

United States Department of the Interior  
National Park Service

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National Register of Historic Places  
Inventory—Nomination Form

received AUG 6 1987  
date entered SEP 18 1987

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

1. Name

historic Historic Resources of the Town of Barnstable, Massachusetts

and/or common Barnstable Multiple Resource Area

2. Location

street & number Various; see index

N/A not for publication

city, town Barnstable

N/A vicinity of

state Massachusetts

code 025

county Barnstable

code 001

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input checked="" type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
	<input checked="" type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
<input checked="" type="checkbox"/> Multiple Resource		<input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> military
			<input checked="" type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input checked="" type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Various

street & number N/A

city, town N/A

N/A vicinity of

state N/A

5. Location of Legal Description

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

street & number Main Street, Barnstable Village

city, town Barnstable

state Massachusetts

6. Representation in Existing Surveys

Invento Inventory of the Historic Assets of  
title the Commonwealth of Massachusetts has this property been determined eligible?  yes  no

date 1975-1985  federal  state  county  local

depository for survey records Massachusetts Historical Commission

city, town 80 Boylston Street, Boston

state Massachusetts

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input checked="" type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input checked="" type="checkbox"/> unexposed	see text	see text

Describe the present and original (if known) physical appearance

### INTRODUCTION

#### Boundaries

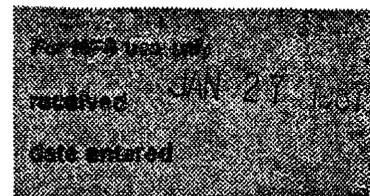
Boundaries for the Barnstable Multiple Resource Area are the incorporated town limits of Barnstable, Massachusetts, which encompass an area of 60.16 square miles. This territory is informally divided into seven villages with distinct identities based on their historic development patterns. Some of the villages are further subdivided into neighborhoods with well known place names. Proceeding from east to west, the villages of Barnstable Village and West Barnstable occupy the town's northern section; Hyannis, Centerville, Osterville, and Cotuit are located in southern Barnstable; while Marstons Mills occupies the territory between West Barnstable and Cotuit. Barnstable is bounded by the neighboring towns of Yarmouth (E), Sandwich (NW), and Mashpee (SW); Nantucket Sound creates a coast with numerous harbors and inlets to the south, while Cape Cod Bay defines the town's northern limits. Sandy Neck, a 6.2 mile long barrier beach reaches out into Cape Cod Bay parallel to the main landmass to form Barnstable Harbor and the Great Marshes.

Barnstable is the third largest town in the state and the largest town in Barnstable County, of which it is the county seat. Centrally located within the county, known popularly as Cape Cod, Barnstable is approximately 70 miles south of Boston. Although initially settled in the first half of the 17th century, Barnstable's historic character was shaped primarily by late 18th century and early 19th-century maritime prosperity and by late 19th century and continuous 20th-century summer resort development. The scope of this nomination is limited by the primarily architectural survey upon which it is based. An exception to this is the proposed Sandy Neck Cultural Resources District (Area-BVG) which includes a pre-historic/historic archaeological component as well as historic structures which together reflect the continuous use of a unique environmental zone.

#### Topography

Topography has played a crucial role in shaping the development of Barnstable's historic landscape, influencing settlement patterns, the formation of physically distinct villages and the nature of the economy. The Sandwich Moraine, an east-west ridge paralleling the present mid-Cape Highway (State Route 6), divides the town into unequal northern and southern sectors. From the elevated ridge line the land slopes downward in a northerly direction to Barnstable Harbor and Cape Cod Bay. Elevations in this narrow area are irregular, ranging from heights of 100 feet to 200 feet in the moraine area to sea level along the shore. In general, soils north of the moraine are the most fertile and also the most rocky accounting for the numerous stone division walls still visible today. South of the moraine the broad Mashpee Outwash Plain forms an undulating surface, sloping down to the harbors and inlets of Nantucket Sound. Elevations average less than 50 feet here. In contrast to the northern section, the outwash plain is dotted by numerous fresh water lakes and "kettlehole" ponds surrounded by rich loam, but elsewhere soils tend to be sandy. Forests are also divided by moraine and outwash plain areas with the former characterized by oak and the latter by a pitch pine/oak mix.

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Barnstable's fresh and salt water resources have always been the town's most important physical assets. The former include numerous lakes, ponds and streams which form an interconnected and interdependent system with the area's fragile groundwater body. The latter include tidal estuaries, harbors, beaches and salt marshes related to Nantucket Sound and Cape Cod Bay as well as to the fresh water systems. All of Barnstable's ponds and lakes are water table bodies formed where the groundwater table is intersected by the land surface; most are "kettleholes" created when immense blocks of ice melted, following glacial retreat. They include the 654 acre Lake Wequaquet at the town's geographic center, Shallow Pond, Long Pond, Garretts Pond, Lovells Pond, Hamblin Pond, Mystic Lake, Middle Pond and Shubael Pond, as well as numerous smaller bodies. In all, Barnstable is reputed to have the most lake and pond acreage in the county.

"There are no navigable fresh water streams or rivers within the town of Barnstable. Several so called rivers (Santuit River, Marstons Mills River, Skunknett River) are in actuality groundwater-fed streams running north-south across the outwash plain, receiving drainage from surrounding shallow watersheds and frequently connecting existing kettlehole ponds and lakes. These generally follow broad channels that are remnants of major rivers which carried meltwater from the glacier. Along the coast, the streams mix with tidal waters and become estuarine in nature; some are anadromous fish runs used by alewives to gain access to the ponds and lakes to spawn." (Barnstable Open Space Plan, 1984; p.23)

Beginning at the western edge of the south shore, the Santuit River, Shoestring Bay and Popponesset Bay form a partial border between Mashpee and the village of Cotuit. Moving eastward, Cotuit, North and West Bays separate the villages of Cotuit and Osterville, with the Marstons Mills River draining into North Bay through Prince Cove to provide Marstons Mills' only salt water access. Defining Osterville from Centerville are Scudder and East Bays and the Centerville and Bumps Rivers. Centerville Harbor is a shallow crescent-shaped indentation with a notable sandy beach. Halls and Stewarts Creeks drain through the village of Hyannis in the Hyannis Port area. Hyannis Harbor is another shallow indentation defined by a man-made breakwater to the west and Dunbar Point to the east. Finally, Lewis Bay, into which Snows Creek and Hawes Run drain, forms a partial boundary with the neighboring town of Yarmouth. To the north, several creeks drain into the Great Marshes and Barnstable Harbor, both of which are formed by the barrier beach known as Sandy Neck. From west to east, these include Scorton, Smith, Boat Cove, Spring, Bridge, Brickyard, Maraspin, and Mill Creeks, the latter forming a partial boundary with the town of Yarmouth. It should be noted that "Barnstable's streams have had their flows extensively altered and regulated by cranberry growers. Several ponds within the town are former cranberry bogs which have been permanently flooded." (Open Space Plan, 1984; p.24)

"Barnstable's coastal resources are extensive. The town contains approximately 99 miles of tidal shoreland, ranking first among the 351 towns and cities in Massachusetts. These resources are the result of the continuing interaction of the Atlantic Ocean and climatic forces with the geological land forms left by the

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glacier, processes which continue to shape Barnstable's coastal landscape today. Most of the Town's exposed shorelines are eroding landward due to wave activity and a gradual rise in sea level...Natural protection is provided by the town's major barrier beaches: Sandy Neck, Dead Neck [Osterville], and Long Beach [Centerville]." (Open Space Plan, 1984; p.24)

#### Political Boundaries

Barnstable was established as a town in 1639, a few years after initial settlement of the area by Europeans. The town grew to its present size during the 17th century through several purchases of land from Native Americans. The First Purchase occurred in 1644 and involved most of West Barnstable as well as the northwest portion of Marstons Mills. The Second Purchase, made on March 7, 1648, formalized the settlers' claim to the remaining land on the north side between West Barnstable and Yarmouth which today is Barnstable Village. The Third Purchase, occurring later in 1648 on May 17, added much of south side Barnstable including the present villages of Centerville (western half), Osterville, Cotuit and southern Marstons Mills. A final Fourth Purchase on July 7, 1664 added Hyannis and eastern Centerville. The southwest boundary with Mashpee was adjusted in 1795 and again in 1894. The northwestern boundary with Sandwich was altered slightly in 1916.

#### Historic Overview

Today, Barnstable is a resort community, a regional commercial center, and the county seat of Barnstable County. Its year-round 1980 population was 30,000, up from 20,000 in 1970.

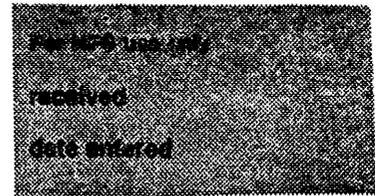
Prior to its settlement by Europeans in the early-17th century, Barnstable was well known to Native Americans who found sustenance in the extensive salt marshes nestled behind Sandy Neck and in the rich shellfish beds of the "South Sea". Many artifacts have been found by avocational archaeologists, and numerous coastal and pond-side sites are reputed to exist.

Barnstable's recorded history began in the late 1630s with the first European settlement occurring at what is now Barnstable Village. The town was formally established in 1639 and its continued existence was confirmed by construction of the first meetinghouse at Lothrop Hill in 1646. The importance of Barnstable as a regional administrative center was established in 1685 with the creation of Barnstable County and the designation of present Route 6A as the County Road. Dispersed 17th and 18th century agricultural settlement concentrated on the north side of town with a secondary West Parish focus created in 1715-1717 with erection of the West Barnstable Meetinghouse. Limited industrial development during this period, consisting of grist and fulling mills, occurred at Barnstable, West Barnstable and Marstons Mills. Early 19th century prosperity from fishing, salt making, ship building, and shipping stimulated south side development at Cotuit, Osterville, Centerville and especially Hyannis with its deepwater port.

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Mid-19th century rail connections served the north side villages of West Barnstable and Barnstable Village, but the southern branch terminus at Hyannis assured its subsequent growth as the primary local center, and as a south shore port of regional importance. Late 19th century development of the inviting south side coast intensified with the growing national popularity of seaside resorts. Concentrated resort communities were established at Hyannis Port and Wianno (Osterville), while a Christian camp meeting was located at Craigville (Centerville), and a 20th century estate district developed at Osterville's Grand Island known as Oyster Harbors. Dispersed late 19th century cranberry bog development and other agricultural production along with the West Barnstable brickworks drew Portuguese and Finnish immigrant labor populations, while providing an alternative to the burgeoning resort related economy. The resort boom, coupled with the continued expansion of Hyannis as a regional commercial center, was furthered by establishment of Route 28 as a primary automobile corridor in the 20th century.

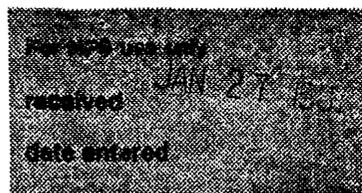
Intensive post-war development has continued, stimulated by completion of the high-speed Route 6 (mid-Cape Highway) corridor, a regional airport, and expansion of a regional shopping mall and commercial center on Route 132. Widespread suburban growth, including both tract developments and condominium communities, has been intense in recent years and threatens to engulf the traditional historic landscape based on concentrated but widely separated village settlements. Nevertheless, much of the historic 18th and 19th century fabric and scale of County Road (Route 6A) has been preserved by establishment of the Old King's Highway Regional Historic District in 1973 (Area BV/WB). Elsewhere, significant concentrations of early buildings remain at the present day centers of Centerville (Area CVC) and Cotuit (Area CTB/C), as well as at Santuit (or Old Cotuit) (Area CTA). Areas of concentrated summer resort development remain at Hyannis Port (Area HYA), Wianno (Osterville) (Area OVC), and Craigville (Centerville) (Area CVD), while Marstons Mills best preserves the town's early rural character. Miraculously, much of the late 19th and early 20th century character of Hyannis' Main Street commercial center remains with concentrations of historic structures at both the east and west ends, and an administrative service area at the center.

COMMUNITY DEVELOPMENT PATTERNS

Early Settlement Period (1639-1685)

Barnstable's earliest European settlement in the 1630s and 1640s was confined to the northern portion of the present town as defined by the Sandwich Moraine, an east-west ridge paralleling the present mid-Cape Highway. Initial settlement occurred here, in present Barnstable Village and West Barnstable, due to the area's fertile soils, and an abundance of game and fish, as well as salt hay available in the area of the Great Marshes. An extensive harbor formed by the Sandy Neck barrier beach, and relatively direct maritime and overland connections to the established centers of Plymouth and Boston assured continued growth.

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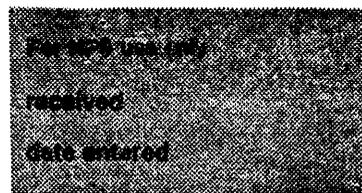
Barnstable's first settlers, or Proprietors, were quick to expand their territory and to formalize their ownership of land with existing native populations. Four major purchases of land, made between 1644 and 1664, brought the town to almost its present size and, importantly, extended its borders to the "South Sea", now known as Nantucket Sound. This provided the town with an irregular southern coast including several small but deep harbors in addition to the large but relatively shallow harbor and marsh system to the north.

Barnstable's population grew at least as quickly as its territory. In 1640, 41 family names appeared on lists of worship and by 1670 the population had more than doubled to 89 freemen voters. Assuming families of four persons each, this translates into a population of at least 350. Despite the expansion of territory, most settlers continued to reside along the north side of the King's Highway (present County Road or Route 6A) (Area BV/WB), which probably originated as a major east-west native trail skirting the Great Marshes and Barnstable Harbor. It is likely that this linear settlement had a cluster of dwellings in the vicinity of the first meetinghouse (1646) at Lothrop Hill and possibly at the second meetinghouse (1681) location further west on Coggins Pond. The ancient burying ground at Lothrop Hill is the only visible reminder of these early meetinghouse locations.

Only a handful of settlers ventured into southern Barnstable during this period. One exception was Nicholas Davis, the Quaker son of Dolor Davis of Barnstable Village. Davis earned his living harvesting oysters at Hyannis' Inner Harbor until he left for the more religiously tolerant Rhode Island in 1672. Communication between Barnstable Village and Hyannis at this time probably followed the existing native trail in the vicinity of present Mary Dunn Road. Davis' residency does not appear to have sparked additional settlement in Hyannis until the end of the century. There is no recorded evidence of other settlement in southern Barnstable, although north side residents may have made seasonal use of shellfish resources.

Roads in existence during this early period probably included the Yarmouth/Mashpee Road along Nantucket Sound (present Main Streets in Osterville, Centerville and Hyannis), the Falmouth Road cutting through the Marstons Mills interior (present Route 28 to Route 149 to the Old Barnstable-Falmouth Road to Oak Street and then connecting with the King's Highway near the present Route 132 interchange), possibly the West Barnstable Road (present Route 149) and of course the aforementioned King's Highway (present County Road or Route 6A) and original Hyannis Road (present Mary Dunn Road). Three ancient ways leading north from King's Highway to the harbor existed as well. Furthest west was Scudder Lane leading to an area known as the Calves Pasture which apparently served as the original burying ground. The other two, Rendezvous Land and Mill Way, led to the main harbor area (Area BVI).

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Barnstable: The Shire Town (1685-1776)

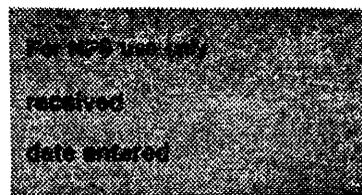
This was a period of tremendous growth for Barnstable in terms of status, population and settlement dispersion. One of the major factors leading to this growth was the designation of Barnstable as the shire town of the newly created Barnstable County (1685); at the same time the present Route 6A was designated as the County Road and probably improved in some fashion. One strong indicator of growth was the town's population which expanded to 2,108 by 1765 and to 2,610 by period's end.

While some of these new inhabitants began to settle in southern Barnstable, most growth occurred in the traditional settlement centers of Barnstable Village and West Barnstable. These expanded to such an extent that separate East and West Parishes were established in 1717, and a handsome West Parish Meetinghouse was erected on the West Barnstable Road which became known as Meetinghouse Way (present Route 149; Area-WBB). A cemetery was located at the corner of Meetinghouse Way and County Road in 1730. A new East Parish Meetinghouse was built at the same time at Cobb's Hill overlooking Rendezvous and Mill or Maraspin Creeks (Area BV/WB). Although this meetinghouse has been replaced twice, its burying ground remains intact. Cobb's Hill was one of the most densely settled parts of Barnstable Village at the time.

The first courthouse for Barnstable County was erected in 1685-86 near present Pine Lane. A second courthouse (1744) was located just west of this near present Rendezvous Lane. Both of these sites were well east of the first two meetinghouse locations (1646; 1681). This may have reflected a desire to be closer to the main access roads to the harbor—Rendezvous Lane and Mill Way. According to town historians, several taverns were opened along the County Road, especially in the vicinity of the courthouse (Area-BV/WB).

Elsewhere in the town some limited settlement was occurring in Centerville (then called Chequaquet), probably along present Phinney's Lane which was the access road to Barnstable Village. Osterville (then called Cockachoiset) probably had some limited development as well. Cotuit, in the vicinity of Santuit (or Old Cotuit) was settled by 1739 when tradition holds that Ebenezer Crocker moved his small three room house by a team of oxen from West Barnstable to a location on the Falmouth Road (present Route 28) near the Mashpee line. This house is reputed to remain in expanded form surrounded by later generations of Crocker dwellings (Area-CTA). Other early Cotuit landowners were Andrew Lovell, Matthew Jones, John Dunham, Thomas Bowman, John Percival, Joseph Blish, Jr. and Samuel Parker. Hyannis also boasted a small settlement at the head of the Inner Harbor in the vicinity of present School and Pleasant Streets (Area HYG). Early residents included Edward Coleman, Jr. who built a house in 1690, Jonathan Lewis who built in 1711 and for whom Lewis Bay is named, Benjamin Bearse and David Hallett. A secondary settlement was begun at Hyannis Port in 1696 by carpenter Shubael Gorham who represented Barnstable in the General Court from 1718-1737. Scudder Avenue probably served as the connection between the two fledgling Hyannis settlements.

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Maritime Prosperity (1776-1854)

During this period southern Barnstable began to develop distinct village identities due generally to population growth in the town and specifically to the deep harbors and rich shellfish beds available there. Northern Barnstable nevertheless retained supremacy through the early nineteenth century largely due to its county-wide focus, but by period's end was being eclipsed. Overall the town's population continued to grow rapidly, especially before 1810 when it reached 3,446. Between 1776 and 1830 the population grew from 2,610 to 3,974. By 1860 the town reached its peak 19th century population of 5,129. Thus, during the period under consideration, the population almost doubled.

The growth of the town in this period, including its road network and settlement patterns, is vividly illustrated by the John G. Hales map of 1835 and the H. F. Walling map of 1856. Specific details will be organized by village.

It is clear that in 1835 Barnstable Village was still the main population center, with over 100 houses, a mill site on the Yarmouth line, schoolhouses at Mary Dunn Road, the Village Center, and Pond Village, the courthouse (1831) and a new stone jail (c. 1820) on Lothrop Hill east of the old burying ground, a post office (1793) at the Village Center, a lighthouse (1826) at the end of Sandy Neck, and five large scale saltworks at the foot of Mill Way stretching eastward toward Yarmouth (1804+). In addition to the County Road, other roadways included the following from east to west: Marstons Lane, Keveney Lane, Mary Dunn Road, Hyannis Road (leading southwest to Centerville), Bow Lane, Mill Way, Rendezvous Lane, Pine Lane, Scudder Lane and Old Neck Road.

Twenty years later in 1856, Barnstable Village had grown only modestly. The most important new addition to the landscape during this period was the Cape Cod Branch Railroad of 1854, paralleling County Road to the south in the Village area before turning sharply southward toward Hyannis at the Yarmouth line. Stations in the village area were located on Depot Street just over the Yarmouth line and at Railroad Avenue, just south of the County Courthouse. Other signs of continued prosperity included addition of several institutional buildings at Cobb's Hill and the Village Center. A new Custom House (1855) and Courthouse (1831) indicated the Village's continuing regional role, while the addition of an Odd Fellow's Hall, Union Hall, and Hotel reflected internal growth. The Village was also wealthy enough to replace the East Parish Meetinghouse with a fourth structure in 1836. Other important developments on County Road included an Agricultural Hall and Academy (1835) just east of Cobb's Hill, a bank and numerous shops in the Village Center, as well as at other scattered locations, a Baptist Church and Parsonage at Rendezvous Lane (remodeling of Second County Courthouse of 1744), and a Methodist Church, Parsonage and Cemetery between Old Jail and Scudder Lanes.

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Early 19th century maps make it clear that West Barnstable did not enjoy the substantial 18th century growth experienced at Barnstable Village, the county seat. By 1835, it could best be described as a dispersed linear settlement with most buildings scattered along the County Road and a handful on peripheral roads like Oak Street, Plum Street, Parker Road, Hinckley Lane, Meetinghouse Way, Willow Street, Maple Street, and Church Street. The only buildings given special note were a school on County Road near Oak Street, as well as one on Meetinghouse Way, and Jones' mill at Mill Pond.

The H.F. Walling map of 1856 shows a more populous West Barnstable village, particularly at the intersection of Meetinghouse Way and County Road, where a village center was developing. Much of this growth was undoubtedly spurred by construction of the Cape Cod Branch Railroad in 1854 whose West Barnstable station was situated at this important intersection. Other buildings noted in this area in addition to houses were a school and Post Office (1816), as well as a shoe shop, a blacksmith shop, a store, and a parsonage. The Old Burying Ground of 1730 is also shown on this map at the southwestern corner of County Road and Meetinghouse Way. Elsewhere in West Barnstable, one sees relatively minor additions of homesteads, outbuildings, and shops, as well as a few wharves and docks at the Great Marshes. An indicator of growth and prosperity however is the 1852 remodeling of the West Parish Meetinghouse in the Classical Revival style.

Hyannis remained a small dispersed settlement until well into the 19th century. Roads developed prior to that time either linked the village with nearby settlements or provided critical internal connections. Among the former were Barnstable Road leading north to Barnstable Village, Yarmouth Road leading east to Yarmouth, and Main Street leading west to Sandwich and Falmouth. The latter included Pleasant Street leading south to the Inner Harbor, Sea Street leading south to Lewis Bay, and Scudder Avenue connecting Hyannis with Hyannis Port.

During the first third of the 19th century, Hyannis contained fewer than fifty buildings, most of which were located on Main Street with a smattering on Pleasant and Sea Streets and a cluster in Hyannis Port. These included the Baptist Church of 1825 (replacing an earlier 1788 structure), the Universalist Church of 1830, schoolhouses in both Hyannis and Hyannis Port, a few shops and numerous houses, one of which contained the Post Office, established in 1821.

The village's limited economy was based almost entirely on the sea, consisting of fishing, coastal trading, and, from 1802 on, saltmaking. Hyannis also served as Nantucket's primary connection to the mainland with regular packet service connecting to the daily Boston stageline instituted in 1825. Maritime activities received the support of the Federal government through construction of Point Gammon Light in 1815, and of a breakwater stretching southeast from Hyannis Port in 1826 to improve the deepwater harbor.

Between 1835 and 1856 when the Hale and Walling maps were published, Hyannis grew dramatically. Numerous roadways were laid out, including North and South Streets, Ocean and Gosnold Streets, School Street and Lewis Bay Road, Chase and Pine Streets

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and Bearses Way, as well as several roads in Hyannis Port. The most important new transportation improvement, however, was the Cape Cod Branch Railroad, introduced in 1854.

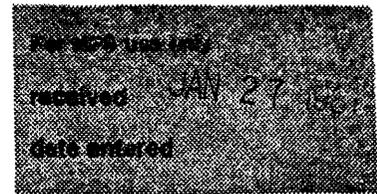
Many buildings were added to the village as well. Most were dwellings, but several were specialized in function, representing a major change from earlier periods and defining the beginnings of a centralized institutional/commercial district. They included a Methodist Church (c.1850), a train depot, two telegraph offices, a miliner's shop, two tin shops, a paint shop, a shoe shop, a tailor shop, two blacksmith shops, a stove shop, a village market, a village hall, a Masonic Temple, the Hyannis Hotel (1832), and two new schools, as well as several unspecified offices and shops. The vast majority of these specialized buildings were erected between the village's two original loci--the Baptist Church at the west end and the Universalist Church at the east end. Most houses were inhabited by seafaring families, evidencing Hyannis' strong link to the sea. An important concentration of modest Greek Revival style residences was developed on Pleasant and School Streets, the site of Hyannis' first settlement (Area HYG).

Centerville's earliest settlement occurred in its northern sector along Phinney's Lane, which provided a direct route to the Meetinghouse in Barnstable Village. Although limited settlement occurred during the 18th century when the village was known as Chequaquet, the area was not sufficiently populous to warrant its own meetinghouse until 1796. Even then, the Church was formally considered a branch of the old East Parish Meetinghouse in Barnstable Village, and services were held only once every fourth Sunday. During the first year, only 39 pews were sold, indicating a total village population of about 50 families. Other non-residential buildings in the initial Phinney's Lane settlement area included an early 18th century grist mill off Bumps River Road, as well as a schoolhouse and tavern near the church. The grist mill and tavern were both operated by members of the Phinney family. Today only the burying ground (#CVA-801) remains as a visible reminder along with a few houses.

During the 19th century, the village expanded rapidly, shifting in focus southward toward the harbor at the same time. Its earliest growth is reflected in the history of the meetinghouse, which severed its ties to the East Parish and incorporated as the South Congregational Society of Barnstable in 1818. Less than ten years later, in 1826, the Church was moved to the present village area and remodeled, indicating not only the growing wealth and size of the village, but also its new maritime based economy.

The 1835 and 1856 maps graphically illustrate the changes indicated by the written record in Centerville. The 1835 Hale map, for example, still labels Centerville as Chequaquet and shows no more than thirty buildings strung out along Phinney's Lane, Old Post Road, Bumps River Road, Pine Street, Main Street, North Main Street and South Main Street. The only buildings to be specifically labeled are the meetinghouse on its present site at the intersection of Main and Pine Streets and a school located a short distance away on South Main Street.

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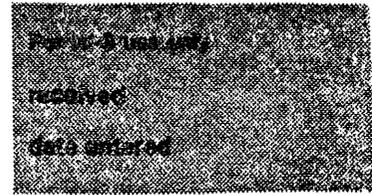
As was typical during this early period, most roads led to neighboring Barnstable villages, and thence to adjacent towns and points even more distant. As has already been stated, Phinney's Lane led directly to County Road in Barnstable Village just east of the County Courthouse. West Main Street led to Hyannis and eventually to Yarmouth. West Barnstable Road led north off Old Post Road to West Barnstable, and Bumps River Road led southwest toward Osterville. Internally, the intersection of Main, South Main, and Pine Streets marked the location of the meetinghouse and village center (Area CVC), while South Main Street made the important connection to the harbor.

Just twenty years later, in 1856 when the Walling map was published, the village had assumed an entirely different and prosperous countenance. Although only one new important road had been added, the Craigville Beach Road leading to the new town wharf and shipyard, the explosion of building along existing roads in the new center was dramatic. Some development occurred in the old Phinney's Lane neighborhood, but most was centered around Main Street, with public buildings clustered about the meetinghouse, and commercial buildings located to the north at the intersection of Main Street and Park Avenue. One of the most important new institutional buildings was Liberty Hall, sited diagonally across Church Hill and Main Streets from the meetinghouse. Constructed in 1846 as a gathering place to air controversial views, Liberty Hall was replaced in 1877 by the larger and more commodious Howard Hall, named for Howard Marston, son-in-law of Ferdinand Kelley. The Bacon Home School was opened in 1852 in Elisha Bacon's village center home as a private academy, and the Centerville Wharf Company was established in 1852 with thirty-two stockholders at the end of Craigville Beach Road.

In the late 18th century Osterville was a small remote settlement whose economy probably revolved around oystering and small-scale shipping. During the early years of the 19th century Osterville grew rapidly as maritime pursuits developed and diversified to embrace shipping, shipbuilding, mercantile activities, and saltmaking. One of the first signs of the village's growing wealth and population was the erection of Village Hall in 1800 at the intersection of West Bay Road and Main Street. Initially, Village Hall was a multi-purpose structure, serving as the village schoolhouse and as the meetinghouse for the Baptist, Methodist and Universalist Societies. By 1826, the village's adolescent population had outgrown Village Hall and two schoolhouses were erected, one on Old Mill Road and one at the intersection of Main and Bay Streets. In 1837, the Baptists built their own church at Main Street and Wianno Avenue (OVA-18), while the Methodists built ten years later at Main and Bay Streets (OVA-15). This left the Universalists in sole charge of the old Hall, which is described as a small, one-story structure with hip roof and twin entries.

The 1835 Hale map labels Osterville with its current name and depicts a well developed village closer in size to Hyannis than its tiny neighbors, "Cetuet" (Cotuit) and "Chequaquet" (Centerville). Osterville's road system included present day Main Street leading northwest to Marstons Mills and the Falmouth Road, as well as Pond Street, Five Corners and Bumps River Roads leading northeast to Barnstable Village and east to Centerville and Hyannis. Bay Street and West Bay Road led west

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to Oyster Island Harbor with its wharves and saltworks, while East Bay Road led east to the several saltworks on East Bay. The settlement was largely clustered on Main Street between Old Mill Road (E) and Bay Road (W). It included the aforementioned Village Hall and two schoolhouses, as well as a post office and at least 25 unidentified structures, most of which were probably houses.

By 1856 Osterville had grown markedly, but it had been far outstripped by Centerville and Hyannis, and at least equaled by Cotuit and Marstons Mills. The village road system had expanded to include Parker Road leading south to Nantucket Sound, where a cluster of five structures was located, as well as an eastward extension of Main Street, which crossed Scudder Bay to make direct connections with South Main Street in Centerville. The village saltworks had disappeared, except for one on East Bay, but a wharf had appeared adjacent to it, along with several others at the foot of Bay Street. Packet ships made frequent calls at the town-owned East Bay wharf, while Bay Street was the site of the Hinckley-Crosby boatyard (OVB-34), where coasting vessels and coal barges were built, later joined by the "Crosby Cat", a noted pleasure craft.

Overall, the village had expanded to include approximately one hundred structures, still largely centered at Main and Bay Streets. Non-residential structures included the previously mentioned Baptist and Methodist Churches, the Village Hall and the school on Old Mill Road. A second school just north of the Baptist Church may have been the Dry Swamp Academy of 1853 mentioned by Trayser. Additionally, four stores had appeared along with a shoe shop, a blacksmith shop and a new post office close to its present location. A cemetery with a hearse house had also been laid out north of the school on Old Mill Road.

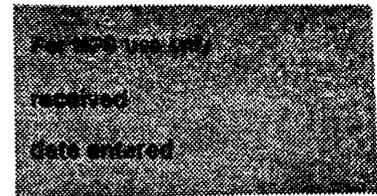
Located at the intersection of several well traveled roads leading to other villages or towns, Old Cotuit, now called Santuit, had assumed a position of economic importance by the late 18th century. This prominence is still reflected in the handsome homes erected by members of the Crocker family and others during that period. These late Georgian and Federal period dwellings are among the most architecturally advanced in the entire town, rivaling even those of Barnstable Village. They include the c.1768 dwelling built for Alvin Crocker, oldest son of Ebenezer; the 1796 house built for Alvin's son, Roland, which contained the village library of 1796, a store added in 1797, and the post office established in 1821; the 1775 homestead of Alvin's brother Ezra which housed a tavern; and the original Ebenezer Crocker Homestead of 1739, grown to a full two-story dwelling (Area CTA).

Cotuit has undergone a confusing series of changes in place names in its pre-20th century history. Referred to as Coituit, Coatuet and Coatuit Neck in land division records from 1702 on, it acquired regional names as the village grew. The first settlement on Route 28, now known as Santuit (or sometimes Old Cotuit), was originally Cotuit Village. The present village, centered around Main and Church Streets, was known as Cotuit Port, while Cotuit Highground or Popponesett Neck referred to southern Cotuit. Cotuit Port's gradual merger with Cotuit Highground, and usurping of the village name in the second half of the 19th century reflected a more fundamental shift in the economy from agricultural to maritime pursuits.

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This geographic and economic shift is clearly illustrated by the 19th century maps, as well as in the memories of its residents. In 1835, the John Hale map showed five structures in Cotuit at the intersections of present Route 28 and 130, leading to Falmouth and Sandwich, respectively. An additional four structures were located in the Little River area, as well as at least two mills on the Santuit River at present Sampson's Mill Road. Cotuit Port, at the present Main/School Street intersection, was lined with eight structures and a saltworks, while Cotuit Highground, referred to as Popponesett Neck, boasted at least six structures. The village was further described during this period by Mrs. Abigail Nickerson on the occasion of her 80th birthday as she reminisced about her arrival in the village in 1838.

"At that time," she said, "there were only 36 houses and three stores in what comprises Santuit, Little River and Cotuit. Seven of them were in Santuit, five of them owned by Crockers--Alvin, Zenas, Ezra, Alvin, Jr., and Thatcher, this last one being a store and post office. John Baxter lived in the sixth house and Squire Sampson, who still wore colonial costume, lived in the seventh, which later became the Hiram Crocker dairy farm. All was woods between there and Cotuit. Next were two houses: Andrew Lovell's, on the corner where Dr. Putnam now lives, and on the way to Little River lived Captain Benjamin Small. Six more houses were on the Little River Road: Elijah Phinney in one, two Crockers, Ignatius and Reuben came next, and then three Handys, Bethual, Job, and James Harvey.

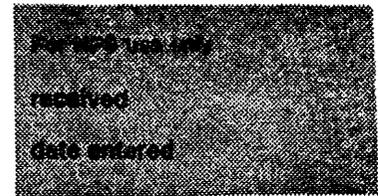
"We took the path from there over a foot bridge where stood Braddock Crocker's house and store, later bought by our first summer visitor, Samuel Hooper. Continuing around the shore were two stores directly below the Santuit House, owned by John Coleman and Elijah Phinney.....

"Then there were eleven houses on Ocean View Avenue. No Main Street existed below that point. Between most of these houses, all the way from Santuit to High Ground, were woods, and one must travel wood roads to see his friends and neighbors, taking down rail fences in many places, fences put there to keep cows home. That was Cotuit in 1838."  
(Town of Barnstable, 1976; p.191)

By 1856, the initial settlement on Falmouth Road still retained the name Cotuit and was the location of the established Congregational Church, a school, two shops, and about ten dwellings. Nevertheless, this area was beginning to be outstripped by rival settlements at Little River, Cotuit Port, and Cotuit High Ground, which already boasted larger populations as well as a new post office (1848; #CTA-9), a Baptist Church located between the Port and High Ground sections, a cemetery (1819) at Little River, and a handful of shops.

Although Marstons Mills appears to have had a fairly strong economy based on agriculture and industry in the 18th century, it has remained the most sparsely settled of Barnstable's seven villages throughout its history. The John Hale's map

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of 1836 shows the village transected by several major routes which led from the southern villages and the neighboring towns of Mashpee and Sandwich to the population centers of Barnstable Village and West Barnstable. These included West Barnstable Road (Route 149) leading north from Falmouth Road (Route 28) to the West Parish, Old Barnstable-Falmouth Road leading northeast to Barnstable Village, Osterville Road connecting that southern village with both of the above, Race Lane cutting across the northern part of the village from points in Sandwich through Newtown to the County Road (Route 6A) near the intersection of present Route 132, and Newtown Road leading from Cotuit north to Race Lane and thus to Sandwich. The convoluted route of Bourne Hay Road, School Street Old Mill Road, Farmersville Road and Maple Street also led northeast from Mashpee and Sandwich to the County Road in West Barnstable.

A mere handful of dwellings were scattered along these roads with barely identifiable clusters at the three subareas. Marstons Mills proper, at the intersection of West Barnstable Road and Lovell's Lane, was marked by fulling mills, a church and a school, as well as several dwellings. Newtown, at the intersection of Newtown Road and School Street, also boasted a school but almost nothing else. Ponds ville, on Race Lane between Farmersville and Crocker Roads, was composed of five dwellings. Other dwellings are found along West Barnstable, Old Barnstable and Osterville Roads, with a school also located on the latter.

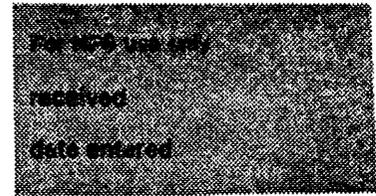
The church noted in the village proper was the Methodist Episcopal Church (#MMA-17), which counted parishioners in Cotuit and Osterville as well as in Marstons Mills. The building had just been moved from Yarmouth that year. Beyond church and school, the only other institution to define a distinct village was the post office established in 1828 in the home of post master, Nathaniel Hinckley.

By 1856 Marstons Mills' road system had been filled in with a few internal connectors, and the population had grown substantially, if not to the extent of the other villages. Marstons Mills proper numbered about 20 dwellings, in addition to the Methodist Church (which now served Marstons Mills exclusively), a school, a blacksmith shop and a grist mill on the river. A cemetery (#MMA-801) had also been established a short distance north of the center on West Barnstable Road. Newtown, which had not yet been distinguished by a name, consisted of about a dozen dwellings scattered around Long and Muddy Ponds in addition to the school previously noted. Ponds ville included only seven dwellings, three of which were owned by the Crocker family. At least 30 other dwellings were scattered around the village in addition to the third school on Osterville Road.

Barnstable: The Seaside Resort (1854-1935)

This period opens with the introduction of direct rail service to West Barnstable, Barnstable Village and Hyannis by the Cape Cod Branch Railroad in 1854. Shortly thereafter, the period witnessed the decline of maritime activities as the railroad replaced even the swift new clipper ships and salt was produced more cheaply elsewhere. The town's population rose to its greatest 19th century number of 5,129 in 1860 and then declined to 4,793 in 1870, directly reflecting the economic malaise. Offsetting the loss of maritime related jobs somewhat however, were the first hints

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of Barnstable's future as a summer resort. An example is this 1855 quote from a New York Times correspondent "...it might become a favorite summer resort...There is a fine beach, plenty of sea room, a pure and bracing atmosphere and delicious drinking water; no mosquitoes." Although the last remark was far from true, the others were, and so Barnstable continued to profit from its extensive coast. Nevertheless, it was not until 1930 that Barnstable's year-round population again topped 5,000. It reached 7,305 in that year, up from 4,836 in 1920, then jumped to 8,037 in 1935.

Detailed county atlases, published in 1880 and 1907, illustrate the process of change in Barnstable's villages in the late-19th century, and make it clear that lack of population growth did not necessarily translate into stagnation. Specific details will be organized by village.

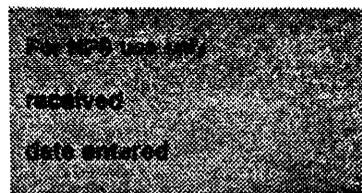
Barnstable Village, whose growth had slowed well before mid-century, evidenced little change in the later half of the 19th century. The 1880 Atlas gave greater prominence to the County Fair Hall and Grounds whose acreage extended back nearly to the harbor, to include an oval race track and a baseball diamond. The Bacon family had become prominent in the Cobb's Hill area, with Bacon Farm particularly noted as the summer residence of D.G. Bacon. A few more shops were located in the Village Center than had been at mid-century, and the Sturgis Library had appeared near Pine Street. Finally, Sandy Neck, in the area of the lighthouse, was beginning to develop as a small summer cottage colony (Area BVG).

The early 20th century continued the trend of limited growth for Barnstable Village. Some population increases occurred in the traditional areas of settlement, but there was little in the way of new enterprise or of large-scale residential subdivisions. One newcomer was the Cummaquid Golf Club of 1895, located south of County Road near the Yarmouth town line, and one of the first such clubs in the country. The Fair Grounds continued to grow as well, with a grandstand, racetrack and numerous sheds for livestock. Both indicated the increasing prominence of leisure and social activities in the town. The salt works in the area of Rendezvous Land and Mill Way had entirely disappeared, but a wharf and town landing were constructed at the end of Scudder Lane.

West Barnstable experienced greater change during this period than did Barnstable Village. As small-scale farming pursuits began a gradual decline and maritime activities shifted to the southern villages, limited industrial development was concentrated at West Barnstable. Goods such as hats, chairs, leather and pottery were produced throughout the 19th century; then, in 1878, a brickyard was established on the site of a former pottery by Benjamin Crocker, Noah Bradford, Levi Goodspeed and Charles C. Crocker. Within ten years, the energetic and resourceful Abel D. Makepeace of Hyannis had become treasurer of the company and made it profitable through introduction of modern machinery and production methods. The factory was a major local employer until its closure in 1919 (Area WBB).

As most of the town shifted its economic sights to tourism, West Barnstable supplemented its small-scale industries with moderate-scale agricultural production that made the town as a whole the County leader in this area. Once again, Makepeace

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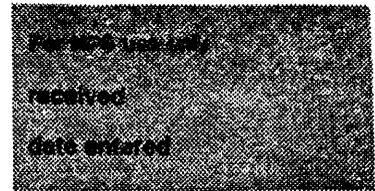
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was instrumental beginning with cultivation of potatoes, onions, turnips, strawberries, raspberries and cranberries in the Hyannis area in the 1860's and 70', and gradually moving to West Barnstable and Marstons Mills as Hyannis land became too valuable. He went on to become the world's largest producer of cranberries with bogs throughout Plymouth, Bristol and Barnstable counties. Counteracting the town's general population loss during the late 19th and early 20th centuries was the arrival of Finns and Portuguese in West Barnstable to work in agricultural production. Both ethnic groups left their mark on West Barnstable with the Finns erecting a Temperance Hall and Lutheran Church (Area BV/WB), and the Portuguese constructing a fine Roman Catholic Church of West Barnstable brick (Area BV/WB).

Hyannis continued to grow slowly in the late 19th century, largely due to the presence of the railroad. As was mentioned above, Abel D. Makepeace initiated large scale agricultural production at the western end of the village before moving on to West Barnstable and Marstons Mills. Additionally, two industries were added at the eastern end of the village: the Colonial Candle Company (which remains today) and another concern which manufactured artificial pearls. A major new presence on the 1880 Atlas was the State Normal School of 1897, centrally located on Main Street (Area HYE). One of the most important events to occur during the late 19th century left few physical traces until later. This was formation of the Hyannis Land Company in 1871-72 by C.C. Esty, James Gray, and Samuel Boynton for the purpose of developing a large summer resort colony. Even though the Company disbanded within a few years in the wake of a nationwide panic, it did assemble an impressive 1000-acre tract of land, stretching from Dunbar Point to Craigville (Centerville), and actually laid out the core of present-day Hyannis Port (Area HYA) with curvilinear streets and saleable lots.

Hyannis grew rapidly in the 20th century, especially in the vicinity of Main Street, which changed from an area of mixed residential, institutional, commercial use to one dominated almost entirely by commerce. A devastating fire destroyed much of the east end around the train depot in 1904, but the area was quickly rebuilt with fashionable new commercial establishments (#HYF-131). Central Main Street, defined by Barnstable Road and Ocean Street at its east end and the Baptist Church at its west end, developed somewhat later as an area of mixed commercial/institutional use characterized by brick rather than wood-frame construction. Important buildings included the Normal School of 1897, the Town Hall of 1926, and the Library of 1908 (all Area HYE), the Masonic Hall of 1923 (unfortunately altered in 1986), the Odd Fellows Hall of c. 1920 and the massive Colonial Block of 1930. West Main Street was the last to lose its residential character, but even here by 1930 most houses had either been converted to commercial uses (#HYD-111) or moved or demolished to make way for new shops, most in the Colonial Revival style and of wood-frame construction (#HYD-108, HYD-109, HYD-110). Two of the most notable structures were the Tudor Revival style Hyannis Theater and the charming Queen's Buyway, an early shopping mall with an enclosed courtyard and reproduction windmill and lighthouse as its focal points. Both of these early 20th century landmarks remain on their original sites but are sadly altered.

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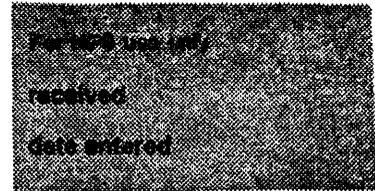
Although Centerville grew little in the late 19th century, the 1880 atlas does reveal some improvements prior to that time. One was Howard Hall, erected next to the Congregational Church in 1877 as a meeting place. Another was a hotel and livery stable run by Gorham Crosby, who had driven stagecoaches in the years before the advent of the railroad. An especially noteworthy event was selection of Centerville as the location for the town's Civil War Memorial in 1866. This handsome Concord granite obelisk still stands at the intersection of Main Street and Park Avenue on a triangle of land donated by Ferdinand J. Kelley. Finally, a Methodist Chapel was dedicated on February 15, 1877, across from the Civil War Memorial. Centerville residents comprising the new society had withdrawn from the Osterville society in 1846 and remained active until 1900, when their chapel became Python Hall (Area CVC).

Somewhat removed from the village both geographically and spiritually was the camp-meeting association formed in 1872, and located at Craigville, northeast of the Town Wharf. The Reverend Elisha Perry of Bristol, R.I., invited 24 ministers to view the prospects of Craigville, stimulating immediate interest in a camp ground. The Barnstable Patriot reported in 1872: "A Providence gentleman, a member of the Christian denomination, has recently purchased 'Strawberry Hill' at Centerville, embracing about 160 acres bordering upon the beach, embracing a fine bluff...We learn that he has offered it to the Christian Churches for their use, and it is expected the first meeting will be held during the first week of August. Plans are already underway. The proprietor offers to give a lot to every clergyman who will build a cottage or tent, and will sell at reasonable rates to others. The use of a mammoth tent for lodging and for religious services in bad weather, has been secured."

Like many other resort developments, both secular and religious, being promoted on the Cape and Islands during this period, the Craigville site was divided into small affordable lots (\$100-\$200) well within the economic reach of the middle classes. During its first two years of existence, the Craigville colony could boast 31 cottages (most of the fanciful Gothic Revival style), two hotels and a tabernacle which could accommodate 600 people. Seventeen ministers took turns at marathon preaching sessions, which included both sermons and prayer meetings. The founding ministers quickly expanded their land holdings by purchasing an 800-foot strip of beach which was lined with wooden bathhouses by 1907. By 1939, the camp meetings had fallen from popularity and were replaced by a summer school called the Craigville Conference on Religious Education (Area CVD).

Osterville center changed little between 1858 and 1880; the most noteworthy addition to the existing community was the Bearnse and Hodges Boatyard on East Bay. Southeast of the center, however, on land that had previously been relegated to pasture, great changes had occurred which reflected a regional trend. There, along the coast with its sandy unspoiled beaches, a summer resort community called Wianno had sprung up. The promoters, who called themselves the Osterville Land Co., included Erastus Scudder of Osterville; Harvey Scudder, J.H. Chadwick and H.W. Chapin of Boston; and F.A. Crocker of New York. Acquiring most of present day Wianno in the early 1870's, the Company laid out lots and began selling land at considerable profit in the spring

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of 1873. Typically, the newly laid-out streets were given euphonious names such as Sea View Avenue and Ocean Avenue. Like other similar companies, this one provided amenities to attract purchasers. These included a hotel called Cotocheset House, a large bowling alley, croquet grounds, awnings, a wharf, bathhouses, and a livery stable. By 1877, the colony numbered five cottages in addition to the hotel. In 1881, the hotel burned, but was immediately replaced by the structure which survives today as the Wianno Club (NR-3/2/79). The architect of that building and of many of the contemporary "cottages" was Horace Frazer of Boston; Ira Hinckley was carpenter and Joseph Tallman was mason. In Wianno's early years, it was recognized as smaller than Hyannis Port and less elegant than Cotuit, but attractive nonetheless.

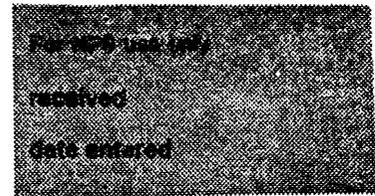
During this period Old Cotuit, or Santuit, was totally eclipsed by the coastal areas of Cotuit Port and Cotuit High Ground which assumed the village name by the end of the 19th century (Area CTB/C). A comparison of the 1856 town map and the 1880 county atlas shows that this area was the site of almost all new development, including a school, two hotels known as the Bay View and Santuit House, and a branch of the Hyannis Savings Bank. Numerous new residences for village sea captains and others appeared along with summer estates for prominent Boston families like the Codmans, Lowells, and Hoopers. Samuel Hooper, who was married to Anne Sturgis of the prominent Barnstable Village family, was the first to arrive, purchasing the Braddock Crocker House (#CTB-4) in 1849. Other wealthy Boston families summered at the Santuit House, established in 1860. Another indicator of the village's growing size and sophistication was the erection of Freedom Hall through subscription membership as "a suitable place free for all well-disposed persons to assemble in and hold meetings, lectures, assemblies, parties, levees, lyceums, etc." The hall was enlarged in 1884.

Cotuit's 19th century prosperity was based largely on the coasting trade which persisted there longer than in any of the other villages. A large fleet of small coasting vessels, usually no more than 300 tons, plied the coastal waters between April and November, but were moored in the harbor during the winter months. Twenty-five vessels hailed from Cotuit in 1866, and by 1882 their number had grown to at least 32. By 1890, the number had declined to 10, but that represented the total for the town. During this period, over 100 Barnstable ship masters made their home in Cotuit. Fishing, ship building, oyster packing and salt making were also important to the local economy.

Although Cotuit has grown during the 20th century along with the rest of the town, the impact on the present village (Area-CTB) has been relatively small. More than any of the other southern villages, it has remained intact from the 19th century and still provides a fairly complete picture of that earlier period. Even the original village, now called Santuit or Old Cotuit (Area CTA), has survived despite its location on the heavily trafficked corridor of Route 28.

Marstons Mills experienced little development during this period, remaining the most rural of Barnstable's seven villages. By 1980, it had barely changed and the village proper remained as the only real community, although both Newtown and Ponds ville were identified by their place names. the most important changes to note were the lack of

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mills and the identification of their former power source as a herring run, the addition of Liberty Hall (#MMA-16) which had been erected in 1859 through local subscription, and the presence of a summer estate for Judge H.A. Scudder on Lovell's Lane.

Even by 1907, Marstons Mills remained essentially as it had been in the mid-19th century, when its major mill had closed. A few more dwellings had appeared on its roadways, and the village proper had gained a library (1891-94) and a post office building, but there was no evidence of a growing summer resort as there was in the southern villages with their extensive coastal frontage. It should also be noted that the two outlying schoolhouses (Osterville Road and School Street) were closed due to declining enrollment.

#### Modern Barnstable (1935-1986)

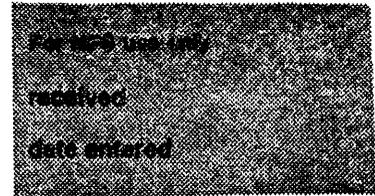
The Town of Barnstable has changed dramatically in the past 50 years, at an ever accelerating pace. Its 8,037 year-round population of 1935 grew to 20,000 in 1970 and then jumped to 30,000 in 1980. It is now the fastest growing town in the County and among the five fastest growing communities in the state.

This unprecedented growth throughout the town threatens to obliterate the traditional landscape as it has developed over the last 300 years. Well developed village centers, linked by ancient arteries of dispersed linear development, separated by large tracts of totally undeveloped land, are beginning to merge and lose their separate identities. Barnstable's 1984 "Open Space Plan" projected that by the year 2000 "population density will exceed 830 persons per square mile, completing the transformation of Barnstable from a rural community to one that is suburban and urban in character."

#### ARCHITECTURE

This section on Barnstable's architecture, is organized by building type. Its first and longest sub-section examines the residential structures that form the bulk of Barnstable's historic building stock; this section has a secondary stylistic organization due to its length. Discussions on commercial, industrial, ecclesiastical, and institutional structures follow. A final section describes the numerous monuments, milestones, and boundary markers found throughout the town. When specific nominated examples are referred to, their location and construction date are provided. The observations in this section are based on the results of the Barnstable survey, the conclusions of the state survey team's report on the Cape and Islands, and the field evaluations of the consultant.

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RESIDENTIAL BUILDINGS

Barnstable's traditional settlements patterns have led to creation of well-defined, but widely-separated village centers at Barnstable Village, West Barnstable, Cotuit, Osterville, Centerville and Hyannis. Historically, development between the villages has been sparse, and only recently have early, outlying dwellings been engulfed by a growing suburban tide.

The earliest development occurred in the north side villages of Barnstable Village and West Barnstable, especially along the County Road (Area BV/WB), and that is where the earliest 17th and 18th century dwellings are found in greatest number. In the early 19th century, the south side villages came into prominence, and that is where the greatest concentration of 19th and 20th century structures are found. Lines are not hard and fast however, and dwellings from all periods are found throughout the town, usually in a pleasant mix that results from later infill between earlier dwellings. Thus, on older streets, and in the village centers, one can find a remarkably complete review of three centuries of American architecture.

Single family, wood-frame dwellings predominate, with very few examples of masonry construction or multi-family forms. Georgian and Federal period dwellings are generally shingle clad (unlike other areas of the state where clapboards predominate) and frequently occur in the 1 and 1/2 story cottate form that has received the popular designation of Cape Cod cottage. These cottages range from three bay (half-Cape), to four bay (three-quarter Cape), to five bay (full-Cape) forms, all of which are well represented. Full five bay cottages frequently result from expansions of three or four bay cottages. Substantial numbers of two story houses are also found with three and four bay facades, unlike other areas of the state. Discussions on Georgian and Federal period residences are arranged in these categories. Later dwellings are often clapboarded, and sometimes flushboarded, and usually adopt the popular sidehall plan. While the bulk of Barnstable's dwellings are vernacular in character, many exhibit high style features. Generally, discussions of each style begin with the simplest representations, and progress to the more complex.

Early Settlement Period (1639-1685)

Few residences remain extant from this early period of Barnstable's history, even though the north side of the town (present Barnstable Village, West Barnstable, and northern Marstons Mills) was well populated with 89 freemen voters reported by 1670. Trayser, extrapolating from records at Scituate where Barnstable's first settlers migrated from, tells us that the earliest houses were "pallizadoc...built by sticking upright in the ground or sills two parallel rows of poles, and filling the spaces between with stones and mud. Often mere sheds, sometimes called booths, they might have only one room and be floorless..." (Trayser, 1939; p.4). He also reports that sawn timbers were imported from Scituate as early as 1640, and that heavy wood-frame houses soon began to replace the pallizadoc. The best of these frame houses are described as two story structures with rear lean-to's (measuring 20' wide x 26' deep), massive stone and mud chimneys, thatched roofs, and small windows covered with oiled paper. Most of these earliest houses were located on the north side of present Route 6A, facing south.

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The few houses dated to this period and included in the nomination have all been altered by entry and sash replacements, roof changes, and/or expansion from 1 and 1/2 story cottages (commonly referred to as Capes) to full 2 and 1/2 story houses, or from three bay (one-half) or four bay (three-quarter) plans to full five bay plans. A good example of this type of evolution is provided by the Sturgis Library (Area BV/WB, #BVD127, c1640) which is believed to incorporate the oldest remaining house in the entire town. The original section of the building was the second dwelling house of the Reverend John Lothrop, who led a group of settlers from Scituate in 1639, and is generally credited with establishing the town's first permanent settlement. According to genealogist Amos Otis,

Mr. Lothrop's new house was 21 feet on the front or south side, and 29 feet on the east side. The chimney was on the west side, the oven projecting outside of the wall. The front posts were eleven feet high, and the rear five and one-half feet, between the sill and plate. As the floors were laid even with the lower side of the sills, which were a foot square, the lower rooms were about 6 feet 6 inches in the clear, between the summer beam and the floor. The framing of the front room corresponded with the height of the rear posts, consequently the front posts extended about three and one-half feet above the chamber floor, making a half story in front.

The first alteration was made by adding a room on the west; the second, by lengthening the front posts, making the building two full stories on the front; the third was made by the late Isaac Chipman, who raised the rear up to two stories; and the fourth or last by converting the west part of the house into a public library room. The original part of the house remains, excepting the finish, as it was when occupied by Mr. Lothrop. (Barnstable inventory #BVD127, Sturgis Library).

Since Otis wrote this description in 1888, numerous changes have been made to suit the old building to library use, leaving only wide pine floor boards and a chamfered summer beam with lamb's tongue stops in the first story east room as evidence of the house's early origins (see History of Preservation Activities for more information about the founding and growth of the library).

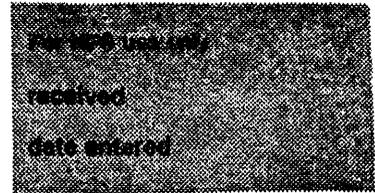
The Goodspeed House (MMA12, 271 River Road, c1653) currently reflects the second stage of the Lothrop House's evolution as described by Otis. It is an asymmetrical, five bay cottage, with center entry and chimney, whose front posts are substantially higher than the rear posts. The asymmetrical arrangement of the facade indicates probable expansion from a three bay form. The house is enhanced by a rural setting and retention of a barn.

Another house which is ascribed an early date based on deed research, is the John Jenkins House (WBA31, 410 Church Street, pre-1683). This four bay, 2 and 1/2 story house is enclosed by a gable roof with non-integral lean-to. Its entry and large chimney stack are offset to the east. Windows with 6/6 sash and entry with lintel

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shelf reflect early 19th-century changes. The house is also significant for its associations with Lemuel Shaw, Chief Justice of the Massachusetts Supreme Court (1830-1860), and with Elizabeth Crocker Jenkins, who spearheaded the mid 20th-century restoration of the West Parish Meetinghouse (Area WBB, 1717).

Other houses dated to this early period are the 2 and 1/2 story, three bay John Green House (Area BV/WB, #BVD102, late 17th-century), the 2 and 1/2 story, four bay Allyn House (Area BV/WB, #BVE173, late 17th-century), and the 1 and 1/2 story, five bay Crocker Homestead (Area BV/WB, #WBA5, c1670).

Barnstable: The Shire Town (1685-1776)

Georgian Period

Many more residences survive from this period of growth at the county seat, and importantly, many retain an original Georgian appearance. They also reflect the diversity of residential construction during this period, ranging from vernacular cottages, to elaborate double-pile, two story houses enclosed by fashionable hip roofs.

Three and Four Bay Cottages (Half and Three-Quarter Capes)

The simplest residences from this period are the gable roof cottages with three or four bay facades. The Blish/Garret House (WBA21, 350 Plum Street, pre-1809), which appears to date to the mid eighteenth-century, is a three bay cottage with entry and chimney located in the easternmost bay; the chimney was rebuilt as a stove chimney in the later 19th-century. Both its transomed entry and windows are simply framed and located directly beneath the cornice; the windows retain 12/12 sash. The house sits on a low stone foundation, and is extended to the east by a small one story ell which post-dates the original construction.

The Amos Otis House (Area BV/WB, #BVB61, c1745) is a four bay cottage whose entry and massive chimney are off-set to the east. Once again, both its transomed entry, and windows are simply framed and set directly beneath the cornice. The cottage is extended to the rear by a long sloping non-integral lean-to. This house is also significant as the home and birthplace of Amos Otis, author of "Genealogical Notes of Barnstable Families" (1888).

Full Five Bay Cottages

Surviving five bay cottages are all gable roofed (one bowed) with either central or end chimneys. The S. Alexander Hinckley House (HYC87, 151 Pine Street, c1710), which is one of the earliest structures in southern Barnstable, is typical. Its gable roof is pierced by a central chimney, and both windows and entry are set directly beneath the cornice. A long one story ell extends from the rear. A similar, but somewhat later example, is the Herman Isham House (OVA3, 1322 Main Street, c1747). It is distinguished by its elaborate entry treatment which includes a rectangular transom

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with radiating muntins, and enframing pilasters headed by handsome swelled consoles. The Hinckley Homestead (MMA18, 1740 South County Road, c1750), which is located less than one mile north of the Isham House, repeats the unusual entry treatment minus the transom. It is differentiated from the Isham House by end chimneys, and windows placed below the cornice, both features which point to a somewhat later date than c1750. The only other example of this swelled console entry treatment is provided by the center chimney Nelson Scudder House (Area BV/WB, #BVF210, c1800). One final unusual example of a Georgian cottage is the Phinney House (CVA2, 555 Phinneys Lane, c1730) which is enclosed by a bowed gable roof. Found in some numbers in Barnstable County, these bow roof houses are traditionally associated with ship carpenters, who are presumed to have adopted the bowed construction of hulls to roofs. With its center chimney, and transomed entry and windows set directly beneath the cornice, the Phinney House is otherwise typical of mid eighteenth-century cottages.

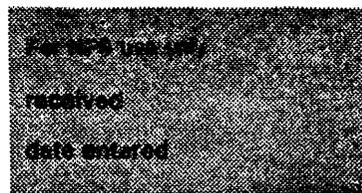
Three and Four Bay Houses (Half and Three-Quarter Houses)

A small number of 2 and 1/2 story houses with three or four bay facades and gable roofs remain from this period. The earliest is the three bay Gorham/Cobb House (Area BV/WB, #BVA21, c1717) whose date is based on deed and probate research. Its large chimney and entry are offset to the east; the entry is headed by a five-pane transom, pulvinated frieze, and molded lintel shelf. Second story windows are set directly beneath the cornice. Two other houses, dating from the mid eighteenth-century, are similar four bay structures with entries offset to the west, and second story windows set directly beneath the cornice. The Joseph Jenkins House (WBA27, 310 Pine Street, c1750) is constructed with heavy shouldered posts and retains its original large chimney stack. The Reverend Gideon Hawley House (CTA7, 4766 Falmouth Road, c1758) is thought to have been expanded from a three bay cottage and to have had its original chimney replaced with a stove chimney in the late 19th-century. This house is significant primarily for its associations with Hawley, pastor of the Marshpee Indians.

Full Five Bay Houses

The full five bay, 2 and 1/2 story houses from this period are predictably the most elaborate and diverse. One of the earliest is the James Paine House (Area BV/WB, #BVE140, c1717) which retains a massive pilastered chimney projecting through its gable ridge. It also has an unusually wide central bay containing two windows at the second story. Second story windows are set beneath the cornice and all windows contain 12/12 sash. One of the more traditional examples is the William Marston House (MMA4, 7 Cotuit Road, c1780) which is enclosed by a gable roof with large central chimney. The center entry is treated with a six pane transom and molded lintel shelf. Second story windows are typically set beneath the cornice. This house, which is one of the finest from any period in Marstons Mills, is greatly enhanced by an undeveloped setting overlooking Mill Pond. Another traditional, but more elaborate example, is the Ebenezer Crocker Homestead (CTA5, 4698 Falmouth Road, c1739) which originated as a three bay cottage and was probably expanded to its current form later in the 18th-century. It has a gable roof with center chimney, and small second story windows set beneath the cornice. The impressive center entry

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is headed by a narrow transom and enframed by pilasters carrying a heavy pediment with modillions. First story windows have heavy molded caps. The Ebenezer Crocker, Jr. House (CTB41, 49 Putnam Avenue, c1783) which is enclosed by a gable roof with interior end chimneys, introduces the center hall plan popularized in the later 18th-century. Although its center entry has been altered by the late 19th-century addition of a porch, a lateral entry on the west side retains a heavy pediment which probably reflects the original treatment of the main entry. This house is associated with one of the two best preserved farmsteads in the town.

A small number of houses with hip roofs begin to appear in the early 18th-century. The Nathaniel Baker House (BVI315, 1606 Hyannis Road, c1721) is an unadorned example with an L-plan, and a center chimney rising behind the ridge. Small second story windows are set beneath the cornice, and both windows and entry have plain, slightly projecting surrounds. The Ebenezer Hinckley House (Area BV/WB, #BVE162, c1720) is a more fully articulated example with a transomed, pedimented center entry. Its rather steep hip roof, which rises to an abbreviated ridge, just large enough to accommodate the chimney, is typical of the early 18th-century.

Maritime Prosperity (1776-1854)Federal Period

The cottages and houses of the Federal period continue the traditional three, four and five bay plans of the preceding Georgian period, and are often undistinguishable in general appearance. Nevertheless, details begin to slowly change. Pilastered, transomed entries become the rule and windows with 6/6 sash begin to be set below the cornice. Hip roofs, with a variety of chimney placements, appear with much greater frequency on two story houses. Both window and entry surrounds become less robust, in keeping with the desire for a more planar appearance and the general cultural shift from Baroque to Neo-Classical sensibilities.

Three and Four Bay Cottages (Half and Three-Quarter Capes)

Among the simplest of these cottages is the three bay Daniel Crosby House (OV29, 18 Bay Street, c1790) which continues, without interruption, the traditions of the Georgian period. Its chimney and entry are located in the westernmost bay, and simply framed windows and entry are set beneath the cornice. The Easterbrook House (Area BV/WB, #BVA26, c1790) is another traditional example which may have an earlier date since deed research was inconclusive. It is a four bay structure with entry and chimney offset to the west. Simply framed windows and entry are set beneath the cornice.

The Fuller House (WBA26, 328 Parker Road, c1800) and the Smith/Whitman/Fish House (Area BV/WB, #WBC106, c1780) are similar three bay cottages with their entry/chimney bays set to the east and west respectively. Both examples have windows and entry set directly beneath the cornice. The Fuller House has windows with 6/6 sash, while the Smith/Whitman/Fish House has smaller sized windows with 9/9 sash. They are distinguished from the previously described Federal period cottages by narrow transoms over their entries.

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Somewhat more advanced in appearance are the Benjamin Baker, Jr. House (BVI316, 1579 Hyannis Road, c1828) and the Nehemiah Lovell House (OVA22, 691 Main Street, c1789). The three bay Baker House has its entry set in the north bay, while its unaligned chimney rises through the center of the roof ridge. The entry is headed by a four pane transom, and windows with 6/6 sash are set below the cornice. The four bay Lovell House's entry is offset to the west while the unaligned chimney is offset to the east. The entry is headed by a transom, and windows with 6/6 sash are set below the cornice. The three bay Edward Scudder House (Area BV/WB, #BVF209, c1820) is similar, but introduces a more elaborate entry headed by a fanlight and enframed by pilasters articulated with base and capital. Fanlights never achieved the popularity in Barnstable that they did elsewhere in the state.

One of the most recent cottages in this group is the Whelden/Jenkins House (WBA29, 221 Pine Street, c1840). It is a three bay structure with the entry/chimney bay located to the west. The entry has a four pane transom and windows with 6/6 sash set just below the cornice. This house is significant as the nucleus of one of the town's best preserved farmsteads.

Full Five Bay Cottages

The full Federal period cottages included in this nomination are generally characterized by center entries with transoms and pilasters, and by gable roofs with center chimneys. Windows contain 6/6, 6/9, 9/9, or 12/12 sash, and are set either directly beneath or slightly below the cornice. Examples are the Seth Hallett House (HYF142, 110 Main Street, c1775), the Nymphus Hinckley House (OV30, 38 Bay Street, c1780), the Crocker House (WBC85, 325 Willow Street, c1790), the Daniel Cobb House (Area BV/WB, #BVA42, c1790), the David Scudder House (Area HYA, #HYA21, c1797), and the Barzillai Weeks House (WBC114, 313 High Street, c1799). Numerous other similar cottages exist in the districts throughout the town. The Lot Crocker House (HYB72, 284 Gosnold Street, c1800) is similar to these, but is distinguished by a transomed center entry, 6/6 windows set slightly below the cornice, and especially, by interior end chimneys.

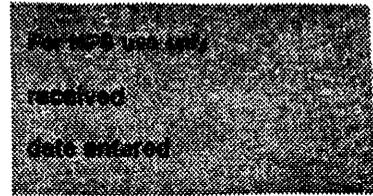
Three and Four Bay Houses (Half and Three-Quarter Houses)

Federal period houses with three and four bay facades are far less numerous than cottages. Those included in the nomination have both hip and gable roofs; the hip roof examples are generally dated to the 1820's while the gable roof examples are dated to the mid 19th-century. The three bay Nye/Jenkins House (Area BV/WB, #WBA18, pre-1828) is enclosed by a hip roof which rises rather steeply to a narrow ridge from which the center chimney projects. The entry, located in the western bay, has a Greek Revival style surround with sidelights. Windows contain 6/6 sash and, at the second story, are set directly beneath the cornice. The Captain Matthias Hinckley House (Area BV/WB, #BVE168, c1829) is similar, but its entry and chimney are both set to the west. The entry, which is located in an enclosed gabled porch, has a fan and half length sidelights. The Josiah Scudder House (OVA13, 886 Main Street, c1823) is differentiated primarily by its four bay facade and tall interior end chimneys which

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are a highly unusual combination. Its entry, offset to the east, is treated with a fanlight, pilasters, and a lintel shelf.

Among the traditional gable roof examples are the three bay Bacon Home School (Area CVC, #CVC26, c1850) and the four bay Isaac Davis House (Area BV/WB, #BVB60, c1850) which both exhibit transitional Greek Revival style features. The former has a center chimney and well-developed Greek Revival style entry with sidelights, transom, and cornerblock surround. The latter has an entry offset to the west which is protected by an enclosed porch with sidelights. The cornerboards are treated as pilasters and the cornice has a full entablature.

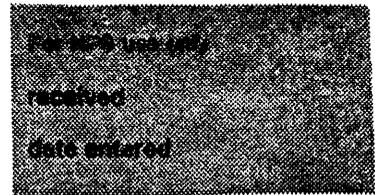
Full Five Bay Houses

Full Federal period houses are most often distinguished by hip roofs with twin interior or end chimney plans. A few retain the old central chimney plan with steep roof pitch, and even fewer utilize the rear wall chimney plan so popular in other parts of Massachusetts at this time. The Allen Goodspeed House (OVA1, 1381 Main Street, c1795) retains the steep hip roof with narrow ridge through which the center chimney projects. Its entry, however, is stylishly treated with a fanlight, pilasters, and a lintel shelf. Windows contain 12/12 sash and, at the second story, are set directly beneath the cornice. The Crosby House (HYC85, 33 Pine Street, c1775) is a locally unusual example of the rear wall type. Its later Greek Revival style entry features sidelights, transom and lintel shelf. Windows contain 12/12 sash and, at the second story, are set directly beneath the cornice.

Other early examples of Federal period houses carry over the twin interior chimney plan and steeper roof pitch of the Georgian period. The Roland T. Crocker House (Area CTA, #CTA1, c1796) is an example of this type. Its planar qualities and center entry with fanlight and broken pediment distinguish it from earlier examples. The Josiah Sampson House (CTA12, 40 Old King's Road, c1807) is elaborated with a monitor roof, and corner quoins. Its center entry with 3/4 sidelights now looks rather awkward without the hip roof portico visible in 19th-century photographs.

The most popular form for Federal period houses in Barnstable features end chimneys, usually with a single pile plan. All have low pitched hip roofs and windows with flat surrounds to produce a cubic, planar effect. Variety is achieved in the entry treatments which include various combinations of fanlights and broken pediments, rectangular transoms, sidelights, lintel shelves, and both open and enclosed porches. Among the many examples are the Dr. Edward Francis Gleason House (HYG162, 88 Lewis Bay Road, c1790) with open porch, the Jaquelin House (Area BV/WB, #BVB63, c1790) whose entry is enframed by pilasters and a lintel shelf, the Reverend Enoch Pratt House (Area WBB, #WBB58, c1808) with one brick end wall, and entry with sidelights, elliptical fan and open porch, the Captain Walter Crocker House (Area BV/WB, #WBA14, c1826-30) with enclosed entry porch and terraced site, and the Hinckley/Crocker House (Area BV/WB, #BVE151, c1827) with entry composed of semi-circular fan and broken pediment.

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Greek Revival Style

Cottages and houses of the Greek Revival style can be divided into two basic groups: those which retain traditional three, four and five bay plans with roof ridges parallel to the street, and those which adopt the new sidehall plan by facing gable end to the street. A few combine a five bay facade with a gable end orientation. Barnstable has a full range of both major types. Some of the most sophisticated, feature flushboard siding, full length first story facade windows, entries with sidelights and transoms, and Doric porches. It is important to note that with the introduction of the Greek Revival style, the emphasis shifts from the north side villages of Barnstable, West Barnstable and Marstons Mills, to the south side villages of Hyannis, Centerville, Osterville and Cotuit.

Traditional Plan: Three, Four and Five Bay

The three bay Adams/Crocker/Fish House (WBC89, 449 Willow Street, c1830) is one of the simpler examples of the Greek Revival style. Distinguishing features are the entry with sidelights and lintel shelf, windows set well below the cornice and a clapboard facade. The significance of this cottage is greatly enhanced by retention of several outbuildings. The Carney/Harnett House (113 Winter Street, c1840) is a four bay cottage whose entry with lintel shelf is located in the southernmost bay. Windows with splayed lintels are located well below the cornice and the facade is clapboarded. Like the Adams/Crocker/Fish House, this vernacular example of the Greek Revival style is enhanced by retention of a barn, an unusual feature in central Hyannis. The five bay Captain Seth Baker, Jr. House (HYF146, 35 Main Street, c1850) has a center entry with Federal period surround consisting of pilasters and lintel shelf. It is extended by a rear lean-to. Low window placement and clapboard sheathing are the chief characteristics of the Greek Revival style.

The five bay Joseph Robbins House (OVB28, 12 Bay Street, c1820-30) retains the transomed entry and shingle cladding of the Federal period, but has windows placed well below the cornice. The Gifford Farm (MMA13, 261 Cotuit Road, c1850) is a locally unusual example of the traditional Greek Revival style. This cottage is characterized by a central gable, twin interior chimneys and two entries aligned with the chimneys. A Doric porch runs across the facade, and cornerboards treated as pilasters carry a full entablature. This is one of the only double houses of any period in the entire town. A final example of the traditional form is provided by the Crosby House (Area CVC, #CVC18, c1866). This five bay, 2 and 1/2 story house with end chimneys is distinguished by cornerboards treated as paneled pilasters, a full entablature, a Doric porch across the facade, full-length first story facade windows, and an entry with sidelights.

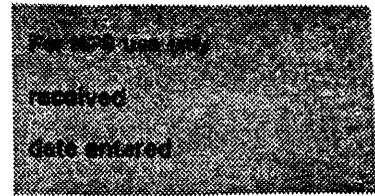
Sidehall Plan

Sidehall cottages and houses in Barnstable are most commonly extended by side ells. The 1 and 3/4 story Lemuel B. Chase House (HYA63, 340 Scudder Avenue, c1820s) is typical. The main section has a steeply pitched gable roof with short returns on the facade. The side entry is enframed by narrow sidelights and pilasters supporting an

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entablature and lintel shelf. The ell has a wide frieze and a similar entry, lacking only the sidelights. The 2 and 1/2 story Captain Oliver Bearse House (HYC83, 31 Pearl Street, c1841) is almost identical, but has paneled pilasters as cornerboards and paneled pilasters enframing both entries.

Many other cottages and houses have rear rather than side ells. The 1 and 1/2 story Captain Joseph Hinckley House (CVB9, 142 Old Stage Road, c1850) is a particularly handsome example. It is characterized by a flushboard facade, an entry enframed by pilasters and a full entablature, elongated first story facade windows, and a Doric porch whose entablature extends around the building. The 2 and 1/2 story Easterbrook/Percival House (Area BV/WB, #BVA41, c1843) is a less elaborate example whose chief feature is its entry enframed by sidelights, transom, and a molded cornerblock surround.

Two cottages, similar in their form and fine detail, face gable end to the street but retain entries on the long elevation. Both are entirely flushboarded and feature cut-away corners where the second story projects to form the entry porch. Both are encircled by wide entablatures. These are the S.C. Howland House (CTA12a, 131 Main Street, c1840), and the R.G. Kelley House (Area CVC, c1840).

Wide Gable Type

This type of Greek Revival style house, most commonly found in the Merrimack Valley area, is also found in some numbers in Barnstable, especially along County Road (Rte. 6A). It is characterized by a five bay gable end which faces the street, and thus combines the traditional five bay plan with the new gable end orientation. Typically, in Barnstable, a four bay variant is also found. All examples are two story.

The Captain Thomas Percival House (Area BV/WB, #BVA39, c1825) is a classic example. It is a 2 and 1/2 story, five bay house which presents its clapboarded gable end to the street; the gable itself is treated as a classical pediment. The entry, which is centered on the gable end, is handsomely detailed with 1/2 length sidelights, transom, and enframing pilasters supporting a heavy molded lintel shelf. Twin interior chimneys rise through the center of the roof slopes. The Captain John A. Baxter House (Area BV/WB, #BVA19, c1830-40) is similar but broader, and an extra 1/4 story taller. The exterior is completely shingled. The entry has 3/4 length sidelights, transom, and a heavy molded lintel shelf supported on consoles.

Another example is provided by the four bay Sylvanus B. Phinney House (Area BV/WB, #BVC82, c1840) whose owner was rounder and publisher of the Barnstable Patriot, and Collector of Customs. Completely clapboarded, this house features a hexagonal, bracketed cupola at the center of the roof ridge. Twin chimneys rise from each lateral side of the building. The entry is located behind a later one story porch which extends across the facade. The simplest form of this house type is represented by the four bay Foster/Doane House (Area BV/WB, #BVD97, pre-1834) which is clapboarded and trimmed with cornerboards treated as paneled pilasters. The gable is set-off as a pediment by a horizontal cornice; the gable field contains a pointed

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lancet window. The entry, offset to the west, is framed by sidelights and pilasters supporting a frieze and lintel shelf.

Octagonal and Round Houses

Octagon houses enjoyed a short-lived popularity in the 1850s when they were promoted by Orson Squire Fowler. Fowler's object was to provide affordable housing, with modern conveniences. Barnstable's sole example of the octagon style is a particularly fine one which survives intact, with its carriage house, despite a precarious location in central Hyannis. The Captain Rodney J. Baxter House (HYC78, South and Pearl Streets, c1850-56) is a two story octagon with 18" thick concrete walls. It is trimmed with a bracketed wooden cornice and a wooden verandah with spindle turned posts and a decorative iron balustrade. A second entry has a simpler bracketed hood. The interior of the house contains two large square rooms, with leftover triangular spaces used for closets; this plan was one illustrated by Fowler in his book "The Octagon House, A Home for All". A matching concrete octagonal carriage house stands southeast of the house.

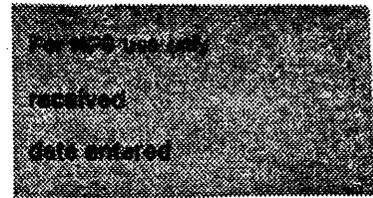
Octagon inspired houses were sometimes built on hexagonal or decagonal plans, and more rarely, on circular plans. One of the few round houses in the state is the Crosby House (CV67, 971 Main Street, 1930). This house rises a full two stories to a simple balustrade. A much smaller third story, with a door to access the deck formed by the second story roof, rises within the circumference of the balustrade. A round chimney rises through the center of the conical roof. The house is asbestos sided and the entry is treated only with a modern metal shed roof. Nevertheless, the rarity of the form makes it significant under criterion C.

Barnstable: The Seaside Resort (1854-1936)Italianate Style

In some ways, the Italianate style can be viewed as a continuation of the Greek Revival style, with its emphasis on the sidehall plan, which is used with increasing frequency. The Captain Josiah Crocker House (Area WBB, #WBB54, c1854) represents a transition between the Greek Revival and Italianate styles. It is a 2 and 1/2 story clapboarded structure, facing gable end to the street, with a sidehall plan. Its entry has sidelights, and first story facade windows are elongated. A one story Doric porch extends across the facade. The sole feature which distinguishes the Italianate style is the bracketed cornice which encircles the house, and the bracketing on the porch cornice.

The Captain Alexander Crocker House (HYB73, 358 Sea Street, c1865) introduces other features of the Italianate style including an arched window in the gable field, a bracketed bay window next to the entry, and a heavy bracketed hood over the entry itself which contains a glazed arched door. In other respects, it is similar to the Crocker House. The Captain Allen H. Bearse House (HYF153, 48 Camp Street, c1857) is one of the town's most elaborate examples of a gable end Italianate style house.

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Elongated brackets support the corners of its cornice and also decorate the verandah which extends across its facade and part way around its south elevation to shelter an entry. The three first story windows are elongated.

The Captain Sylvester Baxter House (HYF141, 156 Main Street, c1855) continues the old gable ridge parallel to the street orientation, but updates this form with a three bay facade and broad cross gable, which, like the end gables, is bracketed. A square, flat roofed cupola rises from the center of the roof. The 2 and 1/2 story structure is faced with a mastic to appear as stone, and is trimmed with segmental arches over single and double windows. Although several features have been lost, including a front porch which spanned the distance between flanking oriel windows, a double-leaf leaded glass door, and a second story oriel, it remains a handsome example of the style.

#### Mansard/Second Empire Style

Few examples of the Mansard style exist in Barnstable, a town much taken with the contemporary Italianate style. Those that do are generally wood-frame cottages with sidehall plans. Most are quite late in date (1870s and 1880s), and have unusually high, steep pitched roofs.

Only one Mansard style residence is being proposed for individual nomination. This is the Josiah B. Whitman House (WBC96, 210 Maple Street, c1860), a diminutive, 1 and 1/2 story cottage with a two bay facade, consisting of entry and flanking bay window. The entry has a heavy bracketed hood and a paneled door with double glazed arches; the bay window has a bracketed roof. The enclosing mansard roof has a bellcast form, and avoids the exaggerated pitch that characterizes other local examples; single, gabled dormers are located on the front (W) and rear (E) slopes, while paired dormers are found on the side (N,S) slopes. The cottage is extended to the south by a side ell that contains a secondary entry and appears to be original. A one story porch with a third entry extends to the north, and appears to be a late 19th or early 20 century addition. The entire structure is sheathed with clapboards. Other less well-developed examples are found in districts. These include the three bay Benjamin Childs House (Area CVC, #CVC12, c1880), the steep roofed Howland Homestead (Area BV/WB, #WBB41, c1882), and the Horace Cobb House (Area HYA, #HYA46, c1870), with exaggerated bellcast mansard. An unusually large number are found in the Cotuit Historic District (Area CTB/C).

#### Gothic Revival Style

Few examples of this style exist in Barnstable, and none are proposed for individual nomination. Most are found in areas of summer resort development, although a few are found in the old village centers as well.

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The Jarvis Nickerson House (Area CTB/C, #CTB27, c1846) is one of the earliest and best examples of the Gothic Revival style in Barnstable. It is also one of the few located in a traditional village center. It is a 2 and 1/2 story, two bay, clapboard clad house with an elaborate sawn vergeboard on the front gable. A smaller scale vergeboard highlights the gabled entry hood as well. The other Gothic detail is a pointed arch window in the gable.

Most other examples of the style are located in the summer resort districts. The finest is Alpha Cottage (Area CVD, #CVD44, c1872) in Craigville. This diminutive 1 and 1/2 story gable roof cottage typifies mid to late 19th century construction at camp meeting grounds. It features flushboarding, a sawn vergeboard, arched and stilted label moldings over entry and windows, and a tiny second story balcony. The northern part of the Bella Vista Annex (Area HYA, #HYA16, c1870) is a similar diminutive cottage featuring decorative shingling and pointed arch label moldings. The Daniel Brigham House (Area HYA, #HYA51, c1876) is a final example with vergeboard, sawn window hoods, balcony, verandah and decorative shingling.

#### Stick Style

Like the related Gothic Revival style, the Stick style is poorly represented in Barnstable. One of the best examples is the Captain Thomas Gray House (HYF150, 14 Main Street, c1875) which rises two stories to a hip roof enlivened by numerous cross gables which feature jerkin-heads or incised stickwork. Stylized pediments, with incised carving, are found over gable windows. A one story verandah, supported on square posts that may be replacements, extends across the facade and around the side elevations. A period carriagehouse with cupola stands at the rear of the property. Another good example of the style is provided by the Leslie F. Jones House (Area BV/WB, #BVD122, c1880). This 1 and 1/2 story cottage features extensive stickwork and brackets in its gables and dormers. A side porch is supported on carved posts, while a bracketed shed roof extends across the facade above the entry and flanking bay window.

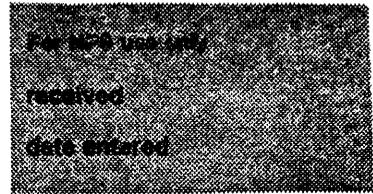
#### Queen Anne and Shingle Styles

Queen Anne and Shingle style houses are found in some numbers, especially in southern Barnstable, but few are exceptional. The Charles Codman Estate (CTC45, Bluff Point, c1876/1900) combines the two styles through a remodeling. As originally designed by John R. Sturgis of Boston, this 2 and 1/2 story L-plan house featured decorative shingling arranged in horizontal bands, along with jerkinheaded gables and dormers. These features were replaced with smooth shingling and gabled dormers c1900 to produce a Shingle style effect. The Lincoln House Club (OVB, 135 Bridge Street, c1899) is an excellent example of the Shingle style with 2 and 3/4 stories enclosed by a single dominating gable roof. The roof features a deep overhang supported on brackets, and is pierced by broad gabled dormers containing three windows at the second story level. Many other examples of both styles are found in the proposed Hyannisport (Area HYA), and Wianno (Area OVC) Historic Districts.

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Colonial Revival Style

Colonial Revival style houses are also fairly well represented, but once again, few are exceptional. The two finest examples in the town are adjacent, and result from early 20th century remodelings of Federal period houses. The Shubael Baxter House (OVA24, 9 East Bay Road, c1829) originated as a two story, five bay, hip roof house. In the early 20th century, it was expanded to seven bays, and Colonial Revival style detailing was applied. Two story pilasters define the central bay, and carry a segmental pediment that breaks through the roof. The entry itself is treated with a similar enframing. Other details include corner quoins and a three part window over the entry. The Captain George Lovell House (OVA25, 8 East Bay Road, c1826) originated as a two story, five bay house enclosed by a steep hip roof with paired end chimneys. In the early 20th century, a monumental pedimented quatrastyle portico was added to the facade along with a balustrade. The entry and first story windows were given pedimented caps.

Arts & Crafts and Bungalow Styles

Well designed examples of these styles are uncommon. The C.H. Morrill House (HYD105, 599 Main Street, c1910), now a shop, is a good example of the Arts & Crafts/ Colonial Revival style. It is a 1 and 1/2 story cottage enclosed by a gable roof with a three window shed dormer across the front slope. The center entry has 1/2 length sidelights and a gabled portico supported on Tuscan columns. Its decorative shingle cladding alternates wide and narrow bands. A good local example of the Bungalow style is provided by 17 School Street (Area HYG, c1920). It is a 1 and 1/2 story cottage enclosed by a gable roof and sheathed with banded shingling. A verandah extends across the facade. The cottage sits on a rusticated concrete foundation, as does its period garage.

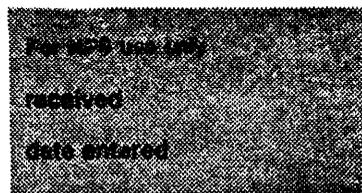
NON-RESIDENTIAL BUILDINGS

Few non-residential buildings of specialized function were constructed in the 17th and 18th centuries. Exceptions are the jail and courthouses erected by the county, and the meetinghouses erected by the East, West and South Parishes. Grist and fulling mills were erected as well, but none survive (sites have been recorded in the oldest villages: Barnstable Village, West Barnstable, Marston's Mills). The functions of the town occurred in the officials' residences, or in the meetinghouses when gathering space was required. Commercial activities generally occurred in residential structures, often in an ell.

Taverns

The earliest surviving commercial structures are taverns; these are found in the village centers, especially along County Road (Area BV/WB). Without exception, these are identical to period residences. Examples are the Georgian period Crocker Tavern (Area BV/WB, #BVD126, c1751) and the Greek Revival style Crosby Inn and Stage Terminal (Area CVC, #CVC18, c1866).

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Stores

Similar wood-frame stores, dating from c1830-c1880, remain in most of the villages. One of the earliest is Hinckley's Millinery Shop (Area BV/WB, #BVD100, pre-1876), located in the center of Barnstable Village. Although deed research failed to establish a construction date, the two story, two bay, hip roof form is Federal and appears to date to c1830. The first story porch roof, supported on brackets, dates to the later 19th century as does the 2/2 sash. Another early example is E.E.C. Swift's Store (OVA21, 699 Main Street, c1840) just east of Osterville center. This 2 and 1/2 story, three bay structure faces gable end to the street, and is very simply detailed with cornerboards and flat window surrounds. Display windows with multi-pane transoms and a one story ell to the east date to the early 20th century. The Milton Crocker Store (Area CTB/C, #CTB19, c1863) is a two story structure consisting of two bracketed gable end sections flanking a two bay connector. The whole is tied together by a one story verandah. Hallett's Store (Area CVC, #CVC25, c1856) is a three bay gable end structure that was remodeled in 1868 with stickwork and decorative shingling in the gable and a first story shed roof porch. The Melvin Parker Store (Area WBB, #WBB50, c1880) also faces gable end to the street and has a first story porch roof supported on brackets. Later additions extend on both sides.

A number of well-preserved wood-frame stores from the early 20th century remain in Hyannis. Three are clustered at the west end of Main Street. The shop at 614 Main Street (HYD108, c1910) is a 1 and 1/2 story gable roof building with shed dormer; both roofs feature exposed rafters. Entrances are recessed and set between display windows with multi-pane transoms. The adjacent shop at 606 Main Street (HYD109, c1910) is almost identical, but replaces exposed rafters with a scalloped valance. Just to the east is 600 Main Street (HYD110, c1920) which is also 1 and 1/2 story and gable roofed. It is detailed in the Colonial Revival style however, and replaces the shed roof dormer with a double gable dormer set behind a balustrade. Shop entrances are recessed between display windows that are headed by a continuous signboard/entablature. All three of these shops are shingled. A well-preserved two story store remains at the eastern end of Main Street, opposite the Railroad depot. This is 237-239 Main Street (HYF131, c1910) whose storefront features a central entrance recessed between large display windows, above which is a continuous transom with leaded lozenge-shaped panes; an entablature runs above the transom. Windows at the second story are paired, and those in the outer bays have stylized pediments.

Other Commercial Building Types

Other commercial structures included in the nomination are a bank, a hotel and a railroad station. The Barnstable Institution for Savings (Area BV/WB, #BVD112, c1860) served as a bank until the panic of 1877 forced closure; it has contained offices for most of the time since then. Despite this long commercial history, its general appearance is one of a very stylish Italianate style residence. It is a 2 and 1/2 story structure facing gable end to the street. It is sheathed with clapboards and trimmed with quoins, brackets, dentils, molded arched and stilted window surrounds at the second story, and projecting caps at the first story. A heavy bracketed porch extends across the facade above two entries that are located in

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the outer bays. It is the double entries and the elaborate detail which distinguish the bank from period residences. The West Barnstable Railroad Station (Area WBB, #WBB47, c1910) is a one story concrete structure enclosed by a flared, orange tile hip roof. It replaced an earlier wood-frame structure of 1854. Since passenger service was terminated in 1959, the station has lost an open waiting platform with identical roof. The Cotochestet Hotel--now Wianno Club (Area OVC, c1887) was designed by Horace Frazer of Boston in the Queen Anne/Colonial Revival style. Shingle clad, it rises two stories to a mansard roof, through which, two central polygonal bays project. A Colonial Revival style Tuscan porch was added in 1920. It was individually listed in the National Register on March 2, 1979 as one of the few remaining hotels on the Cape.

#### Industrial Buildings

Few historic industrial buildings survive in Barnstable. The earliest, including grist and fulling mills from the 17th and 18th centuries, and saltworks from the first half of the 19th century, have all disappeared, although many of their sites are recorded.

One older boatyard survives amid newer neighbors on North Bay. This is the Crosby Yacht Company, Inc. (OV35, Crosby Circle, c1860). It is a long, gable roof building with regular fenestration and shingle cladding. The other surviving property is the A.D. Makepiece Company Complex (Area WBB, #WBB51/52, c1882/1905) which was built for cranberry storage and processing. Consisting of a group of small-scale, one and two story, wood-frame sheds and barns, the complex had its own water system and gas-producing plant. The Office Building of the West Barnstable Brick Co. (Area BV/WB, #WBA35, c1900) remains as well, overlooking the site of the brickyard. This one story utilitarian building is one of only two brick structures in West Barnstable, and was constructed of brick from the yard.

#### Churches and Cemeteries

Many historic churches survive in Barnstable, ranging from an early 18th century Congregational meetinghouse to numerous 19th century structures related to the many new denominations popularized at that time. The earliest and most important remaining church is the West Parish Meetinghouse (Area BV/WB, #WBB68, 1717-1719) which was remodeled in the Classical Revival style in the mid 19th century, and then restored to its original appearance in the mid 20th century. It has a typical meetinghouse form of two stories enclosed by a gable roof with a two story enclosed entry porch on the long east elevation, and an open belfry on the north gable end.

Many of Barnstable's churches are designed in the Greek Revival style and date from the mid 19th century. Without exception, these are wood-frame, face gable end to the street, and usually have a tower rising above the gable. The most fully developed example is the South Congregational Meetinghouse (Area CVC, #CVC27, c1848) which is trimmed with pilasters and a full entablature which sets off the gable as a classical pediment. The center entry is recessed and headed by a triangular pediment;

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elongated windows contain 16/16 sash. Other examples are the Osterville Baptist Church (OVA18, Main Street, c1837) which features double entries with lintel shelves, and pointed arch windows, the Osterville Community Church (OVA15, Main Street, c1847) which has a later polygonal entrance porch and lacks a tower, the Union Meetinghouse (Area CTB/C, #CTB29, c1846) with offset tower, and the Marstons Mills Methodist Church (MMA17, Main Street, pre-1830) with Queen Anne style remodelings.

Many other churches were constructed in the early 20th century to either replace earlier structures, or to serve the growing ethnic or summer resort populations. The Unitarian Church of Barnstable (Area BV/WB, #BVC89, 1905-1907) was designed by Guy Lowell of Boston in the Colonial Revival style as the third replacement for the East Parish Meetinghouse. Our Lady of Hope Catholic Church (Area BV/WB, #WBA19, 1915) was constructed of West Barnstable brick to serve the Portuguese population, while the shingled, wood-frame First Lutheran Church (Area BV/WB, #WBA15, 1924) was built by Finns. St. Andrews-by-the-Sea (Area HYA, #HYA1, 1911) was constructed of uncoursed stone in English Parish Gothic style to serve Episcopal residents of Hyannisport.

Many cemeteries established in the 18th century are included in the proposed districts (Area BV/WB, Area CVC). Two individually nominated examples are the Phinney's Lane Cemetery (CVA801, Phinney's Lane, 1743) and the Marstons Mills Cemetery (MMA801, Cotuit Road, late 18th century) with adjacent Hearse House (MMA19, Cotuit Road, c1885).

#### Institutional Buildings

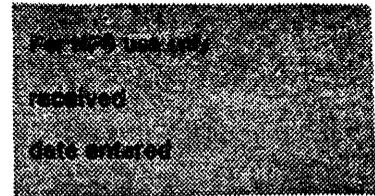
Many institutional buildings survive, including examples constructed by the town, the county, the state, the Federal government, and private organizations. They will be discussed in that order.

#### Municipal Buildings

Schools are the most numerous type. While none of the surviving early 19th century district schools retain enough integrity to merit nomination, three later examples do. The earliest of these is the Barnstable Village School (Area BV/WB, #BVC90, 1855), a 2 and 1/2 story gable roof structure, clad with shingles and trimmed with paneled cornerboards. Lateral entries are in enclosed porches. The Centerville School (Area CVC, #CVC24, 1880) is a substantially more elaborate building designed in a temple front Classical Revival style. The latest is the Arts & Crafts style West Barnstable School (Area WBB, #WBB59, 1903), a one story T-plan building enclosed by a hip roof.

The other two municipal buildings were built for town offices. The Selectmen's Office (Area WBB, #WBB60, 1889) is a 1 and 1/2 story Stick style structure facing gable end to the street. The Town Hall (Area HYE, #HYE119, 1926) is a handsome two story brick building designed in the Federal Revival style.

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County Buildings

The Barnstable County Superior Courthouse (Area BV/WB, #BVD105, 1831-1832), which is one of the most imposing buildings in the town, was individually listed in the National Register on November 12, 1975. Designed by Alexander Parris in the Greek Revival style, it is a two story granite building facing gable end to the street. The projecting gable, supported on four fluted Doric columns, protects a double leaf entry with lintel shelf supported on consoles. The Doric entablature, with triglyphs and metopes, is wood, painted to simulate granite. An earlier Colonial Courthouse (Area BV/WB, #BVD132, c1774) survives in altered form as the Third Baptist Church.

The earliest surviving county structure is the Old Jail (Area BV/WB, #BVC87, c1690) which exhibits plank construction adapted to specialized prison use, and full-rigged ships carved by former prisoners. It was individually listed in the National Register on July 2, 1971. The current brick Barnstable County Jail (Area BV/WB, #BVC108, 1935) is located on a hill behind the Courthouse.

State Buildings

The former State Normal School Complex (Area HYE, #HYE120/121, 1897) consists of two, three story hip roof buildings designed in the Romanesque/Queen Anne style. The two remaining buildings from the complex are now used for town offices; a third building was demolished in the mid 20th century.

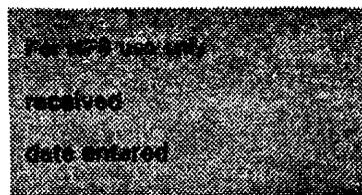
Federal Buildings

These structures are varied in function, but all date from the mid 19th century. The former District Seven U.S. Customs House (Area BV/WB, #BVC88, 1855-1856) is a two story brick and cast iron structure designed in the Renaissance Revival style by Ammi B. Young. The Sandy Neck Lighthouse (Area BVG, #BVG275, 1857) is a typical structure of the period constructed of cast iron. The Santuit Post Office (CTA9, Main Street, c1846-1848) is a diminutive, 1 and 1/2 story, flushboard cottage, similar to residences found at camp meeting grounds.

Private Institutional Buildings

These include schools and village halls. Numerous private schools were established in the 19th century, but many probably were run from private homes. One surviving example built as a school is the Barnstable Academy (Area BV/WB, #BVC81, c1839). This is a 1 and 1/2 story temple front structure, whose overhanging pediment is supported on slender, fluted Doric columns. A single entry is centered on the five bay facade. Village halls are represented by Liberty Hall (MMA16, Main Street, c1859), a 1 and 1/2 story, shingled, gable end building designed in the Greek Revival style; and Freedom Hall (Area CTB/C, #CTB28, c1860), a much more finely detailed 1 and 1/2 story Greek Revival style building

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METHODOLOGY

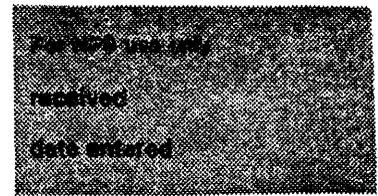
The Barnstable Multiple Resource nomination is based on a comprehensive community-wide survey initiated by volunteers in the 1960s and completed in 1985 by Candace Jenkins, a professional consultant hired under a grant from the Massachusetts Historical Commission which was matched equally by the town. The survey was conducted on a village basis and levels of information vary from village to village. Generally, properties in Barnstable Village and West Barnstable are the most thoroughly documented through intensive deed research. Numerous historic sites have been identified in these villages as part of the general survey effort, while Sandy Neck, Area BVG in Barnstable Village, was also studied by a professional archaeologist.

The survey followed the guidelines developed by the Massachusetts Historical Commission (MHC), and utilized most of the inventory form types provided by MHC. Each of the seven villages was divided into survey areas which were recorded on area forms (A). Individual resources within the areas were recorded on building forms (B), monument/object forms (C), pre-historic and historic site forms (D), burial ground forms (E), structure forms (F), and landscape forms (H). Streetscape forms (G) were not used because Barnstable's historic development patterns have yielded varied rather than uniform streetscapes. Triple letters were assigned to the areas recorded during the survey. The first two indicate village location (BV= Barnstable Village, WB= West Barnstable, MM= Marstons Mills, CT= Cotuit, OV= Osterville, CV= Centerville, and HY= Hyannis); the third letter refers to the specific survey area within the village. These triple letters also precede all individually recorded resources which are numbered sequentially within each village. Thus, at a glance, one can tell which village any surveyed property is located in and also the general location within the village.

Candace Jenkins was retained to prepare this Multiple Resource Area nomination in the fall of 1985. All surveyed properties and areas were studied to determine which might meet the National Register Criteria for Evaluation; all potential candidates were then field checked to determine integrity and appropriate boundaries. Districts identified during this process are most typically village centers (BV/WB, WBB, CTB/C, CTA, CVC), four are summer resort developments (BVG, HYA, CVD, OVC), one is the town municipal group (HYE) while the remainder are well defined clusters (HYG, BVH, BVI).

In general, selections were based on architectural, and to a lesser extent, historical significance. Properties and areas in the latter category evidenced a strong relationship to important local, state or national events, patterns or persons. Architectural significance was based on excellence of design and retention of original materials, features, and setting, including open space, outbuildings, fencing, plantings, etc. Viewing the town as a whole, rather than on a village basis, allowed for a wholistic approach to evaluation. Evaluation was based on the results of the Barnstable survey, the observations of the state survey team in their study of the Historical and Archaeological Resources of the Cape and the Islands (1986), and the conclusions of the consultant.

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More specifically, properties were evaluated in terms of their relationship to the major themes and periods underlying Barnstable's historical development. These themes, which are more fully explained in the introduction to Section 8, include the Early Settlement Period (1639-1685), Barnstable: the Shire Town (1685-1776), Maritime Prosperity (1776-1854), and Barnstable: the Seaside Resort (1854-1936).

Early Settlement Period (1639-1685)

Few historic resources remain extant from this early period of Barnstable's development, and those that do, have all been altered to some extent. Thus, none present a pure 17th-century appearance, although several incorporate typical period lean-to's. Evaluation of these residences was based on retention of some early interior or exterior features, general integrity to a later period of significance, historical associations, and retention of an undeveloped setting. Other resources which are located in proposed districts and provide a fortunate link with Barnstable's most distant historic past include the settlers' first permanent burying ground at Lothrop Hill (Area BV/WB), and contact period sites on Sandy Neck (Area BVG).

Barnstable: The Shire Town (1685-1776)

Many well-preserved resources throughout the town remain from this period of growth and prosperity which opens with Barnstable's establishment as the county seat of the newly formed Barnstable County. They include public buildings, residences, cemeteries, and historic sites which were evaluated on the basis of physical integrity and historical associations; special efforts were made to include traditional or vernacular forms which were well documented and preserved; well preserved settings were considered to make a substantial contribution to significance. One of the most important structures from this period is the Old Jail (Area BV/WB; NR 7/2/71) of c1690 which is the earliest surviving building erected by the county. Another key building is the West Parish Meetinghouse (Area WBB) of 1717, the earliest extant church in Barnstable.

Several cemeteries (MMA801, CVA801, Area BV/WB) date to this period as well and continue the representation of public sector activities. Individual residences from this period range from vernacular 1 and 1/2 story cottages (WBA21, c1760; CVA2, c1730) to cottages with elaborate entries featuring swelled consoles (MMA18, early 18th-century; OVA3, c1747) to full two story, five bay houses (BVI315, c1721). Numerous examples, many of which are significant in their own right, exist in the proposed Old King's Highway Historic District (Area BV/WB), which was designated as the County Road in 1685 and was the town's center of activity throughout the period.

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Maritime Prosperity (1776-1854)

Evaluation, especially of individual residences, was most difficult in this period, which excepting the present, was Barnstable's time of greatest building activity. Only the best preserved examples, of both vernacular and high style character, were considered for individual nomination. The handful which retain significant agricultural settings (WBA28/29, c1700/1840; CTB41, c1780) were judged to be among the most important. Former farmhouses which retained at least one outbuilding and some sence of their original acreage were also considered to be enhanced by their settings. Many of the proposed districts date largely from this period with a full range of examples of the Federal and Greek Revival styles. For the first time, building types other than residences begin to appear in some numbers, including stores (OVA21, c1840), churches (MMA17, c1830; OVA18, c1837), and a post office (CTA9, 1846). Other stores and churches are found in the districts as well (BV/WB, CTB/C, CVC).

Barnstable: The Seaside Resort (1854-1936)

While absolute numbers of resources nominated from this period are down from the preceeding period, the types are more diverse. The only above ground industrial property included in the nomination, the Crosby Boatyard (OVB35, Crosby Circle, c1860), dates from this period. Several village meeting halls are included (MMA16, c1859; Area CTB/C, c1860), as well as a group of municipal buildings (Area HYE), and many more commercial properties (HYD108, c1910; HYD109, c1920; HYD110, c1920; HYF131, c1910).

As in the preceeding periods, residences are the most abundant building form, and appear in the Greek Revival, Italianate, Mansard, Stick, Queen Anne, Shingle, Arts & Crafts and Bungalow styles. Individual houses were evaluated on the basis of their original architectural design, their known historical associations, and their current degree of integrity. Districts whose components date mainly from this period are summer resort developments (Areas HYA, CVD, OVC), and the town municipal group (Area HYE). Because Barnstable's south side was growing most rapidly during this period, nominated resources are concentrated in the villages of Hyannis, Centerville, Osterville and Cotuit.

The initial evaluation by the consultant was followed by meetings with members of the Barnstable Historical Commission and their survey coordinator, Patricia Anderson, to refine the list of properties being proposed for nomination. Field work with the staff from MHC was also undertaken to finalize the list of properties and districts. Once the list was finalized, additional research was conducted where necessary to provide an acceptable level of documentation to substantiate National Register eligibility. It should be noted that the information provided on the inventory forms is abbreviated and site specific, and must be reviewed within the broader context of the overview.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input checked="" type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)
				community development
<b>Specific dates</b>	1639-1935	<b>Builder/Architect</b>	various	

### Statement of Significance (in one paragraph)

#### INTRODUCTION

The Barnstable Multiple Resource Area includes 75 individually nominated properties and 13 districts resulting in a total of 1,077 properties proposed for nomination to the National Register for Historic Places. Currently Barnstable has five National Register listings; three of these-- the County Courthouse (NR: 6/11/81), the Old Jail (NR: 7/2/71), and the U.S. Custom House (NR: 11/12/75)-- will be included within the proposed Old King's Highway Historic District (Area BV/WB); The Kennedy Compound (NHL: 11/28/72) will be included within the proposed Hyannis Port Historic District (#HYA); and the Wianno Club (NR: 3/2/79) will be included within the proposed Wianno Historic District (#OVC). Together these properties are reflective of a dispersed Colonial period agricultural settlement with a strong county focus which developed important maritime industries in the late 18th and early 19th-centuries, and which developed as a fashionable seaside resort after the mid 19th-century.

The individual properties and districts proposed for nomination reflect several major themes and periods that define Barnstable's historic development patterns. At their broadest, these themes and periods include: Early Settlement (1639-1685), Barnstable: the Shire Town (1685-1776), Maritime Prosperity (1776-1854), and Barnstable: the Seaside Resort (1854-1936). The dates upon which these periods are based mark trend-setting events in the town's history which led to a shift in its dominant characteristics. The first date, 1639, is that of the town's incorporation shortly after European colonization; 1685 is the year in which Barnstable was designated as Shire Town of Barnstable County. The third date, 1776, recognizes the impact of a national event as well as the beginnings of large-scale maritime activities. In 1854, the Cape Cod Branch Railroad was extended to Barnstable, quickly overtaking shipping as the most convenient, reliable, and rapid means of transportation. The railroad also brought summer visitors, some of whom wrote glowing reports describing the town's physical charms and quaint historic character; this publicity along with the improved access provided by the railroad began to attract summer visitors who purchased or built homes, or who stayed in the several hotels which began to appear.

Due to Barnstable's early pivotal role as the county seat, many Colonial and Federal period residences, ranging from the vernacular to the sophisticated, were constructed and survive. The largest concentration is along the Old King's Highway or County Road (Area BV/WB) with a much smaller but still notable grouping at Santuit (Area CIA). Numerous scattered farms from the 18th and 19th centuries remain as well, although their fields and outbuildings have frequently been diminished or lost. Other building types, most prominently represented by the West Parish Meetinghouse of 1717 (Area WEB) remain as well.

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In the early 19th-century, sea captains and others built finely crafted Greek Revival and Italianate style dwellings, displaying their knowledge of contemporary architectural fashions. Many remain in intact condition with some even retaining their carriage houses. Some of the best examples are to be found in Cotuit, Centerville and Hyannis; an exceptional stuccoed octagon house with octagonal carriage house (#HYC-78) remains at Hyannis as well. Numerous commercial and institutional buildings are to be found, the most notable being the County Courthouse (NR: 6/11/81), the U.S. Custom House (NR: 11/12/75), and the Barnstable Institute for Savings (c. 1860), all within the proposed Old King's Highway Historic District (Area BV/WB).

In the later 19th and early 20th-centuries the town developed as a fashionable summer resort and prosperous commercial center. Seaside resort architecture is best illustrated in the proposed Hyannis Port (Area HYA), Craigville (Area CVD), and Wianno (Area OVD) historic districts. Numerous commercial buildings are found scattered along Main Street, Hyannis, but most have been altered to a greater or lesser degree.

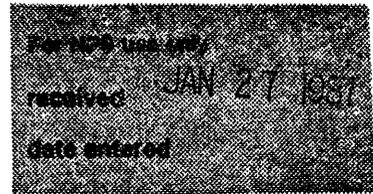
Properties and districts included in this nomination were selected primarily for their architectural excellence and integrity with a secondary emphasis on historical significance. Archaeological sites were included only in the proposed Sandy Neck Cultural Resources District (Area BVG) due to the limits of the survey on which this nomination is based. As a whole, the Barnstable Multiple Resource Area possesses integrity of location, design, setting, materials, workmanship, feeling and association, and meets criteria A, B, C, and D of the National Register of Historic Places. It is judged to be of state level significance.

COMMUNITY DEVELOPMENT PATTERNSEarly Settlement Period (1639-1685)

Barnstable's earliest European settlement in the 1630's and 1640's was confined to the northern portion of the present town as defined by the Sandwich Moraine, an east-west ridge paralleling the present mid-Cape Highway (Route 6). Initial settlement occurred here in present day Barnstable Village and West Barnstable, due to the area's fertile soils, and an abundance of game and fish, as well as salt hay available in the area of the Great Marshes. An extensive harbor formed by the Sandy Neck barrier beach, and relatively direct maritime connections to the established centers of Plymouth and Boston assured continued growth of the area.

Although the earliest history of Barnstable is somewhat clouded, it is generally agreed that two short-lived settlements were made in 1637 and 1638 before a more permanent colony was established in 1639 in the area of Lothrop Hill and Pond Village. Key figures in this later settlement, which numbered 41 families by 1640, were the Reverend John Lothrop, Deacon Henry Cobb, the Reverend Joseph Hull, and Thomas Dimmock. The settlement was solidified by Barnstable's formal incorporation as a town in 1639, and by construction of the first meetinghouse at Lothrop Hill in

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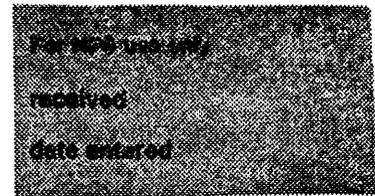
1646. All of these early activities occurred in present day Barnstable Village although some limited development must have quickly spilled over into West Barnstable, which was on the overland route from Plymouth to Sandwich to Barnstable Village, and which more importantly, provided direct access to the salt hay, shell fish, and other resources of the Great Marshes. Sandy Neck probably saw early activity as well, but on a less permanent basis due to its remote and exposed location. The Great Marshes were of particular importance to the settlers, and indeed instrumental in their selecting Barnstable, since it provided a source of fodder for livestock not readily available elsewhere in the heavily forested new land.

Barnstable's first settlers or proprietors began to formalize their territorial rights with Native Americans soon after receiving their grant of land from Plymouth Colony of which it was part. The First Purchase occurred in 1644 and involved most of West Barnstable as well as the northwest corner of Marstons Mills; these were among the most fertile lands in the area. The Second Purchase, made on March 7, 1648, formalized the proprietors' claim to the area now known as Barnstable Village which was already the site of a sizeable settlement. The Third Purchase, occurring later in 1648, on May 17, substantially increased the acreage of the new town and expanded it for the first time to the "South Sea" (Nantucket Sound). This purchase included the eastern half of Centerville, all of Osterville and Cotuit, and southern Marstons Mills. The final Fourth Purchase of July 19, 1664 added Hyannis and western Centerville. Atypically, those 17th century bounds remain today with only a few minor adjustments. The First Purchase was made from the native Serunk, the Second from Nepoyetum, the Third from Paupmumuck, Sachem of the South Sea, and the Fourth from Sachem Iannough, whose name was eventually corrupted into Hyannis.

While establishing relations with the Native Americans, the proprietors were dividing lands among themselves and creating a governmental system under which they could live. The Reverend John Lothrop (1584-1653) was first pastor of the new community, serving until his death. Thomas Dimmock was chosen as a church elder in 1650, while Henry Cobb and John Chipman attained this position in 1670. Dimmock and the Reverend Joseph Hull (who remained in Barnstable for only a few years) were selected as the First Deputies to the General Court and also served as the first Land Committee responsible for the crucial task of dividing the new territory among its settlers. According to Trayser, most of the settlers were "yeomen, tillers of the soil, or of the small storekeeper class, with no standing in society and hardly any money." Civic responsibilities which these yeomen assumed included the positions of field drivers, pound keepers, deer and hog reeves, sheep yarders, common field and beach drivers, surveyors of wood, bark, lumber and flax, wood corders, sealers of leather, fence viewers and fish packers.

Land was initially divided into 6-12 acre houselots on the north (harbor) side of the King's Road (County Road or Rte. 6A) while the southern side was reserved as common land for planting crops, and woodlots. Other uses of common land included public ways, ministerial, school, and meetinghouse lots, public landings and beach space for

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fish houses. Most of the common lands were eventually divided between 1697 and 1725 but woodlots remained under control of the proprietors.

Four fortification houses owned by William Crocker (two), Henry Cobb, and Thomas Dimmock were erected at various points along the Sandwich Road in the early 1640s at the insistence of the General Court at Plymouth. Trayser describes them as two story structures measuring 25'x20' with their lower stories of stone and overhanging upper stories of wood.

Farming and husbandry were the economic mainstays of the community during this period, although some limited fishing and seafaring activities probably occurred as well. Crops included rye, barley, wheat and Indian corn, while livestock included cattle, sheep and pigs. The proximity of the Great Marshes with their abundant supply of salt hay was crucial to the raising of livestock during this early period since the terrain was for the most part heavily forested and thus not suited to fodder production. Additionally, Abraham Blish is said to have operated a grist mill on Mill (later Maraspin) Creek from 1657.

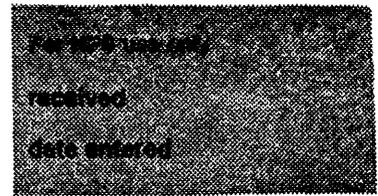
Near period's end in 1681, the meetinghouse was rebuilt further west along the King's Highway (County Road or Rte. 6A) near Coggins or Hinckley Pond. This move probably reflected the growth of the West Barnstable population.

Barnstable: The Shire Town (1685-1776)

The opening of this period is marked by the establishment of Barnstable County and the designation of Barnstable as its Shire Town. By this time the Plymouth Colony had become sufficiently populous to warrant its division into smaller administrative units. Thus Barnstable, Bristol and Plymouth Counties were formed. The towns of Sandwich, Barnstable, Yarmouth and Eastham constituted the original Barnstable County. Barnstable was chosen as the shire town due to its central location, although some have argued that it was due to the fact that Thomas Hinckley of Barnstable was then governor of Plymouth Colony, a factor which probably also came into play. The first courthouse (c. 1685-86) was located on the King's Highway, newly designated as the County Road, near present day Pine Lane. A second courthouse was erected further east in 1744 at Rendezvous Lane. This move may have been in recognition of the growing importance of maritime activities, since Rendezvous Lane was one of the major access roads to the harbor. This courthouse remains in much altered condition and turned on its site as the Baptist Church (Area BV/WB). The County also erected a wood frame jail c. 1690 (NR: 7/2/71). This originally stood at County Road and Old Jail Lane, but was moved about one mile east to Cobb's Hill in the early 1970s to prevent its demolition. It now forms a museum complex with the former U.S. Customs House/Post Office (NR: 11/12/75) (both Area BV/WB).

A second event of major importance in this period was the division of the town into East and West Parishes in 1717. Just as the county had become populous enough to require smaller administrative units, so had the town. Thus, the residents of West Barnstable won the right to erect their own meetinghouse on the West Barnstable Road,

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which also became known as Meetinghouse Way (Rte. 149; Area WBB). The residents of the East Parish, never happy with the westerly Coggins Pond site of the Second Meetinghouse (1681), erected a new house of worship on Cobbs Hill. The West Parish structure remains, restored to its original appearance in the 1950s; the East Parish Meetinghouse was replaced twice more on the same site (Area BV/WB).

Important early families in West Barnstable included Crockers, Chipmans, Hamlins, Otisses, Blossoms, Parkers, Jenkinsons, Bursleys, and Bodfishes. The Parkers became particularly important in the mid 18th-century through a maternal line of Lombards. In 1759, James Parker left a small sum for care of the poor to the town, and the bulk of his estate to Parker Lombard, a nephew. Two years later, the sickly Parker Lombard died at age 34, leaving his extensive holdings on Meetinghouse Way to the town "for the Use and Benefit of the Poor of the town of Barnstable from one generation to another and never to be sold." The poor house erected in 1769 also served as town offices until the first selectmens' office was built a short distance to the north in 1889. The poor farm, including house and outbuildings were demolished several years ago (1960s) after photographic recording. The site, with its semi-circular drive, is still recognizable.

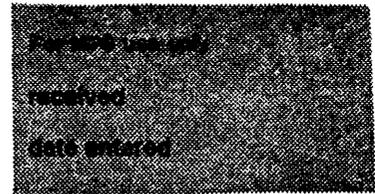
During this period, farming and husbandry remained as the economic mainstays, but seafaring activities such as fishing, shellfishing, whaling and coastal trading, were becoming more prevalent. Merchants were also more common now, particularly in the Barnstable Village area. By 1700, several taverns, warehouses and wharves were present along the County Road and its side roads mainly leading north to Barnstable Harbor. In 1696, the first storehouse in Barnstable was built on Rendezvous Creek east of the present courthouse. Several wharves were built on Barnstable Harbor, particularly off Scudder and Poverty (Mill Way) Lanes. Coasting was rapidly gaining importance in Barnstable with farm produce, fish, firewood and general merchandise being carried between Boston, the Cape and even the West Indies. A packet line was also established between Boston and Barnstable Village.

Both windmills and water powered mills were also now present in the Barnstable area; by 1704-05 at least three mills were in existence. In 1687, a windmill was built on Cobb's Hill to grind grains. In the southern portion of the town, Goodspeed's Mill was the locus of considerable activity, eventually providing the village name, Marstons Mills. In 1687, a fulling mill was constructed in this area followed by an additional mill on the same site in 1704-05. With the exception of this industrial activity at Marstons Mills, little of note was occurring in southern Barnstable at this time.

#### Maritime Prosperity (1776-1854)

Barnstable was totally transformed during this period of growth and prosperity, assuming much of the appearance which today is considered a reflection of its unique historic character. Major population growth, establishment of the southern villages, diversification of the economy, transportation improvements, specialization of building types, and development of new social, educational and religious opportunities

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all combined to produce a more heterogeneous society. Deyo, the county historian, described Barnstable thus in the first half of the 19th century: "Its harbor was busy with shipping and its shores were white with salt works; its fields were golden with ripening harvests, and its many spires of church and school edifices pointed to God and knowledge." (Deyo, 1890; p.375)

During the period under consideration, Barnstable's population nearly doubled, rising from 2,610 in 1776 to its 19th century peak of 5,129 in 1860. Census figures from 1850 indicate that 994 families were living in Barnstable and that 930 dwelling houses existed at that time. While this growth was initially concentrated in the old population centers of Barnstable Village and West Barnstable, it gradually began to shift to the southern villages with their deeper harbors and opportune location on the busy New York-Boston, and Nantucket-mainland shipping routes. As is discussed more fully in Section 7, all of the southern villages experienced rapid growth that accelerated as the 19th century wore on.

The fuel that sustained this growth was provided by Barnstable's burgeoning maritime industries; these consisted mainly of coastal trading, some foreign trade, fishing and shellfishing, shipbuilding and salt making. Immediately after the Revolutionary War, Barnstable shipmasters became involved in the lucrative Northwest fur trade, participation in which meant committing several years to a voyage around the world. The route started with a long leg south around the Cape of Good Hope, then north to the Queen Charlotte Islands off British Columbia where "...trumpery articles were bartered for sea otter skins with the Indians." The ships then turned westward across the Pacific Ocean to Canton "...where the furs were traded for tea, silk and porcelain." The homeward route continued westward around the Cape of Good Hope. Some of the earliest voyages were made in conjunction with wealthy Boston merchants such as Thomas Handasyd Perkins. (Trayser, 1939; p.269)

While these long voyages brought great wealth to a few individuals, most Barnstable mariners engaged in less glamorous occupations. One of these was the coasting trade which involved short voyages up and down the eastern coast, many between Boston, New York and Pennsylvania. By 1830, "the tonnage of Barnstable coastal shipping was fourth in the County after Dennis, Provincetown and Chatham. Two decades later, Barnstable coastal shipping led the Cape in tonnages reported." (MHC, 1985; p.13) This enterprise began to decline shortly thereafter, however, mainly due to the construction of the Cape Cod Branch Railroad in 1854, which provided direct connections to West Barnstable, Barnstable Village and Hyannis. The coasting vessels ranged from "sloop-rigged and small two-masted schooners carrying 100 tons or less, up to the large five and six-masted type schooners carrying two and three thousand tons, that came into being in the '80s of the past century." (Trayser, 1939; p.293)

Barnstable's fishing industry also grew rapidly after the Revolution with cod as the major catch. "The Reverend Mellen reported in 1794 that 'a hundred men or upwards are employed in the fishery, which is yearly increasing.' If the statistics are to be trusted, by 1832 this figure had risen to 1500 men and 188 vessels--an employment figure which must have represented much the largest part of the working population of

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the town...In the pre-Civil War period, cod fishing remained the town's chief industry and in 1855, 17 vessels employed 160 men." (MHC, 1985; pp.11-12) Oystering was also an important industry at Cotuit, Osterville and Hyannis.

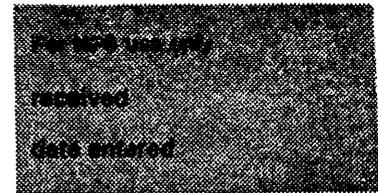
During this period, Hyannis began to eclipse Barnstable Village as the hub of maritime activities. This was due largely to its deep water harbor, which was improved by the Federal government in 1815 with construction of Point Gammon Light (technically in neighboring Yarmouth), followed by construction of a breakwater in 1826. Barnstable Harbor also received a federally constructed lighthouse at the tip of Sandy Neck in 1826 (Area BVG). Hyannis' breakwater, which substantially improved Lewis Bay and the Inner Harbor as safe havens for large and small ships, made Hyannis one of the principal ports of call for packet ships sailing between Boston and New York. Hyannis also served as Nantucket's major link with the mainland. Additionally, Hyannis was the location of extensive fisheries and packing establishments. The neighboring southern villages of Osterville and Centerville also developed boatyards during the period. Despite the growing prominence of Hyannis, Barnstable Village nevertheless retained enough influence at mid-century to be selected as the site for the U.S. Treasury Department's Barnstable County Custom House/Post Office in 1854 (Area BV/WB).

Saltmaking was Barnstable's other large-scale, maritime related industry. The earliest known works were operated by Nathaniel Gorham on Sandy Neck during the Revolutionary War. Another early works in Barnstable Village was founded in 1804 by Loring Crocker in a marshy area known as the Common Field north of Cobb's Hill. By the time of Crocker's death in 1843, he had amassed a total of 17,000 running feet of vats valued at one dollar per running foot. He is said to have produced 6,000 bushels in a good year. His sons operated the works until 1872. Numerous other saltworks were also operated along the southern coast from Hyannis to Osterville with a particularly high concentration in Hyannis. By period's end, the saltmaking industry was in decline due to cheaper production elsewhere, and within another 20 years it had vanished.

The employment and revenue from the maritime industries stimulated other economic opportunities and led to the establishment of specialized commercial establishments in the various villages. By period's end, these included shoe shops, milliners, tailors, hotels, blacksmiths, tin shops, stove shops, offices, telegraph offices, paint shops, markets and taverns. Most of the villages had a shoe shop, a blacksmith, and sometimes an unspecified store, probably a general store. The other shops mentioned were located only in Barnstable Village, and especially in Hyannis. Three newspapers were also established during this period: the Barnstable County Gazette of 1825, the Barnstable Journal of 1826, and the Barnstable Patriot of 1830. One bank, the Barnstable Institution for Savings, was established in 1830.

Accompanying the expanded economic base were several transportation improvements that both reflected the strong economy and stimulated further growth. In 1825, packet service from Barnstable Village to Boston, which had existed since the late-17th century, was instituted on a regular basis with three weekly runs. The sloops and

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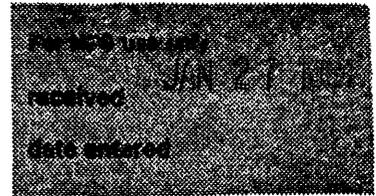
schooners employed in this service made the trip in anywhere from seven hours to one day, depending on the wind and tide, and charged \$1.00 per passenger each way. Unscheduled packets also ran from the southern villages to Nantucket and New York; they generally carried freight rather than passengers however. At various times, regular runs were established between Hyannis and New York, Hyannis and Nantucket, Centerville and Nantucket, and Cotuit and Nantucket. The packets were generally put up for the winter when both passengers and freight turned to stage lines, which had the advantage of stopping at intermediary points.

Scheduled stages ran from Boston to Sandwich as early as 1800 and shortly thereafter made less regular trips to West Barnstable and Barnstable Village. Regular stage service to Barnstable Village was instituted in 1830. At first, the trip was accomplished in two days with an overnight stop in Plymouth, but later the entire journey was squeezed into one day. Additionally, two stage lines ran from Hyannis to Sandwich. One took a direct route along the Old Barnstable-Sandwich Road, while the other took a more roundabout route through Osterville, Marstons Mills and Cotuit to pick up additional passengers. The stages serving West Barnstable, Barnstable Village and Hyannis lost considerable business in 1854 when the Cape Cod Branch Railroad was extended from Sandwich (which had had service since 1848), reaching Barnstable Village on May 5, 1854 and Hyannis exactly two months later. Initially, three trips to Boston were offered each day.

Shortly after the end of the Revolutionary War, the newly established Federal government began to regulate mail delivery and establish postal districts. Barnstable's first regular mail service commenced in 1792 with once-weekly pony express deliveries to Boston. John Thatcher, the first rider, left Barnstable on Thursday morning, stopping overnight in Plymouth, and delivered the mail at the Sign of the Lion, on Washington Street in Boston on Wednesday evening. He returned to Barnstable on Friday evening. Service was expanded to two weekly deliveries in 1812 due to interest in the War. In 1820, the influential and growing community of ship owners and masters requested and got thrice weekly mail delivery.

Barnstable Village's first post office was established in the home of Dr. Richard Bourne in 1793; in 1856, it was moved to elegant new quarters in the just-constructed U.S. Custom House/ Post Office building (NR: 11/25/75; Area BV/WB). West Barnstable's first post office was established in 1816 with Samuel Bassett as postmaster. Cotuit's first post office opened in 1821 in the home of Roland Thatcher Crocker (Area CTA); it became part of the mail/stage route linking Sandwich, Cotuit, Osterville and Hyannis. In 1848, as Cotuit Port assumed greater prominence, a second office was established; it is believed that the present post office on Main Street in Santuit was erected at approximately the same time (CTA-9). Hyannis' first post office was opened in 1821, initially in a private residence; a second office was opened at Hyannis Port shortly thereafter. Osterville's post office was opened in 1822, while Marstons Mills' first post office opened in 1828 in the home of Nathaniel Hinckley. Centerville was the last village to gain its own post office, in 1834. In 1830, the Barnstable Patriot noted that the town had seven post offices (Barnstable Village, West Barnstable, Coatuit, Marstons Mills, Oysterville, Hyannis and Hyannis

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Post), five of which had been established within the past six years. The rapid creation of postal districts is a strong indicator of the growing size and identity of the southern villages.

Village life changed markedly during this period with the establishment of village post offices, district schools and private academies, village meeting halls, village libraries, fraternal societies, and a proliferation of religious denominations from which to choose.

Until the time of the Revolution, Barnstable employed two school masters, one for the East Parish and one for the West; only the East Parish had a permanent schoolhouse, built in 1771. This situation changed dramatically in the first half of the 19th century when approximately 20 district schools were erected, indicating once again the growing size and independence of the southern villages. In 1772, the town voted in favor of a decentralized school system that would empower each village to raise taxes for the purpose of establishing a school, but no action was taken until after the War. At that time, in 1779, the town voted to establish three school districts: two on the northside, and one on the south; they also voted to raise 450 pounds for support of one grammar, or secondary school, and two common, or primary, schools. By 1794, the town had grown sufficiently to vote to divide the town into thirteen school districts and to keep one good Latin grammar school and four good English grammar schools. "By the middle of the present century (19th) nearly a score of pretty school buildings here and there dotted the landscape of the town..." (Deyo, 1890; p.377).

The schools' governance was split between the town school committee (required by state law) which examined and employed teachers, and the individual districts which raised funds and paid expenses. Despite the existence of a town-wide committee to establish standards for the district schools, their quality varied greatly. The school committee's report for 1849-50 stated,

"We have a few excellent houses--several that are tolerable, and many that are little better than caves or dog kennels, unfit for anything save habitation of cattle or swine. In this last remark we allude to districts No. 6, at West Barnstable, No. 12, at Marstons Mills, No. 10, at Cotuit, and No. 13, in Osterville."

'The inhabitants at Hyannis have erected a new house in the past season, at a cost of \$4,500- a noble instance of liberality and public spirit that is worthy of the highest praise. For size, finish, comfort, convenience and everything requisite to the schoolroom, it has not its superior, if indeed, its equal in the County. It is worth a day's journey to see it, and to witness the effect it has upon the character and progress of the school." Barnstable Village, on the other hand, was chastised as "a large and wealthy district, containing three schools,

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that does not even own a schoolhouse of any kind, an instance probably not to be found elsewhere in the Commonwealth." (Trayser, 1939; p.239).

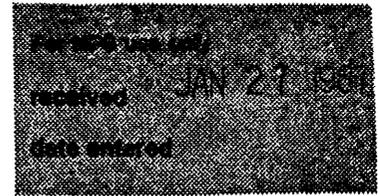
Private academies flourished during the first half of the 19th century, for despite a state law of 1836 requiring all towns over 4,000 in population to establish high schools, Barnstable did not comply until the 1870s. The earliest of these was the Barnstable Academy at Barnstable Village founded in 1839 by subscription among Barnstable residents at \$25 per share. The school was managed by a Board of Trustees elected by the share holders; its curriculum included Greek, Latin, French, English, mathematics and sciences. Hyannis had two well-known private academies, the Hyannis High School of 1837 and the Hyannis Village Seminary of 1849. According to Trayser, both Barnstable Village and Hyannis had smaller academies and each of the other villages had at least one such institution.

Complementing the proliferation of educational opportunities for adolescents was the establishment of village meeting halls where adults could meet, socialize and discuss current events. For example, Centerville erected Liberty Hall in 1846 as a place "where every man should have the privilege of giving expression to his thoughts upon any subject" (Trayser, 1939; p.383). Barnstable Village had a Union Hall by 1835, Marstons Mills erected Liberty Hall in 1859, Cotuit established Freedom Hall the following year, and Osterville had a Village Hall from 1800 which originally housed church and school but later embraced a wider range of activities. Many of the villages also established private libraries during this period, most of which were located in existing residences. Fraternal organizations such as Masons and Odd Fellows served as gathering places as well, especially in Barnstable Village and Hyannis.

Many churches, representing a variety of denominations, were established during this period. This was partially due to population increases, especially in the southern villages, and partially to the dissolution of the orthodox Congregational Church's ties to the state in 1833. The Congregationalists remained a force during this period nevertheless, with the Third Parish formed in 1796 in Centerville (church moved to present location in 1826 and rebuilt in 1848; Area CVA). Two societies were formed at Cotuit in 1846; the one at Santuit was made up solely of Congregationalists, while that at Cotuit Port was called the Union Religious Society and included Baptists and Methodists as well. In 1854, Hyannis also formed a Congregationalist Society made up of members from the disbanded Methodist Church.

The town's First Baptist Society was formed at Hyannis in 1772, but a permanent minister and church were not obtained until 1788; the church was rebuilt in 1825 and again in 1845. The Second Baptist Society was formed at Osterville in 1835, and a church building was erected in 1837 (OVA-18). The Third Baptist Society was formed at Barnstable Village in 1842, finding a home in the remodeled second colonial courthouse of 1744 (Area BV/WB).

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Methodist Episcopal Societies were formed at Barnstable Village and Marstons Mills by 1820; the latter congregation moved its church building from Yarmouth in 1830 (MMA-17). Osterville, which had begun meeting as early as 1811, established a formal church in 1847, and constructed a church building the following year. Hyannis established a short-lived Methodist Society in 1850 that split into Congregational and Episcopal factions only four years later. The town's earliest Catholic Parish was formed at Hyannis in 1850.

The most liberal denominations, the Unitarians and Universalists, were organized at Barnstable Village and Hyannis in the 1820's. The Hyannis Universalist Church was established in 1828 while the Barnstable Village Unitarian Church succeeded the old First Parish Congregational Society in 1825 (present building 1905-07; Guy Lowell, architect; Area BV/WB).

After the mid-19th century, the established churches tended to recombine into United or Federated congregations serving several denominations. New congregations were established as well, often in areas such as Hyannis Port and Wianno, where they served the needs of summer visitors.

Two other structures were erected during this period that indicated the growing size of the town government. The first was a new Poor Farm (demolished 1960s) on Meetinghouse Way in West Barnstable on land which had been left to the town in the mid-18th century by the Parker-Lombard family. The Poor Farm also provided office space for the town's selectmen until a small office was erected for their use in 1889, further north on Meetinghouse Way (Area WBB). The second was a town-house, erected in 1837 after the 1833 separation of church and state prompted the Barnstable Village, West Barnstable and Centerville meetinghouses to close their doors to town meetings. The town voted to erect the building at the town's geographic center; when it was discovered that this spot was under Lake Wequaquet, a site to the west of the shore was chosen. Abraham Fuller, Amial Jenkins and Eben Whelden, Jr. were the builders; the construction cost was \$1,252.63.

Barnstable: The Seaside Resort (1854-1935)

This period, which embraces the second half of the 19th century and the first half of the 20th, is one of great contrast. For a short time, it was characterized by a continuance of maritime prosperity with its attendant establishment of new business enterprises and educational and religious opportunities. These early years also witnessed the town's initial conversion to a seasonal tourist-based economy, characterized by erection of private summer estates and hotel, and by the formation of several summer resort colonies. Agricultural production was also stepped up on a relatively large scale, and limited immigration added a sizeable ethnic component to the town's population for the first time. Nevertheless, the overriding factors influencing late 19th and early 20th-century Barnstable were population loss, job loss and general economic malaise. It was not until after the great depression of the 1930s that prosperity returned to the town, this time firmly rooted in the summer resort trade.

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In the 1850s, there was little to indicate that the town or county of Barnstable would become a favored New England summer resort, attracting visitors from across the nation as well as from abroad. At that time, the national mania for summer resorts, particularly at the seashore, was in its infancy, and the county's economy was still tied to the sea. Nevertheless, the seeds of change were present. Traditional maritime industries such as fishing, shipping and salt making were entering a sharp period of decline. Transportation improvements such as the Cape Cod Branch Railroad, originally introduced to provide reliable service for those industries, were in place and ready to deliver city dwellers to the quaint and healthful charms of Cape Cod. Finally, outsiders were beginning to recognize the recreational opportunities available in towns like Barnstable which offered a pleasing contrast to the fast pace and congested conditions of city life.

Samuel Hooper, a wealthy Bostonian married to Anne Sturgis of the noted Barnstable Village family, is generally recognized as Barnstable's first summer resident. He purchased the Braddock Crocker House (1783; CTB-34) overlooking Upper Cotuit Harbor in Cotuit Port in 1849. Hooper, who served six terms in the U.S. Congress beginning in 1861, was the first of several distinguished Bostonians to adopt Cotuit as their summer home. By 1866, they included Judge Fletcher, Col. Charles R. Codman, George G. Lowell, John T. Coolidge, James Parker and Augustus T. Perkins. According to Trayser, many others followed in the next decade. One Boston correspondent described Cotuit thus in the 1870s: "Very pretty, very small, very quaint, and very Puritanical. Unlike Newport or Saratoga, everything and everybody is at rest and silent on Sunday; no racing teams and gaily attired ladies on the road; no bathers or promenaders on the beach; no white sails flitting across the waters of the bay. But they make plenty of noise during week-days, in fact they make an extra good row, in order to make up for Sundays." (Trayser, 1939; p.397) Cotuit also boasted the Santuit House (an early summer hotel established by Captain Braddock Coleman following his retirement from the sea) and the Bay View House.

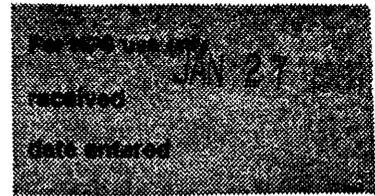
The town's other villages, especially those along Nantucket Sound, did not lack for summer visitors in the 1860s and 1870s. As Trayser stated, "when the summer people came after the Civil War, the warm waters and numerous little harbors and coves lured them first to the Nantucket Sound shores." (Trayser, 1939; p.377) Hotels were located in three other villages besides Cotuit by 1880. These were the Gorham Crosby Hotel and Livery Stable in Centerville, the Iyanough House in Hyannis, and the Globe Hotel in Barnstable Village (the latter may have been more strongly related to the County Courthouse standing across the street). Summer estates specifically labeled as such on the 1880 atlas included those of H.H. Scudder in Marstons Mills and D.G. Bacon in Barnstable Village.

The strongest indicator of the growing summer resort business, however, was the existence of three summer colonies developed on the shores of Nantucket Sound in the early 1870s. The largest and best known was Hyannis Port (Area HYA). The Hyannis Land Co. was formed in the winter of 1871-72 by C.C. Esty of Framingham, James Gray and Samuel Boynton of Boston. These partners assembled an impressive tract of

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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 area, streets were laid out and lots were divided. The Company purchased Hyannis's only hotel, the White House on the east end of 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 speculative cottages. 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 "beautitul, 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.

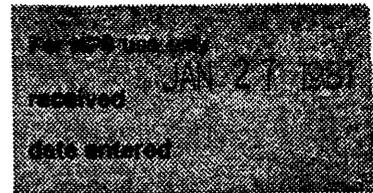
Another smaller-scale summer colony, known as Wianno (Area OVC), was developed concurrently in Osterville by the Osterville Land Co. The promoters of this venture were Erastus Scudder of Osterville, Harvey Scudder, J.H. Chadwick, and H.W. Chaplin, all of Boston, and F.A. Crocker of New York. The major thoroughfare of this colony was Seaview Avenue "set back one hundred and fifty feet from the bluff (overlooking Nantucket Sound), sixty feet wide, and running parallel with the shore the whole length of the property." (Trayser, 1939; p.437) As was the case with Hyannis Port, a large hotel was built to serve visitors lacking the means or inclination to erect their own "summer cottages". By 1874, the Cotocheset House, as the hotel was named, included a large bowling alley, croquet grounds, swings, a wharf, bath houses, and a livery stable for the enjoyment of its guests. By 1877, the colony numbered five cottages in addition to the hotel. The hotel burned in 1881 but was immediately replaced by a new structure designed by Horace Frazer of Boston, who is reported to have designed several of the private residences as well. The earliest residents of Wianno were the "Garrisons (William Lloyd), Hallowells, Wellingtons, Mrs. Hill, Mr. Jones, Miss Tolman, George Talbot, and George Phelps, all of Boston" followed by "the Chases of Providence, the Harrises of Springfield, the Scovilles, the Temples from St. Louis, Malthie D. Babcock, and the Crosses of Baltimore," (Trayser, 1939; p. 438)

The third summer colony established in the early 1870s differed sharply in its orientation from Hyannis Port and Wianno. Known as Craigville (Area CVD), and sited on a bluff overlooking Centerville's fine crescent-shaped beach, the area was developed as a Christian camp meeting rather than a speculative business venture. Elisha Perry of Providence located the Centerville site for the New England Christian Conference along with John and Horatio Perry, also of Providence and Fred Perry of Barnstable. During the summer of 1872, the Christian Camp Meeting Association erected dining and lodging tents; some of the member churches also built tents and cottages. At least 228 lots were sold or leased, with members of the clergy receiving theirs free. The Barnstable Patriot described Craigville thus in 1872:

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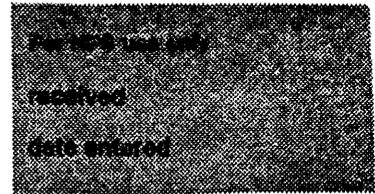
"A Providence gentleman, a member of the Christian denomination, has recently purchased "Strawberry Hill" at Centerville, embracing about 160 acres bordering upon the beach, embracing a fine bluff...We learn that he has offered it to the Christian Churches for their use, and it is expected the first meeting will be held during the first week of August. Plans are already underway. The proprietor offers to give a lot to every clergyman who will build a tent or cottage, and will sell at reasonable rates to others. The use of a mammoth tent for lodging and for religious services in bad weather, has been secured."

The county atlas of 1907 reveals a considerable expansion of summer resort related activities. All three of the colonies discussed above were more densely developed with residences, and amenities such as wharves, bath houses, yacht clubs, and churches. Many more summer estates were specifically noted along the previously undeveloped shore, and numerous hotels and lodging houses had appeared. This was especially true in Osterville where the West Bay Inn, the Crosby House, the East Bay Lodge, the Seapuit House and the Mansion House were located. Barnstable Village boasted the town's first golf course, established at Cummaquid in 1895. Related development occurred throughout the 20th century. By 1920, 19 hotels with a total of 720 bedrooms existed in the town, and attractions for vacationers included beaches, lakes, streams, hotels, old homes, sightseeing and golf at several courses: Cummaquid, Wianno, Hyannis Port and Seapuit.

Of course non-resort related developments were occurring in the town as well during this period. Some, such as the establishment of banks, new businesses, fraternal societies, churches and libraries, represented a continuum from the first half of the 19th century. Others, such as the development of private picturesque cemeteries (Oak Grove of 1868 in Hyannis and Beechwood in Centerville), the 1872 establishment of a marine hospital, and the 1897 formation of a State Normal School (Area HYE) in Hyannis, reflected national trends. Still others were related to Barnstable County's position as an economically depressed region in the late 19th and early 20th centuries.

Under this last heading, one might consider the formation of business associations designed to stimulate trade and commerce in the town. In 1913, the Hyannis Board of Trade was organized with the following officers: William Lovell, president; Isaiah C. Sears, vice-president; John C. Bearse, secretary; Irving W. Cook, treasurer; and a board of management composed of the officers and Harry W. Tobey, Edward F. Maher and Walter D. Baker. The formation of this group was stimulated by an 1897 "Memorial" to the General Court examining the distressed condition of the county economy and the loss of original inhabitants, as well as by a disastrous fire of 1904 which destroyed Hyannis' major business center on eastern Main Street, near the depot. The depression that followed World War I prompted residents from the entire county to meet in Hyannis in 1921 to establish the Cape Cod Chamber of Commerce. The first president was Charles W. Megathlin, a druggist, banker and businessman from Hyannis. The Chamber encouraged the resort industry and

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advocated the building of second homes as a means of providing relatively well paid, year-round employment. This position was expanded in 1961 when the Chamber kicked off a campaign entitled "Cape Cod—A Wonderful Way of Life".

The major non-resort related source of employment in the late 19th and early 20th centuries was provided by moderate-scale agricultural production. Abel D. Makepeace was the impetus behind this industry. Arriving in Hyannis from Wareham in 1854 as a poor harness maker, he went on to become a wealthy and respected citizen. He gradually expanded his operations from the west end of Hyannis to West Barnstable and Marstons Mills. Makepeace was a pioneer in growing cranberries, the crop for which he is best known. In 1874, he bought a large bog at Newtown (Marstons Mills), gradually expanding his operations throughout Barnstable, Bristol, and Plymouth Counties until he was the largest producer in the world, and was known as the "Cranberry King".

Makepeace was also instrumental in establishing another important late 19th century industry, the West Barnstable Brickworks in 1878 (Area WBB). Other industries of note were the Colonial Candle Company, begun in 1909, and the making of artificial pearls by the French amateur chemist Edward I Petow, based on his 1917 invention of a fish-scale essence made from the stomach oil of the local herring ("Essence d'Orient"). Accordingly, his Cape Cod United Products Company acquired numerous streams on Cape Cod to catch the needed raw materials. His elaborate laboratory was located in Hyannis, and the chemical process he evolved was called "the biggest single factor in developing the artificial pearl industry of this century." (MHC, 1985; p.17)

#### History of Preservation Activities

The residents of Barnstable have demonstrated a long-standing interest in local and county history, coupled with a commitment to preserve historic artifacts, documents, and buildings. To further the aim of understanding the life-styles of past generations, they have studied ceremonial and mundane objects along with the written and pictorial record, frequently housing these collections in historic structures which make their own contribution to interpretation of the past.

Until recently, the enthusiasm for historical matters has been localized and cyclical, tending to occur during periods of local or national centennial activity and to focus on individual structures and the collections which they house. Since the last such celebration in 1976, however, interest has been sustained while efforts have broadened and accelerated under the onslaught of rapid growth and accompanying attrition of historic resources.

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One of the earliest demonstrations of concern for historic preservation occurred in the 1860s with establishment of the Sturgis Library in one of the oldest and most significant homes in Barnstable Village, the 1644 Rev. John Lothrop House. The instigator was William Sturgis (b. 1782), a native son who had done well in the China Trade and wished to establish a public library in his boyhood home. Starting with an endowment of \$15,000, the library opened in 1867 with a collection of 1,300 books. In 1929, Captain Sturgis' grandson, Sturgis Bigelow, continued the family tradition by willing \$30,000 to the library, a sum which was used to build a new stockroom. Presently, the library houses an extensive genealogical and local history collection, while assuring preservation of the Lothrop House.

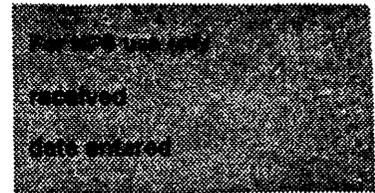
Another event of importance in the late 19th century was establishment of the Cape Cod Historical Society in 1882. Formed at the Yarmouth Camp Meeting in August of that year, its stated purpose was "the collection, preservation, and dissemination of facts of local history." When this regional group was dissolved in the early 20th century, its remaining members and assets became the core of the Barnstable Historical Society. Two valuable books were published at this time as well: Amos Otis' Genealogical Notes of Barnstable Families (1888) and Simeon Deyo's History of Barnstable County (1890).

Following these two early events, which may have been inspired by the nation's Centennial observances in 1876, historical matters were largely ignored, until the 1930s when the town celebrated its Tercentenary. Activities at that time included special exhibits at the town's libraries and museums, as well as regattas and other festivities designed to promote a general appreciation for and knowledge of the town's history. One lasting result of the Tercentenary was publication of an official town history in 1939 entitled, Barnstable, Three Centuries of a Cape Cod Town, and edited by Donald G. Trayser. During that same year, Dr. Charles E. Harris published, Hyannis Sea Captains, a book chronicling the lives and exploits of the mariners who brought wealth and prosperity to that village in the 19th century.

The decade of the 1930s also witnessed formation of the town's first historical societies, which generally acquired collections of local objects and documents that were then displayed in house museums. The Historical Society of the Town of Barnstable was formed in 1939 at the instigation of Elizabeth Jenkins, Louise Hinckley and Donald G. Trayser, and was incorporated the following year. Its purpose was "to create and foster an interest in the history of the Town of Barnstable, to encourage historical research, to collect documents and relics and to provide for their proper custody." The newly formed society received a boost in 1943, when it received the records and assets (\$242) of the disbanded CCHS.

Osterville established an informal village historical society in 1931 but did not incorporate until 1956, a decade when several of the other villages followed their lead. The Osterville Historical Society was formed "to support, maintain and operate an historical society in the village of Osterville, Town and County of Barnstable, Massachusetts; to encourage, develop, and maintain an interest in the history of the village of Osterville, and to that end acquire, preserve and exhibit articles of

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historic interest; to acquire, hold and deal in real estate, and other property incidental thereto and to do all other things in furtherance of and compatible with the foregoing purposes." In 1961, the Society gained a permanent home when Gladys Brooks Thayer deeded one-half interest in the Captain Jonathan Parker House to it, and the remainder was acquired through the efforts of Howard West. During the 1960s, the Society expanded its collections and its headquarters, and initiated a project to document the village's historic structures.

The Centerville Historical Society was formed in 1952, through the initial efforts of Dorothy Waterhouse. Its first major accomplishment was acquisition of the historic Mary Lincoln House to serve as a museum and headquarters. Since that time, generous gifts have allowed the Society to expand the museum house with Harriet Crosby Phinney Wing in 1962, and the Charles Lincoln Ayling Wing in 1972. The Society has also expanded its activities to include documentation of the village's historic structures.

The Historical Society of Santuit and Cotuit, Inc. was established in 1954 "to acquire, preserve, interpret and exhibit collections of historical interest in any field to provide an educational and cultural service to its members and visitors to the community." The Society maintains the historic Samuel B. Dottridge House and operates a museum on the premises as well. It also sponsors the annual publication of an historical paper on a local personality or industry. The Hyannis Historical Society was formed in the same year and incorporated in 1956. An informal West Barnstable Historical Society, organized slightly later, worked on inventory, oral history and local historic district projects, before disbanding in the mid-1970s.

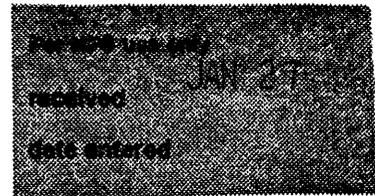
In addition to the formation of village historical societies, the decade of the 1950s witnessed several other events of historical significance. In 1949, the "Tales of Cape Cod" was incorporated as a regional private non-profit entity to record the oral history of Barnstable County through taped interviews with old-time residents. It was initiated by Dorothy Worrell and Louis Cataldo, both of Barnstable. Since its formation, its scope of activities has gradually expanded to include purchase of 7.5 acres in Cummaquid (the easternmost part of Barnstable Village), where an Indian gravesite reputed to be that of Sachem Yanno had been discovered, and participation in the purchase and formation of the Trayser Museum in the former U.S. Custom House on Cobb's Hill. In 1972, Tales received the former Colonial/Courthouse/Baptist Church (1775/1842) in Barnstable Village for use as a headquarters, museum, and cultural center.

In 1953, the town undertook its first large-scale, accurate restoration of a highly significant historic structure, namely the West Parish Meetinghouse, located on Route 149 in West Barnstable. Originally constructed in 1717, when Barnstable was formally split into east and west parishes, the venerable meetinghouse had been heavily remodeled in 1852. Elizabeth Jenkins spearheaded the effort to restore it, trying to enlist support and gather information concerning its original appearance. Finally restored in the early 1950s, the Meetinghouse stands today as an important symbol of Barnstable's colonial history and its current commitment to historic preservation.

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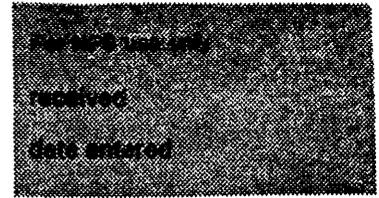
Several of the previously mentioned groups (Tales of Cape Cod, Historical Society of the Town of Barnstable, Centerville Historical Society, Hyannis Historical Society, and the Historical Society of Santuit and Cotuit, Inc.) joined forces in 1960 to acquire the former Custom House and Post Office on Cobb's Hill in Barnstable Village. The Donald G. Trayser Memorial Museum, as the brick and cast iron structure has been known since that time, not only honors the town's historian, but also contains exhibits that demonstrate all facets of past lifestyles in Barnstable.

Another joint effort, involving all of the town's historical organizations, occurred in the mid-1970s in celebration of the nation's Bicentennial. Guided by Bicentennial Coordinator Louis Cataldo, the town sponsored numerous activities, including the re-enactment of various historic events, production of a film entitled, "Cape Cod 1776: The Revolution on Cape Cod", and development of exhibits and visitors programs at the Old Colonial Courthouse in Barnstable Village, official headquarters of the Barnstable National Bicentennial Commission. Another town history, entitled the Seven Vilages of Barnstable, was produced at this time under the direction of Marion Vuilleumier.

An event of great importance occurred in 1967 when the town government, in addition to private societies, recognized the importance of its historic resources by establishing the Barnstable Historical Commission under the provisions of Chapter 40, Section 8D of the Massachusetts General Laws. Town meeting specifically directed the Commission "to survey and compile a listing of all historical sites and buildings within the town, public and private; to determine the functions and structures of all historical organizations within the town; to hold correlative seminars with historical organizations; to determine the requirements for repair, reconstruction and site work at all town-owned historical buildings and sites; to advise the selectmen and other concerned public bodies on the preservation and protection of historical landmarks within the town; to assist and to cooperate with public commissions in the conduct of public historical events; and to report programs and research data to the Selectmen every three months." This broad mandate to research historic structures throughout the town and to advise other public bodies on their proper preservation, was an important supplement to the narrower focus of the existing village historical societies whose time and resources were generally taken up in management of their collections and museum houses.

Like other historical commissions formed in the Commonwealth's 351 communities, Barnstable got off to a slow start, due to the magnitude of the task and lack of paid professional assistance. Nevertheless, several of their early efforts to fulfill their responsibilities have recently come to fruition, and the Commission has been able to assume a more active stance.

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In 1970, the Commission fought for preservation of the late 17th century Old Jail in Barnstable Village. Successfully convincing the town and the Massachusetts Historical Commission of the building's worth, they secured both listing in the National Register of Historic Places and federal matching funds to move the building to its present site, adjacent to the Trayser Museum. Although the Jail suffered a damaging fire in 1973, the Commission and other interested parties did not give up. Their demonstrated commitment has recently paid off, with receipt of a \$6,500 grant from the MHC to be matched equally by the town, which will allow a thorough study of the history and physical condition of both the Old Jail and the Trayser Museum and Carriage House. The study will guide future restoration and interpretation of this unique museum complex.

Since its formation, the BHC has sought to fulfill its first mandate, which is compilation of an inventory of historic sites. Following the guidelines established by the MHC, dedicated volunteers in all villages began to research historic structures using historic maps and atlases, and deeds and probate records, as well as the documentary and pictorial collections of the various historical societies. Alarmed by the rapid physical development of Barnstable and accompanying loss of historic structures, the Commission sought to speed the inventory process up by applying to the town and MHC for survey and planning funds to secure professional assistance. In the summer of 1984, they received \$7,000 from both town and state to complete the inventory and to develop an action plan which would guide future preservation efforts. Those two tasks were completed in the summer of 1985. In the meantime, the Commission had sought and received another grant from the town and state, this time for a total of \$20,000, to complete a Multiple Resource National Register nomination which would include an archaeological component for Sandy Neck (Area BVG). Completion of this nomination will fulfill one of the major recommendations of the preservation plan.

# 9. Major Bibliographical References

see continuation sheet

# 10. Geographical Data

Acreage of nominated property 60.16

Quadrangle name Cotuit, Hyannis, Sandwich

Quadrangle scale 1:25000

UTM References see individual forms

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F	<input type="text"/>	<input type="text"/>	<input type="text"/>
H	<input type="text"/>	<input type="text"/>	<input type="text"/>

**Verbal boundary description and justification** The Barnstable Multiple Resource Area boundary is defined as the incorporated political/geographical boundaries of the Town of Barnstable which reflects its historic development. Boundaries for individual properties conform to current lot lines unless otherwise noted; see area forms with district boundary information.

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

state	N/A	code	county	code
state		code	county	code

# 11. Form Prepared By

name/title Sarah J. Zimmerman, Director, Preservation Planning, MHC, by Candice Jenkins, Consultant, Barnstable Historical Commission & Betsy Friedberg, National Register Dir.

organization Massachusetts Historical Commission date July 1987

street & number 80 Boylston Street telephone (617) 727-8470

city or town Boston state Massachusetts, 02116

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

State Historic Preservation Officer signature *Valerie A. Talmage*

Executive Director, Massachusetts Historical Commission title State Historic Preservation Officer date July 29, 1987

For NPS use only

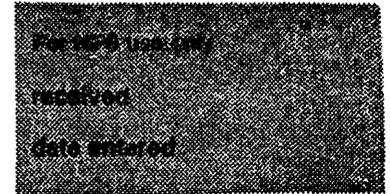
I hereby certify that this property is included in the National Register

*See continuation sheet for listing* date  
Keeper of the National Register

Attest: Chief of Registration date

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form



Continuation sheet Barnstable, Mass. MRA Item number 9 Page 1 of 1

MAJOR BIBLIOGRAPHICAL REFERENCES

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National Park Service

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Multiple Resource Area  
Thematic Group

dnr-11

Name Barnstable MRA  
State Barnstable County, MA

~~Substantive Review~~

*Cover* Patrick Andrus 9/18/87 - 9/19/87

Nomination/Type of Review

Date/Signature

1. Coleman, Edward Jr., House

~~Substantive Review~~

Keeper

DOE/OWNER OBJECTION

Determined Eligible

2. Phinney--Smith House

~~Substantive Review~~

Keeper

DOE/OWNER OBJECTION

Patrick Andrus 3/13/87

3. Scudder, Josiah Jr., House

~~Substantive Review~~

Attest

Beth L. Savage 3/13/87

DOE/OWNER OBJECTION

Determined Eligible

Keeper

Patrick Andrus 11/10/87

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

~~Substantive Review~~

Keeper

DOE/OWNER OBJECTION

Attest

Beth L. Savage 11/10/87

Patrick Andrus 9/18/87

Beth L. Savage 9/18/87

5. Centerville Historic District

~~Substantive Review~~

Keeper

Patrick Andrus 11/10/87

Attest

Beth L. Savage 11/10/87

6. Cotuit Historic District

~~Substantive Review~~

Keeper

Patrick Andrus 11/10/87

Attest

Beth L. Savage 11/10/87

7. Craigville Historic District

~~Substantive Review~~

Keeper

Patrick Andrus 11/10/87

Attest

Beth L. Savage 11/10/87

8. Hyannis Port Historic District

~~Substantive Review~~

Keeper

Patrick Andrus 11/10/87

Attest

Beth L. Savage 11/10/87

9. Hyannis Road Historic District

Entered in 1987  
National Register

Keeper

Alma Byrne 3-13-87

Attest

10. Mill Way Historic District

~~Substantive Review~~

Keeper

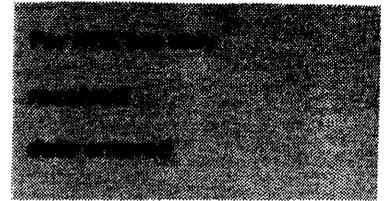
Patrick Andrus 11/10/87

Attest

Beth L. Savage 11/10/87

United States Department of the Interior  
National Park Service

National Register of Historic Places  
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Multiple Resource Area  
Thematic Group

Name Barnstable MRA  
State Barnstable Co., MA

Nomination/Type of Review

Date/Signature

11. Municipal Group Historic District

Substantive Review for Keeper

Patrick Andrus 11/10/87

Attest

Beth L. Savage 11/10/87

12. Old King's Highway Historic District

Substantive Review for Keeper

Patrick Andrus 3/12/87

Attest

Beth L. Savage 3/12/87

13. Pleasant--School Street Historic District

Substantive Review for Keeper

Patrick Andrus 11/10/87

Attest

Beth L. Savage 11/10/87

14. Santuit Historic District

Substantive Review for Keeper

Patrick Andrus 11/10/87

Attest

Beth L. Savage 12/19

15. Sandy Neck Cultural Resources District

Substantive Review for Keeper

John J. Kowal 5/11/87

Attest

11/13/87

16. West Barnstable Village-- Meetinghouse Way Historic District

Substantive Review for Keeper

Patrick Andrus 11/10/87

Attest

Beth L. Savage 11/10/87

17. Wianno Historic District

Substantive Review for Keeper

Patrick Andrus 11/10/87

Attest

Beth L. Savage 11/10/87

18. Adams--Crocker--Fish House

Reviewed in the context of the National Register

Delores Byrum 3-13-88

Attest

19. Ames, Josiah A., House

Substantive Review for Keeper

Patrick Andrus 9/18/87

Attest

Beth L. Savage 9/18/87

20. Ancient Burying Ground

Reviewed in the context of the National Register

Delores Byrum 3-13-88

Attest

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Thematic Group

Name Barnstable MRA  
State Barnstable Co., MA

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Date/Signature

- |     |                                     |   |            |        |  |
|-----|-------------------------------------|---|------------|--------|--|
| 21. | Baker, Nathaniel, House             | Entered in the<br>National Register             | for Keeper | Attest | <u>Delores Byers 3/13/87</u>                                 |
| 22. | Baker, Capt. Seth Jr., House        | <del>Entered in the<br/>National Register</del> | for Keeper | Attest | <u>Patrick Andrews 9/18/87</u><br><u>Beth Savage 9/18/87</u> |
| 23. | Baxter, Charles L.,<br>House        | Entered in the<br>National Register             | for Keeper | Attest | <u>Delores Byers 3/13/87</u>                                 |
| 24. | Baxter, Capt. Rodney J.,<br>House   | <del>Entered in the<br/>National Register</del> | for Keeper | Attest | <u>Delores Byers 3/13/87</u>                                 |
| 25. | Baxter, Shubael, House              | <del>Entered in the<br/>National Register</del> | for Keeper | Attest | <u>Patrick Andrews 9/18/87</u><br><u>Beth Savage 9/18/87</u> |
| 26. | Baxter, Capt. Sylvester,<br>House   | <del>Entered in the<br/>National Register</del> | for Keeper | Attest | <u>Patrick Andrews 3/13/87</u><br><u>Beth Savage 3/13/87</u> |
| 27. | Bearse, Capt., Oliver,<br>House     | Entered in the<br>National Register             | for Keeper | Attest | <u>Delores Byers 3/13/87</u>                                 |
| 28. | Bearse, Capt. Allen H.,<br>House    | Entered in the<br>National Register             | for Keeper | Attest | <u>Delores Byers 3/13/87</u>                                 |
| 29. | Blish--Garrett House                | Entered in the<br>National Register             | for Keeper | Attest | <u>Delores Byers 3/13/87</u>                                 |
| 30. | Building at 237--239 Main<br>Street | Entered in the<br>National Register             | for Keeper | Attest | <u>Delores Byers 3/13/87</u>                                 |

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Thematic Group

Name Barnstable MRA  
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Date/Signature

31. Building at 600 Main Street

Entered in the National Register

for Keeper  
Attest

Melvin Byrum 3-13-87

32. Building at 606 Main Street

Entered in the National Register

for Keeper  
Attest

Melvin Byrum 3-13-87

33. Building at 614 Main Street

Entered in the National Register

for Keeper  
Attest

Melvin Byrum 3-13-87

34. Campbell, Collen C., House

Entered in the National Register

for Keeper  
Attest

Melvin Byrum 3-13-87

35. Canary--Hartnett House

Substantive Review

for Keeper  
Attest

Patrick Andrews 3/13/87  
Bob L. Swager 3/13/87

36. Chase, Lemuel B., House

Entered in the National Register

for Keeper  
Attest

Melvin Byrum 3/13/87

37. Codman, Col. Charles, Estate

Substantive Review

for Keeper  
Attest

Patrick Andrews 3/13/87  
Bob L. Swager 3/13/87

38. Crocker, Capt. Alexander, House

Entered in the National Register

for Keeper  
Attest

Melvin Byrum 3/13/87

39. Crocker, Benomi and Barnabas, House

Entered in the National Register

for Keeper  
Attest

Melvin Byrum 3/13/87

40. Crocker, Ebenezer Jr., House

Substantive Review

for Keeper  
Attest

Patrick Andrews 11/10/87  
Bob L. Swager 11/10/87

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Multiple Resource Area  
Thematic Group

Name Barnstable MRA  
State Barnstable Co., MA

Nomination/Type of Review

Date/Signature

41. Crocker, Lot, House

~~Substantive Review~~  
for Keeper

Patrick Andrus 3/13/87

Attest

Betty Savage 3/13/87

42. Crosby, Daniel, House

~~Substantive Review~~  
for Keeper

Patrick Andrus 9/18/87

Attest

Betty Savage 9/18/87

43. Crosby House

Entered in the  
National Register  
for Keeper

Melona Byers 3/13/87

Attest

44. Crosby Yacht Company  
Incorporated

~~Substantive Review~~  
Keeper

Attest

45. Fuller House

Entered in the  
National Register  
for Keeper

Melona Byers 3/13/87

Attest

46. Gifford Farm

Entered in the  
National Register  
for Keeper

Melona Byers 3/13/87

Attest

47. Gleason, Dr. Edward  
Francis, House

~~Substantive Review~~  
for Keeper

Patrick Andrus 9/18/87

Attest

Betty Savage 9/18/87

48. Goodspeed, Allen, House

~~Substantive Review~~  
Keeper

Attest

49. Goodspeed House

Entered in the  
National Register  
for Keeper

Melona Byers 3/13/87

Attest

50. Gray, Capt. Thomas,  
House

Entered in the  
National Register  
for Keeper

Melona Byers 3/13/87

Attest

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Thematic Group

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Nomination/Type of Review

Date/Signature

51. Hallett, Seth, House

~~Substantive Review~~ f/ Keeper

Patrick Andrews 9/18/87

Attest

Beth L. Savage 9/18/87

52. Hallett, Capt. William,  
House

~~Substantive Review~~ f/ Keeper

Patrick Andrews 9/18/87

Attest

Beth L. Savage 9/18/87

53. Harlow Homestead

~~Substantive Review~~ f/ Keeper

Patrick Andrews 9/18/87

Attest

Beth L. Savage 9/18/87

54. Hawley, Gideon, House

~~Substantive Review~~ f/ Keeper

Patrick Andrews 3/13/87

Attest

Beth L. Savage 3/13/87

55. Hinckley, Capt. Joseph,  
House

~~Entered in the National Register~~ f/ Keeper

Shelomee Byrum 3/13/87

Attest

56. Hinckley Homestead

~~Substantive Review~~ f/ Keeper

Patrick Andrews 9/18/87

Attest

Beth L. Savage 9/18/87

57. Hinckley, Nymphus, House

~~Entered in the National Register~~ f/ Keeper

Shelomee Byrum 3/13/87

Attest

58. Hinckley, S. Alexander,  
House

~~Substantive Review~~ f/ Keeper

Patrick Andrews 9/18/87

Attest

Beth L. Savage 9/18/87

59. Hyannis National Guard  
Return Armory Battery D of the  
685th AAA Battalion

~~Substantive Review~~ Keeper

Attest

60. Isham, Herman, House

~~Entered in the National Register~~ f/ Keeper

Shelomee Byrum 3/13/87

Attest

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Name Barnstable MRA  
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Nomination/Type of Review

Date/Signature

61. Jenkins, Joseph, House

Entered in the  
National Register

Keeper

Melvin Byrum 3/13/87

Attest

62. Jenkins, John, Homestead

Entered in the  
National Register

Keeper

Melvin Byrum 3/13/87

Attest

63. Jenkins--Whelden Farmstead

Entered in the  
National Register

Keeper

Melvin Byrum 3/13/87

Attest

64. Liberty Hall

Entered in the  
National Register

Keeper

Melvin Byrum 3/13/87

Attest

65. Lincoln House Club

Entered in the  
National Register

Keeper

Melvin Byrum 3/13/87

Attest

66. Lovell, Capt. George,  
House

Substantive Review

Keeper

Patrick Andrus 11/10/87

Attest

Beth L. Savage 11/10/87

67. Lovell, Nehemiah, House

Substantive Review

Keeper

Patrick Andrus 9/18/87

Attest

Beth L. Savage 9/18/87

68. Marstons Mills Hearse  
House and Cemetery

Entered in the  
National Register

Keeper

Melvin Byrum 3/13/87

Attest

69. Marston, William, House

Entered in the  
National Register

Keeper

Melvin Byrum 3/13/87

Attest

70. Merrill Estate

Substantive Review

Keeper

Patrick Andrus 9/18/87

Attest

Beth L. Savage 9/18/87

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Thematic Group

Name Barnstable MRA  
State Barnstable Co., MA

Nomination/Type of Review

Date/Signature

71. Methodist Church

Inscribed in the  
National Register  
Keeper

Alma Byers 3-13-87

Attest

72. Osterville Baptist Church

Substantive Review  
Keeper

Patrick Andrews 9/18/87

Attest

Beth L. Savage 9/18/87

73. Osterville Community  
Church

Substantive Review  
Keeper

Attest

74. Phinney, William and Jane,  
House

Inscribed in the  
National Register  
Keeper

Alma Byers 3-13-87

Attest

75. Rhodehouse, Nelson, House

Inscribed in the  
National Register  
Keeper

Alma Byers 3-13-87

Attest

76. Richardson, John, House

Substantive Review  
Keeper

Patrick Andrews 9/18/87

Attest

Beth L. Savage 9/18/87

77. Robbins, Joseph, House

Substantive Review  
Keeper

Patrick Andrews 11/10/87

Attest

Beth L. Savage 11/10/87

78. Round House

Inscribed in the  
National Register  
Keeper

Alma Byers 3-13-87

Attest

79. Sampson's Folly--Josiah  
Sampson House

Substantive Review  
Keeper

Patrick Andrews 9/18/87

Attest

Beth L. Savage 9/18/87

80. Santuit Post Office

Substantive Review  
Keeper

Patrick Andrews 11/10/87

Attest

Beth L. Savage 11/10/87

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Name Barnstable MRA  
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Date/Signature

- 81. Smith, Matthias, House ~~Entered in NR~~  
~~Inventory~~ *for* Keeper Alvina Byers 3-13-87  
Attest \_\_\_\_\_
- 82. Town Line Boundary Marker ~~Substantive Review~~ *for* Keeper Patrick Andrus 9/18/87  
(Great Hill Rd.) Attest Beth L. Savage 9/18/87
- 83. Town Line Boundary Marker ~~Substantive Review~~ *for* Keeper Patrick Andrus 9/18/87  
(410 High St.) Attest Beth L. Savage 9/18/87
- 84. Town Boundary Marker ~~Substantive Review~~ *for* Keeper Patrick Andrus 9/18/87  
(Race Lane at Sandwich town line) Attest Beth L. Savage 9/18/87
- 85. Weeks, Barzillai, House ~~Entered in NR~~  
~~Inventory~~ *for* Keeper Alvina Byers 3-13-87  
Attest \_\_\_\_\_
- 86. Whitman, Josiah B., House ~~Entered in NR~~  
~~Inventory~~ *for* Keeper Alvina Byers 3-13-87  
Attest \_\_\_\_\_
- 87. Baker, Benjamin Jr., ~~Substantive Review~~ *for* Keeper Patrick Andrus 11/10/87  
House Attest Beth L. Savage 11/10/87  
Keeper \_\_\_\_\_  
Attest \_\_\_\_\_  
Keeper \_\_\_\_\_  
Attest \_\_\_\_\_  
Keeper \_\_\_\_\_  
Attest \_\_\_\_\_