C
287-126	.52	Newton Ave.	(guesthouse)	c. 1975	repro. Cape	NC
287-127	.55	Newton Ave.	(garage)	c. 1920	Colonial Revival	C
287-129	1.43	Maywood Ave.	(garage)	c. 1950	Colonial Revival	NC
287-156	.59	25 Maywood/Newton		c. 1960	n/a	NC
287-130	1.33	Hyannis Ave.		c. 1900	Arts and Crafts	C
287-131	.73	Hyannis Ave.	G.B. Holbrook House (windmill, garage)	c. 1910	Arts and Crafts	C
287-132	4.3	Washington/Iyanough	vacant	n/a	n/a	NC
286-1	1.4	Atlantic Ave.	(garage)	c. 1880	Shingle style	C
286-2	.67	Atlantic Ave.	(guesthouse)	c. 1890	Queen Anne	C
286-3	.30	Atlantic/Hawthorne Ave.		c. 1890	Queen Anne	C
286-4	.11	9 Hawthorne Ave.		c. 1920	Colonial Revival	C
286-5	.15	29 Hawthorne/Irving		c. 1910	Colonial Revival	C
286-6	.22	Irving Ave.		c. 1970	n/a	NC
286-7	.30	Atlantic Ave.	(garage)	c. 1850	Greek Revival	C
286-8	.42	Hawthorne/Dale		c. 1920	Colonial Revival	C
286-9	.64	Dale Ave.	(garage)	c. 1925	Colonial Revival	C
286-10	.86	83 Dale Ave.		1985-86	--	NC

Map & Parcel	Acreage	Street Address	Historic Name/Inventory #		Date	Style	Status
286-11	.26	44 Dale Ave.	Daniel Fisk House	HYA22	c. 1875-80	traditional Cape	C
286-12	.35	68 Dale Ave.	Bella Vista Annex	HYA16	c. 1872	Gothic Revival	C
286-13	.25	Park/Dale Ave.	Freeman Marchant Hse.	HYA-15	c. 1810	Federal	C
286-14	1.01	67 Irving Ave.	W.L. Milliken Hse. (garage)	c. 1900	Shingle Style		C
286-34	.55	Irving Ave.			c. 1985-86	n/a	NC
286-15	.47	Irving/Hawthorne			c. 1960	repro. Cape	NC
286-16	.55	Hawthorne Ave.			c. 1900	Queen Anne	C
286-17	.36	Park/Irving			c. 1940	Colonial Revival	C
286-18	.06	Park St.			c. 1900	Queen Anne	C
286-19	.10	732 Park St.			c. 1890	Queen Anne	C
286-20	.20	Marchant St.	David Scudder Grog Shop	HYA17	c. 1785	Georgian	C
286-21	.37	Marchant St.	President John F. Kennedy House, (NHL 11/28/72)	HYA18	c. 1930	Colonial Revival	C
286-22	1.19	Marchant St.	Senator Robert F. Kennedy House, (NHL 11/28/72)	HYA19	c. 1920	Colonial Revival	C
286-23	2.43	Marchant St.	Ambassador Joseph P. Kennedy House, (NHL 11/28/72)	HYA20	c. 1913	Queen Anne	C
286-24	.65	Marchant St.	vacant	Marchant St.	n/a	n/a	NC
286-25	1.11	vacant			n/a	n/a	NC

Village: Hyannis

District Name: Hyannisport

Map & Parcel	Acreage	Street Address	Historic Name/Inventory #		Date	Style	Status
286-26	.93	Marchant St.	David Scudder House	HYA21	c. 1797	Federal	C
286-27	.38	Dale Ave.			c. 1960	repro. Cape	NC
286-28	.20	Dale Ave.	vacant		n/a	n/a	NC
286-29	.18	Dale Ave.	(windmill)		c. 1930	Colonial Revival	C
286-30	1.15	Dale Ave.			c. 1935	Colonial Revival	C
286-31	1.39	Dale Ave.	Clubhouse		c. 1950	n/a	NC



Barnstable, MA MRA
Hyannis Port Historic District
Assessors' Map
Scale: 1"=100' (reduced)

4

LAST NO. USED: 100
REV. BY: JVS
ORIGINAL: 1934

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Hyannis Port Historic District (Barnstable
MRA)
Barnstable County
MASSACHUSETTS

Substantive Review

JAN 27 1987

Working No. _____
Fed. Reg. Date: _____
Date Due: 2/26/87 - 3/13/87
Action: ACCEPT
RETURN 3-13-87
REJECT
Federal Agency: _____

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☒ NR decision

Reviewer's comments:

*see general comments
for MRA.*

Recom./Criteria Return
Reviewer Savage
Discipline Architectural History
Date 3/13/87
_____ see continuation sheet

Nomination returned for: ☐ technical corrections cited below
☒ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition

- ☐ excellent
☐ good
☐ fair

- ☐ deteriorated
☐ ruins
☐ unexposed

Check one

- ☐ unaltered
☐ altered

Check one

- ☐ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect

Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed Patrick Andrews Date 3/17/87 Phone: _____

FORM A - AREA

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET, BOSTON, MA 02116

Area Letter Form numbers in this Area

HYA

Photos (3"x3" or 3"x5" black & white) - Indicate on back of each photo street addresses for buildings shown. Staple to left side of form.

Sketch Map. Draw a general map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Indicate north. (Attach a separate sheet if space here is not sufficient).

Town Barnstable (Hyannis)Name of Area (if any) Hyannis Port Historic DistrictPresent Use residentialGeneral Date or Period 18th, 19th and 20th centuriesGeneral Condition good to excellentAcreage c. 100A. (see data sheet)Recorded by Candace JenkinsOrganization Barnstable Historical CommissionDate 1986

Contributing/Non-contributing Status

Buildings: 116C, 34NC
Structures*: 11C 62NC
Vacant lots: 13NC

see attached map

The Hyannis Port Historic District includes 150 main buildings and 73 outbuildings related to Hyannis' summer resort development in the late 19th and early 20th centuries. Boundaries were selected to encompass buildings of this period, while excluding later surrounding development, even though similar in scale and use. In general, the boundaries follow those of the early 1870s lay-out of the Hyannis Land Co.; one exception is the northern edge along Lake Avenue which did not develop until the mid-20th century. The district's period of significance encompasses its late 18th century (c1780) settlement as a fishing/farming village, but centers primarily on its summer resort history. Key dates here are 1871 to the early 1930s when major houses, such some of those owned by the Kennedy family, were built or rebuilt.

UTM REFERENCE

A 19/392800 14609010
B 19/391620 14609210
C 19/391140 14609100
D 19/391050 14609740
E 19/391660 14609950

USGS QUADRANGLE

SCALE

1:25,000

*small garages, barns, and sheds were counted as structures due to their temporary nature.

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Hyannis Port Historic District possesses integrity of location, design, setting, materials, workmanship, feeling and association. It is significant for its 18th century settlement period and ensuing maritime connections. Its primary significance however, derives from its planned development as a seaside summer resort. It is the largest of three such areas proposed for nomination at this time. The Hyannis Port Historic District meets criteria A, B, and C of the National Register of Historic Places. Criterion B applies primarily to the district's well established connections with the illustrious Kennedy family whose houses on Marchant Avenue were designated as National Historic Landmarks on 11/28/72 (known as the Kennedy Compound).

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other areas within the community.

Hyannis Port, which is the southernmost part of the village of Hyannis, is bordered on the east by Hyannis Harbor and on the west by Centerville Harbor. The proposed district is a densely developed area roughly bounded by Hyannis Avenue on the east, Hyannis Harbor on the east and south, Scudder Avenue on the west, and Massachusetts Avenue/Edgehill Road on the north. The street pattern is an irregular grid with numerous curves. Wood-frame buildings on small lots predominate, with most dating from the late 19th and early 20th centuries, although earlier examples exist as well. Most buildings are residential in use with a handful of shops, churches and clubhouses. The most remarkable natural feature of the district is its encompassing views of Hyannis Harbor and Nantucket Sound beyond.

Representative buildings are described below in chronological order:

HYA20- Red Cottage; David Scudder Homestead (c1780-83). This 1 and 1/2 story, five bay Cape cottage was the first house built by David and Desire Scudder, and is one of the oldest in

HISTORICAL SIGNIFICANCE Explain historical importance of area and how the area relates to the development of other areas of the community.

Hyannis Port was settled in the early 18th century by the Lovell, Marchant and Stewart families from neighboring Centerville (W). The area was southwest of the already developing Hyannis village area. Until the mid 18th century, residents of Hyannis Port were primarily engaged in farming. After that time, maritime activities, centered around the large deep inlet of Hyannis Harbor, became prominent and many residents became mariners and boatbuilders. In the late 18th and early 19th centuries, saltmaking developed as an important industry, with at least a half dozen works scattered along the shore. Captain Lot Gage is credited with starting the first saltworks in Hyannis Port. By the late 18th century, Hyannis Port was populous enough to require its own post office. David Scudder, who also ran a grog shop and meat cart service, was the first postmaster. Hyannis Port's first school was opened in 1843, north of the proposed district.

In the late 19th century, the character of Hyannis Port changed dramatically from that of a small seafaring/agricultural village to a bustling summer seaside resort. The Hyannis Land Co. was formed in the winter of 1871-72 by C.C. Esty of Framingham, James Gray of Worcester, and Samuel Boynton of Boston. This development was concurrent with several others in Barnstable, and many others throughout the Cape and Islands; this was the largest and best known in the town of Barnstable. These three partners assembled an impressive tract of approximately 1000 acres stretching along Nantucket Sound from Dunbar's Point on the east to Craigville on the west, which included most of present-day Hyannis Port; the cost of this land was reputedly in the vicinity of \$100,000. During the spring and summer of 1872, a plan was developed for the

BIBLIOGRAPHY and/or REFERENCES

-CONT-

Barnstable County Registry of Deeds and Probate.
Barnstable County Atlases 1858, 1880, 1907.
Herrick, Paul & Newman, Larry. Old Hyannis Port. 1968.
Harris, Dr. Charles E. Hyannis Sea Captains. 1939.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Barnstable (Hyannis)	Form No: HYA
Property Name: Hyannis Port Historic District	

Indicate each item on inventory form which is being continued below.

Architectural Significance (cont)

the proposed district. It was probably expanded from a three bay cottage, and also has later side and rear ells. The center entry has a typical Federal period surround consisting of pilasters and a narrow transom. Windows are set directly beneath the cornice and contain 12/12 double hung sash.

HYA4- Lot Gage House (c1787). This 1 and 1/2 story cottage built by Lot Gage, an early Hyannis Port settler who came from Harwich in 1758-59; Gage is referred to as a yeoman in deeds. Due to 20th century changes such as addition of a full shed dormer across the front slope of the roof and a pedimented portico with fanlight, the house appears to be recent in date. Nevertheless, the cottage retains its five bay form, its large central chimney and the sophisticated detail of corner quoins. The 20th century changes do not detract from the significance of the cottage since they reflect the area's summer resort period.

HYA21- David Scudder House (c1797). The last dwelling built by David and Desire Scudder, this five bay cottage is an excellent and well preserved example of Federal period construction. Typical are its large central chimney, center entry detailed with pilasters and transom, and windows with 12/12 sash set directly beneath the cornice. Later two story wings extend from the rear of both side elevations.

HYA15- Freeman Marchant House (c1810). Freeman Marchant was the son-in-law of David and Desire Scudder, the owner of several saltworks, and Justice of the Peace for thirty years. His home is a three bay, two story example of Federal period construction, distinguished by its hip roof and central chimney. The entry is enframed by pilasters and a lintel shelf. Original sash has been replaced by 2/2 (first story) and 6/2 (second story), and clapboards have been replaced by vinyl siding.

HYA7- Capt. Leander Hinckley House (c1825). Capt. Hinckley (1810-1871) was master of coastal vessels. His house is a very unusual expression of the Greek Revival style with Italianate features. It is a two story structure with two, three bay gable end sections projecting out from a four bay central section. Both gable end sections have triangular windows in their pediments. Entries, with heavy bracketed Italianate style hoods, are located in the middle section and in the right gable end section. The house is clapboarded and windows contain either 6/6 or 2/1 sash.

HYA16- Bella Vista Annex (c1872). Composed of three united houses, the Bella Vista Annex was part of a hotel complex with the Freeman Marchant House (HYA16) which was promoted by the Hyannis Hotel Co; it served this function until the 1920's. The front part of the complex is the earliest, being a two story Greek Revival style structure. The middle section was the c1862 Scudder Grog/Grocery Shop, moved from Dale Avenue. The rear section, which is a three bay fanciful Gothic Revival style house typical of summer resorts from the 1850s to the 1870s is the most interesting architecturally. Typical are its small scale, decorative shingle cladding and pointed arch windows with label moldings.

HYA46- Horace Cobb House (c1870s). Captain Cobb was a master mariner who also operated a lodging house on Longwood Avenue. His house is one of the few examples of the mansard style in the district. It is a small scale cottage with bellcast mansard with segmental arch dormers. A porch with spindle rail and valance extends across the facade.

-CONT-

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Barnstable (Hyannis)	Form No: HYA
Property Name: Hyannis Port Historic District	

Indicate each item on inventory form which is being continued below.

Architectural Significance (cont)

6 Grayton Avenue, D.C. Heath House (c1900). This fine example of the Queen Anne/Shingle Style is a two story structure rising from a cobblestone foundation to a hip roof. Cross gables, surmounting polygonal bays, define the ends of the facade. A one story porch with paired Tuscan columns and a balustrade extends outward between the bays to protect the entry. The entire structure, above the foundation, is shingle clad.

67 Irving Avenue, W.L. Milliken House (c1900). This handsome two story house, overlooking Nantucket Sound, reflects the transition from the Shingle style to the Colonial Revival style. Distinguishing features are its smooth shingle cladding, gambrel roof, and one story Tuscan verandah.

Hyannis Avenue, G.B. Holbrook House (c1905). Occupying a prime corner lot on Lewis Bay (Hyannis Harbor), the Holbrook House is designed in the Arts & Crafts style, and includes a guesthouse and reproduction windmill on its lot. Windmills were a popular item in Barnstable's summer colonies, and often accompany the more substantial dwellings. The house is stuccoed (windmill also) and rises two stories to a hip roof with interior chimneys. Entries on the west and south elevations have typical pergola roofs supported on squat columns.

Historical Significance (cont)

area, streets were laid out and lots were divided. The Company purchased Hyannis' only hotel, the White House on eastern Main Street, renamed it the Iyanough House, and used it as a base to bring in large parties of prospective buyers from Boston, Worcester, and Springfield. A forty room hotel called the Hallett House was also erected in Hyannis Port along with a dozen or so speculative cottages (at least one of these probably remains as the rear section of the Bella Vista Annex-HYA16: see architecture section). The Barnstable Patriot reported, "The dream of many is about to be realized. Hyannis is to be a place of summer resort for the crowded denizens of the city." In 1873, the Patriot rhapsodized about "beautiful, neatly laid out avenues, a three story mansard roof hotel, and fairy-like cottages." As was the case with many other such development groups, the Hyannis Land Co. encountered insurmountable financial difficulties by the end of the decade and went into receivership to a Framingham bank in 1879. The predominance of later 19th and early 20th century residences in present day Hyannis Port bear witness to its early financial problems.

Despite early problems, Hyannis Port went on to become a "first-class watering place", attracting summer people from as far away as St. Louis, Indianapolis, and Chicago, and engaged in a variety of occupations including governors, generals, attorney generals, cabinet members, authors and entertainers. Perhaps the most famous of Hyannis Port's summer residents is the Kennedy family. Ambassador Joseph P. and Rose Kennedy first came to Hyannis Port in 1926, purchasing the old Malcolm property at the end of Marchant Avenue overlooking Lewis Bay. The Kennedy Compound was designated as a National Historic Landmark on November 28, 1972.

-END-

Staple to Inventory form at bottom

Village: Hyannis

District Name: Hyannisport

Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
287-1		Irving Ave.	St. Andrews-by-The-Sea HYA-1	1911	Gothic Revival	C
287-1-1	.64	30 Irving Ave.	House	c. 1890	Queen Anne	C
287-1-2	.49	36 Irving Ave.	House	c. 1960	n/a	NC
287-2	.40	44 Irving Ave.	David Scudder House NL (shed, garage) NL	HYA-2 1780-83	Georgian Cape	C
287-3	.60	Pearl Ave.	House	c. 1900	Queen Anne	C
287-4	.28	692 Scudder Ave.	House	c. 1980	n/a	NC
287-5	.25	70 Irving Ave.	Capt. Mayhew Luce Hse. (garage) NL	HYA-3 c. 1888	Queen Anne	C
287-6	.44	Irving Ave.	Lot Gage I House NL (shed, garage) NL	HYA-4 c. 1787	Georgian	C
287-7	.24	68 Scudder Ave.	Betsy Lovell Hodge Hse. (garage) NL	HYA-23 1830/1890	Federal/Queen Anne	C
287-8	.25	676 Scudder Ave.	Steere House (garage) NL	HYA-25 c. 1880	Queen Anne	C
287-9	1.12	658 Scudder Ave.	Capt. Walter Carney Hse. (garage) NL	HYA-27 c. 1872	Colonial Revival	C
287-10	1.35	41 Overlea Ave.	House	c. 1880	Queen Anne	C
287-147	.25	56 Irving Ave.	House	1957	repro. Cape	NC
287-155	.80	25 Overlea Ave.	House	c. 1970	n/a	NC
287-11	.66	off Scudder	(garage) NL House	c. 1920	Colonial Revival	C
287-12	.58	Scudder Ave.	(guest house) NL House	c. 1915	Colonial Revival	C
287-13	.45	604 Scudder Ave.	House	c. 1935	Dutch Colonial	C
287-14-1	1.33	598 Scudder Ave.	House	c. 1970	n/a	NC
287-14-2	1.55	592 Scudder Ave.	House	c. 1980	n/a	NC

Barnstable, MA MRA
Village: Hyannis

DISTRICT DATA SHEET

District Name: Hyannisport

Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
287-14-3	1.94	588 Scudder Ave.	HOuse	c. 1900	Arts and Crafts	C
287-28	.78	Prospect Ave.	^{NL,NL} (2 sheds, garage) ^{NL} House	c. 1920	Colonial Revival	C
287-29	.44	101 Prospect Ave.	^{NL} (garage) House	c. 1915	Arts and Crafts	C
287-30	1.28	124 Longwood Ave.	House	c. 1970	N/A	NC
287-31	.16	106 Longwood Ave.	House	c. 1910	Colonial Revival	C
287-32	.38	Mass. Ave.	vacant	n/a	n/a	NC
287-33	.68	44 Grayton Ave.	House	c. 1960	n/a	NC
287-34	.36	26 Grayton Ave.	House	c. 1910	Arts and Crafts	C
287-35-1	.33	6 Grayton Ave.	D.C. Heath House	c. 1900	Shingle Style	C
287-35-2	.35	Scudder Ave.	vacant	n/a	n/a	NC
287-36	.62	Scudder Ave.	House	c. 1900	Queen Anne	C
287-37	.34	Grayton Ave.	^{NL} (garage) House	c. 1920	Dutch Colonial	C
287-38	.16	Grayton Ave.	^{NL} (guest house and ^{NL} garage to house on lot 39)	n/a	n/a	
287-39	.92	Grayton Ave.	^{NL} (garage) House	c. 1950	n/a	NC
287-40	.11	42 Lafayette Ave.	^{NL} (garage) House	c. 1920	vernacular	C
287-41	.23	4 Washington Ave.	Cpt. Moses Sturges Hse. HYA-47 (guest house) ^L	c. 1898	Queen Anne	C
287-42	.34	69 Longwood Ave.	Sturges/Blagden House HYA-47A (garage) ^{NL}	pre-1907	Colonial Revival	C

JAN 27 1987

Village: Hyannis

District Name: Hyannisport

Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
287-43	.24	9 Lafayette Ave.	(guest house) ^{NL} House	c. 1960	repro. Cape	NC
287-44	.13	19 Lafayette Ave.	House	c. 1920	vernacular	C
287-45	.21	Lafayette Ave.	(guest house, ^{NL} garage) ^{NL} House	c. 1920	vernacular	C
287-46	.63	629 Scudder Ave.	House	c. 1935	Dutch Colonial	C
287-47	.17	49 Lafayette Ave.	(guest house) ^{NL} House	c. 1920	Dutch Colonial	C
287-48	.65	621 Scudder Ave.	House	c. 1980	repro. Cape	NC
287-49	.56	Scudder Ave.	Eleazer Scudder Hse. HYA-28 (garage) ^{NL}	1762-63	Federal	C
287-50	.46	649 Scudder Ave.	H0use	c. 1850	Greek Revival	C
287-51	.29	Scudder Ave.	Toilston F. Phinney Hse. HYA-26	c. 1888	Queen Anne	C
287-52	.32	4 Wachusett Ave.	Meyer House (garage) ^{NL} HYA-49	c. 1880	Queen Anne	C
287-53	.08	Wachusett Ave.	Capt. Henry Lumbert Hse. HYA-50	c. 1900	Queen Anne	C
287-54	.28	45 Longwood Ave.	Capt. Horace Cobb Hse. HYA-48	c. 1875	Italianate	C
287-55	.17	Longwood Ave.	House	c. 1930	Colonial Revival	C
287-56	.12	16 Lafayette Ave.	House	c. 1975	n/a	NC
287-133	.05	14 Lafayette Ave.	House	c. 1880	Victorian/vernac.	C
287-137	.15	Wachusett Ave.	House	c. 1920	Colonial Revival	C
287-57	.12	31 Wachusett Ave.	House	c. 1900	Queen Anne	C
287-58	.08	25 Wachusett Ave.	Makepeace House HYA-54	c. 1890	Queen Anne	C

JAN 27 1997

Village: Hyannis

District Name: Hyannisport

Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
287-59	.17	Wachusett Ave.	Union Chapel	1945	Colonial Revival	NC
287-60	.22	Wachusett Ave.	vacant	n/a	n/a	NC
287-61	.28	Scudder Ave.	Capt. Luke Chase Hse. (garage) <u>NC</u>	HYA-24 c. 1830/1920	Federal/Col. Rev.	C
287-62	.50	Scudder/Irving Aves.	Capt. Peleg Nye Hse. (guest house) <u>NC</u>	HYA-5 c. 1860/1940	n/a	C
287-138	.33	110 Irving Ave.	Horatio Gage House (barn) <u>C</u>	HYA-6 c. 1840/1910	Federal/Col. Rev.	C
287-139	.29	Wachusett Ave.	(guesthouse) <u>NC</u> House	c. 1900	Queen Anne	C
287-136	.35	23 Longwood Ave.	vacant	n/a	n/a	NC
287-64	.56	120 Irving Ave.	Capt. Leander Hinckley Hse. (barn, garage) <u>NC</u>	HYA-7 c. 1830	Greek Rev./Ital.	C
287-65	1.39	Irving Ave.	President John F. Kennedy House (NHL 11/28/72)	HYA-18 c1870/1930	Queen Anne/Col. Revival	C
287-66	.48	Irving Ave.	Capt. Wendell Hinckley Hse.	HYA-11 c1860-75	vernacular	C
"	"	"	Moses Stratton House	HYA-10 c1877-82	vernacular	C
287-67	.32	Irving Ave.	Martha Sanford House (garage) <u>NC</u>	HYA-12 c. 1890	Queen Anne	C
287-68	3.02	Irving Ave.	(guest house) <u>NC</u> House	c. 1915	Colonial Revival	C
287-69	.92	Irving Ave.	House	c. 1940	Colonial Revival	NC
287-70	.58	144 Irving Ave.	(garage) <u>NC</u> House	c. 1970	repro. Cape	NC
287-71	.18	Irving Ave.	vacant	n/a	n/a	NC
287-72	.37	Irving Ave.	Capt. Snow Young Sears House (garage) <u>NC</u>	HYA-9 c. 1830/90	Queen Anne	C
287-73	.32	Irving Ave.	(garage) <u>NC</u> House	c. 1880	Shingle Style	C

Village: Hyannis

District Name: Hyannisport

Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status	
287-74	.51	43 Iyanough Ave.	John C. Crocker Hse. (garage) ^{NL}	HYA56	c. 1850	Greek Revival	C
287-75	.36	Wachusett Ave.	Joel Clark House (guesthouse) ^{NL}	HYA45	1872-1875	vernacular	C
287-76	.34	71 Wachusett Ave.	Milan House	HYA52	c. 1873	Colonial Revival	C
287-77	.31	Wachusett Ave.	Daniel Cobb House	HYA8	c. 1789	Federal	C
287-78	.50	Wachusett Ave.	(garage) ^{NL} House		c. 1900	Colonial Revival	C
287-79	.11	Wachusett Ave.	Post Office (house)	c. 1900 "	vernacular "	C C	
287-80	.11	58 Wachusett Ave.	Henry Phinney House	HYA65	c. 1900	Colonial Revival	C
287-81	.23	62 Wachusett Ave.	Seth Nickerson House (garage) ^{NL}	HYA64	c. 1890	Colonial Revival	C
287-82	.34	Wachusett Ave.	Daniel Brigham House (garage) ^{NL}	HYA51	c. 1876	Gothic Revival	C
287-83	.46	80 Wachusett Ave.	Edgemere ^{NL} (garage, guesthouse) ^{NL}	HYA53	c. 1890	Arts and Crafts	C
287-84	.26	90 Wachusett Ave.	House		c. 1900	Arts and Crafts	C
287-85	.39	69 Washington Ave.	F.G. Darlington House (garage) ^{NL}	HYA59	c. 1900	Queen Anne	C
287-86	.11	37 Washington Ave.	Horace Cobb House (garage) ^{NL}	HYA46	c. 1880	Mansard	C
287-87	.11	33 Washington Ave.	House		c. 1915	Bungalow	C
287-88	.22	Longwood Ave.	House		c. 1900	Colonial Revival	C

Village: Hyannis

District Name: Hyannisport

Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
287-89	.21	100 Longwood Ave.	House	c. 1970	n/a	NC
287-90	.81	89 Prospect/Longwood	House	c. 1915	Arts and Crafts	C
287-91	.38	70 Longwood/Washington	House	c. 1900	Arts and Crafts	C
287-92	1.01	46 Washington Ave.	laundry	c. 1900	vernacular	C
287-93	.70	58 Washington Ave.	House	c. 1920	Victorian	C
287-94	.16	64 Washington Ave.	Swiss Cottage HYA44	c. 1883	Queen Anne	C
287-95	.18	68 Washington Ave.	Swiss Laundry HYA43	c. 1884	Colonial Revival	C
287-96	.18	76 Washington Ave.	Lucas Paine House HYA42	c. 1850	Greek Revival	C
287-97	1.00	25 Mt. Vernon Ave.	Mill House (barn) HYA58	c. 1887	Vernacular	C
287-98	.29	31 Mt. Vernon Av.	guesthouse; shingle style carriage Hse. ^{NC}	c. 1900	Colonial Revival	C
287-99	.30	35 Mt. Vernon Ave.	House	c. 1960	n/a	NC
287-100	.44	41 Mt. Vernon Ave.	House	c. 1900	Colonial Revival	C
287-101	.35	51 Mt. Vernon Ave.	House	c. 1910	Victorian vernac.	C
287-102	.33	83 Edgehill Road	House	c. 1970	n/a	NC
287-103	.40	97 Edgehill Road	House	c. 1900	Arts and Crafts	C
287-105	.49	94 Edgehill/Prospect	House	c. 1920	Colonial Revival	C
287-106	.61	80 Edgehill Road	House	c. 1920	Colonial Revival	C
287-107-2	.89	66 Edgehill Road	vacant	n/a	n/a	NC
287-109-1	2.44	20 Quail Lane	(guesthouse) ^{NC} House	c. 1915	Shingle style	C

JAN 27 2007

Village: Hyannis

District Name: Hyannisport

Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
287-109-2	1.07	Quail Lane	vacant	n/a	n/a	NC
287-110	.97	Hyannis Ave.	House	c. 1920	Colonial Revival	c
287-111	.42	Hyannis Ave.	House	c. 1970	repro. Cape	NC
287-112	1.4	35 Hyannis Ave.	House	c. 1960	repro. Cape	NC
287-113	1.65	Mt. Vernon Ave.	vacant	n/a	n/a	NC
287-114	.35	36 Mt. Vernon Ave.	House	c. 1960	repro. Cape	NC
287-115	.72	18 Washington Ave.	(guesthouse, ^{NC} garage) ^{NC} House	c. 1885	Shingle Style	C
287-116	.79	Washington Ave.	(guesthouse, ^{NC} garage) ^{NC} House	c. 1900	Arts and Crafts	C
287-117	.30	114 Washington St.	(^{NC} garage) House	c. 1880	Shingle Style	C
287-118	1.05	15 Hyannis Ave.	House	c. 1960	repro. Cape	NC
287-119	.51	51 Hyannis Ave.	House	c. 1930	repro. Cape	C
287-120	2.6	Ocean Ave.	House	c. 1970		NC
287-121	1.2	Ocean Ave.	James Otis House (guest house, ^{NC} carriage house) ^{NC}	HYA39 c. 1889	Shingle Style	C
287-122	1.47	19 Ocean Ave.	Warren Hinckley House (barn, shed) ^{NC}	HYA40 C. 1830	Cape	C
287-141	.35	Ocean/Hyannis Ave.	House	c. 1930	Colonial Revival	C
287-123	.35	Hyannis Ave.	vacant	n/a	n/a	NC
287-124	.57	80 Hyannis Ave.	House	c. 1940	Colonial Revival	NC

Village: Hyannis

District Name: Hyannisport

Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
287-125	.74	60 Hyannis Ave.	(windmill) ^L House	c. 1880	Shingle style	C
287-126	.52	Newton Ave.	(guesthouse) ^{NC} House	c. 1975	repro. Cape	NC
287-127	.55	Newton Ave.	(garage) ^{NC} House	c. 1920	Colonial Revival	C
287-129	1.43	Maywood Ave.	(garage) ^{NC} House	c. 1950	Colonial Revival	NC
287-156	.59	25 Maywood/Newton	House	c. 1960	n/a	NC
287-130	1.33	Hyannis Ave.	House	c. 1900	Arts and Crafts	C
287-131	.73	Hyannis Ave.	G.B. Holbrook House (windmill, garage) ^{NC}	c. 1910	Arts and Crafts	C
287-132	4.3	Washington/Iyanough	vacant	n/a	n/a	NC
286-1	1.4	Atlantic Ave.	(garage) ^{NC} House	c. 1880	Shingle style	C
286-2	.67	Atlantic Ave.	(guesthouse) ^{NC} House	c. 1890	Queen Anne	C
286-3	.30	Atlantic/Hawthorne Ave.	House	c. 1890	Queen Anne	C
286-4	.11	9 Hawthorne Ave.	House	c. 1920	Colonial Revival	C
286-5	.15	29 Hawthorne/Irving	House	c. 1910	Colonial Revival	C
286-6	.22	Irving Ave.	House	c. 1970	n/a	NC
286-7	.30	Atlantic Ave.	(garage) ^{NC} House	c. 1850	Greek Revival	C
286-8	.42	Hawthorne/Dale	House	c. 1920	Colonial Revival	C
286-9	.64	Dale Ave.	(garage) ^{NC} House	c. 1925	Colonial Revival	C
286-10	.86	83 Dale Ave.	House	1985-86	--	NC

JAN 27 1987

Village: Hyannis

District Name: Hyannisport

Map & Parcel	Acreage	Street Address	Historic Name/Inventory #		Date	Style	Status
286-11	.26	44 Dale Ave.	Daniel Fisk House (garage) NC	HYA22	c. 1875-80	traditional Cape	C
286-12	.35	68 Dale Ave.	Bella Vista Annex	HYA16	c. 1872	Gothic Revival	C
286-13	.25	Park/Dale Ave.	Freeman Marchant Hse.	HYA-15	c. 1810	Federal	C
286-14	1.01	67 Irving Ave.	W.L. Milliken Hse. (garage) NC	c. 1900	Shingle Style		C
286-34	.55	Irving Ave.	House		c. 1985-86	n/a	NC
286-15	.47	Irving/Hawthorne	House		c. 1960	repro. Cape	NC
286-16	.55	Hawthorne Ave.	House		c. 1900	Queen Anne	C
286-17	.36	Park/Irving	House		c. 1940	Colonial Revival	NC
286-18	.06	Park St.	House		c. 1900	Queen Anne	C
286-19	.10	732 Park St.	House		c. 1890	Queen Anne	C
286-20	.20	Marchant St.	David Scudder Grog Shop	HYA17	c. 1785	Georgian	C
286-21	.37	Marchant St.	Evans House		c. 1930	Colonial Revival	C
286-22	1.19	Marchant St.	Senator Robert F. Kennedy House, (NHL 11/28/72)	HYA19	c. 1920	Colonial Revival	C
286-23	2.43	Marchant St.	Ambassador Joseph P. Kennedy House, (NHL 11/28/72)	HYA20	c. 1913	Queen Anne	C
286-24	.65	Marchant St.	vacant	Marchant St.	n/a	n/a	NC
286-25	1.11	Marchant St.	vacant		n/a	n/a	NC

Village: Hyannis

District Name: Hyannisport

<u>Map & Parcel</u>	<u>Acreage</u>	<u>Street Address</u>	<u>Historic Name/Inventory #</u>	<u>Date</u>	<u>Style</u>	<u>Status</u>
286-26	.93	Marchant St.	David Scudder House HYA21	c. 1797	Federal	C
286-27	.38	Dale Ave.	House	c. 1960	repro. Cape	NC
286-28	.20	Dale Ave.	vacant	n/a	n/a	NC
286-29	.18	Dale Ave.	(windmill) ^L House	c. 1930	Colonial Revival	C
286-30	1.15	Dale Ave.	House	c. 1935	Colonial Revival	C
286-31	1.39	Dale Ave.	Clubhouse	c. 1950	n/a	NC

JAN 27 1987

TOWN OF BARNSTABLE, MASSACHUSETTS
ASSESSORS MAPS



Barnstable, MA MRA
Hyannis Port Historic District
Assessors' Map
Scale: 1"=100' (reduced)

4

LAST NO. USED: 100
REV. BY: JAV
ORIGINAL 1930

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

dnr-11

Name Barnstable MRAState Barnstable County, MA

Nomination/Type of Review

Date/Signature

1. Coleman, Edward Jr., House

Substantive Review

Keeper

DOE/OWNER OBJECTION

2. Phinney--Smith House

Substantive Review

Keeper

DOE/OWNER OBJECTION

3. Scudder, Josiah Jr., House

Substantive Review

Keeper

DOE/OWNER OBJECTION

4. Swift, E.E.C., Store

Substantive Review

Keeper

DOE/OWNER OBJECTION

5. Centerville Historic
District

Substantive Review

Keeper

Attest

6. Cotuit Historic District

Substantive Review

Keeper

Attest

7. Craigville Historic
District

Substantive Review

Keeper

Attest

8. Hyannis Port Historic
District

Substantive Review

Keeper

Attest

9. Hyannis Road Historic
DistrictEntered in 1988
National Register

Keeper

Attest

10. Mill Way Historic District

Substantive Review

Keeper

Attest

Cover Patrick Andrus 9/18/87 & 9/18/88

Attest

Patrick Andrus 3/13/87

Attest

Beth L. Savage 3/13/87

Attest

Patrick Andrus 11/10/87

Attest

Beth L. Savage 11/10/87

Attest

Patrick Andrus 11/10/87

Attest

Beth L. Savage 11/10/87

Attest

Patrick Andrus 11/10/87

Attest

Beth L. Savage 11/10/87

Attest

Patrick Andrus 11/10/87

Attest

Selma Byrne 3-13-88

Attest

Patrick Andrus 11/10/87

Attest

Beth L. Savage 11/10/87

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Hyannis Port Historic District (Barnstable MRA)
Barnstable County
MASSACHUSETTS

Substantive Review

Working No. 1127/87
Fed. Reg. Date: 2/7/89
Date Due: 11/12/87
Action: ☒ ACCEPT 11-10-87
☐ RETURN
☐ REJECT

- ☒ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Federal Agency: _____

Substantive Review: ☐ sample ☐ request ☐ appeal ☒ NR decision

Reviewer's comments:

Significant 18th-century maritime village which later evolved into a planned late 19th-century resort, also importantly associated w/ the Kennedy family whose compound (MRA) is included in the town dunes. Initial return comments have been adequately rectified.

Recom./Criteria Accept A, B+C
Reviewer Shore
Discipline Architectural History
Date 11/10/87
see continuation sheet

Nomination returned for: ☐ technical corrections cited below
☐ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership Public Acquisition	Status Accessible	Present Use
----------	---------------------------------	----------------------	-------------

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition ☐ excellent ☐ good ☐ fair	☐ deteriorated ☐ ruins ☐ unexposed	Check one ☐ unaltered ☐ altered	Check one ☐ original site ☐ moved date _____
--	---	--	---

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect

Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



Barnstable, Mass. MRA

Hyannis Port H.D. HYA
67 Irving Avenue
W.L. Miliken House



Barnstable, Mass. MRA

Hyannis Port H.D. HYA
Hyannis & Irving Avenues
Lot 287/73



Barnstable, Mass. MRA

Hyannis Port H.D. HYA

Irving Avenue

Lot Gage House I HYA4



Barnstable, Mass. MRA

Hyannis Port H.D. HYA
Park / Dale / Marchant Aves.
Freeman Marchant Lts HYA15



Barnstable, Mass. MRA

Hyannis Port H.D. HYA

Hyannis Avenue

G. B. Holbrook Hse., facing E



Barnstable, Mass. MRA

Hyannisport A.D. HYA
80 Edgchill Rd.



Barnstable, Mass. MRA

Hyannis Port H.D. HYA
Atlantic Avenue lot 286/1
Facing W



Barnstable, Mass. MRA

Hyannis Port H.D. HYA

68 Dale Avenue

Bella Vista Annex HYA16



Barnstable, Mass. MRA

Hyannis Port HD HYA
Wachusett & Hyannough Avenues
Facing W.



Barnstable, Mass. MRA

Hyannis Port H. D. HYA
Washington Avenue lots
287/116, 115
Facing NW



Barnstable, Mass. MRA

Hyannis Port A.D. HYA
6 Grayton Ave.

D.C. Heath House (facing E)



Barnstable, Mass. MRA

Hyannisport H.D. HYA
Ocean Ave.

Hinchley & Otis Houses HYA 40, 39



Barnstable, Mass: MRA

Hyannis Port H.D. MYA
Irving Avenue
St. Andrews By-The-Sea
MYA 1



Barnstable, Mass. MRA

Hyannisport H.O. HYA

Kennedy Compound 1985

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000271

file WMRA

VTX 53 ✓
label marked

RECEIVED

JUL 31 1986

MASS. HIST. COMM.

Mrs. Dorothy W. Campo

P.O. Box 311

Hyannis Port, MA. 02647

State Historic Preservation Officer
Massachusetts Historical Commission

80 Boylston Street

Boston, MA 02116

July 28, 1986

Attention: Valerie A. Talmage
Executive Director

Dear Sirs:

Re: Hyannis Port Historic District

In response to your letter of June 28, 1986, sent to me at 67 Winding Lane, Greenwich CT 06830, please be advised that:

1) I am the sole owner of the property ^{listed in my name} on Quail Lane in Hyannis Port that is under consideration for inclusion in the proposed Hyannis Port Historic District, and

2) I object to the proposed listing referred to in your letter.

Please keep me advised of developments concerning this matter.

Sincerely,

Dorothy W. Campo

Then personally appeared the above named Dorothy W. Campo and acknowledged the foregoing to be her free act and deed.

My Commission Expires: March 26, 1987

P. L. O'Keefe
Peter L. O'Keefe

CENTER FOR INDIVIDUAL AND FAMILY SERVICES OF CAPE COD

Outpatient Services

78 Pleasant Street
Hyannis, Massachusetts 02601
775-1859 / 255-2980 / 428-9224

RECEIVED

AUG 18 1986

MASS. HIST. COMM.



August 7, 1986

Valerie A. Talmage
Executive Director
State Historic Preservation Officer
Massachusetts Historical Commission
80 Bolyston Street
Boston, MA 02116

Dear Ms. Talmage:

This letter is in response to your letter of June 28, 1986 which stated that our property at 78 Pleasant Street, Hyannis, MA is being considered by the State Review Board for nomination to the Nation Register of Historic Places as part of the Barnstable Multiple Resource Area, Barnstable, Massachusetts.

At the August 5, 1986 meeting of the Board of Directors of the Cape Cod Mental Health Association, Inc. dba Center for Individual and Family Services of Cape Cod it was voted by the majority that the Cape Cod Mental Health Association object to the listing of the property at 78 Pleasant Street, Hyannis, Massachusetts in the National Register of Historic Places as part of the Barnstable Multiple Resource Area, Barnstable, Massachusetts.

This letter is intended to further certify that the Cape Cod Mental Health Association, Inc. dba Center for Individual and Family Services of Cape Cod is the owner of the property at 78 Pleasant Street, Hyannis, MA.

Thank you.

Sincerely,

S. May Martins
Clerk

SMM:gb

Member Agency



SATELLITE OFFICES

81 Old Colony Way / Box 340 / Orleans, MA 02653 (255-2981)
293 Commercial Street / Provincetown, MA 02657 (487-2031)



WHITNEY WRIGHT

10 HIGH STREET
BOSTON, MASS. 02110

August 18 , 1986

RECEIVED

AUG 20 1986

MASS. HIST. COMM.

Valerie A Talmage
Executive Director
State Historic Preservation Officer
Massachusetts Historical Committee

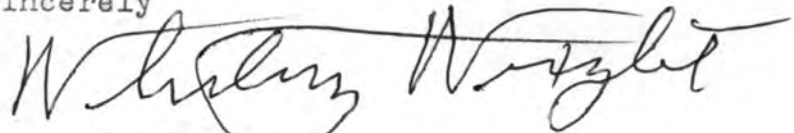
R E Hyannis Port Historic District
287-120

I am the sole owner of the Hyannis Port Property at 65 Ocean Ave.

I do not wish the property to be placed under the National Register
of Historic Places.

Thank you for the opportunity

Sincerely

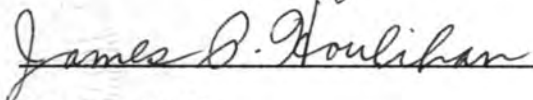


WHITNEY WRIGHT

Commonwealth Of Massachusetts, Suffolk County,

Subscribed and sworn before me this

18 th day of August 1986



Notary Public

My commission

expires May 9, 1991

542-3450