



# THE OLD VILLAGE HISTORIC DISTRICT FOUNDING DOCUMENT

Final approved Registration Form for  
THE NATIONAL REGISTER  
OF HISTORIC PLACES  
Chatham, Massachusetts 02633

## FOREWORD

“The Old Village is a jewel in the crown of Cape Cod’s historic resources.”

- 2001, *National Register of Historic Places Registration form  
for the Old Village Historic District*



To no one’s surprise and everyone’s relief, this 2001 application to place the Old Village on the National Register of Historic Places was approved. After all, for centuries the residents had made it clear that their neighborhood was special: not just a group of houses, but a unique village at the edge of the ocean; home to a Coast Guard station, a lighthouse, a sandy beach, and at one time or another, stores, an elementary school, and a house of worship. Summer folks, including college professors and government workers, happily shared the space with local families and fishermen, who occasionally made it clear that outsiders, town officials and voters had no right to tell them what to do. This attitude defeated the one effort at the 1985 town meeting to list the Village as an historic site. The “no one can tell me what color to paint my door” philosophy could and did prevail.

Years later, in 1997, a few “washashores” - Elinor Gelsey, my husband, Norman Pacun (who was chairman of the Chatham Historical Commission), and I - noticed with some alarm a new tendency for homeowners to demolish old, historic houses to make room for more modern structures. This activity would radically change the Old Village. Not knowing exactly what to do, we planned



an informal meeting, outside and with refreshments of course, to talk about the issue. On that afternoon, in blinding sunshine and with no microphone, a larger than expected group got to business. A unanimous vote directed us to form an Old Village Association with elected officers who would save the neighborhood.

In a few weeks, an official Old Village Association board of directors went to work. After studying various choices (explained in newsletters, meetings, and home visits) the directors decided the best choice would be for the Old Village to apply to be listed on the National Register of Historic Places, where the emphasis would be on protecting structures deemed to be historic from demolition and on monitoring extensive changes. The past had taught us that our residents required and deserved to know every detail of how a National Register worked. Nancy Yeaw and the Chatham Historical Commission joined the effort, along with too many volunteers to mention, but it still took two often burdensome years to finish the job. When the Old Village homeowners voted, only three of them objected to the listing - the color of doors was never mentioned.

We in the Old Village should continue to be proud of our historic homes protected by this document. However, we should also take a minute to think about the tree-lined streetscape, the small sheds that sit in backyards, the often-unpaved roadways that may lead to yet another house hidden from the street, and the glimpses of the water beyond. These are the remaining reminders of the simple life our ancestors lived and their devotion to their neighborhood.

Now that neighborhood is ours to preserve.

Carol Pacun, June 2023



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[oldvillagechatham.org](http://oldvillagechatham.org)

Foreword photographs courtesy of E. Joan Horrocks.

Top photo: Three Old Village contributing structures. Left to right: MHC#171 (77 Silverleaf Ave.) C. A Lohman House 1927/1930; MHC#167 (71 Silverleaf Ave.) Asa Nye House, 1810; and MHC#169 (75 Silverleaf Ave.) Smith House, ca 1800.

Bottom photo: A shed and a former store, both contributing Old Village structures, listed on the property of MHC#146 (58 School St.) Capt. Steven Howes House, ca 1850.



NATIONAL REGISTER OF HISTORIC PLACES



Registration form for  
**THE OLD VILLAGE HISTORIC DISTRICT**

Chatham, Massachusetts 02633

**Applicants**

Chatham Historical Commission  
Old Village Association, Inc.

**Prepared by:**

Candace Jenkins, Preservation Consultant, with Betsy Friedberg,  
National Register Director, Massachusetts Historical Commission

Approved by Commonwealth of Massachusetts, October 10, 2001  
Department of the Interior, USA, December 17, 2001



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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

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

1. Name of Property

historic name OLD VILLAGE HISTORIC DISTRICT

other names/site number \_\_\_\_\_

2. Location

street & number multiple; see district data sheet not for publication

city or town Chatham vicinity \_\_\_\_\_

state Massachusetts code MA county Barnstable code 001 zip code 02633

3. State/Federal Agency Certification

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

Brona Simon 10/25/01  
Signature of certifying official/Title Brona Simon, State Archaeologist Date  
Massachusetts Historical Commission, Deputy State Historic Preservation Officer

State or Federal agency and bureau

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

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau

4. National Park Service Certification

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

Signature of the Keeper

Date of Action

Patrick Anderson

12/17/2001

Old Village HD  
Name of Property

Barnstable, MA  
County and State

## 5. Classification

### Ownership of Property

(Check as many boxes as apply)

(Check only one box)

☒ private

☐ public-local

☐ public-State

☒ public-Federal

☐ building(s)

☒ district

☐ site

☐ structure

☐ object

### Number of Resources within Property

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

Contributing

Noncontributing

205

98

building

5

0

sites

10

structures

objects

220

98

Total

### Name of related multiple property listing

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

n/a

### Number of contributing resources previously listed in the National Register

8 Chatham Light Station complex (NRTRA

## 6. Function or Use

### Historic Functions

(Enter categories from instructions)

Domestic: single dwelling, secondary structure (garage)

Commerce: store

Religion: church

Education: school

Agriculture: field, animal facility (barn), fishing facility

Landscape/park: natural feature: pond

Industry/workshops: grist windmill

Transportation/lighthouse: wharf

Social: clubhouse Funerary: cemetery

### Current Functions

(Enter categories from instructions)

Domestic: single dwelling, secondary structure (garage)

Commerce: store

Landscape: park natural feature: pond

Transportation: lighthouse

Social: clubhouse

Funerary: cemetery

## 7. Description

### Architectural Classification

(Enter categories from instructions)

Colonial: Georgian Early Republic: Federal

Mid 19<sup>th</sup> Century: Greek, Gothic Revival

Late Victorian: Queen Anne, Italianate

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals: Colonial Revival

Mixed

### Materials

(Enter categories from instructions)

foundation stone, brick, concrete

walls wood shingle, clapboard, shiplap

roof asphalt shingle, wood shingle

other \_\_\_\_\_

### Narrative Description

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



Old Village HD

Name of Property

Barnstable, MA

County and State

## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

Property is:

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

### Narrative Statement of Significance

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

## 9. Major Bibliographical References

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

### Previous documentation on file (NPS):

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

### Areas of Significance

(Enter categories from instructions)

Architecture

Commerce

Community Development

Entertainment/Recreation

Maritime History

### Period of Significance

ca. 1730-1945

### Significant Dates

### Significant Person

(Complete if Criterion B is marked above)

### Cultural Affiliation

N/a

### Architect/Builder

See continuation sheet

### Primary location of additional data:

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

Name of repository:

Chatham Historical Commission

Old Village HD  
Name of Property

Barnstable, MA  
County, State

## 10. Geographical Data

Acreage of Property ca. 95 acres

### UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet.)

1. 19 420700 4614300  
Zone Easting Northing

2. 19 421200 4614130  
Zone Easting Northing

3. 19 420900 4613390  
Zone Easting Northing

4. 19 420500 4613620  
Zone Easting Northing

x See continuation sheet

### Verbal Boundary Description

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

### Boundary Justification

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

## 11. Form Prepared By

name/title Candace Jenkins, consultant, Chatham HC, Old Village Assn., with Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission date October 2001

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

city or town Boston state MA zip code 02125

### Additional Documentation

Submit the following items with the completed form:

### Continuation Sheets

### Maps

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

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

### Photographs

Representative black and white photographs of the property.

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

### Property Owner

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

name multiple

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Project (1024-0018), Washington, DC 20503.

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National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 1Old Village HD  
Chatham (Barnstable), MA

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**Section 7: Description****Narrative Introduction**

The Old Village is one of several villages within the Town of Chatham. The town as a whole is located at the southeast corner of the Cape Cod peninsula. Often referred to as the "elbow" of the Cape, this unique and enviable position provides Chatham with an unusually extensive coastline along both the Atlantic Ocean (east) and Nantucket Sound (south). The Old Village occupies the southeast corner of the town where it is framed by Main Street and Holway Street (north), Bridge Street and Bearse's Lane (south), Chatham Harbor (east) and Mill Pond and Little Mill Pond (west). It is now the residential component of the town's principal village, and is characterized by a densely developed web of streets that came into being in the 19th century. The varied and picturesque shoreline in this area produced conditions that were unusually attractive to successive maritime and summer resort interests. The Old Village National Register District is an exceptionally complete and well-preserved representation of a traditional Cape Cod village that has developed over the course of three centuries. Its many historic buildings, along with its natural and man-made setting, create an ensemble that clearly transmits the area's long and varied history to both present and future generations.

**Topography and Setting**

The Old Village National Register District includes the focus of the historic village that developed on Chatham Harbor in the 19th century. The primary exception is the later commercial and institutional core that developed along Main Street northwest of the National Register District. The terrain within the district rises from Mill Pond and Little Mill Pond (west) and Chatham Harbor (east) which are the district's most important topographic features. The rise is gentle in some areas and sharp in others, most notably at the ca. 50' James Head where the Chatham Lighthouse stands. Chatham Harbor, which extends well north of the Old Village, is nestled behind the protective barrier of North Beach, a long, narrow sand spit that originates in the neighboring town of Orleans. This barrier has been breached by the Atlantic Ocean on a regular basis over time causing erosion of the shoreline and loss of coastal buildings within the Old Village. The harbor is bordered by a fine white-sand beach and associated dunes before rising to upland areas where buildings are located. Mill Pond is a long, narrow inlet that empties into Nantucket Sound through Stage Harbor. It cuts deeply into the coast, separating the Old Village from a larger neck of land focused on Stage Harbor Road and Cedar Street to the northwest.

(continued)



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A few areas of higher and lower ground within the Old Village provide interest and picturesque contrast. There are two primary low-lying areas in addition to the shores of Mill Pond and Chatham Harbor. One is a former cranberry bog at the northwest corner of the district between Main, School, and Chase Streets. The other is Black Pond, a small kettlehole, at the southwest corner off Ivy Lane and Hammond Hill Road. Higher elevations and areas of sharply rising ground are found on the north side of Eliphamets Lane, at Hammond Hill Road, at Mill Hill Lane, and at James Head. There are no streams of any size within the district. Tom's Neck, Morris Island, and Monomoy Island extend beyond the district to the south. The town's primary commercial and institutional district lies immediately northwest of the district along the axis of Main Street. Areas to the north (Shore Road) and southwest (Bridge Street) developed with a variety of maritime and resort uses, but at a far lower density than the Old Village.

The Reverend James Freeman, a Boston clergyman and Wellfleet native, visited Chatham in 1802 providing a superb topographical description of the town as it stood poised between the limits of its Colonial past and the prosperity offered by the immediate future, which included development of the Old Village:

The township consists of hills and ridges, with narrow valleys, small depressions, ponds and swamps between them. As the hills are nearly of the same height and the valleys at a short distance are not perceived, the land appears like an elevated plain. Great Hill, which is a third of a mile east of the meeting house, towers above the rest of the township. This is the first land made by seamen, coming on this part of the coast. From its two summits there is an extensive prospect and even Nantucket is visible when the dusk looms. The tops of the ridges and small hills also command a fine view of the sea. There are two principal roads in Chatham, the first leading through the south precinct of Harwich to Barnstable. The other, to the north precinct of Harwich. From this second road there is a third, which passes through Orleans to the lower Cape. These roads are sandy, but they are better than those of Wellfleet. There is a number of small swamps, several of which have been cleared and converted into pastures and meadows. From these swamps, within the past five years, considerable quantities of peat have been dug. Not a fruit tree grows in Chatham, and not more than 65 acres of woodland are left. (*Smith 1971: 378*)

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Chatham (Barnstable), MASection number 7 Page 3**Settlement and Road Patterns**

The Old Village National Register District epitomizes a typical regional settlement pattern of the post-Revolutionary period. At this time, many town centers and village areas migrated from inland to coastal locations and from sites on the north side of the peninsula to others on the south side, taking advantage of deeper harbors and more direct access to coastal trade routes. Coastal inlets were also attractive as rich sources of shellfish and as sheltered locations for a variety of small-scale maritime activities. In Chatham's case, the Colonial period meetinghouse center moved from the town's geographic center on Queen Anne Road to the area immediately west of the Old Village District in the early-19th century. At the same time, the early maritime focus shifted south from Old Harbor to the Old Village District as natural processes altered North Beach and the harbor mouth in 1832.

The settlement and road patterns that characterize the district developed in direct response to its topography and the maritime/resort economy spawned by it. Specifically, the economic potential of Chatham Harbor and Mill Pond attracted increasing numbers of residents and businesses, while the restricted size of the upland neck between the harbor and pond encouraged small building lots strung out along an increasingly dense network of streets.

A few 18th century buildings exist in the Old Village District, but the area did not coalesce until the early to mid-19th century. Its rise to prominence began in 1808 when the new federal government constructed **twin lighthouses at James Head (37 Main Street; 1877; 16B-56; MHC #915)**. The presence of the lighthouse was reinforced by other important structures including a **Methodist Chapel (66 Water Street; ca. 1808/1851; map #16B-35-46; MHC #196)**, wharves and packet landings on the harbor, and a windmill at Mill Hill Lane. Main Street which accessed the lighthouse, and Water Street which ran between the harbor-side wharves and other enterprises on the shore of Mill Pond, were the earliest roadways. Much of the present street system was in place by 1858 and it was nearly complete by 1880. These dates correspond with the primary period of growth and prosperity in the district and the town as a whole.

Today, the district street system is focused on two primary north-south corridors that create a central spine: Main Street (pre-1830) and School Street/Silverleaf Avenue (pre-1858). Main Street also wraps around the north side of the district providing access to the town's commercial and institutional center. Water Street (pre-1830 harbor to Mill Hill Lane; pre-1858 Mill Hill Lane to Mill Pond) is the primary east-west corridor and the only one that runs directly from Chatham Harbor on the east to Mill Pond on the west. Hallett Lane (pre-1880) links the north-south roads, while other east-west roads provide access to either Mill Pond (Sunset Lane/Shaw Lane pre-1880); Eliphamets Lane pre-1880) or Chatham Harbor

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(Holway Street pre-1880; Andrew Harding Lane pre-1908; Mistover Lane pre-1880) where they terminate. Several small lanes provide access to the interiors of the blocks thus formed. The earliest are Mill Hill Lane (pre-1830) and Ivy Lane (pre-1908). Later roads include Hammond Hill Lane, Lighthouse Lane, Wilderwood Lane, and Chase Street. Mill Hill Lane takes its name from the windmill that once stood at its terminus.

All roads within the district remain narrow, winding, and tree-shaded. Most are paved. Main Street is equipped with a raised sidewalk with stone curb along its odd-numbered side. (west and south). The early dead-end lanes (Mill Hill Lane, Ivy Lane, Mistover Lane) are the most intact in terms of width and unpaved surface. The only public parking lot in the district is on the east side of Main Street opposite the lighthouse, near the southeast corner of the district.

### Landscapes

A small amount of open space is present within the district, acting as a counterpoint to the generally small building lots that line its roadways. Undeveloped open spaces include two large parcels abutting Black Pond at the southwest corner of the district and a cranberry bog at the northwest corner. A handful of large building lots with public visibility constitute another category of open space. Prominent examples include the Lighthouse, and dwellings at 20 Water Street and 135 Main Street. Chatham Light Park is the only public park within the district. Extensive vistas over Mill Pond to the west and Chatham Harbor with its framing beach to the east also lend a sense of spaciousness to the district. Unexpected glimpses between buildings add to the general interest and lively character of the district.

The town-owned **Chatham Light Park** of ca. 1900, **William Harry Mack Memorial** of 1903, **William L. Nickerson Memorial** of 1929, and **Sailors' Cemetery** of ca. 1800 (Main Street; MHC #914, 808; NR map #16B-58) stands immediately north of the lighthouse complex on the west side of Main Street. Both the park and lighthouse lot are maintained in turf and separated by a chain link fence that is not visually intrusive. Together, they constitute the largest open space within the district that is highly visible to the public. The park is set off from residences on the north and west by a ca. 6.5' boxwood hedge. It contains five memorials of varying size, three of which are within the Sailors Cemetery at the northwest corner of the park. It is approached from the street by a concrete path and steps.

The park is focused on the prominent tall, gray granite obelisk known as the Mack Memorial which is surrounded by a concrete post and iron chain fence. The **Mack Memorial** was erected to honor all of those involved in the rescue of William Mack and the crew of the barge *Wadema* that sank off Monomoy

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on March 17, 1902. The monument has inscriptions on all four sides. The east side bears an inscription that says "In memory of William Henry Mack Cleveland Ohio (1873-1902). Erected Oct. 1903 by his loving mother and sister". The inscriptions on the other three sides honor the Monomoy Lifesavers who died in their attempt to rescue Mack and the barge crew; Capt. Elmer Mayo, the hero of the "Monomoy Disaster" who also had to rescue his surfman, Seth Ellis, on Shovelful Shoal off Monomoy Point; and the four barge crewmen. Immediately to the north of the Mack Memorial stands the **Nickerson Memorial** that consists of a granite boulder with bronze plaque that bears the inscription "In memory of William L. Nickerson who scanned the ocean for thirty years in interest of shipping. Erected by his wife Ephemie C. Nickerson August 31, 1921." The **Sailors Cemetery**, which occupies the northwest corner of the park is set off by a boxwood hedge. It contains a granite boulder with bronze plaque that bears the inscription "Sailors Memorial. Here lies the remains of the unknown sailors who lost their lives in the shipwrecks off the coast of Chatham." A limestone marker stands in the southwest corner. It is inscribed "In memory of Peter Cambell of Tucks Island who died on board Brig *Orisla* Feb. 1846 Age 40". A tiny (ca. 6" square) concrete post stands at the northeast corner of the cemetery; a small bronze medallion on the top says "In memory of Edith R. Fitz."

**Buildings**

Chatham's Old Village National Register District encompasses the town's greatest concentration of residential buildings from the 18th, 19th, and 20th centuries, providing a nearly complete review of Chatham's architectural history. The great architectural variety and interest of this area reflects its long-term prominence. Together, these buildings provide both modest and distinguished examples of numerous architectural forms and styles ranging from the ubiquitous traditional Cape Cod cottages and Greek Revival houses, to less common Italianate, Second Empire, Queen Anne, and Colonial Revival-style buildings. Early structures are interspersed with Reproduction Capes, several of which are early and distinguished examples of their type. While each style has different characteristics and each building represents an individual interpretation, many common characteristics create a harmonious ensemble. Predominant characteristics include wood-frame construction, wood shingle or clapboard siding, 1 ½ to 2 stories in height, rectangular volumes contained beneath gable roofs, small scale, and general simplicity of design.

The interspersed pattern of buildings from different periods results from subdivision of larger lots over time. Most buildings now occupy small lots and are sited close to each other and to the street, creating a streetwall of human scale that is in proportion to the narrow streets. Numerous low hedges and low wooden fences enhance the streetwall and provide a subtle transition between public and private spaces.

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A few buildings like 71, 73, and 75 Silverleaf Avenue (ca. 1810, ca. 1826, ca. 1800) are tucked away on back lots and are not visible from the street. Some early houses like 122 School Street (ca. 1808; map #16C-27-2; MHC #157) and 12 Mistover Lane (ca. 1800; MHC #135) face south rather than toward the street. A handful like 20 Water Street (pre-1880; map #16B-36-37; MHC #191) and 135 Main Street (ca. 1850; map #16C-7-63; MHC #82) occupy unusually large lots. Numerous shade trees, along with well-tended yards and gardens retain a pleasant air despite the dense level of construction.

The Old Village district was a typical multi-use village cluster throughout most of the period of significance (ca. 1730-1945). Maritime-related buildings and structures that once lined the harbor and pond shores have almost entirely disappeared. Other building types including workshops, stores, barns, garages, and a Methodist Chapel have gradually been converted to residential use with a few exceptions. The Chatham Lighthouse, keepers' house, and other associated buildings is the most striking complex within the district.

Representative buildings are described below in chronological order.

**18th Century Buildings**

The Solomon Collins House (63 Water Street; ca. 1730; MHC #199; NR map #16C-4-21) is located on the northwest corner of Mill Hill Lane and Water Street, facing the latter. Dating to ca. 1730, it is the oldest known house within the district. It is a three-bay half-Cape with a large wing extending to the right (E). It rises 1 1/2-stories from a low brick foundation to a moderately pitched side-gable roof with chimney in the eastern bay. Exterior sheathing consists of wood shingles trimmed with simple cornerboards and entablature. This basic form was transformed in the late-19th century with extensive Queen Anne style additions, except on the west elevation. There, the traditional fenestration pattern of three unevenly spaced first story windows, with two in the attic flanked by small outer windows remains. These windows display the typical projecting frames and 9/6 double-hung sash, with 6/3 sash in the outer windows. Elsewhere, window sash has been replaced with a later mix of 1/1 and 2/2. The main entry, occupying the west bay of the facade, now contains a double-leaf door with etched glass panels. Other Queen Anne-style features include the three-stage tower with paneling and decorative shingling attached to the east end of the facade, the large two-story towered bay on the wing, and two secondary wing entries detailed with turned posts, fretwork balustrades and valances. This house is an interesting and unusually well-detailed mix of traditional Cape and whimsical Queen Anne.

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The **Sylvester Small House** (233 Main Street; ca. 1790; MHC #106; NR map #16C-75-60Z) occupies a very small lot on the west side of Main Street south of its intersection with Shore Road. It is a three-bay half-Cape, three-bays deep, with a rear wing. It rises 1 ½-stories from a low brick and stone foundation to a bowed side-gable roof with a chimney in the left (S) bay. Exterior sheathing is weathered wood shingles with simple cornerboard, entablature, and boxed cornice trim. Windows are set in beveled projecting frames that may indicate plank construction, and contain the locally typical 9/6 double-hung sash; they are three shingle courses beneath the roofline. The entry is aligned with the chimney in the south bay. It exhibits the common late 18th to early 19th century surround of pilasters, four-pane transom and molded cornice. Side elevations display the locally typical sash configuration of three asymmetrically placed windows at the first story, with two in the attic (6/6 sash). The rear wing, extending back from the north side, contains two secondary entries and a stove chimney. This house remains as an excellent example of the traditional regional dwelling type, possibly dating from the late-18th century. The previous 1976 inventory form notes that the roof is bowed at 1/4" per foot with cambered rafters.

The **Richard Gould, Sr. House** (29 Silverleaf Avenue; ca. 1790; MHC #159; NR map #16B-29-70) is sited on a small hill on the west side of Silverleaf Avenue. It appears to have originated as a south-facing three-bay by three-bay half-Cape with a rear wing. The entry has since been reoriented to the east gable end facing the street. It rises 1 ½-stories from a concrete foundation to a side-gable roof with chimney in the east bay and a full shed-roof dormer. Exterior sheathing consists of wood shingles trimmed with simple cornerboards, entablature, and boxed cornice with returns, all painted white. Windows are simply framed and generally contain 6/6 double-hung sash; they are equipped with louvered wooden shutters. The entry, now centered on the east gable, is fronted by an enclosed hexagonal porch with recessed-arch panels. This is a typical example of the traditional regional dwelling type with its entry moved in the early-20th century.

The **Henry Mallowes House** (78 Silverleaf Avenue; ca. 1790; MHC #172; NR map #16B-66-50) stands on the east side of Silverleaf Avenue where it faces south in the traditional manner rather than toward the street. It is a five-bay full-Cape, three-bays deep, with a rear lean-to and a series of wings extending eastward. It rises 1 ½-stories from a low brick foundation to a moderately pitched side-gable roof with center chimney and shed roof dormers on both slopes. Exterior sheathing consists of weathered wood shingles trimmed with simple cornerboards and entablature. Windows are set in beveled projecting frames and contain the locally typical 9/6 double-hung sash. The side elevations contain three windows at the first story and two in the attic. The center entry is framed by pilasters, a molded cornice and four-pane transom that is a rather elaborate treatment for the Federal period in Chatham. The previous 1976 survey form states that the house is pegged, with a Cape Cod cellar (round), wide boards and standard plan. Despite additions, the house remains as a well-preserved and detailed example of the traditional regional dwelling type. It is especially important as a survivor from the 18th century.

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Chatham (Barnstable), MASection number 7 Page 8**1800 - 1849 Buildings**

Many dwellings within the district date to this period, which represents its first major period of growth.

The **Mac Harper House** (12 Mistover Lane (ca. 1800; MHC #135; NR map #17C-46) is located at the end of Mistover Lane a short unpaved road that runs east from Main Street to Chatham Harbor. It faces south in the traditional manner and may be earlier than the conservatively assigned ca. 1800 construction date. It is a five-bay full-Cape with a rear wing. It rises 1 ½-stories from a low brick foundation to a side-gable roof with center chimney. Exterior sheathing consists of weathered wood shingles trimmed with simple cornerboards and entablature. Windows are set in flush frames directly beneath the roofline. The 6/6 double-hung sash that appears on the facade and east elevations is replaced by later 2/2 double-hung sash on the west and rear elevations. The entry has a simple board surround. The side elevations display two windows at both stories; a bay window appears on the east elevation. The rear wing contains a secondary entry in the inner bay and a stove chimney in the outer bay. The house remains as a well-preserved and detailed example of the traditional regional dwelling type. Its southern orientation and location away from Main Street illustrate the siting patterns of early houses.

The **Smith House** (75 Silverleaf Avenue; ca. 1800; MHC #169; NR map #16B-32-43) is set well back on the west side of Silverleaf Avenue where it faces south in the traditional manner rather than toward the street. It is a five-bay full Cape with a wing extending westward where it now terminates in a two-car garage. It rises 1 ½-stories from a low brick foundation to a moderately pitched side-gable roof with center chimney. Exterior sheathing consists of weathered wood shingles trimmed with simple cornerboards and entablature. Windows are set in simple projecting frames, that may indicate plank construction, and contain the locally typical 9/6 double-hung sash. The facade windows are set five shingle courses beneath the cornice. The side elevations contain two windows at the first story and two in the attic flanked by small outer windows with 4/2 sash. The center entry is framed by pilasters, a molded cornice and four-pane transom that is rather elaborate for the Federal period on the Cape. The entry and chimney are slightly offset to the left, indicating that the house may have been expanded from a three-bay half-house. The house is a well-preserved and detailed example of the traditional regional dwelling type from the early-19th century, despite the modern addition of a garage.

The **Hamilton-Hammond Cottage** (24 Ivy Lane; ca. 1813; MHC #54; NR map #16B-41-31A) is located between Hammond Hill Road and Ivy Lane and faces south in the traditional manner. It is a five-bay full-Cape, three-bays deep, extended by a rear wing on the east side. It rises 1 ½-stories from a low brick foundation, to a moderately pitched side-gable roof with center chimney. Exterior sheathing

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consists of weathered wood shingles trimmed with simple cornerboards and entablature. Windows are set in boldly projecting frames and contain the locally typical 9/6 double-hung sash. The facade windows are set directly beneath the roofline, and are headed by molded lintels. The center entry is framed by simple pilasters and a four-pane transom. Fenestration of the side elevations consists of two windows at the first story, with two in the attic flanked by small outer windows containing six-pane sash on the west side only. A secondary entry and chimney are contained in the rear wing. The previous 1978 survey form states that the interior is arranged on the standard local plan of small entrance hall flanked by two main rooms of similar size with a large kitchen/utility room across the rear. The asymmetry of the facade, with entry offset to the east indicates that the house may have been expanded from a 1/2 Cape early in its history. The house remains as a well-preserved and detailed example of the traditional regional dwelling type. Its secluded setting with a still rural feel contributes to the significance.

The **Richard Sears, Jr. House (202 Main Street; ca. 1800; MHC #100; NR map #17C-56-16)** is located at the southeast corner of Main and Holway Streets, facing west toward the former. It is a five-bay full-Cape, two-bays deep, with a rear wing. It rises 1 1/2-stories from a brick foundation to a side-gable roof with center chimney, and central-hipped wall dormer. Exterior sheathing consists of weathered wood shingles trimmed with simple cornerboards and entablature. Windows have projecting frames and contain 6/1 double-hung sash; they are set eight shingle courses beneath the roofline. The center entry displays a mid 19th century surround of half-sidelights, entablature, and lintel shelf. The side elevations contain two windows at both stories. The rear wing features a small verandah and secondary entry on its south side. This house is a good example of the traditional regional dwelling type, possibly dating from the 18th century. Research has pointed to an early date, while the proportions and exterior detail suggest a mid-19th century construction or alteration date.

The **Jesse and Mercy Gill House (42 Sunset Lane; ca. 1800; MHC #183; NR map #16C-49-24)** is located on the north side of Sunset Lane, facing south toward the road. It is a four-bay 3/4-Cape with a rear lean-to, and two additional wings extending westward from the lean-to. The house rises 1 1/2-stories from a low brick foundation to a side-gable roof with a narrow stove-chimney rising through the center of the ridge. Exterior sheathing consists of weathered wood shingles trimmed with wide cornerboards and an entablature. Small window openings have flush frames and contain 6/6 double-hung sash. Four shingle courses separate them from the roofline. The entry occupies in the inner west bay of the facade where it features a very simple surround with lintel shelf. The side elevations display one window at each story, with an additional window in the lean-to. According to the previous 1976 inventory form, the rear wings were added in 1876. Features not visible from the street include a round Cape Cod cellar, vertical plank construction, exposed corner posts, and chamfered wainscoting. The house remains as a

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well-preserved and documented example of the traditional regional dwelling type, displaying the less common three-quarter form.

The **Richard Gould House** (122 School Street; 1808; MHC #157; NR map #16C-27-2; photo #12) is located on the northwest corner of School and Water Streets, facing south toward the latter over a broad lawn. It is a five-bay full-Cape, three-bays deep, extended by a rear wing on the east side. It rises 1 ½-stories from a low foundation to a side-gable roof with center chimney. Exterior sheathing consists of weathered wood shingles trimmed with simple cornerboards and entablature. Most windows are set in flush frames and contain 6/6 double-hung sash; three shingle courses separate the windows from the roofline. The two facade windows west of the entry have projecting frames and are headed by more elaborate molded lintels. The center entry is framed by pilasters, a molded cornice with dentils, and five-pane transom, a rather elaborate treatment for the Federal period in Chatham. The side elevations display the locally typical sash configuration of three asymmetrically placed windows at the first story, with two in the attic flanked by small eaves windows containing 2/2 double-hung sash. A secondary entry occupies the inner bay of the rear wing while a chimney rises from the outer bay. The previous 1976 survey form states that the house displays pegged construction, wide boards and old bricks, but has undergone extensive interior alterations. The asymmetry of the facade, with entry and chimney offset to the east and more elaborate window treatment to the west, indicates that the house may have been expanded from a half-Cape early in its history. The house remains as a well-preserved and detailed example of the traditional regional dwelling type.

The **Methodist Chapel** (66 Water Street; ca. 1808/1851; MHC #196; NR map #16B-35-46) is located on the southwest corner of Silverleaf Avenue and Water Street, facing the latter. It is a three-bay front-gable Greek Revival-style house, with a large rear wing facing Silverleaf Avenue. Its present appearance results from a mid 19th century remodeling, probably around the time of its move in 1851. It rises 1 ½-stories from a brick foundation to a gable roof. Exterior sheathing consists of clapboard; trimmed with wide corner pilasters, and a two-part entablature. Windows are simply framed and contain 6/6 double-hung sash. The main block contains the primary entry in the right (W) bay; the entry is framed by pilasters, entablature, sidelights and transom, the later being a locally unusual feature. Three windows light the second story. The facade is fronted by an early 20th century verandah supported on Tuscan columns. The verandah continues around the east side where it terminates at the rear wing; the secondary entry providing access to the rear wing from the verandah is typical of early and mid-19th century houses in Chatham. The shingled rear wing is five bays long with an entry in the second to outer bay; it is possible that this wing dates to the early 19th century to account for the 1808 date traditionally ascribed to this house. This house is standard example of Chatham's most ubiquitous mid to late-19th century dwelling type. It is more important for its historical associations with the early Methodist community.

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The Paul and Rebecca Mayo House (315 Main Street; ca. 1810; MHC #118; NR map #16C-78-32;) occupies a relatively large lot on the south side of Main Street near its intersection with School Street. It is a three-bay half-Cape, two-bays deep, with a two-part wing on the east side. It rises 1 ½-stories from a low brick foundation to a side-gable roof with a chimney in the left (E) bay. Exterior walls are sheathed with weathered wood shingles with cornerboard and entablature trim. Windows are set in projecting frames and contain 2/1 double-hung sash; they are set one course beneath the entablature. The entry is unaligned with the chimney in the west bay. It exhibits a mid-19th century Greek Revival-style surround of sidelights, pilasters, and entablature. The west side elevation displays two windows at the first story, with two original 9/6 windows in the attic. Both wings contain a secondary entry and stove chimney. This house remains as an excellent example of the traditional regional dwelling type. The Greek Revival-style trim and entry surround, possibly dating from the time the building was moved ca. 1860, are important parts of its architectural evolution.

The Benjamin Malloves House (3 Main Street; 1815; MHC #58; NR map #16B-73-57) occupies a prominent site at the northeast corner of Silverleaf Avenue and Main Street where it anchors the southern tip of the district. The house is a four-bay "3/4-Cape" that is extended by a one story lateral wing on the west side and a two-part rear (N) wing. The main block rises 1 ½-stories to a gable roof with chimney rising along the west wall. A full shed-roof dormer with two paired windows lights the front roof slope. Exterior sheathing consists of a clapboard facade (painted yellow) with weathered wood shingles elsewhere trimmed with simple cornerboards and entablature. Windows are simply framed and contain 6/6 double-hung wooden sash. The two windows east of the entry have been replaced by a large multi-pane picture window. The entry occupies the inner west bay of the facade and is fronted by a pergola porch. The house remains as a picturesque and well-preserved example of the traditional regional dwelling type, displaying the less common "three-quarter Cape" form. The picture window (pre-1976) is the only major element that does not appear in early-20th century views. The house is accompanied by a small art gallery that dates to the early to mid-20th century. It rises one story to a front gable roof with side overhangs supported on small brackets. Exterior walls are covered with weathered wood shingles and trimmed with cornerboards and entablature. A simply framed entry is located on the two bay west facade.

The Parker Nickerson House and Store (216-220 Main Street; 1818; MHC #103; NR map #16C-6-17) is located at the northeast corner of Main and Holway Streets, facing west toward the former. It is a five-bay full-Cape, three-bays deep, with a 3/4-Cape attached to its left (N) side. The older five-bay section rises 1 ½-stories from a brick foundation to a bow roof with center chimney offset to the right (S). Exterior sheathing consists of weathered wood shingles trimmed with simple cornerboards, entablature, and molded cornice with returns. Windows have flush frames and contain 6/6 double-hung sash; they are

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set three shingle courses beneath the roofline. The center entry, which is aligned with the chimney, displays the standard period surround of simple pilasters, lintel shelf, and four-pane transom. The south side elevation contains two windows at the first story, with three in the attic. The asymmetry of the facade, with entry and chimney offset to the north indicates that the house may have been expanded from a 1/2-Cape early in its history. The four-bay section was added as a store after the main house was moved to this site in 1872. It rises 1 1/2-stories from a brick foundation to a gable roof with rear lean-to. Exterior sheathing consists of a clapboard facade, weathered wood shingles elsewhere, and simple cornerboard and entablature trim. Windows have flush frames and contain 6/6 double-hung sash; they are set well below the roofline. The entry is aligned with the chimney in the inner south bay; its simple frame includes a lintel shelf. This house remains as a well-preserved and detailed example of the traditional regional dwelling type, displaying such distinctive features as a bow roof and plank construction. The attached former store remains as an interesting reflection of 19th century development patterns which did not segregate use as does current zoning practice.

The **Barzilla Harding House** (89 Water Street; 1818; MHC #200; NR map #16C-62-24B, photo #17) is located on the north side of Water Street on a raised lot set off by a brick retaining wall and a wooden picket fence. It is a four-bay 3/4-Cape, with a rear wing, and two apparently modern one story wings on concrete foundations that are set well back on the west side. The main block rises 1 1/2-stories from a low brick foundation to a moderately pitched side-gable roof with chimney rising from the interior east bay. Exterior sheathing consists of weathered wood shingles trimmed with cornerboards, entablature, and a boxed cornice. Windows are set in projecting frames with molded heads and contain the locally typical 9/6 double-hung sash; four shingle courses separate them from the cornice. The side elevations display two windows at the first story and two in the attic with small outer windows containing four fixed panes on the east side only. The entry occupies the inner west bay of the facade; it is framed by pilasters, a molded entablature, and four-pane transom that is typical of the Federal period on the Cape. The previous 1976 survey form states that the house is pegged, with wide boards, old bricks, etc. Despite additions, the house remains as a well-preserved and detailed example of the traditional regional dwelling type. Three-quarter Capes are relatively scarce in Chatham, and the lack of alignment of entry and chimney is unusual.

The **John Hammond, Jr. House** (82 Main Street; 1819; MHC #70; NR map #17B-6-53) occupies a small lot on the east side of Main Street where it faces south in the traditional manner. It is a three-bay half-Cape, two-bays deep, with a lean-to wing on the rear east side. It rises 1 1/2-stories from a low brick foundation to a bowed side-gable roof with a chimney in the left (W) bay. Exterior walls are sheathed with weathered wood shingles with simple cornerboard and entablature trim. Windows are set in

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projecting frames and contain 6/6 double-hung sash; they are five shingle courses beneath the roofline. The entry is aligned with the chimney in the west bay where it exhibits a very simple board frame. Side elevations display two windows at the first story and two in the attic. This house remains as an excellent, well-preserved example of the traditional regional dwelling type. It is accompanied by a garage.

The **John Gould House** (188 Main Street; ca. 1819; MHC #97; NR map #17C-57-24) is located on the east side of Main Street between Holway Street and Andrew Harding Lane. It is a three-bay half-Cape, two-bays deep, with a four-bay wing extending to the left (N). It rises 1 ½-stories from a brick foundation to a side-gable roof with two gabled dormers, and a chimney in the left (N) bay. Exterior walls are sheathed with wood clapboard on the facade and weathered wood shingles elsewhere. It is trimmed with simple cornerboard, entablature, and molded cornice with returns. Windows have slightly projecting frames and contain 6/6 double-hung sash; they are ten courses beneath the roofline. The entry is aligned with the chimney in the north bay; its rather elaborate surround consists of sidelights and a large louvered fan. Side elevations contain two windows at both stories. The north wing, added in 1863, displays a secondary entry with lintel shelf and chimney aligned in the inner north bay. This house remains as a well-detailed and preserved example of the traditional regional dwelling type. Several of its features, including the entry surround and dormers, date to 1934 when it was sold to the Fallon family. The house is accompanied by a side-gable barn/garage with double doors that was reoriented in 1934.

The **Darius Hammond House** (46 Silverleaf Avenue; ca. 1820-30; MHC #161; NR map #16B-72-55) is located on the east side of Silverleaf Avenue and is set off by a handsome wooden spindle fence which was previously located across the street in front of 29 Silverleaf Avenue. It is a large five bay by two bay Federal period dwelling extended by a rear wing with later overshot gable porch. It rises a full two stories from a brick foundation to a low pitched side-gable roof with slightly off-center stove chimney. Exterior sheathing consists of clapboards trimmed with a box cornice, cornerboards, and entablature. Windows project from the facade in beveled frames, contain 6/6 double-hung sash, and are equipped with old, wooden, louvered shutters. The main entry is framed by louvered sidelights, elliptical fan and shallow lintel shelf. The facade is asymmetrical with the entry slightly off-center to the right, and considerably wider spacing between the windows on the left; this may indicate that the house was expanded from a three-bay half-house form following its ca. 1851 move from below the old Twin Lights after the breakthrough of North Beach. This full two-story house with its fan-detailed entry is unusually elaborate in a community characterized by simple 1 ½-story cottages. The exceptional attention paid to its maintenance enhances its fine architectural character. It is accompanied by a garage that rises one story to a side gable roof and is sheathed with shiplap, a popular early-20th century building material. The west front contains three segmental-arch overhead-door openings.

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The Sumner Bradley Mayo House (158 Main Street; ca. 1823; MHC #88; NR map #17C-59-38) occupies a small lot, set off by a picket fence, on the east side of Main Street between Andrew Harding and Mistover Lanes. It is a three-bay half-Cape, two-bays deep, with a rear wing, and a small modern wing on the north. The main block rises 1 1/2-stories from a low brick foundation to a side-gable roof with a chimney in the left (N) bay. Exterior walls are sheathed with weathered wood shingles and trimmed with simple cornerboards and entablature. Windows are set in beveled projecting frames, and contain the locally typical 9/6 double-hung sash; they are three shingle courses beneath the roofline. The main entry is aligned with the chimney in the north bay. It is simply framed with a four-pane transom, lintel shelf, and unusual splayed entablature (see 55 Holway Street for a similar example). Where they are not obscured by wings, the side elevations contain two windows at the first story, and one at the second with small 4/2 eaves windows. The rear wing extends out from the right side to contain a secondary entry in the forward facing portion. This configuration became very popular in the mid-19th century when a verandah was often added to link main and secondary entries. A new section with a roof deck has also been added. This house remains as an excellent example of the traditional regional dwelling type, retaining its projecting windows with 9/6 double-hung sash, and its unusual transomed entry.

The former Captain Luther Hammond's Barn (26 Ivy Lane; ca. 1825; MHC #55; NR map #16B-42-31B) is located between Ivy Lane and Hammond Hill Road. Converted to a cottage in the mid-20th century, it now has the appearance of a three-bay half-Cape, one bay deep, with a rear lean-to. It rises 1 1/2-stories from a low foundation to a side-gable roof. Exterior sheathing consists of weathered wood shingles trimmed with simple cornerboards and entablature. Windows are simply framed and contain the locally typical 9/6 double-hung sash. The facade windows are set two shingle courses beneath the roofline. The simply framed entry occupies the left (west) bay of the south facade. This cottage is an interesting example of a barn converted to the traditional regional dwelling type.

The Collins and Phebe Howes House (150 Main Street; ca. 1825; map #17C-60-14; MHC #86, photo #7) is located on the east side of Main Street between Andrew Harding and Mistover Lanes. It is a five-bay full-Cape, two-bays deep, with a small rear ell, and a former barn attached to the northeast corner. It rises 1 1/2-stories from a low brick foundation to a side-gable roof with a very tall center chimney offset to the right (north). Exterior sheathing consists of weathered wood shingles trimmed with simple cornerboards and entablature. Windows are set in projecting frames, contain 6/6 double-hung sash and are set directly beneath the roofline. The center entry, which is offset to the right, displays a simple surround of pilasters and molded entablature. Side elevations contain two windows at the both stories. The asymmetry of the facade, with entry and chimney offset to the north indicates that the house may have been expanded from a half-Cape early in its history. The house remains as a well-preserved

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and detailed example of the traditional regional dwelling type. The former front-gable barn was moved up and attached to the house in the early 20th century. This simply detailed shingled structure rises 1 ½-stories from a brick pier foundation to a steep gable roof with center chimney. Windows contain 6/6 sash. An entry is located on the north elevation.

**The Ensign Nickerson House (73 Silverleaf Avenue; ca. 1826; map #16B-38-40; MHC #163)** is set well back from the west side of Silverleaf Avenue, behind street #s 75 and 77. It is a five-bay full-Cape, three-bays deep, with a small lean-to ell extending from the north rear. It rises 1 ½-stories from a low uncoursed and unmortared stone foundation to a moderately pitched side-gable roof with center chimney. Exterior sheathing consists of weathered wood shingles trimmed with simple cornerboards and entablature. Windows are set in simple projecting frames and contain 6/6 double-hung sash. The facade windows are set four shingle courses beneath the cornice. The side elevations contain three windows at the first story and two in the attic. The simply framed center entry displays the five-pane transom that is typical of the Federal period on Cape Cod. The house is a well-preserved example of the traditional regional dwelling type from the early-19th century. It is accompanied by a barn on a brick foundation.

**The Captain Francis Patterson House (28 Mill Hill Lane; ca. 1830; MHC #129; NR map #16C-26-44A)** is located on the north end of Mill Hill Lane, a narrow, gravel, road running north from Water Street. It is a symmetrical five-bay full-Cape, two-bays deep. It rises 1 ½-stories from a low brick foundation to a side-gable roof with center chimney. A full shed dormer extends across the front slope. Exterior sheathing consists of weathered wood shingles trimmed with cornerboards, entablature, and box cornice with no returns. Windows are set in boldly projecting frames that may indicate plank construction and contain the locally typical 9/6 double-hung sash. The facade windows are four shingle courses beneath the roofline. The center entry is framed by simple pilasters, a four-pane transom and lintel shelf. Side elevations display two windows at both the first and attic stories; on the south side the rear opening is an entry. The house remains as a well-preserved and detailed example of the traditional regional dwelling type. Its secluded setting on a narrow unpaved lane contributes to the significance.

**The Cyrus Gould House (23 Mill Hill Lane; ca. 1834; MHC #128; NR map #16C-22-6)** is located on the west side of Mill Hill Lane, a narrow, gravel road running north from Water Street. It is a symmetrical five-bay full-Cape, three-bays deep, extended by a rear lean-to. It rises 1 ½-stories from a low brick foundation to a side-gable roof with center chimney. Full shed dormers are located on both front and rear slopes. Exterior sheathing consists of weathered wood shingles trimmed with simple cornerboards, entablature, and boxed cornice with returns. Windows are set in boldly projecting frames that may indicate plank construction and contain the locally typical 9/6 double-hung wooden sash. The

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facade windows are six shingle courses beneath the roofline. The center entry is framed by simple pilasters, a four-pane transom, and dentilated entablature with lintel shelf. Side elevations display the locally typical fenestration pattern of three openings at the first story, with two in the attic (6/6 sash) accompanied by small eaves windows at the rear only. The house remains as a well-preserved and detailed example of the traditional regional dwelling type. Its secluded setting on a narrow unpaved lane contributes to the significance.

**The Capt. Leander Gould House (57 Water Street; ca. 1834; MHC #195; NR map #16B-55-76)** occupies a large lot on the northeast corner of School and Water Streets, facing the latter. It is a three-bay front-gable Greek Revival-style house, with a wing extending to the right and a rear wing extending back from the wing. It rises 1 ½-stories from a brick foundation to a gable roof; a chimney rises from the center of the wing. Exterior sheathing consists of wood clapboard, trimmed with wide corner pilasters and a two-part entablature. Windows are headed by the shallow triangular lintels that are common elsewhere in the state, and contain 6/6 double-hung sash. The main block contains the primary entry in the right or east bay; the entry is framed by pilasters and entablature. Three windows light the second story with a single 4/2 sash window in the gable. The wing is fronted by a verandah with turned posts and a spindle valance that terminates in a bowed bay. These features date to the late-19th century, perhaps ca. 1893, when Leander's son inherited the property. Other Queen Anne-style features from this period include the large bowed hip-roof dormer on the wing and a two-story tower on the west elevation, both with decorative scallop and diamond pattern shingles. This house is an exceptionally well-detailed and preserved example of Chatham's most ubiquitous mid to late-19th century dwelling type. Its charming and well thought out Queen Anne additions are especially important.

**The David Gould House (115 Main Street; 1838; MHC #79; NR map #16B-58-64)** stands on the southwest corner of Main and Water Streets in the heart of Chatham's Old Village area (MHC Area A). This part of Main Street is well-traveled and, like most of the street east of the commercial district, largely residential in character. The house is a five bay full-Cape, two bays deep, that rises 1 ½-stories from a brick foundation to a side-gable roof with center chimney and shed roof dormers on both roof slopes. Exterior walls are sheathed with weathered wood shingles and trimmed with cornerboards, entablature, and boxed cornice with returns. Windows are set in projecting frames and contain the regionally typical 9/6 double-hung sash even at the upper story where 6/6 sash often appears. The entrance is centered on the east facade and is framed by pilasters and a molded entablature. It is fronted by a large turn-of-the-century porch whose gable roof is supported on Tuscan columns. It is one of the few buildings in the district that is in fair condition.

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The **John Hallett Store** (193 Main Street; ca. 1840; MHC #98; NR map #16C-13-51) is located at the southwest corner of Main Street and Hallett Lane, facing east toward the former. It is a three-bay front-gable temple-front Greek Revival/Italianate style building, with a wing extending to the left (S), and a rear wing. It rises 2 ½-stories from a brick foundation to a gable roof without chimney. Exterior sheathing consists of clapboard trimmed with wide corner pilasters and a broad dentilated entablature with massive paired brackets. The overshot gable pediment contains an arched window, and is supported on four fluted Doric columns. The first story has been reconfigured with a center entrance flanked by multi-pane bay windows, all linked by a dentilated, bracketed hood. The three windows above display lug sills, dentilated bracketed heads, and 6/6 double-hung sash. This elaborate window treatment is continued on the two-bay north side elevation, but not on the shingled rear elevation. The wing originated as a half-Cape ca. 1800 and still clearly reveals its early three by two bay form. The chimney and entry with sidelights and entablature are aligned in the right (north) bay. Windows are set in projecting frames and contain 2/2 double-hung sash. The rear wing is clapboarded. This building is an exceptionally well-detailed and preserved example of the Greek Revival-style in Chatham. Constructed as a large commercial wing to a small pre-existing house, it is one of only a handful of buildings that display the elaborate temple-front form. It is also one of the few buildings in the district that remains in commercial use.

The **Gershom Jones House** (239 Main Street; ca. 1840; MHC #107; NR map #16C-76-60, photo #9) is located on the west side of Main Street, just south of Shore Road. Its lot is continuous with that of the adjacent Josephine Atkins House at 263 Main Street, and shares the same picket fence above a concrete retaining wall. The Jones House is a three-bay front-gable Greek Revival-style house, two-bays deep, with a five-bay rear wing. It rises 1 ½-stories from a brick foundation to a bow roof with a chimney rising through the north slope. Exterior sheathing consists of clapboard trimmed with wide cornerboards and a one-part entablature. Windows retain the simple projecting frames of earlier houses and contain 6/6 double-hung sash. They are equipped with wooden louvered shutters. The entry, which occupies the left (south) bay, is framed by louvered sidelights, a transom, unusually elaborate Ionic pilasters, and entablature with lintel shelf. Two windows are located at upper story. The rear wing displays two steep gabled wall dormers reflective of the Gothic Revival style. It is fronted by an enclosed verandah whose two recessed entries are detailed with sawn brackets and pendant drops. This house is an exceptionally well-detailed and preserved example of Chatham's most ubiquitous mid to late-19th century dwelling type. Its retention of the traditional floor plan, bow roof, and projecting window frames is unusual.

The **Andrew Harding House** of (99 Water Street; ca. 1800/1840; MHC #203; NR map #16B-57-63A) is located on the north side of Water Street near its intersection with Main Street. It is a Greek Revival-style five-bay full-Cape, with a wing extending to the right (E). It rises 1 ½-stories from a brick

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foundation to a moderately pitched side-gable roof with a center chimney. Exterior sheathing consists of wood clapboard trimmed with wide cornerboards and a two-part entablature. Windows are headed by typical mid to late-19th century lintels with thinly molded heads, and contain 6/6 double-hung sash. The side elevations contain two windows at the first story and two in the attic. The center entry displays a door with etched glass panels, and is headed by a bracketed hood. A similarly detailed entry is located at the four-bay east wing, which also displays a two-window wall-dormer. The symmetrical form and details of this house are consistent with a mid to late-19th century date. No exterior features support a 1790 date for the wing but it is certainly possible that its roof was raised when the current main block was added ca. 1840. The 1981 MHC inventory form states that the wing is at a higher level than the main house, but offers no other evidence of an early date. The 1981 form also contains descriptive information about the interior features of the main block, including the presence of a round Cape Cod cellar.

**The Josephine Atkins Kent House (263 Main Street; 1848; MHC #109; NR map #16C-76A-60B, photo #9)** is located on the south side of Main Street, at the intersection of Shore Road. It is a three-bay front-gable Greek Revival-style house, two-bays deep, with a four-bay rear wing extended by a wing on the west side. The main block rises 1 ½-stories from a brick foundation to a bowed front-gable roof with a chimney rising through the west slope. Exterior sheathing consists of wood clapboard trimmed with wide cornerboards and a one-part entablature. Windows retain the simple projecting frames of earlier houses, contain 6/6 double-hung sash, and are equipped with louvered shutters. The entry, which occupies the left (E) bay, is framed by full-length sidelights, pilasters, louvered transom, and entablature with lintel shelf. Three windows are located at the story above. The rear wing is continuous with the east side of the main block. Its inner north bay displays a secondary entry with elaborate sawn openwork porch; a stove chimney is aligned. This house is an exceptionally well-detailed and preserved example of Chatham's most ubiquitous mid to late-19th century dwelling type. Its retention of the traditional floor plan, bow roof, and projecting window frames is unusual. It occupies a large, prominent corner lot surrounded by a wooden picket fence, and is accompanied by a front-gable barn with lean-to.

**The Captain Charles Jones House (275-277 Main Street; 1848; MHC #111; NR map #16C-77-61)** occupies a knoll on the south side of Main Street near its intersection with Shore Road. It is a three-bay half-Cape, two-bays deep, with a rear wing. The main block rises 1 ½-stories from a low foundation to a side-gable roof. The original chimney has apparently been removed. Exterior walls are now covered with vinyl siding, but the elaborate Greek Revival-style trim consisting of paneled corner pilasters and two-part entablature has been retained. Windows are simply framed and contain 2/2 double-hung sash, with older 6/6 sash retained in the upper story gables. The main entry occupies the right (W) bay of the

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facade where it is framed by pilasters, sidelights, and entablature with lintel shelf. The rear wing displays a full verandah with sawn openwork posts; it is now enclosed and extended by a recent addition. This house remains as a very good example of the traditional regional dwelling type, displaying the type of Greek Revival-style details that are usually reserved for front-gable houses.

**1850 - 1899 Dwellings**

**The Captain Thomas Holway House (65 Holway Street; ca. 1850; MHC #44; NR map #17C-25-53)** is sited on a small knoll on the north side of Holway Street, a short road that runs east from Main Street to Chatham Harbor. Located at the eastern end of the street, this house commands a sweeping view of the harbor. It is a three-bay front-gable Greek Revival-style house with a wing extending to the left and a rear wing extending back from the wing. It rises 1 ½-stories from a brick foundation to a gable roof. Vinyl siding replaced wooden clapboards as the exterior sheathing material in the 1990s. Most trim, including paneled corner pilasters and a wide three-part entablature remains in place however, preserving the fine architectural character of the house. Windows are headed by molded cornices and contain 6/6 double-hung sash. The entry, which occupies the left (W) bay of the main block, is framed by pilasters and an entablature. Three windows are located above, with one in the gable. The wing is fronted by a verandah with Tudor-arch openings. The verandah continues around the south side where it terminates at the rear wing; the secondary entry which provides entrance to the rear wing from the verandah is typical of early and mid-19th century houses in Chatham. This superbly sited house is a well-detailed example of Chatham's most ubiquitous mid to late-19th century dwelling type. It is accompanied by an early-20th century garage with clipped gable roof.

**The Captain Heman and Mary Eldredge House (135 Main Street; ca. 1850; MHC #82; NR map #16C-7-63; photo #6)** occupies an unusually large lot surrounded by a picket fence at the northwest corner of Main and Water Streets, facing east toward the former. The fence is mounted on a stone retaining wall at the north end of the lot. The house is a three-bay front-gable example of the Greek Revival-style, three-bays deep, with an extended series of rear wings. It rises 1 ½-stories from a brick foundation to a gable roof with a chimney rising through the north slope. Exterior sheathing consists of wood clapboard trimmed with wide cornerboards, entablature, and molded cornice with returns. Windows are simply framed and contain 2/2 double-hung sash. The simply framed entry occupies the left (south) bay of the facade. A squared bay window occupies the adjacent bays. Three windows are located at the story above, with an arched window in the gable. An unusually handsome verandah with turned posts, spindle valance, and geometric balustrade wraps around the facade to the south side of the main block and first rear wing. A second large wing whose overshot gable porch displays a similar verandah extends further to the west,

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while a newer section has created an even longer mass. An American flag has been painted directly onto the clapboards at the east end of the south elevation and is the subject of a well-known photograph by Cape Cod photographer Thomas Johnson. This house is an exceptionally well-detailed and preserved example of Chatham's most ubiquitous mid to late-19th century dwelling type. Its fine architectural character is displayed to advantage by its large corner lot.

The **J. Small House (142 Main Street; pre-1858; MHC #84; NR map #17C-1-41)** is located at the northeast corner of Main Street and Mistover Lane. Following traditional siting patterns, this symmetrical five by two bay full-Cape faces south toward Mistover Lane. It rises 1 ½-stories from a low concrete or parged foundation to a side-gable roof with center chimney, and full shed-roof dormer across the front slope. Exterior sheathing consists of weathered wood shingles trimmed with simple cornerboards and entablature. Windows are small, simply framed, and contain the locally typical 9/6 double-hung sash; they are set two shingle courses beneath the roofline. The center entry displays a simple frame headed by a lintel shelf. Side elevations contain two windows at both stories. The house remains as a well-preserved example of the traditional regional dwelling type.

The **S. Mayo House (331 Main Street; ca. 1850; MHC #121; NR map #16C-80-30, photo #11)** is located on the south side of Main Street where it defines the line between the Old Village National Register District and the central business district. It is an asymmetrical three-bay side-entry Gothic Revival-style building with an older two-bay rear wing connecting to a much larger wing added in 2000. The main block rises 1 and 1/2 stories from a brick foundation to a side-gable roof with central cross-gable. Exterior sheathing consists of weathered wood shingles trimmed with wide cornerboards, entablature, and elaborate vergeboards in the gables and along the eaves. Windows are simply framed and contain 6/6 double-hung sash; at the facade they are full length. The entry, which occupies the right (west) bay, is framed by sidelights and a shallow triangular lintel. This house remains as an excellent example of a regionally rare style, whose origins may possibly date to the 18th century. Fortunately, the large, new, rear wing has not affected the integrity of the original main block.

The **Captain Steven Howes House and Store (58 School Street; ca. 1850; MHC #146; NR map #16C-45-20)** is located at the southwest corner of Sunset Lane and School Street, facing the latter. It is a three-bay steep front-gable Greek Revival-style house, two-bays deep, with a long rear wing extending westward along Sunset Lane, and a small wing extending left (S) from it. The main block rises 1 ½-stories from a low brick foundation to a front-gable roof with no chimney. Exterior sheathing consists of weathered wood shingles trimmed with corner pilasters and a two-part entablature. Windows are simply

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framed and contain 6/6 double-hung sash. The entry, which occupies the right (north) bay of the main block, is framed by full-length sidelights, and pilasters and entablature that echo the main block trim. Two windows occupy the attic story above. The rear wing is four-bays long with a stove chimney. On the south side, the last two bays are obscured by an attached five-bay wing with center entry. The form and atypical rear position of this wing suggest that it served as the store cited in an 1895 deed. This house is a very well-preserved example of Chatham's most ubiquitous mid to late-19th century dwelling type. Long in fair-poor condition, this fine house is now being restored. A small, freestanding, early-20th century store stands behind (west) the house.

**The Abel Reynolds, Jr. House (96 Silverleaf Avenue; ca. 1850; MHC #178; NR map #16B-63-48, photo #14)** is located on the east side of Silverleaf Avenue, facing the street. It is a three-bay front-gable Greek Revival-style house, two-bays deep, with a wing extending to the right and a rear wing extending back from the wing. It rises 1 ½-stories from a brick foundation to a gable roof; a chimney rises from the outer end of the wing. Exterior sheathing consists of clapboard, trimmed with arch-paneled corner pilasters, and a two-part entablature. Windows are simply framed and contain 6/6 double-hung sash. Facade windows of both main block and wing are full-length. The entry, which occupies the right or south bay of the main block, is framed by full-length sidelights, and pilasters and entablature similar to those of the main body of the building. The wing is fronted by a verandah supported on paneled posts. The verandah continues around the south side where it terminates at the rear wing; the secondary entry which provides entrance to the rear wing from the verandah is typical of early and mid-19th century houses in Chatham. This house is an exceptionally well-detailed and preserved example of Chatham's most ubiquitous mid to late-19th century dwelling type.

**The Elias Gould House "Mother's House" (52 Water Street; 1850; MHC #194; NR map #16B-39)** occupies an elevated lot with a Belgian block granite retaining wall on the south side of Water Street. It is a three-bay front-gable Greek Revival/Italianate-style house, with a large rear wing. It rises 1 ½-stories from a brick foundation to a gable roof with steep wall dormers on both slopes. Exterior sheathing consists of wood clapboard on the north facade with weathered wood shingles elsewhere. Trim consists of rounded corner moldings and a raking entablature. Windows are simply framed with lug sills, contain 6/6 double-hung sash, and are equipped with modern louvered shutters. The three bay front-gable facade contains a bow window in the center and west bays rather than the usual main entry. Instead, the rear wing projects from the west side of the house and contains the main entry in its forward facing portion. This location is typical for secondary entries in early and mid-19th century Chatham houses. A porch with geometric rail and sawn brackets protects the entry. A steep gabled wall dormer rises above. The rear wing displays a verandah on its east side. This house is a good example of

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Chatham's most ubiquitous mid to late-19th century dwelling type. It is unusual in the failure to place the main entry on the front-gable:

The **David Gould, Jr. House** (102 Water Street; ca. 1850; MHC #204; NR map #16B-59-65) is set off from the south side of Water Street by a wooden picket fence. It is a three-bay front-gable Greek Revival-style house, with lateral and rear wings extending from the left (east) side. It rises 1 ½-stories from a brick foundation to a gable roof with a chimney rising through the west slope; chimneys also rise from the wing and rear wing. Exterior sheathing consists of wood clapboard, trimmed with wide corner pilasters and a two-part entablature. Windows are headed by typical mid to late-19th century lintels with thin molded heads, and contain early 6/6 double-hung sash. They are equipped with early louvered wooden shutters. The main block contains the primary entry in the left or east bay; the entry is framed by pilasters, entablature, and full sidelights. Three windows light the second story. The west elevation displays two windows at the first story, and a shed dormer with three 6/6 windows. The east wing facade and adjoining east side of the main block are flushboarded, a treatment typical of more elaborate Greek Revival-style buildings, but one that is uncommon in Chatham. A full-length 6/9 window and gabled dormer are located in the innermost bay of the wing. This section is fronted by a late-19th century verandah whose sawn openwork posts have recently been replaced by plain wooden posts. The verandah continues around the east side where it terminates at the rear wing; the secondary entry providing access to the rear wing from the verandah is typical of early and mid-19th century houses in Chatham. A shed and barn are further attached to the rear of the wing. This house is an exceptionally well-detailed and preserved example of Chatham's most ubiquitous mid to late-19th century dwelling type. The unusual details of the wing--flushboarding and sawn post verandah--and the attached outbuildings are especially noteworthy.

The **James Olson House** (61 School Street; ca. 1858; MHC #147; NR map #16C-65-37) stands on the east side of School Street, nearly opposite Sunset Lane. It is a three-bay half-Cape, with a small recent wing extending to the right (south), and an older rear wing extending back from the north side of the house. It rises 1 ½-stories from a low brick foundation to a moderately pitched side-gable roof. A chimney rises through the center of the ridge rather than one of the more typical side bay locations. Exterior sheathing consists of wood clapboards for the facade and wood shingles elsewhere, all painted white. The building is trimmed with wide cornerboards, entablature, and boxed cornice. Simply framed windows are set well below the cornice, and contain 6/6 double-hung sash. The entry occupies the left (north) bay where it is fronted by an enclosed, shed roof porch. This entry and the center chimney are unusual features of the traditional regional dwelling type. Details such as the cornerboards, spacing between windows and cornice, and 6/6 double-hung sash are typical of the Greek Revival style and support the mid-19th century construction date.

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The **Eli Marsh House** (177 Main Street; ca. 1860; MHC #93; NR map #17C-11-49) is located on the west side of Main Street, facing the street. It is a three-bay front-gable house, three-bays deep, with a rear wing. The main block rises 1 ½-stories from a brick foundation to a gable roof with a gabled wall dormer on the north elevation. Exterior sheathing consists of weathered wood shingles trimmed with wide cornerboards and a three-part entablature. Windows are simply framed and contain 6/6 double-hung sash. The entry, which occupies the right (north) bay of the main block, is headed by a molded entablature. Three windows are located above with an unusual ogee-arch window in the gable. The wing has been enlarged with a wall dormer. This house is a standard example of Chatham's most ubiquitous mid to late-19th century dwelling type.

The **George Kent House and Store** (180 Main Street; 1860; MHC #94; NR map #17C-7-25) is located on the east side of Main Street, facing the street from behind a wooden picket fence. It is a three-bay front-gable Greek Revival-style house, two-bays deep, with a projecting four-bay by two-bay wing on the left (north) side that originally served as a store. The main block rises 1 ½-stories from a brick foundation to a gable roof with center chimney and shed roof dormer on the south slope. Exterior sheathing consists of weathered wood shingles trimmed with corner pilasters and a one-part entablature. Windows are simply framed and contain 6/6 double-hung sash. The main entry, which occupies the left (north) bay of the main block, is framed by sidelights, pilasters, and entablature with lintel shelf. Two staggered windows are located above. The wing displays the same trim elements as the house, lacking only the moldings that transform cornerboards to pilasters; it has a four-window shed-roof dormer across the front roof slope. This house is a standard example of Chatham's most ubiquitous mid to late-19th century dwelling type, made interesting by the presence of a documented store attached as a wing.

The **Admiral Charles Rockwell House**, also known as "The Moorings" (324-326 Main Street; 1864; map #16D-52-18; MHC #120), is located on the north side of Main Street and faces south toward the road. It is a three-bay front-gable Italianate style structure, four-bays deep, with a three-bay wing attached to the right (E) side. It rises 2 ½-stories from a brick foundation to a gable roof. Exterior sheathing consists of a wood clapboard facade and shingle elsewhere trimmed with paneled corner pilasters and a broad entablature with paired brackets. Windows are framed with thinly molded heads and contain 2/2 double-hung sash. The entry occupies the right (E) bay and is fronted by a pedimented Tuscan porch. The materials and trim of the wing are identical to those of the main block, although it was added in 1902-1903. It features a two-story Queen Anne-bay with paneled apron and 2/1 sash. An octagonal gazebo is attached to the end of the wing, and a two-story ell extends behind. The house is a good example of the local Italianate style with interesting Queen Anne-style updates. It is accompanied by several motel units including a converted carriage house.

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The former **Old Village Elementary School** (82 School Street; 1869; MHC #149; NR map #16C-43-017), is located at the northwest corner of School Street and Eliphamets Lane where it is surrounded by a high evergreen hedge. It is a three-bay by two-bay Italianate-style structure with a large modern rear wing extending back from the south side. It rises 2 ½-stories from a high brick foundation to a low hip roof; an exterior chimney rises along the south elevation. Exterior sheathing consists of wood clapboard trimmed with arch-paneled corner pilasters and a broad entablature displaying dentils and massive paired brackets. Windows are headed by bracketed lintels and contain 6/6 double-hung sash. The entry occupies the right (N) bay and is headed by a bracketed hood. This is one of two surviving similar schools constructed in Chatham at this time (see 220 Stage Harbor Road). Both are exceptional local examples of the Italianate style, exhibiting an unusually high quality of design and detail for institutional buildings of the period on the Cape.

The **Josiah Nickerson House** (85 School Street; ca. 1870; MHC #150; NR map #16C-16-40) is located at the southeast corner of Hallett Lane and School Street. It is a three-bay by three-bay front-gable house with a two-part rear wing that extends back from the east side and out from the south side. The main block rises 1 ½-stories from a brick foundation to a gable roof with center and rear chimneys, and shed-roof dormers. Exterior sheathing consists of aluminum siding, but retains original wide cornerboard and entablature trim helping to preserve the architectural character of the house. Windows are simply framed and contain 6/6 double-hung sash. Two entries are located at the junction of the main block and wing where they are fronted by a porch with Tuscan columns. This simply detailed house is typical of the late-19th century when dwellings often retained elements of the mid-19th century Greek Revival style.

The **Chatham Lighthouse Complex** (37 Main Street; 1877; map #16B-56; MHC #915; NR 1987, photo #5) occupies one of the largest parcels within the district and is prominently sited near the corner of Main Street and Silverleaf Avenue facing Lighthouse Beach and paved head-on parking lot. These facts, combined with its picturesque form and romantic maritime associations, make the lighthouse the single most outstanding property within the Old Village District. In addition to a lighthouse, the complex includes a large keeper's house, garage, storage building, radar tower, two flagpoles, and a large anchor. The building complex is surrounded by a large lawn except at the southern tip where paved parking serves the garage and utility building located there. The site is enclosed by a ca. 4' chain link fence. It was listed in the National Register in 1987 as part of the "Lighthouses of Massachusetts: Thematic Group".

Dating to 1877, the **lighthouse** is a brick-faced, cast iron shell that rises to a height of 42 feet. The tapering shaft consists of six sections of decreasing size defined by moldings. Three window openings

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wind around the shaft to light the internal stairway. All are segmental-arched, contain 2/2 double-hung sash, and are headed by heavy pedimented caps. The entrance, which is located on the west side, is fronted by an enclosed porch with gable roof and wood shingle walls. An all-glass, octagonal lamp room surmounts the shaft above a shallow balcony that is equipped with a pipe-rail and supported on iron brackets. It was originally equipped with a fourth order Fresnel lens that had been installed in the previous light in 1857. Energy-efficient searchlights ("aero-beacons") were installed in 1994. The old lens is now in the keeping of the Chatham Historical Society. Today, the Chatham Light flashes its special characteristic of two flashes every 10 seconds. Including the height of the bluff on which it stands, the light rises 80 feet above the sea and can be seen from 24 nautical miles (27.6 land miles). A small, one story, gable roof **oil house** stands immediately west of the lighthouse.

The **keeper's house**, which stands immediately northwest of the lighthouse, consists of a five by two bay main block and a rear connector that leads to a large parallel rear wing. All rise two stories to a side-gable roofs. The main block and parallel wing display clipped gable ends. Exterior walls are sheathed with vinyl siding. The roof is covered with red asphalt shingles. Two narrow, interior chimneys rise through the ridge of the main block while a third rises from the connector. The long east facade of the main block is centered on a clipped cross gable. It contains a center entrance that is framed by narrow sidelights and headed by a shallow triangular lintel. Single windows occupy the inner bays, with paired windows in the outer bays. Paired windows appear at the upper story in the central and outer bays. Windows are simply framed and contain 6/6 double-hung sash. The rear wings are similarly detailed.

A **garage and a utility building** stand south of the light. The garage rises one story to a hip roof covered with red asphalt shingles. Exterior walls are sheathed with shiplap, a popular early-20th century building material used on several private garages within the district. Four contiguous overhead-door openings occupy the eastern half of the south side; a pedestrian entry is located at the end of the western half. Windows are simply framed and contain 8/8 sash. These two buildings face south onto a paved parking lot that is related to their vehicular and utility function.

The **Captain Silman Chase House 20 Water Street; ca. pre-1880; MHC #191; NR map #16B-36-37, photo #16)** is located on a bluff at the western end of Water Street overlooking Mill Pond. It is set off from Ivy and Hammond Lanes by a broad expanse of lawn, edged by a wooden post and rail fence; two squat, circular beachstone piers define the entrance to the driveway, similar to those at 45 School Street. The square-plan Second Empire-style house rises 1 1/2-stories to a mansard roof with three gabled dormers on each of the east and west faces, and one each on the north and south faces. Exterior sheathing is wood shingles trimmed with simple cornerboards and entablature, all painted white. Windows are simply framed and contain 2/1 double-hung sash. A double-leaf glazed entry is

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inconspicuously located on the east elevation, facing the street. The most remarkable feature of this house, and the one that provides its common name, "The Porches," is the broad verandah encircling its south, east and west sides. On the south and east, where it is open to the summer breezes, it is detailed with turned posts and a fretwork balustrade. The west side, facing the water, is glazed with large panes headed by leaded fanlights. This Colonial Revival style-enclosure probably dates to ca. 1920 when sun porches came into fashion. The house is accompanied by a mansard-roofed garage on the street side (east). Converted from an existing store in 1907 when it was moved to its present location, this house is an early representative of Chatham's summer resort development. Its site, and the verandah which exploits its advantages, are remarkable. Builder Horace Reynolds was responsible for the conversion.

**The Captain Everett Patterson House (223 Main Street; 1876; MHC #104; NR map #16C-73-57; photo #8)** is located on the west side of Main Street, facing the street over a shallow setback. It is a two-bay Second Empire-style house, two-bays deep, with a wing extending to the left (S) and a rear wing extending back from the lateral wing. The main block rises 1 1/2-stories from a brick foundation to a bellcast mansard roof with multiple dormers. Exterior walls are covered with wood clapboard and trimmed with cornerboards and an entablature with paired brackets. Windows are simply framed and contain 1/1 or 2/2 double-hung sash. The entry, which occupies the left (south) bay of the main block, displays the bracketed hood that typifies the Second Empire and Italianate styles. The north bay contains a paneled and bracketed bay window, another typical feature. The wing is fronted by an enclosed porch with secondary entry. The rear wing extends out from the lateral wing, and a secondary entry occupies the forward facing portion. This configuration was very popular in the mid-19th century, and often included a verandah that linked the main and secondary entries. Despite the aluminum siding, this cottage remains as a well-detailed and proportioned example of a style that is both locally and regionally rare.

The house at **342 Main Street (1879; MHC #124; NR map #16D-50-16)** is located on the north side of Main Street facing south toward the road where it defines the boundary between the Old Village National Register District and the central business district. It is a three-bay center-gable Italianate-style house, two-bays deep. It rises two stories from a brick foundation to a steep side-gable roof with an interior chimney on the west side. Exterior walls are sheathed with wood clapboard and trimmed with paneled corner pilasters and two-part entablature derived from the Greek Revival style. Windows are headed with thinly molded cornices and contain 2/2 double-hung sash. The facade displays a center entry flanked by three-sided bay windows; all three elements are linked by a hip roof that extends out over the entry to form a porch with spindle posts. A steep central Gothic Revival-derived facade gable with dentilated arched window rises above. The side elevations contain two windows at each story. This house remains

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as a well-detailed and preserved example of the regionally rare Italianate style that is found in some numbers in Chatham. The mix with Gothic and Greek Revival-style elements is occasionally found throughout the region. This house has been identified as the work of builder, A. W. Edwards who is also responsible for 66 Cross Street, 414 Stage Harbor Road, and 2702 Main Street, all outside the district.

The **Andrew Harding Store (151 Main Street; ca. 1865/1941; MHC #87; NR map #17C-6-48A)** is located on the northwest corner of Main Street and Wilderwood Lane, facing east toward the former over a split rail fence. It is a three-bay half-Cape, two-bays deep, with a rear (W) lean-to and a small wing on the right side (N). It rises 1 ½-stories from a concrete foundation to a side-gable roof with a chimney rising outside the left (S) wall. Exterior sheathing is wood clapboard with wide cornerboard and dentilated entablature trim, all painted white. Facade windows have slightly projecting frames and contain the locally-typical 9/6 double-hung sash; they are seven shingle courses beneath the roofline. The entry, which is framed by louvered sidelights and a solid fan, occupies the right (N) bay. Side elevations contain two windows at both stories set in flush frames with 6/6 double-hung sash. This house originated as a village store ca. 1865. At that time it consisted of a 1 ½-story front-gable section framed by one story lean-to wings on both sides. Later, a full verandah with elaborate spindle valance was built across the storefront. It became famous for its varied products -- everything from bunches of bananas to kegs of nails -- and the local characters who gossiped on the bench in front of the store. In 1941 the store was converted to a house. At that time it was rotated 90 degrees and one wing was taken down, leaving the other in place as the current rear wing.

**Kate Kearney House (30 Mill Hill Lane; ca. 1880; MHC #132; NR map #16C-26-44)** is located at the north end of Mill Hill Lane, a narrow, dead-end, gravel road that runs north from Water Street. It is a simple three by two bay deep cottage with a lateral wing (north). It rises 1 ½-stories to a side-gable roof. A chimney rises between the main block and wing. Exterior sheathing consists of weathered wood shingles trimmed with simple cornerboards and entablature. Windows are set in flush board frames and contain 6/6 double-hung sash. Small three-pane windows appear beneath the roofline. The entrance is off-center on the east elevation. A secondary entrance occupies a similar position on the one-story north wing. This is one of several buildings in the district that originated as a barn; it served as a dance studio before its conversion to residential use.

The **"Copper Joe" Bloomer House (75 Water Street; ca. 1883/1998; MHC #197; NR map #16B-56-64A)** is located on the north side of Water Street where it faces the street over a shallow setback and a wooden picket fence. It is aligned with its neighbors to create a continuous streetwall. It is a three-bay by two-bay front-gable house, with a four-bay wing on the left (west) side and a smaller wing on the

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right (east) side. Both wings are set well back from the main block in clearly subordinate positions. The main block rises 1 ½-stories from a brick foundation to a front-gable roof. The wings rise 1 ½-stories to side-gable roofs. Exterior sheathing consists of weathered wood shingles with simple cornerboard and entablature trim. Windows are simply framed and contain 2/2 double-hung sash. The entry, which is centered on the west wing, is fronted by a 20th century gabled porch supported on paired Tuscan piers. The current east wing replaced an earlier wing of similar size in 1998. This house is an example of the type of simple dwellings that were built in some numbers in the Old Village at the turn-of-the-century. Like most, it maintains the basic form, scale, materials, and siting of its predecessors.

**The Dill Cottages Building (25 Holway Street; ca. 1884; MHC #36; NR map #17C-20-48, photos # 3, 4)** is located on the northeast corner of Main and Holway Streets, facing south toward the latter and Chatham Harbor beyond. Holway Street runs east from Main Street to Chatham Harbor. It is a vernacular wood-frame structure consisting of a three-bay by three-bay front-gable section (W) and a four-bay by two-bay gambrel-roof section (E) joined by a one-bay wing, with another wing extending eastward. The entire structure rises 2 ½- stories from a brick foundation. Exterior sheathing consists of clapboard with simple cornerboard and entablature trim. Windows are set in simple flush frames and contain 8/8 double-hung sash. The main entry is centered on the symmetrical front-gable section; it is framed by half-sidelights, pilasters and a lintel shelf. Three second-story windows are aligned with the first story openings. A paired window occupies the gable. A verandah, supported on simple posts, extends across the facade of this section and wraps around the west side where it has been enclosed. The gambrel-roof section contains an entry in the outermost bay; three gabled dormers are located on the front roof slope. A two-bay wing on the east side rises 1 ½-stories to a gable roof with a full shed dormer. This is one of several turn-of-the-century hotels that remain in Chatham. Its vernacular form and detail achieved through the union of two unrelated structures represents a contrast to the more elegant Chatham Bars Inn. An early image survives in the Society for the Preservation of New England Antiquities (SPNEA) Archives collection in Boston.

**The Henry Pennypacker House (72 Main Street; 1891; MHC #65; NR map #17B-8-55)** is located on the east side of Main Street, adjacent to the town parking lot opposite Chatham Light. It is a large summer dwelling displaying restrained Colonial Revival-style details and form. It rises 1 ½- stories from a rusticated concrete foundation to a side-gable roof with a shed roof wall-dormer framed by gabled sections centered on the front slope, a rear lean-to profile, and end chimneys. Exterior sheathing consists of weathered wood shingles with simple cornerboard and entablature trim. Windows are simply framed, often grouped in twos or threes, and contain 6/6 double-hung sash. The entry is off-center to the

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right (south) on the otherwise symmetrical facade and is headed by a pediment. A verandah is recessed in the rear lean-to to take advantage of views over Chatham Harbor. The house is a well-preserved example of the type of restrained summer houses that were built in early-20th century Chatham. It is accompanied by a garage.

The **George Rogers Summer Cottage** (102 Main Street; 1899; MHC #75; NR map #17B-4-X51B) is set well back from the east side of Main Street where it perches on a bluff directly over Chatham Harbor. It is a small, simple weathered wood shingled summer cottage that rises 1 ½-stories to a gable roof with full shed-roof dormers on both slopes and a chimney in the southeast corner. The gable ends face the street and the water. Windows are simply framed and contain 2/2 double-hung sash. The entry is located in the west gable end and a deck wraps around the north, east and west sides. This house is typical of the type of simple summer dwellings that were built in large numbers throughout Chatham at the turn-of-the-century.

**1900-1940 Buildings**

The **Gould Family Fishing Shack** (61R, 63, 65 Eliphamets Lane; ca. 1900; MHC #17; NR map #16C-37-11, 12, photo #2) is one of four small summer cottage/fishing shacks that are clustered at the foot of Eliphamets Lane with four overlooking Mill Pond from behind a granite retaining wall that defines the shore of Mill Pond to the west. The Gould Fishing Shack is located behind (east) the other three and is the only one that remains in-use as a fishing shack. It is a simple two-bay by three-bay shingle-clad structure that rises one-story to a gable roof. The windows are simply framed and contain fixed eight-pane or six-pane sash. The simply framed entry is centered on the east elevation. The other three cottages are similar small-scale one-story shingle-clad structures that face their gable ends to Mill Pond. Windows generally contain 6/6 or other forms of multi-pane double-hung sash but fenestration is varied. Entry placement is also varied, appearing on the north side at #61, on the south side at #63, and in a west front-gable lean-to at #65. Although they now serve as summer cottages with minor enlargements and modernizations, they probably originated as simple one-room fishing shacks. Numerous historic photographs reveal that Mill Pond was once lined by similar fishing shacks that have since disappeared.

The **Mary Rockwell Stuart House** (314 Main Street; 1901; MHC #117; NR map #16D-54-19) is set back on a large lot on the north side of Main Street just west of its intersection with School Street. It is

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an imposing 2 ½-story Foursquare house with Colonial Revival-style detail. It is enclosed by an overhanging hip roof with hip roof dormers on the south and east slopes, and a cross-gable on the east. Exterior sheathing consists of weathered wood shingles trimmed with an entablature and boxed cornice. Windows are simply framed and generally contain 6/1 double-hung sash. The center entry contains a glazed door and is framed by full-length sidelights. The most prominent feature of this house is a verandah that wraps around the east, south, and west sides where it incorporates a glazed sun porch. It displays Tuscan columns and a balustraded rail and roof deck. The foursquare form and restrained detail of this house illustrates the conservatism of Chatham architecture and complements earlier dwellings. The main block is extended by a large, multi-part wing that follows the additive tradition of the district. It was extensively renovated in 1998 for use as a bed and breakfast but retains its foursquare form and much of its early character.

**The Capt. John Hammond, Jr. House (80 Main Street; 1904; MHC #69; NR map #17B-7-54)** is located on the east side of Main Street. It is a simple summer cottage that is sheathed with weathered wood shingles and rises 1 ½-stories to a front-gambrel roof with gabled dormers on both side slopes. The front gambrel contains an entry in a gabled porch in the south bay. A second entry is off-center on the north elevation. Windows are simply framed and contain 2/1 double-hung sash. This house is typical of the type of simple summer dwellings that were built in large numbers throughout Chatham at the turn-of-the-century.

**The Sadie Gallagher House (68 Silverleaf Avenue; ca. 1907; MHC #166; NR map #16B-69-52)** stands on the west side of Silverleaf Avenue, a north-south roadways that runs between the southern portion of Main Street and Water Street, and is lined by residences that date to the 19th and 20th centuries. The Gallagher House is located toward the rear of a long, narrow lot, well back from the street. It is a three by two bay structure that rises 1 ½-stories from a concrete foundation to a side-gable roof with center chimney and shed roof wall dormers on both slopes. Exterior walls are sheathed with weathered wood shingles and trimmed with cornerboards. Windows are simply framed and contain 6/6 double-hung wooden sash. The simply-framed entrance is centered on the south side where it is fronted by a large, gable-roof porch. The Gallagher House remains as a well-preserved example of the small summer houses that proliferated in the Old Village at the turn-of-the-century, complementing their historic neighbors in scale, materials, and simplicity.

**The Little Tavern (201 Main Street; 1913; MHC #99; NR map #16C-70X-X1)** is located at the northwest corner of Main Street and Hallett Lane, facing east toward the former. It is a 1 ½-story wood-

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frame structure consisting of a main block with rear lean-to and right (N) wing. The main block is enclosed by a side-gable roof extended on exposed rafter ends. A shed dormer is centered on the front roof slope where it breaks to a very low pitch. A chimney rises on the north wall where it is now contained within the wing. Exterior sheathing consists of weathered wood shingles trimmed with simple cornerboards and entablature. Windows are simply framed, irregularly placed, contain 2/2 double-hung sash, and are often arranged in groups. The main entry is contained in a gabled porch at the juncture of the main block and wing. It is detailed with sidelights and a solid fan. The wing, which was added in 1929-30, contains a large picture window on the facade. In historic views, it was set back from the main block. This commercial property has evolved over time (largely within period of significance) and remains as an excellent and unusual example of the early-20th century regional vernacular exhibiting horizontal proportions, wood shingle sheathing, and a low sweeping roof extended on exposed rafters. Its entertainment associations securely link it to the town's early summer resort history.

The **Gould/Nickerson House (260 Main Street; 1914; MHC #108; NR map #16C-4-73, photo #9)** is located on the northwest corner of Main Street and Shore Road, facing east toward the latter. Originating as a three by three bay Greek Revival-style house with wing, it was substantially remodeled ca. 1914, retaining this original form but adding high quality Colonial Revival-style detail. It rises 1 1/2- stories from a brick foundation to a gable roof with center chimney and two pedimented dormers with arched sash. Exterior sheathing consists of wood shingles trimmed with a two-part entablature, all painted white. Windows are simply framed and contain 6/6 double-hung sash. The entry, which is now centered on the east elevation, is fronted by an impressive portico with fluted Doric columns, triglyph frieze, and paneled parapet. The three bay west wing displays a secondary entry with round arched fanlight and narrow sidelights. A sun porch wing with a pergola on the roof is located on the north side. This house is now a high quality example of the Colonial Revival style, transformed from an earlier Greek Revival cottage.

The house at **61 Eliphamets Lane (ca. 1920; MHC #15; NR map #16C-36-14)** stands near the foot of Eliphamets Lane on its south side. A small cottage to the rear may have been constructed as a fishing shack. It is a simple three by two-bay dwelling that rises one story from a concrete foundation to a side-gable roof with stovepipe. Exterior walls are covered with weathered wood shingles. Windows are simply framed and contain 6/6 double-hung wooden sash. The simply framed entry is offset to the west on the north facade. At one time in the 1930s this was a small tearoom where clam chowder was served to local fishermen.

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The **C. A. Lohmann House** (77 Silverleaf Avenue; 1927; MHC #171; map #16B-32-43, photo #13) is set off from the west side of Silverleaf Avenue by a wooden plank fence. Street # 75 is part of the same property and located to the rear. The Lohmann House is an exceptionally well-designed Reproduction Cape that was designed by Boston architect William H. Cox (office at 53 State Street) in 1927. It is a three-bay half-Cape, of an unusual four-bay depth, with a two-bay wing extending southward. It rises 1 ½- stories from a low brick foundation to a moderately pitched gable roof with chimney at the north end where it is aligned with the entry. Exterior sheathing consists of wood shingles trimmed with simple cornerboards and entablature, and an unusually elaborate molded cornice. Facade windows are set in plain surrounds directly beneath the cornice, and contain the locally typical 9/6 double-hung sash. Side elevation windows are headed by heavy molded caps that are as unusual as the cornice. The north side elevation displays two windows at the first story and two in the attic, but lacks the small outer windows. The entry is framed by pilasters and an entablature that incorporates the cornice. A lateral wing was added in 1930. This house is an excellent example of a Reproduction Cape whose 20th century date is revealed primarily in its unusually elaborate details.

The **Chatham Beach & Tennis Club** (14 Main Street; 1929; MHC #59; NR map #16B-1-73) is located on the east side of Main Street, opposite the lighthouse; it faces north. It is a symmetrical three-bay reproduction Cape, framed by projecting two-bay flat-roof wings; a large wing with numerous windows and sliding glass doors is attached to the rear elevation. It rises 1 ½-stories from a concrete foundation to a gable roof with end chimneys. Exterior sheathing consists of wide shingles trimmed with cornerboards and a dentilated cornice. Windows are simply framed and contain 12/8 double-hung sash in the main block, with 9/6 double-hung sash in the wings. The entry is centered in an enclosed shed-roof porch that extends across most of the facade. It is framed by fluted pilasters and a leaded fanlight contained within a pediment. Numerous tennis courts are located behind the building. The clubhouse is a well-detailed example of a reproduction Cape cottage associated with Chatham's development as a summer resort.

The **Harold Tuttle Rental Cottage** (187 Main Street; 1930s; map #16C-12-48; MHC #96) is set back behind the house at 183 Main Street, south of its intersection with Hallett Lane. The Tuttle Cottage faces east. Constructed ca. 1930, it is a well-preserved example of the small rental cottages that appeared in the Old Village in the early to mid-20th century. The cottage is built on a three by 2 bay rectangular plan and rises one story to a side-gable roof with exposed rafter ends. Exterior walls are covered with wood shiplap on the east facade and weathered wood shingle elsewhere. Windows are simply framed and contain 6/6 sash. The simply framed entrance occupies the south bay of the east facade. It contains a period door with two horizontal panels in the lower half and four lights in the upper half.

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The **Cora and Percy Atwood House (14 Hallett Lane; 1933; MHC #18; NR map #16C-70C-X3)** stands on the north side of Hallett Lane near its intersection with Main Street, facing east toward the latter. Hallett Lane is a quiet residential side street that runs east-west between Main and School Streets and was developed largely in the early to mid-20th century. Constructed in 1933, the Atwood House is an excellent example of a full five-bay Reproduction Cape. Typically, it rises 1 ½-stories to a side-gable roof with center chimney and shed-roof dormers. It is sheathed with weathered wood shingles and trimmed with simple wooden cornerboards and entablature. Windows contain 6/6 double-hung sash. The main entry is centered on the east facade and displays narrow sidelights and a fanlight. Small wings extend from both sides the main block. The Atwood House is one of the many Reproduction Capes that were constructed in the Old Village throughout the 20th century.

The house at **31 Hallett Lane (1939; MHC #21; NR map #16C-14-47)** occupies an elevated site on the south side of the street. A white picket fence defines a small area immediately in front of the house. Constructed in 1939, the house is an excellent example of a Reproduction Cape with an atypical bowed side-gable roof. The house rises 1 ½-stories to a bowed side-gable roof with center chimney. It is sheathed with weathered wood shingles and trimmed with wooden cornerboards, dentilated entablature, and molded cornice with returns. Windows contain 8/8 double-hung wooden sash. The north facade is centered on an entry that is framed by fluted pilasters and headed by a five-pane transom. The entry is flanked by overscaled single windows rather than the smaller paired windows that characterize historic Capes. Side elevations display single windows in the gables flanked by regionally-distinctive small eaves windows. A large wing extends from the southwest corner of the main block. This house is well-designed and relatively early example of the many Reproduction Capes that were constructed in the Old Village throughout the 20th century.

The **Victor and Constance Chase House (44 School Street; 1939; MHC #143; NR map #16C-59-27)** stands on the west side of School Street near the intersection with Sunset Lane. School Street runs north-south from the northern portion of Main Street to School Street and is lined by residences that date to the 19th and 20th centuries. Dating to 1939, the Chase House is one of several early examples of Reproduction Capes in the district. Traditional features include 1 ½-story height, a side-gable roof with a large chimney off-center on the ridge, a five bay facade with center entrance, weathered wood shingle siding with simple cornerboard and entablature trim, and windows with traditional 9/6 and 6/6 double-hung sash. The bowed form of the roof is derived from a historic variant of the gable roof; its use on Reproduction Capes is rare. The bow window on the left side of the main entrance, and the garage attached to a rear deck are the primary 20th century elements. This house is a well-detailed, early example of the popular regional vernacular that blends well with its historic context. The house faces the street over a shallow setback and overlooks a low-lying former cranberry bog to the rear.

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Representative post-1940 buildings are described in the following section.

**Current Conditions/Integrity to Period of Significance**

The Old Village National Register district continues to appear essentially as it did during the period of significance. (ca. 1730 - 1940) This is true of the pedestrian-oriented road system, the dense development pattern, and the unspoiled seaside setting as well as the historic buildings. Limited modern change results from several factors which are discussed in greater detail below. Those factors include building modernization, conversion from seasonal to year-round use, change in use, usually from non-residential to residential, limited demolition and new construction, and erosion of the harbor coastline. In general, integrity to the period of significance remains very high.

Most non-contributing properties fall into that category because they post-date the period of significance, not because they represent a break with past building traditions. Alterations rarely compromise the contributing status of buildings that date to the period of significance. Non-contributing properties are scattered throughout the district, but have minimal impact on its overall character. That is because most new and radically altered buildings maintain a low profile by adopting the scale, massing, materials, simplicity of design, siting, and other characteristics of their historic neighbors. This is especially true of the Reproduction Capes which form the most common post-1945 building type. Residential garages and sheds are another inconspicuous group of non-contributing resources due to their generally small scale and unobtrusive siting behind main buildings. Infill construction has been quite low due to the original density of development. New construction has occurred primarily on previously undeveloped lots. Recently, they have begun to appear on the sites of earlier buildings.

**Building Losses**

Most buildings that existed within the district during the period of significance remain today with a surprisingly small number of important losses. This is especially true of dwellings. Examples of buildings that have been lost since a survey was conducted in 1991 are provided below.

The George F. Rogers Tinsmith Shop (39 Eliphamets Lane; ca. 1928; MHC #9) was set well back from the south side of Eliphamets Lane. It was a simple shingle-clad cottage that rose one story from a

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brick foundation to a side-gable roof core with off-center chimney. The tiny one by one-bay core was expanded by wings on the south and east sides to create a dwelling of nearly square plan. Windows were simply framed and contained 6/6 sash. The main entry was located on the west gable end with a secondary entry on the south elevation. It was replaced by a Reproduction Cape in the 1990s.

The Aaron Snow House (58 Holway Street; ca. 1785; MHC #43) was the only historic house located on the south side of Holway Street, a short road that runs east from Main Street to Chatham Harbor. It was moved to that side of the street in 1866. It was one of the district's very few four-bay 3/4-Cape and had a substantially enlarged rear ell by 1991. It rose 1 1/2-stories from a low brick foundation to a side-gable roof with a chimney rising from the interior east bay. A full shed-roof dormer extended across the front roof slope. Exterior sheathing consisted of weathered wood shingles trimmed with simple cornerboards and entablature. Windows were set in projecting frames and contained 6/6 sash. The entry was aligned with the chimney in the inner east bay of the facade; it was framed by paneled pilasters, a four-pane transom, and a dentilated entablature. A verandah, supported on turned posts with sawn braces, extended across the facade and wrapped around the west side where it terminated at the rear ell; its east end was enclosed and extended beyond the main block. The rear ell has been given a second story by adding a shed dormer on the east and a large cross-gable on the west. The verandah and enlarged rear ell were probably related to its 1886 conversion to a boarding house known as the Rhode Island House. This house was essentially rebuilt in 2000, retaining very little of its original form or materials.

The Josiah and Abigail Nickerson House (106 Main Street; 1824; MHC #77) was located on the east side of Main Street, near its intersection with Water Street. It was a five-bay wide-gable Greek Revival-style house, three-bays deep, extended by a rear ell with Tuscan porch. It rose 1 1/2-stories from a brick foundation to a front-gable roof with center chimney and shed-roof dormers. Exterior sheathing consisted of wide shingles with no cornerboards. Windows were simply framed and contained 2/2 sash. The center entry was framed by pilasters, sidelights, and an entablature with lintel shelf. This house was the district's only example of a five-bay wide-gable Greek Revival form. It was replaced by a gambrel-roof Colonial Revival-style house in 1995-1996.

The James & Phebe Gould House and Store (124 Main Street; ca. 1862; MHC #81) was located on the northeast corner of Main and Water Streets, facing the former. It was a three-bay gable-end Greek Revival-style house, two-bays deep, with a standard wing extending to the left (N) and a shed-roof wing on the right (S). It rose 1 1/2-stories from a granite foundation to a gable roof with a chimney rising through the south slope. Exterior sheathing was wood clapboard with wide cornerboard and fascia trim. Windows were simply framed and contained 6/6 or 6/1 sash. The entry, which occupied the right (S) bay of the

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main block, was framed by sidelights and fronted by a gabled porch. This house was a good example of Chatham's most ubiquitous mid to late-19th century dwelling type with an interesting history as a store. It was ordered demolished by the building inspector due to poor condition and replaced by a new house of traditional design in 1998. (see Recent Buildings below for description of replacement)

The **George Bearse House (46 Water Street (ca. 1870; MHC #193; map #16B-36-38))** stood on the southeast corner of Ivy Lane and Water Street, facing the latter. It was a three by two-bay front-gable Greek Revival-style house, with a three-bay wing on the east side. It rose 1 ½-stories from a brick foundation to a gable roof with full shed-dormer. Exterior sheathing consisted of wood clapboard with wide cornerboard and entablature trim. Windows were simply framed with lug sills and contained 6/6 sash. The entry, which occupied the left (E) bay of the main block, was framed by an architrave and lintel shelf. The wing displayed a center entry and verandah with chamfered posts and braces. This house, which was moved from below the old Twin Lights following the 1870s breakthrough of North Beach, was a good example of Chatham's most ubiquitous mid to late-19th century dwelling type. It was replaced by a new house of large scale, and Neo-Victorian design in 2000.

**Building Alterations**

Building integrity within the district remains high even though many have been altered over time. This is because many of the alterations occurred within the period of significance and reflect changing trends within the district as a whole such as the advent of new architectural styles. The **Solomon Collins House (63 Water Street; ca. 1730/1880; MHC #199; map #16C-4-21)** an early half-Cape with charming Queen Anne-style turrets and bays is an excellent example (see description in building section above) Change from seasonal to year-round use is also a factor along with new building technologies. Typical alterations include addition of wings, first and second story decks, and dormers, replacement of original window sash, and verandah enclosure. Glass enclosures to create sun porches often occurred in the early-20th century and generally contribute to historic character. Additional stories and artificial siding are far less common changes. Many of the early changes contribute to the historic character of the district.

Only a handful of historic structures have been so altered since 1945 that they no longer contribute to the historic character of the district. Altered historic buildings are considered as contributing resources when the majority of changes occurred within the period of significance, when the changes reflect evolving trends and styles within the district as a whole, and when the changes have left the basic building form and key character-defining elements in place so that historic character remains readily apparent. An example is the house at 17 Mistover Lane.

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The Molander House (17 Mistover Lane (ca. 1900; map #; MHC #136) is located at the end of Mistover Lane; a short unpaved road that runs east from Main Street to Chatham Harbor. The house faces west, but decks, sliding glass doors, and large window openings provide a secondary orientation east to the harbor. The house consists of a main block extended by small wings on the south side and northwest corner. It rises 1 ½-stories to a side-gable roof with a chimney rising through the front slope. Exterior sheathing consists of weathered wood shingles trimmed with simple cornerboards, fascia, and molded cornice. Most window openings appear to be new and contain single pane casement sash; some openings are paired. The main entrance is located in an enclosed gabled porch that fronts the south wing. Apparently originating as a small summer cottage, this house has been extensively remodeled, retaining little of its original character.

**Building Conversions**

The Old Village district has a long history of converting buildings to new uses to suit changing social and economic conditions. Most typically, former barns, stores, and marine industrial buildings have been converted to residential use in the 20th century as the economy has shifted from a maritime to summer resort basis. The current appearance of several of the examples listed below are described in the Buildings section above. In many cases the appearance of the original building was radically altered during the process of conversion. An important exception is the former Old Village Elementary School.

Examples of converted barns include the William Butler Houses (20 Hammond Hill Road; pre-1904; map #16B-48-MH2; MHC #30) and (34 Hammond Hill Road; pre-1904; map #16B-49-MH3; MHC #34), the house at 26 Ivy Lane (ca. 1825; 16B-42-31B; MHC #55); and Kate Kearney (30 Mill Hill Lane; 1880; map #16C-26-44; MHC #130).

Former stores that are now dwelling houses include Andrew Harding's Store (151 Main Street; ca. 1865; map #17C-6-48A; MHC #87) and Mrs. Young's Dry Goods Store (20 Water Street; pre-1880; map #16B-36-37; MHC #191).

Examples of converted marine industrial buildings include the William Gould House, a former boathouse (21 Hammond Lane; ca. 1900; map #16B-46-34; MHC #31); the house at 63 Eliphamets Lane, a former fishing shack (1850-1900; map #16C-37-13; MHC #16); and the Daniel Harding House, a former sail making shop (334 Main Street; ca. 1845; map #16D-51-17; MHC #122).

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Less common is the conversion of barns and other outbuildings to art galleries. Examples include the **Convince Me Gallery** (277 Main Street; late-19th century; map #16C-77-61A) and the **Lighthouse Gallery** (Silverleaf Avenue).

In addition the former **Old Village Elementary School** (82 School Street; 1869; map #16C-43-017; MHC #149) and former **Richard Gould Methodist Chapel** (66 Water Street; 1808/1851; map #16B-35-46; MHC #196) are both now dwelling houses.

The trend has continued in the second half of the 20th century with conversion of former private automobile garages to dwellings. Examples include **86 Silverleaf Avenue** (1955/1975; map #16B-68-49B) and **42 Hallett Lane** (ca. 1930s; 16C-66-38).

**Moved Buildings**

Thrifty Cape Codders are noted for their propensity to move buildings from place to place in response to changing topography and need. There are many such buildings in the Old Village, prompting local historian Clair Baisly to dub the process a "moveable feast". Examples include **25 Holway Street** (ca. 1884; MHC #36; map #17C-20-48), **37 Holway Street** (ca. 1850; MHC #38; map #17C-21-49), **3 Main Street** (1815; MHC #58; map #16B-73-57) which was moved from across the street at 14 Main Street; and **31 Shaw Lane** (ca. 1820; MHC #184; map #16C-48-23). The **lighthouse complex** (37 Main Street; 1877; MHC #915; map #16B-56) that has been moved back (west) from the eroding face of James Head, is the best known example. The ongoing erosion of the cliffs at James Head also led to the relocation of numerous dwellings from that area. The **Darius Hammond House**, **46 Silverleaf Avenue** (ca. 1820; moved ca. 1850) is just one of many examples.

**Recent Buildings (post-1945)**

Most buildings in the Old Village District that post-date the period of significance conform to the general scale, massing, and materials of their predecessors. Thus, they represent a continuation of rather than a break with historic building traditions. All but one are dwellings and associated outbuildings. The post-1940 buildings do not contribute to the historic character of the district because they post-date the period of significance, but neither do they detract in any major way.

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Reproduction Cape Cod cottages are the most common examples. These modest wood-frame structures are modeled on the regional vernacular and are characterized by small scale, 1 ½-story height, side-gable roofs, weathered wood shingle siding, and general simplicity of form and detail. The Old Village National Register District contains an extensive and unusually well-detailed collection of Reproduction Capes. Many of those that post-date the period of significance are very similar to examples that date to the 1920s and 1930s, some of which are described in the Buildings section.

Small one-story rental cottages are similar to the Reproduction Capes but do not adhere as closely to historic massing, window placement, and details.

Some of these houses appear as infill between existing houses while others stand on previously undeveloped land, including several large tracts along Mill Pond, specifically Chase Street, mid-School Street, Eliphamets Lane, and Hammond Hill Lane. New streets that were laid out at this time included Chase Street, Hammond Hill Lane, Lighthouse Lane, Wilderwood Lane. Most of the houses constructed in these decades were Reproduction Capes.

In the 1990s, as Cape Cod faced intense development pressure and buildable lots within the Old Village district became scarce, relatively large new houses began to replace historic dwellings. Pressure is especially intense in areas with views of Chatham Harbor. Loss of early buildings within the district will gradually erode its historic character, but in some cases loss is mitigated by harmonious new design.

Representative examples of post-1945 buildings are described below.

The **F. Spaulding Dunbar House (51 Eliphamets Lane; 1943; MHC #13; map #16C-33-9A)** is located near the foot of Eliphamets Lane on its south side. Dating to 1943, it is an unusually interesting example of a 1 ½-story Reproduction Cape. The two-bay main block is enclosed by a gambrel roof and extended eastward by a two-part wing that rises one story to a side-gable roof. Chimneys rise from the east end of the main block and inner wing. Exterior walls are covered with weathered wood shingles and trimmed with cornerboards and a dentilated entablature. Windows contain a mix of multi-pane double hung sash and casement sash. The rear elevation, which faces Dunbar's Boatyard, is the most interesting. Extending out from the lateral wing is a functionally separate cottage that incorporates a mid to late-19th century building moved from School Street to the site in 1950. This section contains murals of Mill Pond by the local artist, Harold Dunbar. Balancing this element on the west side is a reproduction windmill, a popular motif for turn-of-the-century summer dwellings.

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The **Dunbar's Boatyard building** (43 Eliphamets Lane; 1945; MHC #11; NR map #16C-40-9) is the focus of the Dunbar's Boatyard property near the foot of Eliphamets Lane on its south side. It is a large utilitarian building that rises two stories to a gable roof with end chimneys. This core is extended by a shed-roof wing. Exterior sheathing includes a mix of vertical boards and reinforced glass panels much of which was salvaged from the World War II Naval Air Station in North Chatham. Two large double-leaf doors are located on the west front-gable facing Mill Pond along with several large expanses of reinforced glass. Triple windows with multi-pane sash appear on the north elevation. This utilitarian industrial structure, which is still used for boat building, reflects the continuing strength of Chatham's maritime heritage.

The **Charles H. Shepard House** (50 Hallett Lane; 1951; MHC #25; NR map #16C-67A-39A) stands on the north side of Hallett Lane where it faces south to the street. A wooden picket fence defines the line between the private space of the house and the public street corridor. Hallett Lane is a quiet residential side street that runs east-west between Main and School Streets and was developed largely in the early to mid-20th century. The Shepard House is an excellent example of a full five-bay Reproduction Cape that originated in 1951 as Shepard's plumbing shop. Typically, it rises 1 1/2-stories to a side-gable roof with a narrow center chimney. It is sheathed with weathered wood shingles and trimmed with wooden cornerboards and a relatively elaborate dentilated entablature. Windows contain 12/12 double-hung sash. The main entry is centered on the symmetrical, five bay, south facade. Its unusually well-detailed frame includes pilasters and an elliptical fanlight with radiating and swag muntins. A garage wing extends from the west side elevation. The Shepard House is an unusually well-detailed example of the many Reproduction Capes that were constructed in the Old Village throughout the 20th century.

The **Glen A. and Margaret G. Reineke Rental Cottage** (16 School Street; 1950s; MHC #138; NR map #16C-60-33) stands on the west side of School Street where it faces the street over a shallow setback. A tall, thick hedge provides privacy. The cottage shares a large lot with a house at 308 Main Street at the southwest corner of Main and School Streets. The cottage is a long, narrow rectangle consisting of a two-bay main block framed by one bay lateral wings. All three sections rise one story to side gable roofs. Exterior walls are covered by clapboard on the east facade and weathered wood shingles elsewhere. Trim consists of narrow cornerboards, entablature, and a boxed cornice. Windows are simply framed and contain 6/6 or 8/8 double-hung wooden sash. The main entrance, with its plain board surround, occupies the left (south bay) of the main block. This cottage remains as a well-preserved example of its type. The land to the rear slopes down to a former cranberry bog.

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The William and Susan Enlow House (124 Main Street; 1998; MHC # NR map #17B-1-48) stands on the northeast corner of Main and Water Streets. Dating to 1998, the house is a thoughtful replacement building whose siting, massing, materials, and details all complement its historic neighbors. Perhaps most important, it disguises its larger scale through the traditional additive pattern of wings and setbacks, thus adding to the sense of complexity and surprise that are characteristic of the Old Village. The main block takes its cue from the Greek Revival style, rising 1 ½-stories to a front-gable roof; lateral cross-gables with three-part windows help to distinguish it as new construction. The main block is extended by lateral hip roof wings of unequal size and by a larger gable-roof rear wing that achieves three-story height by taking advantage of a downward sloping site. Exterior walls are sheathed with white painted clapboards on the facade and weathered wood shingles elsewhere, and trimmed with cornerboards and entablature. Windows with traditional projecting sills and lintels contain 6/6 double-hung sash. The main entrance, which occupies the right (S) bay of the main block, is framed by narrow sidelights and fronted by a gabled porch with a lattice enclosure. This house replaced the James and Phebe Gould House and Store of ca. 1862 which was ordered demolished by the town building inspector. It was designed by Mark Zibrat.

**Archaeological Description**

Two ancient Native American sites have been recorded in the Old Village National Register District and a high potential exists that additional ancient Native resources will be found. Both sites, 19-BN-268 and 19-BN-269, are speculated to be Contact Period village sites, possibly the same Native occupations identified by Samuel de Champlain in 1606. The sites were recorded from the records of an amateur archaeologist with no other information surviving beyond site location. Eleven sites are recorded in the general area (within one mile) of the district. Environmental characteristics of the area represent several locational criteria (slope, soil drainage, distance to wetlands) that are favorable indicators for most types of ancient Native American sites. Land surfaces in most of the district are well drained, level to moderately sloped and in close proximity to fresh and salt water wetlands. Mill Pond, Little Mill Pond, Chatham Harbor, unnamed estuarine wetlands and Black's Pond, a kettle hole pond are all located within 1000 feet of the district. In general, the location of upland areas in the district, nearly surrounded by a marine related ecosystem, would have presented a rich variety of floral and faunal resources important for Native subsistence. Given the above information, regional ancient Native American settlement information and the size of the nominated area (approximately 95 acres), a high potential exists for locating ancient Native resources in the district. Intensive historic period landuse and coastal erosion have probably impacted potential resources throughout much of the district, however, intact ancient Native resources may survive, especially in the western portion of the district where less development has occurred and coastal erosion is not a problem.

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A high potential exists for locating historic archaeological resources in the district. Potential resource types include a wide variety of structural remains related to domestic, industrial, commercial and civic/institutional buildings, associated outbuildings and occupational related features (trash pits, privies, wells). Many of these resources can exist with existing structures as well as with isolated archaeological deposits. Archaeological evidence of Contact Period (1500-1620AD) sites may exist in the district area. Historical records verify the presence of both Native Americans and Europeans in this area during the period. Native American sites including shell midden areas, features and artifact distributions may exist throughout the district. Unfortunately, many Contact Period Native sites may be indistinguishable from earlier Woodland Period sites unless artifacts of European origin are present. European sites from this period would be rare but might include fishing stations or short term camps.

Actual European settlement of the Chatham area did not occur until the 1670's in the northern portion of town. Colonial resources dating to this period may exist in the district locale, however, they have yet to be identified. Actual settlement of the district did not take place until the early 18<sup>th</sup> century. During this period, settlement was dispersed along major roadways, trails, fresh water ponds and the coast. In 1718, 40 dwelling houses are reported in the entire town. By ca.1750, town settlement had grown to 80-85 dwellings. Economic activities during the 18<sup>th</sup> century were characterized by agriculture and husbandry, limited industry and commerce and increasing maritime interests towards the end of the period. While most buildings constructed during the district's period of significance are reported to remain with a surprisingly small number of losses, most examples of 18<sup>th</sup> century landuse may survive as potential archaeological resources while most 19<sup>th</sup> century resources are still extant. Structural remains of residences, barns, outbuildings and evidence of occupational related features may survive on archaeological sites and with extant 18<sup>th</sup> and 19<sup>th</sup> century structures that exist in the district today. Archaeological evidence dating to earlier time periods may also exist with later period buildings that incorporate unrecognized earlier period structures. Structural evidence of residences may exist with farmsteads as well as exclusively domestic buildings. One potential 18<sup>th</sup> century residential site in the district includes the original site of the Aaron Snow House (ca.1785) on the opposite side of the street from its present location at 58 Holway Street. Archaeological evidence of 18<sup>th</sup> century industrial sites may also exist in the district. Structural evidence of a wind powered grist mill (ca.1730) may exist behind the Collins House (ca.1730) at 63 Water Street. Potential archaeological evidence of maritime related industries may also exist in the district, especially late in the period. Structural evidence, artifacts and associated features related to fish shacks, salt making, fish flakes or fish processing locations, wharves and other activities may exist in coastal areas-especially in the western part of the district along Mill Pond. Many of these potential resources were also located in the eastern part of the district along Chatham Harbor, however, coastal erosion has probably destroyed many potential archaeological resources in this area especially from earlier periods.

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During the 19<sup>th</sup> century clustered village settlement and maritime related enterprises increased in the district as Chatham's settlement focus moved from Old Harbor to Old Village following changes in North Beach and the Harbor in 1832 and 1851. Most residential structures, many barns and some outbuildings survive from this period often with altered functions. Many potential maritime related sites have been destroyed because of their location in eastern coastal locales at the ends of streets leading east to Chatham Harbor. Structural evidence may survive from the Joseph and Abigail Nickerson House (1824) originally located on the east side of Main Street, near its intersection with Water Street. The Nickerson House was replaced by a Colonial Revival style house in 1995-96. Similar evidence may also survive from the James and Phebe Gould House and Store (ca. 1862) originally located at the northeast corner of Main and Water Streets, facing Main Street. The Gould House was also demolished and replaced by a traditionally designed house in 1998. The George Bearse House (ca. 1870) was also replaced by a new house in 2000. The Bearse House was originally moved from below the Twin Lights to 46 Water Street following the 1870 breakthrough at North Beach. A residence (1815) at 3 Main Street was also moved from across the street at 14 Main Street. Potential structural evidence from the Marcellus Eldredge summer estate represent another important residential site that may survive in the district. The estate house was located at the northern end of Old village until the main house was demolished and the estate subdivided in 1941. Structural evidence and features related to agricultural operations continue as potential archaeological resources throughout the 19<sup>th</sup> century, however, potential commercial and industrial sites related to maritime industries should predominate. Lighthouses, at times accompanied by keeper's houses were located in the James Head locale from 1808 to the present. Lights dating to 1808, 1841, and 1870 were constructed in this area, however most evidence of them has been destroyed by rising sea level and storm erosion. Coastal erosion periodically exposes portions of the lights in tidal areas along the coast. Archaeological evidence of wharves, boatyards, fishing shacks storehouses and other ancillary maritime activities may also exist at the foot of roadways leading to Chatham Harbor in the eastern portion of the district, however, coastal erosion has impacted many of these areas. Many potential 19<sup>th</sup> century maritime related resources may survive in the western part of the district around the shores of Mill Pond. Fishing shacks were clustered in this area during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Earlier, salt works were also present in this locale. The Sailor's Cemetery (ca. 1800), located at the northwest corner of Chatham Light Park, may also contain important archaeological resources. Unmarked graves may be present within the boundaries of the cemetery or in surrounding areas. Artifacts may also be present related to memorial services held for the cemetery in general or for individual graves. Post holes from fences or other evidence of the cemetery boundary may also exist.

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### 8. Architects/Builder

Elmer Howes, 44 School Street  
T. Sears Reed, 14 Main Street  
Benson Mayo, 158 Main Street  
William H. Cox, 77 Silverleaf Avenue  
A.W. Edwards, 342 Main Street  
A.M. Marble, 8 Watch Hill Way  
David Edwards, 75 Water Street  
Paul Eldredge, 78 Water Street  
Horace Reynolds, 20 Water Street (conversion)

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## Section 8: Narrative Statement of Significance

## Introduction

Chatham's Old Village National Register District is a distinctive community that nestles comfortably in the embrace of Chatham Harbor to the east and Mill Pond/Little Mill Pond to the west. Between the two is an upland neck which has served as the primary stage for the enactment of village history by successive generations. It was here that early settlers established large homesteads in the 18th century. Here that a wide array of maritime interests flourished in the prosperous years of the 19th century. And here that turn-of-the-century summer visitors answered the beckoning call of sheltered waters and cool ocean breezes, invigorating the economy of the old village in the process.

The Old Village is a jewel in the crown of Cape Cod's historic resources, providing an exceptionally complete and well-preserved representation of a traditional Cape Cod village that has developed over the course of three centuries. It encompasses the town's greatest concentration of residential buildings from the 18th, 19th, and 20th centuries, along with examples of other building types, providing a nearly complete review of Chatham's architectural history. The great architectural variety and interest of this area reflects its long-term prominence. Together, these buildings provide both modest and distinguished examples of numerous architectural forms and styles ranging from ubiquitous traditional Cape Cod cottages and Federal and Greek Revival houses, to less common Italianate, Second Empire, Queen Anne, Colonial Revival, and Reproduction Cape buildings. While each style has different characteristics and each building represents an individual interpretation, many common characteristics create a harmonious ensemble that has endured over time.

The Old Village National Register District also epitomizes a typical regional settlement pattern of the post-Revolutionary period. At this time, many town centers and village areas migrated from inland to coastal locations and from sites on the north side of the peninsula to others on the south side, taking advantage of deeper harbors and more direct access to coastal trade routes. In Chatham's case, the Colonial period meetinghouse center moved from the town's geographic center on Queen Anne Road to the area immediately west of the Old Village District in the early-19th century. At the same time, the early maritime focus shifted south from Old Harbor to the Old Village as natural processes altered North Beach and the harbor mouth in 1832 and 1851. The lighthouse complex established by the federal government in 1808 and replaced in 1840 and 1877 has served as a primary focus for the village for two centuries.

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The Old Village National Register District possesses integrity of location, design, setting, materials, workmanship, feeling, and associations. It meets National Register criteria A and C on the local level with a period of significance that extends from ca. 1730, when the earliest extant dwelling was constructed, to 1945 when unprecedented modern development began to sweep the region. The district character most strongly reflects the early to mid-19th century period of broad-based economic prosperity and rapid population growth. Its many historic buildings, along with its natural and man-made setting, create an ensemble that clearly transmits the area's long and varied history to both present and future generations.

**Summary History of the Old Village**

The Old Village National Register District encompasses the residential core of Chatham's principal village. It began its rise to prominence in the first half of the 19th century when construction of the **Chatham Lighthouse Complex (37 Main Street; 1808/1840/1877; map #16B-56)** coupled with changes to North Beach (1832 and 1851) caused the main harbor to shift southward. Intense 19th century growth was fueled by the town's maritime prosperity. Much of Chatham's remarkable population growth experienced between 1790 and 1860 (1,140 to 2,710) was concentrated here, resulting in the web-like street system with its closely sited buildings. The town's popularity as a summer resort led to the construction of several hotels along the shore in the late-19th and early-20th centuries, including the **Dill Cottages (25 Holway Street; ca. 1884; map #17C-20-48)** within the district. Resort-related uses like the **Chatham Beach and Tennis Club, (14 Main Street; 1929; map #16B-1-73)** gradually replaced the earlier mix of saltworks, wharves, boatyards, and fishing shacks. Remnants of the two latter uses remain on Eliphamets Lane. (map #s 16C-40-9; 16C-37-11; 16C-37-13)

The growth and transformation of the Old Village is illustrated by several 19th and early-20th century maps and atlases. In 1836, the village was still a relatively small settlement, with buildings strung out along Main Street. Twin lights were in place at James Head (**37 Main Street; 1808/1840/1877; map #16B-56**), while a wharf and saltworks were located at the foot of Water Street. Water Street continued inland only as far as Mill Hill Lane where there was a grist mill and a **Methodist Chapel (66 Water Street; 1808; map #16B-35-46)**. That was the extent of the village street system at the time. Severe erosion caused one of the wooden lighthouses to fall into the sea in 1840. They were replaced by brick lights 400' back from their original site.

The changes that took place over the next twenty years were remarkable, as illustrated by the 1858 county map. By that time much of the present street system had evolved including Water Street, Silverleaf Avenue, School Street, Holway Street, Mill Hill Lane, Sunset Lane (unnamed), and Eliphamets Lane. Three substantial wharves as well as Josiah Hardy's Store were located at the foot of

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Water Street. Other buildings included the lighthouses, the windmill, a sail loft at the corner of Main and School Streets, three schools standing at both ends of Silverleaf Avenue and at Main and School Streets, three stores on Water Street which connected the wharves on Chatham Harbor with the Mill Pond and Stage Harbor, along with almost 100 dwelling houses. Many maritime-related activities like salvage and rescue operations were strung out on the narrow paths and ways below the twin lights. By this time the Old Village was well on its way to a position as the undisputed town center.

The 1880 county map showed the addition of Hallett, Ivy, and Hammond Lanes, and an increasingly dense development pattern. The small district schools of 1858 were consolidated into the handsome Italianate style building at the corner of School Street and Eliphamets Lane (**82 School Street; 1869; map #16C-43-017**). In 1877 erosion once again led to the loss of one of the lighthouses, prompting the Federal government to replace them again with cast iron lights. The ongoing erosion of the cliffs at James Head also led to the relocation of numerous dwellings from that area. The **Darius Hammond House, 46 Silverleaf Avenue (ca. 1820; moved ca. 1850; map #16B-72-55)** is just one of many examples.

The major changes apparent by the time a third map was published in 1907 were related to the town's development as a summer resort. A large estate with a caretakers cottage (**8 Watch Hill Way; 1893; map #17C-53-C15**) and the Hotel Mattaquason had appeared on Watch Hill Way, while the **Dill Cottages (25 Holway Street; 1884; map #17C-20-48)** and the Rhode Island House opened on nearby Holway Street.

The Old Village has continued to develop as a desirable residential neighborhood in proximity to the commercial and institutional services of Main Street, as well as the beaches and other amenities offered by Chatham Harbor and Mill Pond/Stage Harbor. The density of development that existed by the early 20th century has limited that growth however, and helped to maintain the historic character of the area.

## Narrative History

### Early History (1606-1799)

The earliest recorded European contact at Chatham occurred in 1606 when a company including Samuel de Champlain spent three weeks at Stage Harbor, exploring and mapping the area, which they called Port Fortune, while repairs were made to their vessel (*Smith 1971: 6-20*). The Champlain map depicts most of the topographical features of today with some differences along the coast due to the constant erosive

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action of the sea. Champlain described Chatham as very hilly and well wooded with walnut, oak, and cedar trees except in areas cleared by Natives for cultivation of corn and other cereals. He also noted a plenitude and great variety of fish, shellfish, and game birds. (Smith 1971: 11) Champlain estimated the presence of 500-600 Native Americans who he described as "good fishermen and tillers of the soil" rather than "great hunters". The Old Village was one of the areas that had been partially cleared for Native use. (Smith 1971: 12-13)

William Nickerson (1603-1689), a weaver who arrived at Yarmouth in 1640 via Norwich, England, and Salem, and Watertown Massachusetts, made the first land purchase in the Chatham area from the sachem Mattaquason in 1656. Although this purchase was made without legal authorization from colonial authorities, Nickerson and several of his grown offspring settled on the west side of Ryder's Cove in Chathamport in 1664. The lands Nickerson formally purchased in 1672 encompassed Chathamport where he had settled, central Chatham including the southern coast, and Great Neck or Stage Neck. Additional land was purchased in 1678-79, 1683, and 1689, and 1691. Known by its Native American name of Monomoyick or Monomoit, this territory was placed under the control of Yarmouth in 1665, was shifted to Eastham in 1668, and was established as a separate Constablewick on June 3, 1679 (Smith 1971: iii). Chatham was formally incorporated as Cape Cod's eighth town on June 11, 1712.

Settlement was dispersed throughout the town, with dwellings sited on major roadways and at pond-side and coastal locations. The Congregational meetinghouse of 1700 and adjacent burying ground formed a de facto town center at Old Queen Anne and George Ryder Roads near the town's geographic center. The meeting house underwent several periods of building improvement including a substantial enlargement in 1773-74 (Smith 1971: 333). By the mid-18th century there were approximately 80-85 dwelling houses in Chatham, up from about 40 in 1718. (Smith 1971: 278) No village clusters emerged until after the Revolution.

The 18th century was characterized by population growth and establishment of institutions critical to the functioning of a fully developed, independent community. By the time of the first Provincial Census of 1765, 678 individuals comprising 105 families, were listed. This figure rose to 929 individuals in the 1776 census (MHC 1984: 8). In 1790, when the first Federal Census was taken, Chatham's population stood at 1,140 individuals or 193 families. (Smith 1971: 325-28)

Agriculture and husbandry were economic mainstays of the early community until overuse depleted their fertility. Major crops included corn, rye, wheat, flax, tobacco, salt hay, while livestock included cattle, pigs, horses, and sheep (MHC 1984: 7, 9). The earliest known surviving building in the Old Village district is the half-Cape constructed by Solomon Collins (63 Water Street; 1730; map #16C-4, 21) at

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the corner of Water Street and Mill Hill Lane. Collins was a miller who was born in neighboring Eastham in 1703. By 1730, he moved to Chatham where he married Eunice Atkins, daughter of Samuel Atkins. Collins ran the wind-powered grist mill that was constructed on Mill Hill ca. 1730 (**mill site; map #16C-23-43**), directly behind his house. It was the first of several grist mills in 18th century Chatham and heralded its independence. Later millers included Eliphalet Hamilton and the Crowell brothers.

Richard Gould Sr. (b. 1744) established another early family in the Old Village ca. 1765. A portion of the house at **29 Silverleaf Avenue (ca. 1790; map #16B-29-70)** may date to that period. His son, Richard Gould, Jr. built another early house nearby at **122 School Street (ca. 1808; map #16C-27-2)**. Many early landowners owned large estates that were gradually divided among heirs or sold to others.. For example, Ebenezer Bangs who came to Chatham from Harwich bought a large piece of land in 1804 that was bounded by Holway and Water Streets and stretched from the harbor to Mill Pond. A portion of this land was sold to Collins and Phebe Howes who in 1824 built the current house at **150 Main Street (1825; map #17C-60-14)**. Eliphalet Hamilton (House possibly incorporated into **173 Main Street; map #16C-10-50**) had large holdings in the early-19th century including all of the land back from Main Street to Silverleaf Avenue and Mill Pond. Several members of the Hamilton family built dwellings in this area including **285 Main Street (ca. 1825; map #16C-61-34)** and **24 Ivy Lane (ca. 1813; map #16B-41-31A)**. The Henry Mallowes House (78 Silverleaf Avenue; ca. 1790; map #16B-66-50) was part of the Eliphalet Hamilton Division, as Meltiah his son, sold it to David Bearse in 1812.

While agriculture retained a place in the local economy, the growing size and sophistication of the town was based on expansion of the various maritime enterprises founded in the early-18th century. During the first half of the century, whaling was pursued in the fall and winter months, but declined thereafter. By the time of the Revolution, the cod fishery off Nova Scotia and the Grand Banks had become a major industry employing at least 240 men on 27-30 boats of about 30 tons each. The importance of shell fishing is demonstrated by passage of a 1768 law that restricted their taking to residents of the town. Coastal trade was carried on with Boston, Connecticut, and New York from the beginning of the century, and by 1740 some Chatham men had risen to command of Boston-owned vessels to the West Indies and Europe. Shipbuilding may have been initiated during this period as well (*Smith 1971: 279; MHC 1984: 9*). The Revolution temporarily disrupted these enterprises, and left only four or five vessels in the harbor (*Smith 1971: 338*).

Writing in 1802, Rev. Freeman described Chatham's agriculture/maritime economy thus:

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Very little English hay is cut, but the marshes yield salt hay enough for the use of the inhabitants. Butter is made in summer, but butter for winter and cheese are procured from Connecticut, Rhode Island and Boston. Beef and provisions of all kinds for the fishermen are brought from the last mentioned place. Not more than half enough Indian corn for the consumption of the inhabitants is raised, the average product to an acre is 12 bushels. Rye, the average produce of which is six bushels, is raised in the same proportion. Thirty years ago a small quantity of wheat was grown, but at present it is wholly neglected. There are many good gardens, in which a sufficient quantity of roots and herbs are produced. As the land, particularly in the centre and south part of the township is every year growing worse, by the drifting of the sand, there is little to encourage agricultural industry..... husbandry is pursued with little spirit, the people in general passing the flower of their lives at sea, which they do not quit till they are fifty years of age, leaving at home none but the old men and small boys to cultivate the ground. (Smith 1971: 378-79).

**Maritime Prosperity (1800-1885)**

Following the Revolution, a wide range of maritime industries led Chatham into its period of greatest growth and prosperity until modern times. Major population increases, establishment of several village clusters, diversification of the economy, improvements to transportation, specialization of building types, and development of new social, educational, and religious opportunities all combined to produce a more mature and heterogeneous society within the town as a whole. During this period, the Old Village attained the position of undisputed town center.

Between 1790 and 1830 Chatham's population jumped from 1,140 to 2,130, making it the second fastest growing town on the Cape after Provincetown with a rate of 174.5% (MHC 1984: 10). In 1802, Rev. Freeman said "Chatham contains more inhabitants in proportion to its extent than any other township in the County". He also noted that "The principal business of the town is done near Old Harbor" where there was a ropewalk and a tannery (Smith 1971: 380). The growth rate slowed somewhat in the 1840s when the fishing fleet began to decline, rising only slightly from 2,334 in 1840 to 2,439 in 1850. The population reached a peak of 2,710 in 1860, and then went into a long decline until 1910 when a low of 1,564 was reached. (Baisly/Nickerson)

The Old Village was very lightly settled in the decades immediately following the Revolution. As noted by Freeman, Old Harbor to the north was the center of commercial and maritime activities while the area

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around the old Congregational meetinghouse at Old Queen Anne and George Ryder Roads remained as the civic focus. Nevertheless, forces were at work that would soon bring the Old Village to prominence and make it the centerpiece of Chatham's remarkable mid-19th century economic and population growth.

The fortunes of the Old Village received a major boost in 1808 when the new federal government erected twin lighthouses at James Head, a 50' bluff that defines the southern tip of the Old Village. These lights consisted of octagonal-shaped, wood-frame towers that rose 43' from bases that measured 22' in diameter. They were set 70' apart and contained fixed lights consisting of six oil lamps backed by an 8.5" reflector with a green piano-convex lens. Together, these twin lights acted as a set of range lights warning mariners of the treacherous and shifting shoals at the mouth of Chatham Harbor. Twin lights were mandated so that mariners would not confuse Chatham Light with the single tower at Highland Light in Truro to the north. Distinguishing one light from another was a problem at this time before an easy way was found to make the lights flash in a distinctive pattern. The Chatham lights sat five feet above the ground on wooden skids so that they could be moved to show a new direction if the channel entrance shifted. This happened only once before severe erosion caused the lights to topple into the harbor in 1840. (*U. S. Coast Guard Chatham Light History*)

The original lights were replaced by a pair of brick towers located 400' further back from the shore in 1841. In 1857, the new lights were upgraded with 4th order Fresnel lenses that used circular, prismatic lenses rather than mirrors. Continued erosion following a major break in North Beach in 1870 led to construction of a third and final set of lights and a new keeper's house in 1877 (**37 Main Street; 1808/1840/1877; map #16B-56**). They were brick-lined-cast iron shells that were 42' tall and 100' apart. The old brick South Tower toppled over the cliff in 1879, followed by the old North Tower and keeper's house in 1881. The 1877 North Tower was moved to Nauset Beach in nearby Eastham in 1923, leaving the present single light in Chatham. Coastal navigation was further improved when a second lighthouse was erected at Monomoy Point (south of Old Village) in 1823. (*Knapton 1976: 10*) A third Stage Harbor Light was erected on Hardings Beach (west of Old Village) in 1880. (*Knapton 1976: 10*).

Over time, several lighthouse keepers resided in the Old Village. Samuel Nye, who lived on nearby Bridge Street, was appointed the first keeper of the Chatham Light by President Thomas Jefferson on October 7, 1808. His successors included Joseph Loveland (**70 School Street; replaced 1995; map #16C-44-19**) and Samuel Stinson (**24 Ivy Lane; ca. 1813; map #16B-41-31A**). Collins Howe (**150 Main Street; ca. 1825; map #17C-60-14**) was the first keeper of the 1840 lights, followed by Simeon Nickerson and Nickerson's widow Angeline, and Charles H. Smith (**75 Silverleaf Avenue; ca. 1800; map #16B-32-43**). Josiah Hardy II was appointed keeper in 1872 and retained the position for twenty-eight years. His home stands at **99 Main Street (ca. 1830; map #16B-77-62)**.

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Capt. Stephen Howes (58 School Street; ca. 1850; map #16C-45-20), who died in 1895, became the keeper of the Monomoy Light after he retired from the sea. Enoch Eldredge (66 Water Street; ca. 1808; map #16B-35-46) was the first keeper of Stage Harbor Lighthouse. Charles H. Hammond (99 Main Street; ca. 1830; map #16B-77-62) retired from the sea at age 40, and then served aboard the Handkerchief Light Ship, at Monomoy Light, and finally at Chatham Light.

Numerous maritime industries were attracted to the Old Village area in the first half of the 19th century including shipping/trading, fishing, shellfishing, and salt making as well as ancillary activities like boat building and sail making. In addition, wreckers, salvagers, and anchor draggers along with ship's chandlers, were sited along the narrowways and paths below the Twin Lights. These enterprises led the Old Village to a sustained period of economic prosperity and population growth that produced the dense street network and development pattern we know today. Most 19th century district residents were involved in some type of maritime venture.

Packet service was established near the twin lights as early as 1800. Packets to Boston, and later to New Bedford, Nantucket, and New York were served by the Hardy and Gould wharves at the foot of Water Street and Andrew Harding Lane. There were three wharves by 1858 and Josiah Hardy (33 Sunset Lane; ca. 1840; moved ca. 1851; map #16C-47-22; 56 Silverleaf Avenue; 1825; map #16B-71-54) had added a store to his holdings. There was also a shipyard there.

The fishing industry, which was the backbone of the local economy, rose and fell during this period. While the fishing fleet was reduced to 4 or 5 ships during the Revolution, it had rose to 25 by 1802. Chatham led the Cape until the War of 1812 when it was superseded by Provincetown and the other outer Cape towns. An associated fish flake drying industry was established in 1790. Rev. Freeman described Chatham's 1802 fishing industry thus:

A few of the young and middle aged men are engaged in mercantile voyages, and sail from Boston; but the great body of them are fishermen. Twenty-five schooners from 25-70 tons, are employed in the cod fishery. They are partly owned in Boston and other places, but principally in Chatham. About one half of them fish on the banks of Newfoundland; the rest on Nantucket shores, the shore of Nova Scotia, and in the straits of Belle-Isle (Labrador). On board these schooners are about 200 men and boys, most of whom are inhabitants of Chatham...Besides these fishing vessels, there are belonging to the town five coasters, which sail to Carolina and the West Indies (*Smith 1971: 379*).

By 1832, changes to North Beach were having a deleterious effect on Chatham fishing, with one-half of

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the fishing vessels owned there sold within the year according to the U. S. Treasury Department. (*MHC 1975: 14*) In 1845 the fishing fleet consisted of 13 vessels. J. W. Barber, however, noted that Chatham was one of the wealthiest towns in the county, and that a large amount of shipping was owned by Chatham natives in other places. The establishment of a fishing station on Monomoy Point (south of Old Village) in 1837 may reflect a need for new sites unrestricted by the ever-shifting topography of North Beach. In 1851 North Beach reopened. By 1865, the cod and mackerel fleet had risen to 39 and by 1875 ranked third in the county (*MHC 1984: 14*).

Part of Chatham's success in fishing was based on the richness of the clam beds which were harvested for bait. As early as 1768 a law was passed to prevent non-residents from taking clams, and in 1771 clamming was restricted to those involved in the curing of fish. In 1802 town agents were appointed to prevent non-residents from taking shellfish, and to collect four cents per bushel from those who were eligible (Baisly). Clam beds were the cause of the continuing disputes between Chatham, Orleans, and Harwich over Strong Island (*MHC 1984: 12*). Freeman also took note of this matter in his 1802 report, stating:

Shell fish are found in great abundance on the shores, particularly quahaugs and clams. Great quantities of bait are dug for the use of the fishermen. There are excellent oysters in Oyster pond, but they are scarce and dear, selling for a dollar a bushel (*Smith 1971: 379*).

Significant numbers of ships were built in Chatham during this period. One of the largest was the 46 ton sloop *Canton* built for Capt. Barzilla Harding and eight others at a yard north of the twin lights. The *Canton* was one of the Boston packets that arrived at Josiah Hardy's stage (wharf) at the foot of Water Street (*Baisly*). Numerous other vessels of about 40 tons and 75' length were built after the War of 1812 with six completed in 1845 and fifteen in 1855. One of the shipyards was established in Chathamport in 1804 by Ensign (73 Silverleaf Avenue; ca. 1826; map #16B-38-40) and Lumbert Nickerson. (274 Main Street; ca. 1820; map #16C-3-72; moved from Chathamport) (*Baisly/Nickerson*) The coasting trade remained significant with seventeen vessels in 1865 (*MHC 1984: 15*).

Shipbuilding was complemented by sail making. Daniel Harding (334 Main Street; ca. 1845; map #16C-51-17) and Henry Bates (285 Main Street; ca. 1825/1857; map #16C-61-34; 17 School Street; pre-1889; map #16C-62-35) were both sail makers with shops at their places of residence.

The other prominent maritime industry of this period was salt manufacturing, born of war time shortages and sharp price increases. Salt making was introduced to Chatham by Reuben Ryder just before 1800. Within two years, six salt works totaling 11,500 feet had been established. Chatham became one of five

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major producers on Cape Cod in the early-19th century, peaking in 1832 with 36,800 bushels. The 1836 map shows numerous salt works lining Chatham's extensive coast. Joseph Young began making blocks, pumps, and rollers for this industry as well as for ships in 1828, and mechanized block making in 1847. In 1840, 80 works produced 27,000 bushels of salt. As was the case elsewhere, salt making fell into decline after the mid-century, under pressure from cheaper production elsewhere, and lowering of the duty on imported salt in the 1840s (*MHC 1984: 12, 15; Smith 1971: 380*). Enoch Howes established a saltworks on Chatham Harbor above Watch Hill, just north of the district, and the Joseph Loveland salt works were located at the foot of Water Street on Mill Pond on the west side of the district. Chatham's last saltworks closed in 1886.

Many well-known mariners have resided in the Old Village district over time. An example is Capt. Zenas Nickerson (1802-1882) who resided at **407 Bridge Street (ca. 1800; map #16B-23)** and was lost in a blizzard off Plymouth in 1867 on the return trip from Smyrna on the bark *Velma*. His son-in-law Solomon Atwood (1841-1923) was quartermaster on the steamer *City of Macon*, which traveled between New York and Savannah (**407 Bridge Street and 3 Main Street; 1815; map #16B-73-57**). Capt. Solomon Nickerson (**96 Water Street; mid-19th century; map #16B-60-66**) was a pioneer in the mackerel fishing industry in his younger years. Aspiring to higher position, he later took command of a bark and successfully engaged in foreign trade. He later captained the bark *Ohustre* between New York and Java. Capt. Isaac Luther Hammond (**69-73 Main Street; 1851; map #16B-64A-68X-1**) owned a clipper ship that sailed from Boston to China. Capt. Winslow Loveland (**94 School Street; ca. 1850; map #16C-30-8**) was a well-known seaman who captained the steamer *Blackstone* sailing between Boston and Baltimore. During the Civil War, Loveland was in command of the bark *Florence* when he was captured by a Rebel gunboat off South America.

Rear Admiral Charles Rockwell (**324 Main Street; 1864; map #16D-52-18**) who was born in Chatham in 1840, is another noted mariner. Rockwell became the captain of a merchant vessel at the age of 20 and entered the US Navy as a volunteer soon after the Civil War broke out. In 1863 he was placed in command of the USS schooner *Two Sisters*. At the close of the war, he was the acting lieutenant commander in charge of the USS *Hendrick Hudson*. After the war, Rockwell applied for entrance into the regular service, passed an examination, and was appointed acting master even though he was not a graduate of Annapolis. While in command of the *Palos* in 1872, he participated in the attack on the Korean forts under Rear Admiral John A. Rodgers. His last sea command was the *USS Chicago* in 1899, the flagship of Admiral Schley on the South Atlantic station. Rockwell had achieved the rank of Rear Admiral by the time he retired to Chatham in 1902 and christened his home *The Moorings*. Rockwell died in 1908. He is Chatham's only admiral.

Among the many, many other seamen associated with the Old Village are Capt. Thomas Holway (65

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Holway Street; ca. 1850; map #17C-25-53), Charles H. Hammond (99 Main Street; ca. 1830; map #16B-77-62), Capt. Heman Eldredge who ran packets between New York and Portsmouth, NH. (135 Main Street; ca. 1850; map #16C-7-63), Capt. Isaiah Harding (165 Main Street; ca. 1858; map #16C-9-J1), coasting Capt. James Kent (239 Main Street; ca. 1840; map #16C-76-60), Capt. Charles Jones (277 Main Street; 1848; map #16C-77-61), Capt. Frank Patterson (28 Mill Hill Lane; ca. 1830; map #16C-26-44A), Capt. Steven Howes (58 School Street; ca. 1850; map #16C-45-20), James Olson and Capt. Herbert Eldredge (61 School Street; ca. 1858; map #16C-65-37), Capt. Alpheus Mayo (89 Silverleaf Avenue; 1850; map #16B-33-44), Richard Simmons (95 Silverleaf Avenue; ca. 1858; map #16B-34-45), Capt. Abel Reynolds, George Nickerson, Curtis Wing and Ernest Gould (96 Silverleaf Avenue; ca. 1850; map #16B-63-48), Selucious Young first mate on a China clipper (52 Water Street; ca. 1858; map #16B-39), coastal captains Leander and Josiah Gould (57 Water Street; 1834; map #16B-55-76), and coastal Capt. Levi C. Wing (102 Water Street; ca. 1850 map #16B-59-65).

The dangers of the outer Cape coast in general and the Chatham coast in particular are well known. One-half of the total known wrecks along the entire coast of the Atlantic Ocean and Gulf of Mexico have occurred between Nauset Beach in Eastham and Nantucket Island. In the twenty years, 1887 - 1907, enough vessels were lost between Provincetown and Monomoy Point in Chatham to form a solid bulwark along the entire coast between those points. Statistics such as these prompted the Massachusetts Humane Society to establish a series of life saving stations along the Cape Cod coast in 1808, a function that was taken over by the federal government in 1870. Lifesaving Stations were built at Monomoy in 1872, at Chatham in 1874, and at North Beach in 1898. (*Baisly*) Halfway houses, so-called, were built along isolated sections of the coastline, where rescuers and watchers could take shelter during patrols, leave messages, and stack provisions for shipwrecked sailors. One of the last remaining examples remained in the Old Village for many years at the foot of Andrew Harding Lane (NR: 7/21/1978). After the 1987 North Beach breakthrough eroded its site, it was moved to the end of Forest Beach Road, outside of the district) where it remains today. In addition to the lighthouses, life saving stations, and halfway houses, the treacherous coast prompted formation of private salvage operations, and to creation of a **Sailors' Cemetery** (ca. 1800; map #16B-58) where the remains of 106 unknown sailors who lost their lives in the shipwrecks off the coast of Chatham were buried.

Several district residents were involved with lifesaving and salvage activities. Zenas Hawes (114 Main Street; ca. 1815; map #17B-3-50) was one of a volunteer crew of nine that rescued the entire crew of the Maine schooner *Grecian* which had been stranded on the outer bar at Chatham during a heavy storm on December 6, 1855. In recognition of their bravery each man was awarded a Congressional medal. In 1888 Hawes joined the Life Saving Service. John Gould (1804-1892) and his son Nathaniel (188 Main Street; ca. 1850; map #17C-57-24) both served at the Chatham Life Saving Station as did James Hardy (99 Main

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Street; ca. 1830; 16B-77-62). Charles Grafton Hamilton (33 Sunset Lane; ca. 1840; map #16C-47-22) was a lifesaver at Monomoy in the early-20th century. Capt. Joseph N. Bloomer's (75 Water Street; 1883; map #16B-56-64A) was a successful fisherman who was also one of the town's best-known wreckers who salvaged vessels that capsized on the treacherous shoals off Chatham. He was especially noted for his ability to refloat vessels that were stranded on the Chatham Bars. Capt. Herbert Eldredge (1864-1920), who acquired 61 School Street (ca. 1858; map #16C-65-37) in 1895, was an experienced boatman and fisherman in addition to being a member of Bloomer's wrecking crew. Eldredge later became the fourth keeper of the Chatham Life Saving Station. In 1902, five lifesavers from Monomoy were drowned along with the crew of the barge *Wadema* off Shovelful Shoal in a failed rescue attempt. The Mack Monument in Lighthouse Park (Main Street; 1903; map #16B-58) commemorates the event and Capt. Elmer Mayo and his surfman Seth Ellis who survived.

As noted above, cyclical breaks in the North Beach barrier and subsequent erosion of the harbor coast have strongly influenced the history of the Old Village. In addition to causing shifts in the mouth of Chatham harbor and forcing two relocations and rebuilding of the Chatham Lighthouse, coastal erosion has also forced private owners to abandon or move their properties. These breaks have occurred in 1832, 1851, 1870, and 1978. Some buildings were picked up and moved outright, while others were probably "flaked" (disassembled), then moved in pieces. Many examples remain in the Old Village district including the Darius Hammond House (46 Silverleaf Avenue; ca. 1820; moved ca. 1851; map #16B-72-55), Charles Grafton Hamilton House (33 Sunset Lane; ca. 1840; moved ca. 1851; map #16C-47-22), the Parker Nickerson House (216-220 Main Street; 1818; moved ca. 1851; map #16C-6-17), the Sylvester Small House (233 Main Street; ca. 1790; moved ca. 1851; map #16C-73-57), and the Rebecca Mayo House (315 Main Street; ca. 1810; moved ca. 1858; map #16C-78-32). Another house which was moved from below the Twin Lights was 46 Water Street, which survived until the year 2000, when it was demolished to build a new residence.

Institutions naturally followed the establishment of maritime enterprises and the residential population they supported. The first was a Methodist Chapel constructed on Water Street, opposite Mill Hill Lane in 1808. (66 Water Street; 1808; map #16B-35-46) The Congregationalists dismantled the 18th century meetinghouse on Old Queen Anne Road and erected a new Greek Revival style Congregational Church on Main Street at the Union Cemetery in 1830. This building was moved to its present site at 650 Main Street in 1866 (*Knapton 1976: 12*). Both locations are in the present commercial district, west of the Old Village National Register district. At the rear of 135 Main Street was a three-story barn, on the second floor of which was a hall called the "Temple of Reason" where members of the Spiritualist movement held their meetings in the 1870s.

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Following state mandate, Chatham switched from a district school system to a graded school system in 1858. At that time there were twelve small district schoolhouses scattered throughout the town including three in the Old Village at Main and School Streets, at Silverleaf Avenue and Water Street, and on Main Street near the lighthouse. About half of these schoolhouses were sold and some of the others were moved to more central locations. All were gradually replaced. The **Old Village Elementary School (82 School Street; 1869; map #16C-43-017)** served grades 1-8 from the time of its construction in 1869 until 1925 when a single consolidated school was built to serve the entire town. Subsequently it was used by a variety of groups including the American Legion, the local Grange, and local fishermen who held their traditional Thursday night dances there. It was sold to sculptress Anora Aasen in 1965 and converted to a residence/studio. It is now a private home.

A concentration of small stores on Water and Main Streets reinforced the position of the Old Village as Chatham's primary village in the mid-19th century. In the late-19th century commercial uses gradually migrated westward on Main Street to the current business district. Several of the stores that made the Old Village a self-sufficient, multi-use entity remain today, but most have been converted to residential use. Many of these stores were attached to their owner's residence but a few were independent buildings.

The only store that remains in commercial use is **John Hallett's Store at 193 Main Street (ca. 1800/1840; map #16C-13-51)**. Dry goods merchant John Hallett (1806-1864) acquired an early half-Cape on Main Street in 1840 and soon expanded it with a temple-front Greek Revival store wing, creating what remains the most elegant building in the Old Village. Hallett Lane, which defines the north side of the property, is named for him. The store was taken over by his son Solomon, who was also a selectman and member of the School Board. It operated as an ice cream parlor in 1920s, and then an antique store and boarding house. It has been known as the Calico Cat since 1957. This building remains as a tangible link to Chatham's past when the Old Village was the commercial center of Chatham and much of the dry goods were probably brought to the store directly from the wharves located at the foot of nearby Water Street.

Andrew Harding (**151 Main Street; ca. 1865; map #17C-6-48A**) constructed a store on Main Street in 1865, combining parts of his brother's store which was washing away on the harbor beach and his own which he ran from his house on Water Street (**99 Water Street; map #16B-57-63A**). Historic views show it facing gable to the street with two lateral wings. Later views show long benches beneath a Victorian verandah. The store became a Cape Cod landmark and a gathering spot for the "characters" that Chatham is noted for. Well-known Cape Cod author Joseph Lincoln is said to have gotten much of the material for his books by visiting this store and talking to its patrons. Eldredge ran the store until 1912. The building was converted to residential use in 1941.

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The Parker-Nickerson House and Store (216-220 Main Street; 1818; map #16C-6-17) originally stood at the foot of Water Street. The original owners were Josiah and Abigail Gould who also owned a nearby wharf and store. Parker Nickerson who purchased the property in 1864 moved it to its present location at the corner of Main and Holway Streets. A store, perhaps also moved from Water Street, was attached to the house at that time. Nickerson sold flour, beef, pork, oak, and pine from the premises. He was also a livery driver who transported passengers to and from the Chatham Depot. The remains of a livery stable were found in the 1980s when the backyard was excavated. Descendants retained ownership until 1972. This house illustrates the commercial history of the village and the propensity for moving buildings.

**Summer Resort (1886-1940)**

The late-19th century was a period of general decline as several of Chatham's maritime enterprises began to fail. It was also a period of transition as the foundations of a new economic prosperity, based on summer tourism, were laid. In the beginning, Chatham's population fell steadily from its 1860 peak of 2,710 to a low of 1,564 in 1910. (*MHC 1984: 13, 16*) After that date, the situation was reversed and the population began to rise as steadily as it had dropped. The gain of 20.6 persons per year between 1910 and 1915 was substantial. Between 1920 and 1930 the number of residents rose from 1,737 to 1,931. At the same time the population swelled to over 5,000 in the summer months. By 1940 the population reached 2,138, and in 1950 it stood at 2,457, still somewhat below its 1860 peak of 2,710. (*MHC 1984: 16, 18; Baisly*) The numbers of dwelling houses increased along with the population, and the role of summer visitors can clearly be seen in the town valuation for 1925 which included 406 dwellings owned by non-residents and 785 owned by residents. Summer residents paid 42% of town tax in 1925. (*MHC 1984: 19*) Summer houses were built in subdivisions that were especially popular along the southern shore, or as infill along established roads. Both patterns occurred in the Old Village.

A key event that ushered in this period was construction of the Chatham Branch Railroad in 1887 that finally connected Chatham to the Cape-wide rail system, initiated in 1848. After tracks were laid to Truro and Provincetown in 1873, Chatham and Mashpee remained as the only Cape Cod towns without rail service, essentially leaving them out of the growing summer resort business. (*MHC 1987: 111, 130*) Chatham began negotiations as early as 1863 when the Cape Cod Central Railroad was being constructed through Yarmouth, Dennis, Harwich, and Brewster. Lengthy discussions at town meeting continued in the 1870s and early 1880s after the Old Colony Railroad took over the main line. (*Baisly*)

Finally, in 1887, the Chatham Railroad Company was formed and tracks were laid east-west through the southern half of town, parallel to Main Street, connecting to the main line through Harwich. A depot (NR) was built just west of the town center, and the grand opening was celebrated on November 22,

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1887. "In 1897 the Railroad reported an average monthly freight of 150 tons and passenger traffic of 400. The time of the run to Harwich, including stops, was about twenty minutes". (*Knapton 1976: 16*) There were two trains daily to Boston at 6:32 AM and 3:20 PM (*Baisly*). The railroad superseded the stage and packet boat service established in the preceding period and contributed to a shift in commercial activities from the Old Village National Register district to the current business district. An example is provided by Mrs. Mary Gusta Young (1867-1923) who established a dry goods store on the northwest corner of School and Water Streets (**store: 20 Water Street; pre-1880; map #16B-36-37**); **residence 57 Water Street; 1834; map #16B-55-76**) in the late-19th century. She moved her business to the rising Main Street business district ca. 1900. In 1907 her daughter and her husband Capt. Silmon Chase moved the store across the street to its current location, and converted it to a summer residence. Joseph Lincoln portrayed Mrs. Young in his book *Mary Gusta*, although not to her liking.

The primacy of the train was short-lived as it was usurped by the automobile in the early-20th century. One of the first mentions of the automobile in Chatham is recorded in the 1910 issuance of a license to Andrew H. Bearse to "transport, store, and keep for sale petroleum or any of its products". (*Baisly*) George Bearse opened a gas station at **201 Main Street (ca. 1913-1924; map #16C-70X-X1)** in the Old Village District between 1913 and 1924. As was the case elsewhere, the automobile allowed ever increasing numbers of people to visit Chatham. An important component in this process was the ca. 1925 upgrading of the Main Street/Old Harbor Road/ Orleans Road loop as State Route 28, providing east-west connections with Harwich and Orleans and points beyond. (*MHC 1984: 18*)

The town also made improvements to the road system. For example, the commercial portion of Main Street west of the Old Village was widened in 1923, with \$3,000 paid in damages to abutters. This physical factor continues to distinguish the two sections of Chatham's primary village. Sidewalks and streetlights also appeared in locations throughout the town including the Old Village. A clear demonstration of the automobile's ascendancy may be seen in the 1930 dissolution of the Chatham Railroad which could no longer compete with the new mode of transportation. Three years later the police counted 4,800 cars passing a given point in 8 hours on a summer day. (*Baisly*)

Although in decline, maritime industries remained important to the local economy. By the late-19th century, Chatham had a moderate-sized fleet of 17 coastwise vessels, ranking sixth in Barnstable County in 1865. (*MHC 1984: 15*) The cod and mackerel fishery remained steady for a time and then declined. In 1875 Chatham reported the third largest catch of mackerel in the county valued at \$76,543. The cod catch, valued at \$69,560 was second in the county after Provincetown. By 1887 the mackerel catch had declined to almost nothing. In 1915, 291 fishing boats were reported. Cod was the leading species caught but at lower levels than previously. The value of the fish product at that time was \$21,464, up from \$3,632 in 1905, and second only to Provincetown. In 1920, 250 Chatham men were still engaged

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in fishing. (*MHC 1984: 18; Baisly*) Many representatives of the fishing industry resided in the Old Village including fishing fleet commander Franklin Leslie Eldredge (**117 School Street; ca. 1903; map #16C-19-5**), and Richard Tinkham, who was one of the last weir fisherman on Monomoy Point (**202 Main Street (ca. 1800; map #17C-56-16)**).

Shellfishing remained important, and Chatham was the Cape's leading lobster town at the turn-of-the-century. Twenty-one lobster fishermen were licensed in Chatham in 1924. Reuben T. Bearse (**67 Silverleaf Avenue; 1858; map #16B-31-42**) is a representative of that industry. By 1915, Chatham was one of the region's three top oyster producers. (*MHC 1984: 17*) Increasing town regulations seem to indicate that some shellfish populations were on the decline. In 1879 the town petitioned the legislature to protect eels and shellfish. In 1893 the scallop season was restricted to the period from November 1 to April 1, and in 1895 scallop size was regulated. The town also began to encourage shellfish culture. In 1942 the Shellfish Warden reported that 25,000,000 flounder fry had been liberated in Ryder's Cove and Oyster River, 600 bushels of mussels had been planted at Aunt Lydia's Cove, 538 small and 8 egg lobsters had been released in Stage Harbor, and 209 bushels of seed quahogs had been planted (*Baisly*). **Capt. Everett Patterson (223 Main Street; 1876; map #16C-73-57)** found a niche in the oyster industry, transporting seed oysters from Boston and Providence to Chatham. **Clint Hammond (102 Main Street; map #17B-4-X51B)** farmed oysters on grants in the Oyster River in the mid-20th century and was an early advocate of aquaculture.

Boat building continued on the Mill Pond. F. Spaulding Dunbar (1906-1991), a well-known boat builder and designer built a house near the end of Eliphamets Lane in 1942 and remained there until his death. (**51 Eliphamets Lane; 1942; map #16C-33-9A**) **Dunbar's Boatyard (43 Eliphamets Lane; 1945; map #16C-40-9)** is located behind the house. Dunbar is famous for designing a series of small Cape Cod working sailboats including the *Monomoy*, *Whistler*, *Corsair*, *Catabout*, and *Bristol*. His best known boat was the *Ocean Pearl*, a 63 foot ocean-going sailboat that he designed and built for F. Seward Johnson of the Johnson & Johnson pharmaceutical company. Dunbar also owned the "Red House" (**45 Eliphamets Lane; ca. 1820; map #16C-40-9**) which he used as an office and summer rental. The Boatyard is currently leased to the Pease Brothers, who continue the tradition of building and repairing small wooden boats.

A handful of citizens returned to agriculture to earn a sparse livelihood in a town with some of the lowest agricultural production statistics in the county. Even cranberry growing, which substantially boosted the agricultural economies of several other Cape towns in the second half of the 19th century, remained limited here. Chatham was recorded with only 27 acres of cranberry bog in 1865, well below the county average of 82. (*MHC 1984: 15*) Rufus Smith was one of the more important growers, and the

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first carload of freight on the newly opened railroad in 1887 was a shipment of his cranberries bound for Chicago. (*Knapton 1976: 5*) Several cranberry bogs were located within the Old Village district. A cluster near Black Pond (**map #16B-54-25; #16B-52A-19**) and one north of Sunset Lane (**map #16C-58A**)

Some Old Village residents prospered during this period of flux by seeking greener pastures and greater opportunity elsewhere just as their forebears had done when they settled Chatham. The primary example is Marcellus Eldredge who was born in Chatham in 1838, grew up in the Old Village (**135 Main Street; ca. 1850; map #16C-7-63**), and attended public school there. Upon completion of his education at age 14, Marcellus moved to Portsmouth, New Hampshire where he served as a clerk in his father's grain business. In 1858 he became a clerk at M. Fisher and Company, a small brewery, and soon thereafter was appointed general manager. In 1870, Fisher sold the company to Marcellus and his father Heman. With Marcellus as president and treasurer, the Eldredge Brewing Company expanded to become the second largest brewery in New England. During this period, Marcellus was also active politically serving as both New Hampshire State Senator, and Mayor of Portsmouth. He sold the company to his younger brother Heman Fisher Eldredge, who was already an active participant in its management in 1891. (*Ives, 1991: 1/5-6*)

Like other Cape Codders who achieved success elsewhere, Marcellus retained strong ties with his home town. He remained involved in Chatham as one of the largest stockholders of the Chatham Railroad Company and as a major donor to the Chatham Methodist Church. One of his most important contributions was the donation of a modern public library housed in a fashionable Romanesque Revival-style building designed by Fall River architect Albion M. Marble and constructed in 1896. (*Ives, 1991: 1, 6*). Three years earlier, Marble had designed Eldredge's large Shingle Style summer estate on Watch Hill overlooking Chatham Harbor at the north end of the Old Village. The main house was demolished in 1941 and the estate was subdivided. The gatehouse, now a residence, remains at the corner of Main Street at the edge of the subdivision. (**8 Watch Hill Way; 1893; map #17C-53-C15**). The former carriage house is embedded within the subdivision.

Many other residents remained in the Old Village, some continuing in traditional maritime and agricultural occupations as noted above, while others pursued new avenues to remain in step with the changing times. For example, some mariners abandoned fishing and trading to become shop keepers, businessmen, and captains of private yachts, capitalizing on the needs of their new, well-off seasonal neighbors. The founding families provided the village with a sense of continuity and tradition, with many remaining at their familial homesteads. For example, Capt. Benjamin Kendrick, Jr. (d. 1936), who inherited his father's house (**173 Main Street; ca. 1820; map #16C-10-50**) in 1884, captained private yachts after many years of commanding packet boats that ran between New Bedford and Stage Harbor in Chatham. Abiel Smith

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(207 Main Street; 1913; 16C-70B X2) was a mariner who purchased and operated Andrew Harding's Store after he retired from the sea in 1912. Daniel Harding was a well-established coal dealer who acquired the house at 107 Main Street (ca. 1850; map #16B-7B-63) from his wife Cecelia's parents Charles and Dorinda Hammond in the early 20th century. Their son Charles took over the coal business, and his wife Lenora was a local schoolteacher. Calvin Hammond, a house painter and undertaker, inherited his family home at 170 Main Street (ca. 1850; map #17C-19-33). Dr. Daniel Gifford (177 Main Street; ca. 1860; map #16C-11-49) was one of Chatham's physicians. Hattie Gill built the house/shop at 229 Main Street (1887; map #16C-74-58) to go into the business of making shoes and selling fancy goods and millinery. She lived on the second floor above the shop.

The beginnings of Chatham's summer resort industry can be seen in the opening of several hotels and guest houses. One of the earliest and most elaborate was the Hotel Chatham on Eastward Point in Chathamport, opened in 1890 by principals Marcellus Eldredge, his brother H. Fisher Eldredge, and Eben Jordan et. al. of Boston, noted as the founder of Jordan Marsh & Co. This hotel is described as a large three-story shingled structure with many gables and verandahs. Accommodations included a large dining room, billiard room, parlor, and 71 guest rooms, all with water views. Eldredge also opened the Dill House ca. 1890, named for his wife's family, just north of what later became his summer estate. It was later known as the Hotel Mattaquason which stood on the Harbor, north of the Old Village, until 1956. Three cottages that were associated with the Hotel Mattaquason were moved to Holway Street in 1893 to make room for Eldredge's grand summer estate. They were joined together at the new location to become the Dill Cottage, now known as the Surfside Inn. (25 Holway Street; ca. 1884; map #17C-20-48) By 1920 the town listed eight hotels, two of which were year-round, and 10 innholder/victualer licenses. In the early 1920s there were a total of 460 hotel rooms in Chatham, the third highest in the county after the far larger towns of Falmouth and Barnstable. (MHC 1984: 19; Knapton 1976: 23; Baisly)

The presence of Monomoy Island and North Beach as a major fly-by for large numbers of shore birds and ducks brought hunters and sportsmen to Chatham beginning in the mid-19th century. Some stayed in hotels and boarding houses, while others became members of the private Brant Club on Monomoy Island which opened in 1862. This establishment catered primarily to wealthy businessmen from Boston and New York. William Harrison Gould who resided at 95 Silverleaf Avenue (ca. 1858; map #16B-34-45) managed the renowned club in the early-20th century. He later sold and rented sailboats on Mill Pond. William Gould (67 School Street; ca. 1910; map #16C-66-38) was a guide, cook, and caretaker at the club. Russell Bearse, whose father also managed the Brant Club, set up his own gunning camp on Monomoy Point but resided in the winters at 90 Silverleaf Avenue (ca. 1850; map #16B-65-49).

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Many Old Village residents supplemented their income by taking in summer boarders. One of the earliest and best known boarding houses in the district was the **Hawes House (114 Main Street; ca. 1815; map #17B-3-50)**. It was operated by Zenas and Selena Hawes in her family homestead at the turn-of-the-century. The verandah, double dormer, and rear wing date to this period. This house boasted the first telephone in the Old Village. Boarders were also taken in on the second floor of **John Hallett's Store, (193 Main Street; ca. 1840/1870; map #16C-13-51)**, at the **Hammond House (69 Main Street; 1851; map #16B-64A-68X1)**, and at the **Betsey Harding Boarding House (94 Main Street; ca. 1858; map #17B-5-52)**. Otis Hames purchased the old Capt. Francis Paterson House at **28 Mill Hill Lane (ca. 1830; map #16C-26-44A)** and ran it as the Mill Hill Inn in the 1930s.

Others constructed small summer rental cottages on their property. A good, early example is the cottage constructed by tinsmith George Rogers on the bluff overlooking Chatham Harbor in 1899. **(102 Main Street; map #17B-4-X51B)**. The property was later sold to and operated by John Hammond who ran the boarding house across the street. The Hammonds holdings in this area also included the cottage at **80 Main Street (1904; map #17B-7-54)** and **73 Main (map #16B-64A -68X1)**. Other examples of rental cottages include the Ruth Billings Cottage **(87 Silverleaf Avenue; 1920; map #16B-33-44)**, the Harold Tuttle Cottage **(187 Main Street; 1930s; map #16C-12-48)**, and the Charles Merton Rogers Cottage on Mill Pond **(47 Eliphamets Lane; 1938; map #16C-35-10)**. All are small, simple wood-frame buildings that maintained the general scale, materials, and design of their predecessors.

Some summer residents constructed or purchased private dwellings. One of the earliest was Henry Pennypacker, who rented a house on Main Street in the 1890s before purchasing it in 1900 **(72 Main Street; 1891; map #17B-8-55)**. Pennypacker was headmaster of the prestigious Boston Latin School, and later an administrator at Harvard University. He enlarged the house in 1912. The Arthur Crosby House **(45 School Street; ca. 1912; map #16C-64 36, 36A)** is similar.

Like many Cape Cod communities, Chatham's combination of serenity and scenery has attracted the notice of artists and writers, several of whom have chosen to make their homes in the Old Village. For example, Harold Dunbar **(33 Sunset Lane; ca. 1840; map #16C-47-22)** was a popular local landscape artist. He also founded the Cape Cod Beacon, a local magazine. Arthur W. Tarbell, author of *Cape Cod Ahoy* and *I Retire to Cape Cod*, bought the old Benjamin Mallowes House **(3 Main Street; 1815; map #16B-73-57)** at the southern tip of the district in 1927. It originally stood across Main Street on the site of the present Beach Club until 1892. The next owner, Marie Griffin, who was a well-known Cape Cod landscape painter, opened the Lighthouse Gallery in a small, wood-frame, early 20th century building at the rear of the lot.

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Many new dwellings were inserted between or behind existing village houses. A different pattern occurred at the southwestern edge of the district where Capt. Luther Hammond (**24 Ivy Lane; ca. 1813; map #16B-41-31A**) owned a large farm that stretched from Hammond Hill and Mill Pond to Bridge Street and included cranberry and peat bogs near Black Pond. Some of this prime land was subdivided for summer cottages after his death in the 1870s and Hammond Hill Lane was later laid out. One of the cottages was recycled from his barn (**26 Ivy Lane; map #16B-42-31B**). Charles Grimmer's barn was moved and split to become two cottages in 1904 (**34 Hammond Hill Road; map #16B-49-MH3 and 20 Hammond Hill Road; map #16B-48-MH2**). Other turn-of-the-century cottages in this area are the Daniel Harding House (**4 Hammond Hill Road; ca. 1900; map #16B-47-MH1**), the William Gould House which was converted from a boathouse (**21 Hammond Lane; ca. 1900; map #16B-46-34**), and the Daniel Harding House (**60 Hammond Hill Road; ca. 1905; map #16B-51-MH5**).

Several other summer cottages in the Old Village district had previous lives, and were often moved to new sites, in addition to those cited above. They include the former fishing shacks at the foot of Eliphamets Lane on Mill Pond (**63 Eliphamets Lane; 1850-1900; map #16C-37-13**), The Porches at **20 Water Street (pre-1880; map #16B-36, 37)**, a former dry goods store; The Cottage on the Pond (**25 Water Street; ca. 1880; map #16C-1**), once the Thomas Gill boathouse, and Kate Kearney (**30 Mill Hill Lane; 1880; map #16C-26-44**) which originated as a barn. Kate Kearney later became a dance studio started by Elisabeth Thompson, a pioneer of modern dance from New York.

The **Chatham Beach Club (14 Main Street; 1929; map #16B-1-73)** was founded in 1927 by a group of long-time summer residents led by Miss Helen Yeaw. The founders also included Wallace Donham, dean of the Harvard Business School, and one year-round resident, Joshua C. Nickerson II. The group was motivated in part by a report that Howard Johnson was eyeing a prime 2.75-acre ocean-side property opposite the lighthouse for a restaurant. This site was occupied by the old Benjamin Malloves House (**3 Main Street; 1815; map #16B-73-57**) until 1892 when it was moved across the street. The Colonial Revival style clubhouse designed by T. Sears Reed was completed in 1929 along with three tennis courts. From the beginning the club was planned as an informal gathering place for both children and adults, to be open only in the summer months. The name was changed to the Chatham Beach & Tennis Club 1964. It remains a vital centerpiece of the Old Village community with over 200 members.

## Architecture

Chatham's Old Village National Register District encompasses the town's greatest concentration of residential buildings from the 18th, 19th, and 20th centuries, providing a nearly complete review of

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Chatham's architectural history. Together, these dwellings and other structures provide both modest and distinguished examples of numerous architectural forms and styles ranging from the ubiquitous traditional Cape Cod cottages and Federal and Greek Revival houses, to less common Italianate, Second Empire, Queen Anne, Colonial Revival, and Reproduction Cape dwellings. In all cases wood-frame construction, shingle siding, and 1 ½-story height predominate. All of the buildings mentioned below are described in greater detail in Section 7.

The earliest buildings are included among the area's extensive collection of Cape Cod cottages which include good examples of the three-bay half-Cape form, the four-bay ¾-Cape form, and the five-bay full-Cape form. All exhibit some combination of the typical 1 ½-story height, gable or bow roof, weathered wood shingle siding with simple trim, transomed entries, and 9/6 double-hung window sash. Most are extended by a rear or lateral wings of declining scale. According to documentary research and physical inspection, most early Chatham houses, including those in the Old Village are of plank construction, a method that relied on heavy vertical boards rather than a studded post and beam frame. Studs appear to have been introduced ca. 1815. Many documented examples of bow roofs, a regional variant of the gable roof, are found in the Old Village. This was an aesthetic preference and one that was thought to confer additional strength. It was a tradition of medieval England. Naturally curved wood was used as well as timbers that were deliberately cambered with an adze. The subtle curve is between 1/4 to 1/2 inch per foot of rafter. This feature was revived in the 1930s and 1940s along with the 1/2 story Reproduction Cape form, and again in recent years. The **Sylvester Small House (233 Main Street; ca. 1790; map #16C-75-60Z)** and the **Parker-Nickerson House (216-220 Main Street; 1818; map #16C-6-17)** exhibit both plank construction and a bow roofs.

The many well-preserved half-Capes in the district include the **Sylvester Small House (233 Main Street; ca. 1790; map #16C-75-60A)** with its transomed entry and projecting 9/6 sash, the **Rebecca Mayo House (315 Main Street; ca. 1810; map #16C-78-32)** with its extended lateral wings and later Greek Revival style trim, the **John Hammond Jr. House (82 Main Street; ca. 1819; map #17B-6-53)** with its bow roof, rear lean-to, and southern orientation.

The less common three-quarter Cape form is represented by two examples. The **Jesse Gill House (42 Sunset Lane; ca. 1800; map #16C-49-24)** with its rear lean-to form provides a very simple vernacular example. The **Barzilla Harding House (89 Water Street; 1818; map #16C-62-24B)** is a classic example with rear ell, projecting windows with 9/6 sash, and entry with four-pane transom.

Many full Capes are found in the area. Several like the **Richard Gould House (122 School Street; ca. 1808; map #16C-27-2)**, the **Smith House (75 Silverleaf Avenue; ca. 1800; map #16B-32-43)**, and the **David Gould House (142 Main Street; ca. 1800; map #17C-1-41)** continue to face south in the

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traditional manner without regard to the street. The house at **12 Mistover Lane** (ca. 1800; map #17C-46) continues to face south over Chatham Harbor near the Water Street wharf location, illustrating the former importance of this area. Other well-preserved examples of full-Capes include the **Parker Nickerson House** (216-220 Main Street; 1818; map #16C-6-17) with its attached store, the **Collins and Phebe Howes House** (150 Main Street; ca. 1825; map #17C-60-14) with its unusually tall center chimney and attached barn, the **Ensign Nickerson House** (73 Silverleaf Avenue; ca. 1826; map #16B-38-40) which is set well back from the road, and the two houses that remain on the narrow, unpaved **Mill Hill Lane** (street #s 23 and 28; map #s 16C-22-6 and 16C-26-44A), both dating from the 1830s and located near the former grist mill site.

Good examples of the ubiquitous Greek Revival style abound in the area, attesting to the major growth of the mid-19th century. One of the best examples of the typical 1 and 1/2 story three-bay front-gable dwelling with lateral wing is the magnificently sited **Thomas Holway House** (65 Holway Street; ca. 1850; map #17C-25-53) which overlooks Chatham Harbor and is part of a group of similar houses. Another excellent example is the **David Gould, Jr. House** (102 Water Street; ca. 1850; map #16B-59-65) with an unusual flushboard facade on the wing. The **Abel Reynolds House** (96 Silverleaf Avenue; ca. 1850; map #16B-63-48) is a quintessential example with clapboard siding, paneled corner pilaster and two-part entablature trim, and entry framed by sidelights, pilasters and entablature. The **Captain Stephen Howes House** (58 School Street; ca. 1850; map #16C-45-20) and the **Gershon Jones House** (239 Main Street; ca. 1840; map #16C-76-60) are both well-detailed examples presenting rear rather than lateral wings. The Jones House has an exceptional entry framed by Ionic pilasters. The **John Hallett Store** (193 Main Street; ca. 1840/60; map #16C-13-51) provides a locally-unique example of the two-story temple-front Greek Revival style, in this case with Italianate brackets.

The Italianate style, characterized by arched windows, bracketed cornices and bracketed entry hoods, is far less common in the area reflecting the drop off in population after 1860. A good example of the transitional Greek Revival/Italianate style is provided by the **Captain Heman Eldredge House** (135 Main Street; ca. 1850; map #16C-7-63) with its three-bay front-gable facade and arched gable window. The house at **324 Main Street** (1864; map #16D-52-18) is a 2 1/2-story front-gable dwelling with wing that exhibits all of the important stylistic features. The best example of the style is the **Old Village Elementary School** (82 School Street; 1869; map #16C-43-017) which is a three-bay cube enclosed by an overhanging low hip-roof with massive brackets.

Examples of the Second Empire style within the Old Village District are similarly limited. The **Everett Patterson House** (223 Main Street; 1876; map #16C-73-57) is a well-detailed example with bracketed mansard roof, bracketed entry hood, and bow window. The only other example is "The

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**Porches"** (20 Water Street; pre-1880; map #16B-36-37) whose mansard roof apparently dates from a very late 1907 remodeling when this house was converted to summer use with verandahs, etc. Other examples of late-19th century styles also result from conversions of earlier dwellings. The **Capt Leander Gould House** (57 Water Street; ca. 1834; map #16B-55-76) is a Greek Revival-style house with Queen Anne-style porches and dormers, while its neighbor, the **Solomon Collins House** (63 Water Street; ca. 1730/1880; map #16C-4-21) is a half-Cape with numerous, charming Queen Anne style-additions including a tower.

Turn-of-the-century summer houses are generally quite simple. One of the best examples is the **Henry Pennypacker House** (72 Main Street; 1891; map #17B-8-55) overlooking Chatham Harbor and exhibiting elements of the Colonial Revival and Shingle styles. A more suburban example of the Colonial Revival style is the large hip-roof dwelling at 314 Main Street (ca. 1901; map #16D-54-19). The large Shingle Style estate that once stood on Watch Hill Way is now represented only by its outbuilding (8 Watch Hill Way; 1893; map #17C-53-C15). The **Chatham Beach & Tennis Club** (14 Main Street; 1929; map #16B-1-73) is an early reproduction Colonial Revival Cape. Other early and exceptionally well-detailed Reproduction Capes in the district include the **Gould-Nickerson House** (260 Main Street; ca. 1849/1914; map #16C-4-73) and the **C. A. Lohmann House** (77 Silverleaf Avenue; 1927; map #16B-32-43). The Craftsman-style building at 201 Main Street (1913; map #16C-70X-X1) with its low overhanging roof and exposed rafters, was constructed as a gas station and later converted to a restaurant.

As discussed in Section 7, the Old Village, like the town and region, has a strong tradition of moving and recycling buildings to suit changing topographies, economic realities, and personal needs.

The works of a small number of architects have been identified within the district. They include Albion M. Marble of Fall River (8 Watch Hill Way; 1893; map #17C-53-C15), William H Cox of Boston (77 Silverleaf Avenue; 1927; map #16B-32-43) and T. Sears Reed (14 Main Street; 1929; map #16B-1-73). Many more local builders and carpenters are known. One is A. W. Edwards, who built the mixed Greek Revival/Gothic Revival/Italianate style house at 342 Main Street (1879; map #16D-50-16) and is also associated with several houses outside the district. Benson Mayo and his crew walked every day from neighboring Orleans to build the **Sumner Bradley Mayo House** (158 Main Street; ca. 1823; map #17C-59-38). David Edwards, a well-known local carpenter, built the house at 75 Water Street (1883; map #16B-56-64A) and resided at 66 Water Street (ca. 1808/1851; map #16B-35-46) for almost 50 years. Elmer Howes was responsible for the Chase House at 44 School Street (1939; map #16C-59-27). Paul Eldredge of Dennisport built the Dutton House at 78 Water Street (1935; map #16B-62-47). Horace Reynolds converted the former store at 20 Water Street (pre-1880; map #16B-36-37) to a summer cottage ca. 1907.

(continued)

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetOld Village HD  
Chatham (Barnstable), MASection number 8 Page 25**Modern Period**

The post-World War II period has been characterized by explosive population growth and rapid construction on all of Cape Cod, including Chatham. Development has been fueled by greater prosperity, improved roads systems, increased summer tourism, the purchase of second homes, and the development of the region and town as a retirement community. Chatham's population jumped from 2,457 in 1950 to 3,248 in 1960, to 5,055 in 1975, to 6,569 in 1990, to approximately 7,250 in 2000. Summer vacationers swell this number to as many as 20,000-25,000 during July and August.

Some of this growth has been accommodated in the Old Village but new construction has been limited by the density that already existed by 1940. All new development has been residential. In most cases, new dwellings have been accommodated as infill between existing buildings on existing streets. An exception occurs at the northwest corner of the district where Victor F. (1899-1982) and Eunice (1906-1998) Constance Chase purchased most of the land that now comprises Sunset Lane and Chase Street from Leo V. Eldredge in 1939. The land extended back (west) from the house they built for themselves at **44 School Street (1939; map #16C-59-27)** to the northeast end of Little Mill Pond. The Chases subdivided the property into house lots in 1958 and began selling individual parcels. The majority of lots were built up in the 1960s and 1970s. Chase was employed by the Cape Cod Telephone Company.

A smaller, three-house subdivision was created on Wilderwood Lane, off Main Street, by the Wood family in the 1970s. It occupies the former horse pasture and orchard on the east side of the Heman and Mary Eldredge House (**135 Main Street; 1850; map #16C-7-63**), which was owned by Mrs. Wood's ancestors. Her maiden name was Wilder, accounting for the street name.

In 1987, the re-emergence of the 150-year cycle of a breakthrough of the North Beach barrier beach took place during a winter storm on January 2. Augmented by another storm in 1991, the breach widened to over 1 ½ miles, with enormous erosion of the shoreline from Morris Island on the south all the way up to North Chatham. Several shoreline homes were lost on Holway Street and Andrew Harding Lane and rock revetments were built to protect others. The bluff and lookout area by the Chatham Lighthouse have also been threatened.

The Old Village has played a central role in Chatham's historic preservation movement, as both a focus of efforts and as the home of its leaders. Architectural historian Clair Baisly (**78 Water Street; 1935; map #16B-62-47**) was a local business owner and also the founder and first chairman of the Chatham Historical Commission. The CHC was established in 1975 to identify, designate, and protect the historic resources that make such a vital contribution to the town's special character. Under the direction of Baisly's successor Norman Pacun (**14 Sunset Lane; 1962; map #16C-57-C1**) the commission

(continued)



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successfully completed a townwide survey in 1991 and nominated the Eldredge Library to the National Register in 1992. The RCA-MCI Wireless Station in Chathamport was nominated in 1994. Carol Pacun, as founder and co-president of the Chatham Old Village Association, has spearheaded nomination of the Old Village to the National Register with the full cooperation and support of the CHC, chaired by Nancy Yeaw, which is completing a building-by-building survey of the area.

The Old Village National Register District remains an exceptionally well-preserved Cape Cod village with a wealth of traditional residential buildings remaining to illustrate its 18th, 19th, and 20th century heritage. These include scores of traditional Cape Cod cottages and other resources that typify the region, as well as several unique assets like Chatham Lighthouse and the Dill Cottage (Surfside Inn) which is one of the region's few surviving late-19th century hotels. The dense, compact form of the village is also unusual in a region where more lightly settled, often linear forms are the general rule.

**Archaeological Significance****Archaeological Significance**

Although several ancient Native American sites have been recorded in the Chatham area, most lack descriptive information beyond their location. Few sites have been systematically studied limiting their interpretative value making most surviving sites in the area potentially significant. Both recorded sites in the district reflect the site status described above. Potential ancient Native American sites in the district may contribute important and needed information on the lifeways and subsistence and settlement patterns of Native Americans in the outer cape and Chatham locale. These sites may also contribute important information on aspects of acculturation during the period of initial contact between Native Americans and early European explorers and settlers.

Historic archaeological resources described above have the potential to contribute detailed information on the social, cultural and economic patterns that characterized three centuries of growth and evolution in a traditional Cape Cod Village. Chatham's position at the "elbow" of the Cape with navigable harbors may have made the area an attractive location as a stop over point for early explorers and fishermen prior to actual European settlement. Any sites related to this period would be rare and extremely important. The same locational characteristics described above also indicates a potential for sites in the district locale dating to Chatham's early period of settlement in the 17<sup>th</sup> century although none have been identified to date. Archaeological sites dating to the district's 18<sup>th</sup> period of settlement

(continued)

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can help reconstruct the locations, patterns and types of settlement and economic growth responsible for the formation and evolution of a traditional Cape Cod Village. Historic research combined with the identification and accurate mapping of structural evidence of residences, barns and outbuildings can help reconstruct the layout of 18<sup>th</sup> century homesteads in the district. This information may help document the range in size and function of early homesteads, some of which are reported to be large. Detailed analysis of the contents from occupational related features associated with early homesteads may help reconstruct the lifestyles of the district's early inhabitants and the extent that the districts remote location influenced their social and economic lives. Information from historic sources, structural remains and occupational related features may also help trace the growth of agriculture and husbandry as the district's economic mainstay and the point at which these activities began to fail in economic importance. Archaeological resources may document the growth of maritime interests during this period and the role it played as a supplement to failing agricultural activities. Information may be present indicating maritime growth was at first seasonal with agriculture rather than in place of it. The above information can help document the growth of clustered settlement in the district during the post revolutionary period.

Archaeological resources related to 19<sup>th</sup> century settlement in the district can also help reconstruct structural components of the district no longer extant and provide details of the social, cultural and economic lives of the district's inhabitants during its greatest period of growth. While many buildings constructed in the district during this period remain, some structures, including most maritime related buildings have been lost or altered. Structural evidence can help reconstruct buildings and industrial structures that have been lost. Similar evidence associated with structures that remain can also help document alterations and patterns of adaptive reuse. Archaeological resources may help document whether portions of the Gould House (ca.1790) at 29 Silverleaf Avenue date to the occupation of Richard Gould Sr. By ca.1765. Archaeological resources can also help document architectural changes made to convert Andrew Harding Store (ca.1865/1941) at 151 Main Street to a residence, a barn at 31 Mill Lane to the Kate Kearney House (ca.1880), and the Gould fishing shack (ca.1900) at 65 Eliphamets Lane to a summer cottage. Structural evidence and features associated with many of the maritime related industries known to have existed in the district can also contribute important information on these known but poorly documented industries. Maritime industries including saltworks, wharves, boatyards and fishery sites are poorly documented in the archaeological literature. Systematic excavations in the vicinity of fish shacks reported around Mill Pond can help document the architectural details for these buildings and the activities that occurred in them. Any remains recognized during coastal erosion in the eastern part of the district can also help document potential wharves, boatyards, fishery sites, salvage sites and aids to coastal navigation and rescue known to exist in that area.

(end)

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Chatham (Barnstable), MA

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*Atlas of Barnstable County.* George H. Walker & Co., 1880

*Atlas of Barnstable County.* Walker Lithograph & Publishing Co., 1907.

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## UTM designations (continued)

5. 19 420440 4613990

## Verbal Boundary Description

Chatham's Old Village National Register District is roughly bounded by Main Street and Holway Street (north), Bridge Street and Bearse's Lane (south), Chatham Harbor (east) and Mill Pond and Little Mill Pond (west). The district boundary is shown as the heavy line on the accompanying Town Of Chatham assessors maps numbered 15C, 16B, 16C, 16D, 17B, 17 C; drawn by Coastal Engineering, Inc. at a scale of 1" = 80' and most recently updated in 1999. Boundaries generally follow lot and street lines as shown on those maps. The map and parcel numbers for all lots included in the Old Village National Register District are listed on the District Data Sheets.

## Verbal Boundary Justification

The boundaries for the Old Village National Register District in Chatham embrace the dense residential portion of the area that is labeled Old Village on historic maps. The district forms one of the largest and most cohesive clusters of 18<sup>th</sup>, 19<sup>th</sup>, and early 20<sup>th</sup>- century dwellings on Cape Cod. The boundaries have been selected to recognize the unusually compact group that arose between Chatham Harbor and Mill Pond and Little Mill Pond.

The northwest boundary on Main Street occurs at Mulford Howes Lane where the National Register district abuts the Chatham Historic Business District, a local design review district established in 1985. The business district developed somewhat later than the Old Village and gradually took over most of the commercial uses that flourished in the Old Village in the 19<sup>th</sup> and early 20<sup>th</sup>-centuries. While the two districts share many characteristics in common, they are distinguished by primarily residential vs. primarily commercial character. It has been decided not to overlap the two districts to avoid confusion among property owners and the general public and to recognize their distinct historic characteristics. The Gothic Revival style house (331 Main Street) on the south side of the street and the mixed Greek/Gothic/ Italianate style dwelling (342 Main Street) on the north are both fine examples of mid-19th century architecture and make a strong endpoint for the residential National Register district. Residences on Mulford Howes and Homestead Lanes that are excluded from the district postdate the period of significance (ca. 1730-1945).

(continued)



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The Mill Pond and Little Mill Pond, which played a key role in the fishing and shellfishing economy of the village, form a very clear western boundary for the National Register District.

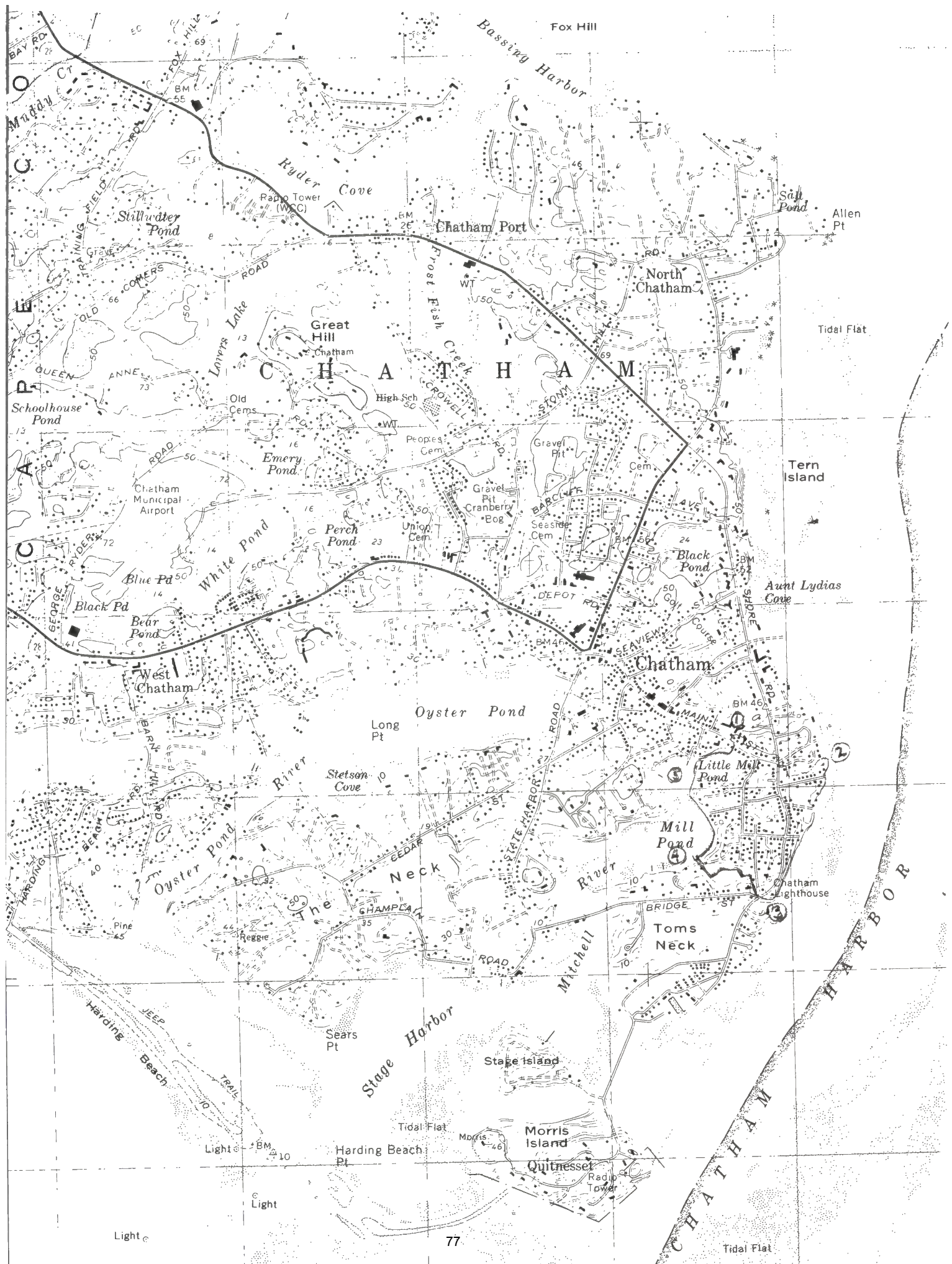
The southern boundary embraces two large, undeveloped, abutting lots that preserve a sense of the spaciousness that once prevailed near Mill Pond. Bridge Street is excluded because it is not part of the area historically known as the Old Village. While many similar properties are located there, the building density is far less and construction dates are often later. The Chatham Lighthouse complex (37 Main Street), two early dwellings at the southern end of Silverleaf Avenue (407 Bridge Street, 3 Main Street) and the Chatham Beach and Tennis Club (14 Main Street) anchor the southeast edge of the district with fine buildings and uses that reflect the district's 19th century maritime and 20th century resort heritage.

Chatham Harbor forms the eastern district boundary. The boundaries generally follow the water line which is marked by a retaining wall in some areas. The Chatham Harbor shoreline has experienced constant change over time as the result of breaks in the North Beach barrier which protects the harbor and coast from the Atlantic Ocean.

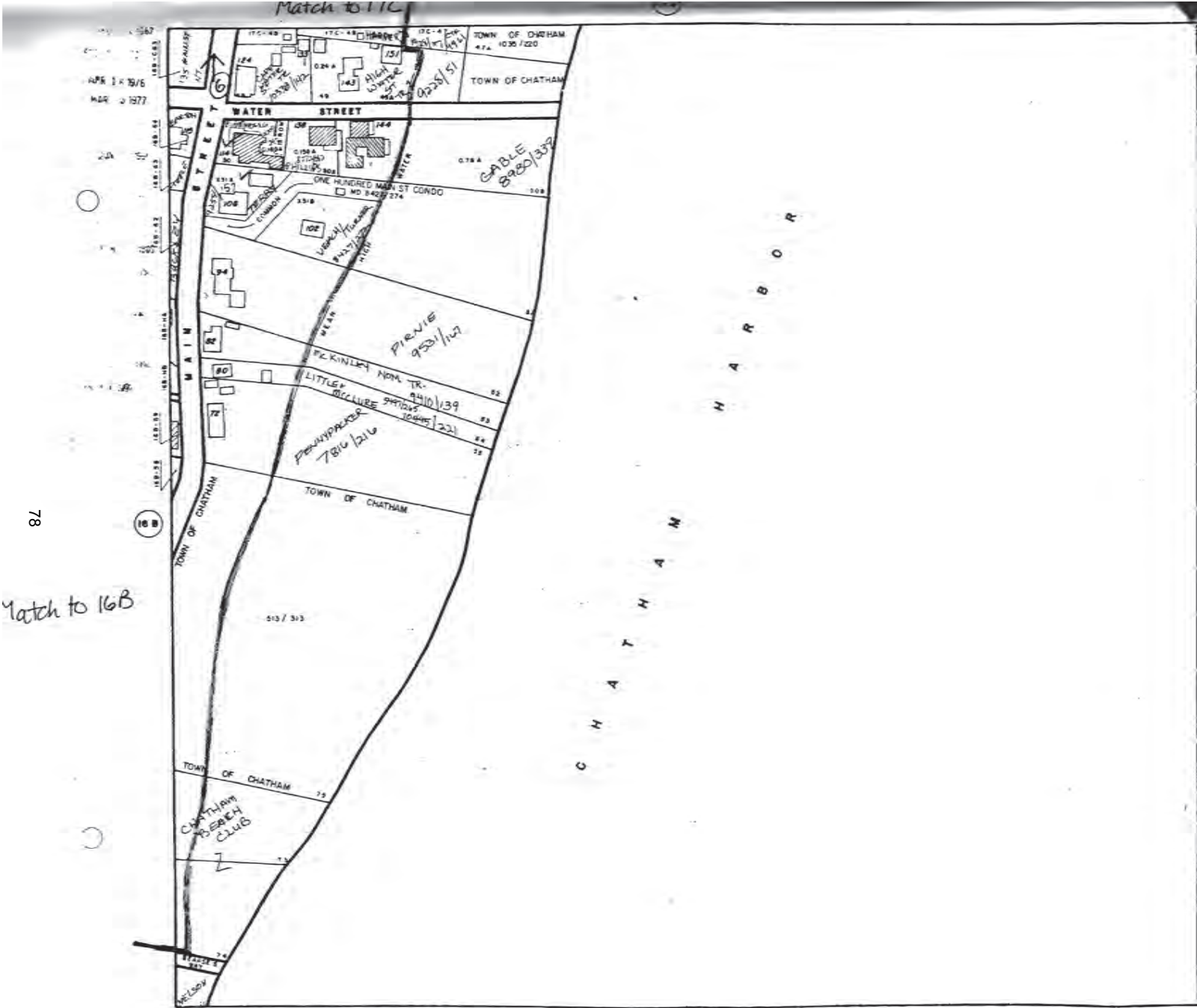
The northern boundary is formed by the rear lot lines of properties on the north side of Holway Street and the north side of Main Street as it turns westward at Shore Road. Watch Hill Way (except for the former gate keeper's cottage at the corner of Main Street) is excluded from the district because houses there otherwise post-date the period of significance. Developed as the lavish summer estate of Marcellus Eldridge, it also represents a break with the traditions of the Old Village and marks the transition to the large turn-of-the-century homes that characterize Shore Road to the north.

(end)









Old Village NRHD  
 Chatham, MA  
 Chatham Assessors Sheet # 17B

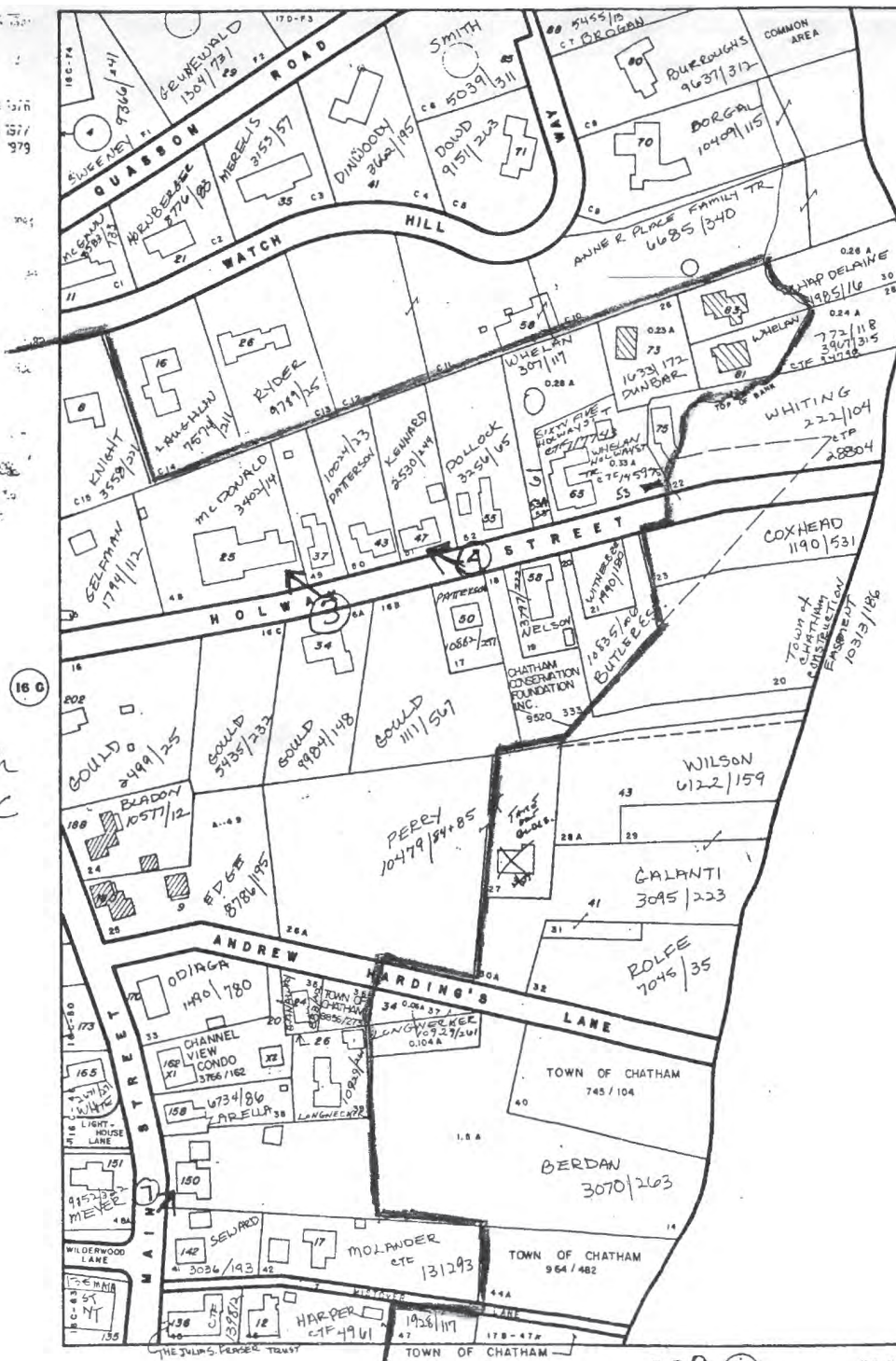
1999 1"=60'



1999     1" = 80'

APR 16 1976  
MAR 4 1977  
JAN 1 1979

Match  
to 16C



TOWN OF CHATHAM ☒ 1888 (17B)

SHEET 17 C



80



Old Village NRHD  
Chatham, MA  
Chatham Assessors Sheet #16  
1999 1"=60'





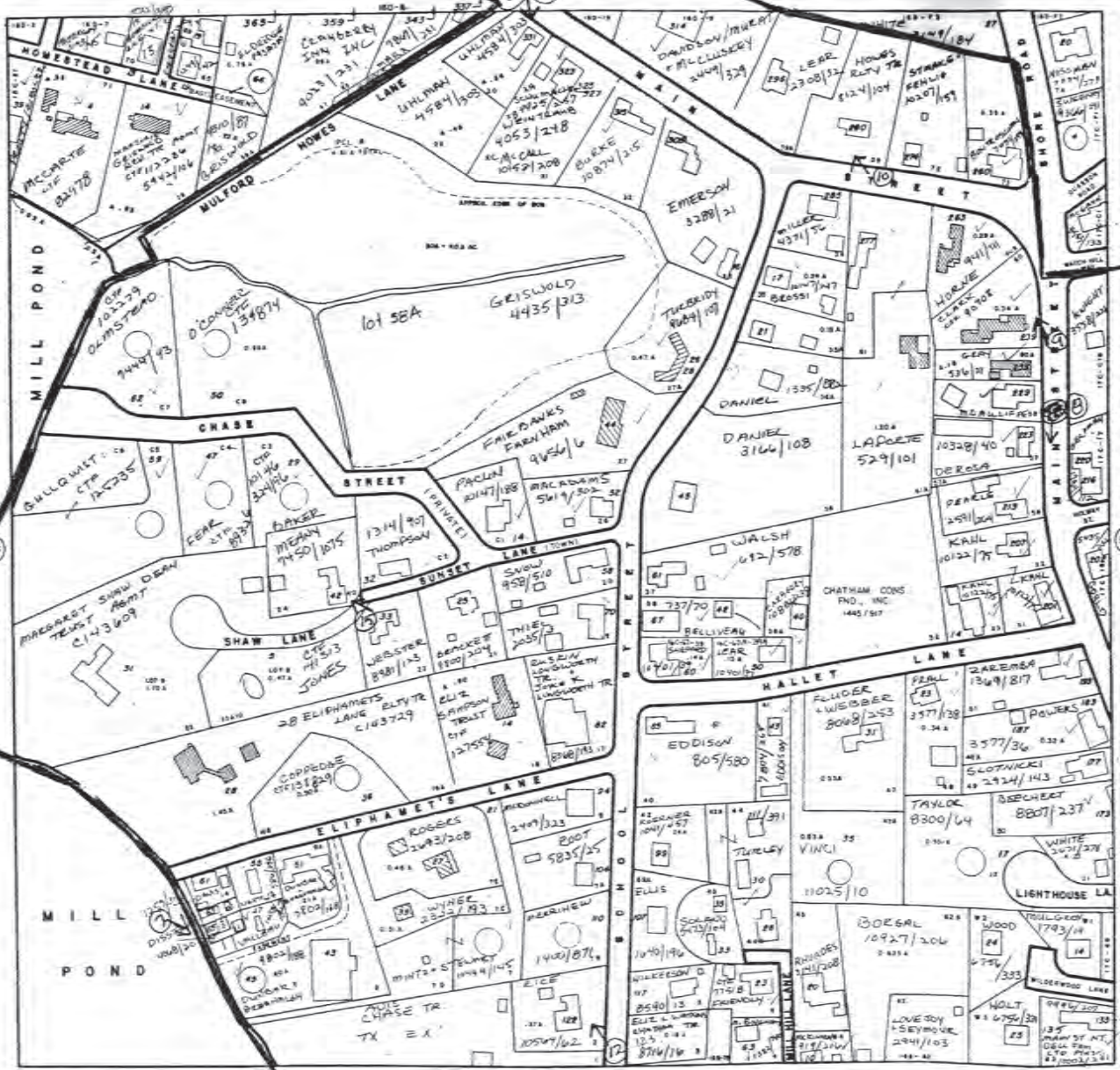
APR 14 1976  
MAR 4 1977  
JAN 1 1979

Old Village NRHD  
Chatham, MA  
Chatham Assessors Sheet #16C  
1999 1"=60'

Match to 17C



Match to 15C



178

SHEET 16 C



— 225 —



Old Village NRHD  
 Chatham, MA  
 Chatham Assessors Sheet #15C  
 1999 1"=80'





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PHOTOGRAPHS

Taken by Candace Jenkins, September 2000  
Negatives with photographer, 17 Slade Street, Belmont, MA

Starred photographs (\*) are 4" x 6", all others are 8" x 10"

1. Zenas Nickerson House, 407 Bridge Street, facing NE
2. Eliphamets Lane, fishing shacks/cottages, facing SE
3. 23 Holway Street, Dill Cottages, facing NW
4. 47-25 Holway Street, north side, facing NW with 43 Holway Street in foreground
5. Chatham Lighthouse Complex, 37 Main Street, facing SW
6. Capt. Eldredge House, 135 Main Street, facing N
7. 150 Main Street, facing NE (May 2000) \*
8. West side of Main Street, with 223 Main in foreground, facing S
9. 239, 263, 260 Main Street, facing N with 239 Main in foreground
10. 280-296 Main Street, facing NW (May 2000) \*
11. Mayo House, 331 Main Street, facing SE
12. 122 School Street, facing NW (May 2000) \*
13. Lohmann House, 77 Silverleaf Avenue, facing NW
14. 96 Silverleaf Avenue, facing NE (May 2000) \*
15. 89 Water Street, facing NE (June 2000) \*
16. 20 Water Street, facing W (June 2000) \*



















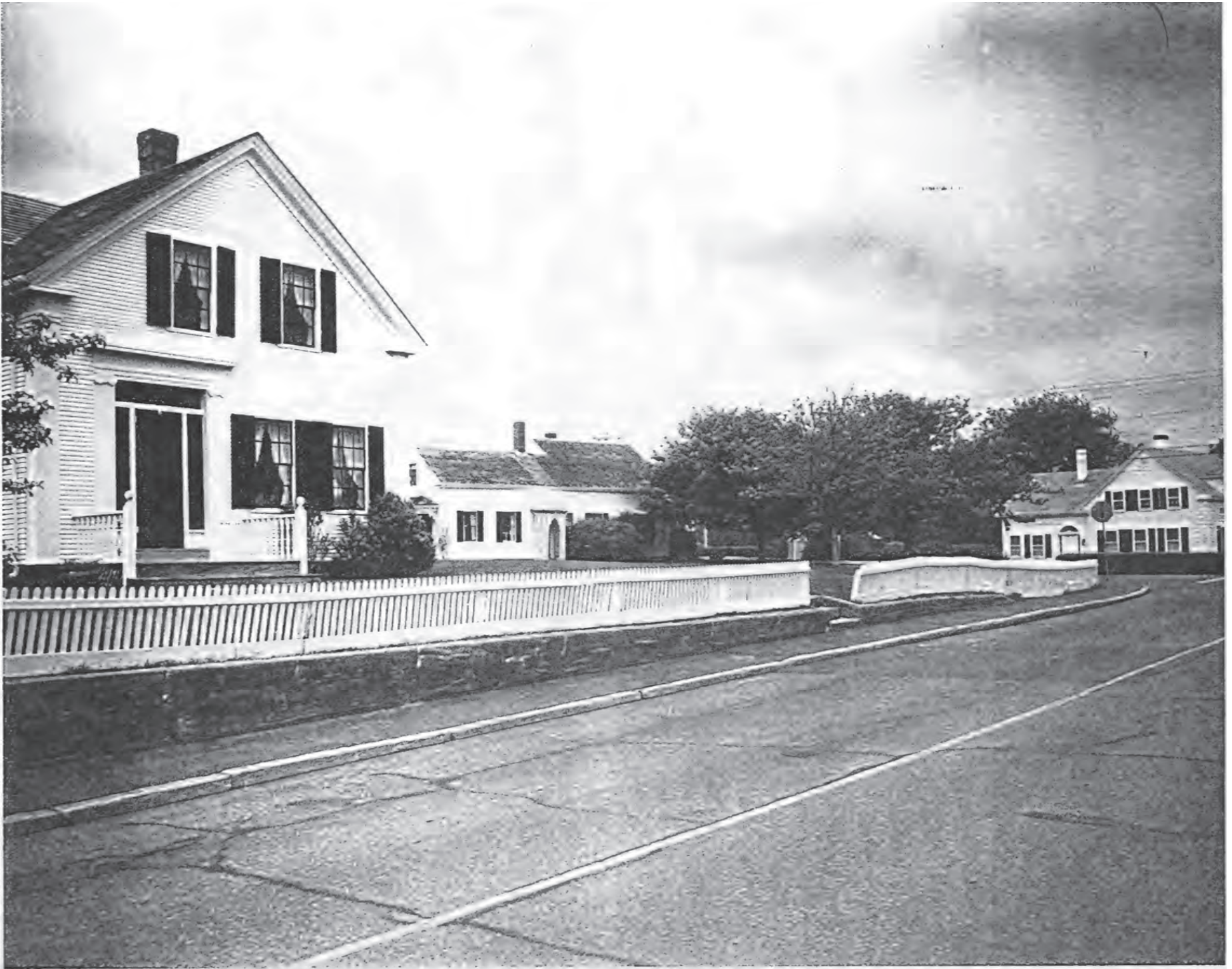


























#12



#7





#14



#15



97



#10



#16



**Old Chatham Village National Register District  
Chatham, Massachusetts  
National Register District Data Sheets**

**Resource Totals**

<u>Contributing</u>	<u>Noncontributing</u>	<u>Total</u>	
205	98	303	<u>buildings</u>
5	0	5	<u>Sites</u>
10	0	10	<u>structures</u>
0	0	0	<u>objects</u>
<b>220</b>	<b>98</b>	<b>318</b>	<b><u>TOTAL</u></b>

Previously listed: 4 contributing buildings, 1 contributing structures, 3 non-contributing structures (Chatham Light complex)

**Estimated Acreage** approximately 95 acres

**Assessors Map #s** 15C, 16B, 16C, 16D, 17B, 17C

**District Data Sheets Key**

Most 18th and 19th century building dates are derived from research by the Chatham Historical Commission and the Old Village Association, supplemented by information provided by current owners.

Most 20th century building dates are derived from Town of Chatham Assessors records, supplemented by information provided by current owners, the Chatham Historical Commission and the Old Village Association.

Ancillary buildings, including barns, garages, sheds, and cottages are difficult to date with accuracy within the scope of this nomination.

Barns are generically dated as 19th century unless otherwise noted. Contributing sheds, garages, and cottages appear to date to the early-20th century unless otherwise noted.

Street numbers are those that appear on Town Of Chatham assessors' maps 16B, 16C, 16D, 17B, 17C; in the few cases where this number differs from that on the house, the house number appears in parentheses.

The historic name column also lists ancillary structures that are indicated by a smaller type face and indented position; when construction dates are known, they appear in the smaller type face in the construction date column. Comments about previous uses and buildings on the site appear in a smaller type face within brackets.



**Old Chatham Village National Register District**  
**Chatham, Massachusetts**  
**National Register District Data Sheets**

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MHC #	Photo #	Assessor NRMap#	Street Name	Historic Name Ancillary Structures	Construction Date	Architectural Style	Status Type
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Town Of Chatham assessors' map numbers are used for National Register map numbers. The parcel number, which is the last of the three component numbers, appear on each parcel along with street numbers, current deed references and owners names, and sometimes acreage. The parcel number is the smallest type face and is usually located at the property edge. Street numbers are slightly larger, bold-faced, and often appear within or adjacent to the building footprint. Deed references are hand-written.

		17C-58B-X2	20 Andrew Harding Lane	House	1947ca.	Reproduction Cape	NC/B
2		17C-18-35	24 Andrew Harding Lane	Good Walter Eldredge's House	1905 ca.	Other; summer cottage	C/B
3		17C-17-39	26 Andrew Harding Lane	China Josh Eldredge House barn/garage	1900 ca.	Other: traditional	C/B C/B
		17C-16-36	Andrew Harding Lane	undeveloped dune/beach; Town of Chatham Conservation Comm	n/a	n/a	C/Si
		17C-10-26A	Andrew Harding Lane	undeveloped dune/beach; Perry	n/a	n/a	C/Si
284	1	16B-23	407 Bridge Street	Zenas Nickerson House garage	1800 ca.	Federal "full-Cape"	C/B NC/B
		16C-51 C3	29 Chase Street	Calvin and Kay Baker House	1969	Reproduction Cape	NC/B
		16C-52 C4	47 Chase Street	Merkel-Fear House	1970	Reproduction Cape	NC/B
		16C-55 C8	50 Chase Street	O'Connell House	1978-1979	Colonial Revival elements	NC/B
		16C-53 C5, C6	59 Chase Street	Ruth and Lawrence Bower House	1968	Other; traditional	NC/B
		16C-54 C7	62 Chase Street	Shirley Bentley House	1977	Other; traditional	NC/B
5		16C-42 16	14 Eliphamets Lane	Raymond C. Comins- Elizabeth Reynard House garage	1950s	Reproduction Cape	NC/B NC/B
6		16C-31 7, 7D	21 Eliphamets Lane set back	Charles Ray Weidman House	1970	Reproduction Cape	NC/B



**Old Chatham Village National Register District**  
**Chatham, Massachusetts**  
**National Register District Data Sheets**

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MHC #	Photo #	Assessor NRMap#	Street Name	Historic Name Ancillary Structures	Construction Date	Architectural Style	Status Type
7		16C-32A 7E	27 Eliphamets Lane	George F. Rogers House House	1906 post-1950	Other: traditional Garrison Colonial	C/B NC/B
8		16C-41 16A	28 Eliphamets Lane	Raymond C. Comins House garage	1946	Reproduction Cape	NC/B NC/B
		16C-41A 16B	36 Eliphamets Lane	Coppedge-Gordon House	1985	Other: traditional	NC/B
9		16C-32 7C	39 Eliphamets Lane	House (site of early-20th cen. George Rogers Tinsmith Shop)	1996	Reproduction Cape elements	NC/B
10		16C-40 9	45 Eliphamets Lane set back behind #51	"The Red House"	1820 ca.	Other; cottage	C/B
11		16C-40 9	43 Eliphamets Lane set back	Dunbar's Boatyard	1945	Other; utilitarian	NC/B
12		16C-35 10	47 Eliphamets Lane set back behind #55	Charles Merton Rogers' Rental Cottage	1938	Other; summer cottage	C/B
13		16C-33 9A	51 Eliphamets Lane	F. Spaulding Dunbar House attached windmill	1942	Other; gambrel summer cottage	NC/B
14		16C-34 15	55 Eliphamets Lane	George F. Rogers House	1920s	Other: traditional	C/B
15	2	16C-36 14	61 Eliphamets Lane	House shed (shiplap) cottage	1920s	Other: traditional	C/B 2C/B
16	2	16C-37-13	63 Eliphamets Lane	House shed	1850-1900	Other: former fishing shack	C/B C/B
16	2	16C-37 12	65 Eliphamets Lane	Willie Gould House cottage	1940	Other: traditional	C/B C/B
17		16C-37-11	Eliphamets Lane, rear	Gould Family Fishing Shack	1900 ca.	Other; fishing shack	C/B
		n/a	Eliphamets Lane @ Mill Pond	Granite retaining (sea) wall	early-20th century?	n/a	C/St
18		16C-70C X3	14 Hallett Lane	Cora and Percy Atwood House	1933	Reproduction Cape	C/B



**Old Chatham Village National Register District**  
**Chatham, Massachusetts**  
**National Register District Data Sheets**

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MHC #	Photo #	Assessor NRMap#	Street Name	Historic Name Ancillary Structures	Construction Date	Architectural Style	Status Type
19		16C-12A 48A	23 Hallett Lane	Harold and Harriet Tuttle Hse. shed (long jerkin-head exp. rafters)	1928 ca.	Other; traditional; vertical pane sash	C/B C/B
20		16C-69 52	30 Hallett Lane	Undeveloped site George E. Lake House and tennis court; Chatham Conservation Found.	n/a	n/a	V
21		16C-14 47	31 Hallett Lane	House	1939	Reproduction Cape	C/B
		16C-14A 17A	35 Hallett Lane set back	House, attached garage	1990s ca.	Reproduction Cape	NC/B
23		16C-68 38A	40 Hallett Lane set back	Charles S. Starkweather House garden	1936	Other: traditional	C/B
26		16C-66-38	42 Hallett Lane; shares lot with 67 School St.	House	1930s ca.	Other; converted garage	NC/B
24		16C-15 41	43 Hallett Lane	House "Apple Cottage"	1936 1940	Other: Cape	C/B C/B
25		16C-67A 39A	50 Hallett Lane	Charles Shepard House	1951	Reproduction Cape	NC/B
27		16C-67-39	60 Hallett Lane @ School Street	Thomas Hawes House	1850 ca.	Other; front-gable	C/B
29		16B-45-33	17 Hammond Lane @ Ivy Lane	William Gould House	1950s	Other: traditional	NC/B
28		16B-47- MH1	4 Hammond Hill Road	Daniel Harding House cottage	1900 ca.	Other; gambrel summer cottage	C/B C/B
30		16B-48- MH2	20 Hammond Hill Road	William Butler House (converted from Charles Grimmer Barn)	pre-1904	Other; summer cottage converted from barn	C/B
31		16B-46-34	21 Hammond Lane	William Gould House	1900 ca.	Other; cottage converted from boathouse	C/B
33		16B-46A-35	25 Hammond Lane	Dr. Cooperstein House	1948 ca.	Colonial Revival	NC/B
34		16B-49- MH3	34 Hammond Hill Road	William Butler House (converted from Charles Grimmer Barn/pump hse)	1904 (pre)	Colonial Revival; summer house converted from barn	C/B



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MHC #	Photo #	Assessor NRMMap#	Street Name	Historic Name Ancillary Structures	Construction Date	Architectural Style	Status Type
		16B-50-MH4	46 Hammond Hill Road	Vacant	n/a	n/a	V
35		16B-51-MH5	60 Hammond Hill Road	Daniel Harding House	1905 ca.	Other; summer cottage	C/B
		16B-52A-19	Hammond Hill Road	Undeveloped (Harding)	n/a	n/a	V
		16B-54-25	Ivy Lane	Undeveloped (Mercer)	n/a	n/a	V
36	3	17C-20-48	25 Holway Street	Dill Cottages/Surfside Inn shed	1884 ca.	Other; summer hotel	C/B NC/B
		17C-38-16C	30 Holway Street	Undeveloped	n/a	n/a	V
37		17C-37-16A	34 Holway Street	Chester and Mary Gould House	1953	Ranch	NC/B
38	4	17C-21-49	37 Holway Street	Heman Smith House	1850 ca.	Greek Revival	C/B
		17C-36-16B	40 Holway Street	Undeveloped	n/a	n/a	V
39	4	17C-22-50	43 Holway Street	House	1850 ca.	Greek Revival	C/B
40	4	17C-23-51	47 Holway Street	Benjamin Paterson House	1850 ca.	Greek Revival double house	C/B
		17C-35-17	50 Holway Street	George Rogers House	mid-20th cen.	Reproduction Cape	NC/B
		17C-34-18	54 Holway Street	Undeveloped; Chatham Conservation Foundation	n/a	n/a	V
42		17C-24-52	55 Holway Street	Wilder-Smith House	1800 ca.	Federal "half-Cape"	C/B NC/B
43		17C-33-19	58 Holway Street	House (site of 1785 Aaron Snow House "Rhode Island House")	2000	Other; traditional	NC/B

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MHC #	Photo #	Assessor NRMap#	Street Name	Historic Name Ancillary Structures	Construction Date	Architectural Style	Status Type
		17C-31-20	60 Holway Street	Undeveloped	n/a	n/a	V
		17C-25A-53A	61 Holway Street	Undeveloped	n/a	n/a	V
44		17C-25-53	65 Holway Street	Thomas Holway House garage (E20th; sided)	1850 ca.	Greek Revival	C/B NC/B
		17C-32-21	66 Holway Street	Undeveloped	n/a	n/a	V
46		17C-26-26	73 Holway Street	Herbert Dunbar House	1951	Reproduction Cape	NC/B
48		17C-26-22	75 Holway Street	Willie Holway House	1930	Other; summer cottage	C/B
50		17C-27-28	81 Holway Street	Francis and Julia Spaulding House	1920	Shingle Style elements	C/B
51		17C-29-30	83 Holway Street	Francis and Julia Spaulding House	1896	Other; traditional new casement sash	C/B
52		16B-36-38	1 Ivy Lane; shares lot with 46 Water Street	Ashley and Dorothy Calder House	1940s	Other; traditional	NC/B
53		16B-44 32	14 Ivy Lane	William Sweeney House	1933	Reproduction Cape	C/B
54		16B-41 31A	24 Ivy Lane	Hamilton-Hammond House	1813 ca.	Federal "full Cape"	C/B
55		16B-42 31B	26 Ivy Lane	House (converted from Capt. Luther Hammond's Barn)	1825 ca.	Other; converted barn	C/B
56		16B-40 30	32 Ivy Lane	Fred N. Russell House	1925 ca.	Craftsman bungalow	C/B
		16B-54 25	Ivy Lane	Undeveloped	n/a	n/a	V
57		16C-9A-J2	17 Lighthouse Lane	Nancy Taylor House	1992	Other; traditional	NC/B



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58		16B-73 -57	3 Main Street	Benjamin Malloves House Art gallery	1815 early-20th	Federal "half-Cape"	C/B C/B
59		16B-1 -73	14 Main Street	Chatham Beach & Tennis Club shed	1929	Reproduction Cape	C/B NC/B
915/ NR	5	16B-56	37 Main Street	Chatham Lighthouse keepers house, oil shed, shed, garage, 2 flag poles, radar tower	1877+	Italianate elements	NR 4C/B 3NC/St C/St
		16B-75	Main Street	lighthouse parking and beach; Town of Chatham	n/a	n/a	V
808		16B-58	Main Street	Sailors' Cemetery	1800 ca.	n/a	C/Si
914		16B-58	Main Street	Town of Chatham Light Park William Harry Mack Memorial William L. Nickerson Memorial	1900 ca. 1903 1929	n/a	C/Si 2C/St
66		16B-64A-68X	69 Main Street	Isaac Luther Hammond House (Condominium) duplex	1851	Greek Revival/altered	C/B NC/B
		16B-64A-68X1	71 Main Street set back	House	1968	Other; traditional	NC/B
65		17B-8-55	72 Main Street	Henry Pennypacker House	1891	Colonial Revival elements	C/B
67		16B-64A - 68X1	73 Main Street set back	House	early-20th century	Other; gambrel roof cottage	C/B
66		16B-64B-68X2	75 Main Street set back	Tripp-Loveland House	1796	Federal "full Cape"	C/B
		16B-64C-68X3	77 Main Street set back	House	1968	Other; traditional	NC/B
69		17B-7-54	80 Main Street	Capt. John Hammond, Jr. Hse. cottage	1904	Colonial Rev. elements; gambrel roof	C/B C/B
70		17B-6-53	82 Main Street	John Hammond, Jr. House garage	1819	Federal "half Cape"	C/B C/B



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MHC #	Photo #	Assessor NRMMap#	Street Name	Historic Name Ancillary Structures	Construction Date	Architectural Style	Status Type
71		16B-76-HA	85 Main Street (house says 83)	Stephen Hammond House	1820	Federal "full Cape" faces south	C/B
72		17B-5-52	94 Main Street	Betsey Harding Boarding House	1858 ca.	Greek Revival	C/B
74		16B-77-62	99 Main Street	Hardy House barn, garage	1830 ca.	Greek Revival	2C/B NC/B
75		17B-4-X51B	102 Main Street set back behind #106	George Rogers Summer Rental Cottage	1899	Other; front-gable	C/B
77		17B-4-X51A	106 Main Street	House (site of 1824 Josiah Nickerson House)	1995-1996	Colonial Revival; gambrel	NC/B
78		16B-7B-63	107 Main Street	James Gould House garage (sided)	1850 ca.	Greek Revival; front- gable	C/B NC/B
80		17B-3-50	114 Main Street @ Water Street	Hawes House	1815 ca.	"Full-Cape"; Victorian alterations	C/B
79		16B-58-64	115 Main Street @ Water Street [house says 111]	David Gould House 2 sheds; pump house	1838 early 20th	Greek Revival "full Cape"	C/B 3C/B
81		17B-1-48	124 Main Street @ Water Street (shares lot with 133 Main/Water Street)	William, Susan Enlow House (site of 1862 JamesGouldHouseStore)	1998	Other; traditional	NC/B
		17B-1-48	133 Main Street (house says 133; shares lot w. 124 Main St)	House	1990s	Other; traditional	NC/B
82	6	16C-7-63	135 Main Street @ Wilderwood Lane and Water Street; large lot	Capt. Heman and Mary Eldredge House garage, pump house, Belgian block retaining wall with wooden fence	1850 ca. early 20th	Italianate	C/B 2C/B C/St
83		17C-5-45	136 Main Street	Joseph Jones House garage (NC), shed (C)	1858-1880	Greek Revival	2C/B NC/B
84		17C-1-41	142 Main Street	J. Small House garage (9/6 sash sides, rear)	1858 (pre)	Other: "full Cape"	C/B C/B
86	7	17C-60-14	150 Main Street	Collins and Phebe Howes House	1825 (post)	Federal "full Cape" tall center chimney	C/B



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MHC #	Photo #	Assessor NRMap#	Street Name	Historic Name Ancillary Structures	Construction Date	Architectural Style	Status Type
87		17C-6-48A	151 Main Street	House (converted from Andrew Harding's Store 1941) pump house	1865/ 1941	Other: "half-Cape"	C/B C/B
88		17C-59-38	158 Main Street	Sumner Bradley Mayo House	1823 ca.	Federal "half-Cape" same door as 55 Holway	C/B
89		17C-58A - X1	162 Main Street	David W. Hammond House cottage, shed	1858 (pre)	Greek Revival; front-gable/wing	2C/B NC/B
90		16C-9-J1	165 Main Street @ Lighthouse Lane	Capt. Isaiah Harding House	1858 ca.	Greek Revival	C/B
91		17C-19-33	170 Main Street @ Andrew Harding Lane	David Hammond House shed	1850/1908 ca.	Colonial Revival elements	C/B C/B
92		16C-10-50	173 Main Street	Benjamin Kendrick House	1820 ca.	Greek Revival; front gable/wing	C/B
93		16C-11-49	177 Main Street	Eli Marsh House shed	1860 ca.	Greek/Gothic Rev elements; front-gable	C/B NC/B
94		17C-7-25	180 Main Street @ Andrew Harding Lane	George Kent House and Store garage	1860	Greek Revival	C/B C/B
95		16C-12-48	183 Main Street	Miller-Tuttle House cottage/shed	1830	Other; front-gable/wing	C/B C/B
96		16C-12-48	187 Main Street	Harold Tuttle Rental Cottage	1930s	Craftsman bungalow elements	C/B
97		17C-57-24	188 Main Street	John Gould House barn/garage	1858 (pre)	Federal "half Cape"	C/B C/B
98	8	16C-13-51	193 Main Street @ Hallett Lane	John Hallett Store shed	1800/1840 ca.	Greek Revival/ Italianate; temple-front	C/B C/B
99	8	16C-70X-X1	201 Main Street @ Hallett Lane	Little Tavern	1913-1924	Craftsman	C/B
100	8	17C-56-16	202 Main Street @ Holway Street	Richard Sears Jr. House "The Heritage" shed	1800 ca.	Other; "full Cape"; elements of Greek Revival	C/B NC/B
101	8	16C-70B-X2	207 Main Street	Abiel Smith House	1913	Other; traditional	C/B



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102	8	16C-71-56	213 Main Street	Mrs. R. Miller House(?) large shed	1880 ca.	Greek Revival; front-gable	C/B C/B
103		16C-6-17	216-220 Main Street @ Holway Street	Parker Nickerson House/Store garage (exposed rafters)	1818	Federal, attached full and 3/4 Capes	C/B C/B
		16C-57A	Main Street between #213 and #223	Sliver of land	n/a	n/a	V
104	8	16C-73-57	223 Main Street	Everett Patterson House scallop shucking shed/boat building/ coastguard storage	1876 early 20th	Second Empire	C/B C/B
105		16C-74-58	229 Main Street	Hattie Gill Wixon House barn/garage	1887	Other; front-gable	C/B C/B
106		16C-75-60A	233 Main Street	Sylvester Small House shed	1790 ca.	Federal "half Cape"	C/B NC/B
107	9	16C-76-60	239 Main Street	Gershom Jones-Josephine Atkins Kent House Belgian block retaining wall with wooden fence	1840 ca.	Greek Revival	C/B C/St
108	9	16C-4-73	260 Main Street @ Shore Road	Gould-Nickerson House "Rose Arbor" P. Mayo garage	1849 ca./ 1914	Greek Revival "full- Cape"; Colonial Revival alts.	C/B C/B
109	9	16C-76A- 60B	263 Main Street	Josephine Atkins Kent House Belgian block retaining wall with wooden fence	1848	Greek Revival	C/B C/St
110		16C-3-72	274 Main Street	Old Lumbert Nickerson House shed; outhouse	1820 ca.	Other; traditional	C/B 2C/B
111		16C-77-61	277 Main Street	Capt. Charles Jones House shed	1848	Greek Revival "half Cape"	C/B C/B
		16C-77-61A	277 Main Street; rear	Convince Me Gallery shed	late-19th century	Other; front-gable; former barn	C/B NC/B
113	10	16C-2-59	280 Main Street	Freeman Howes House	1955	Reproduction Cape	NC/B
114		16C-61-34	285 Main Street @ School Street	Henry Bates House garage	1825 ca.	Greek Revival with wing	C/B C/B



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115	10	16C-1-59A	296 Main Street	Zenas Hawes House garage	1912-1915	Queen Anne	2 C/B
116		16C-60-33	305 Main Street; shares lot with 16 School St.	Sparrow Snow House "Breathwood" cottage	1840 ca.	Greek Revival	C/B NC/B
117		16D-54-19	314 Main Street	Mary Rockwell Stuart House	1901	Colonial Revival; Foursquare	C/B
118		16C-78-32	315 Main Street	Rebecca Mayo House "Three Red Chimneys"	1810 ca.	Federal "half Cape"	C/B
119		16C-79A- XA	323-327 Main Street	Loveland House	1866 ca.	Greek Revival	C/B
120		16D-52-18	324-326 Main Street	Adm. Charles Rockwell House "The Moorings" motel	1864	Greek Revival and Italianate elements	C/B NC/B
121	11	16C-80-30	331 Main Street @ Mulford Howes Lane	S. Mayo House	1850 ca.	Gothic Revival; center-gable	C/B
122		16D-51-17	334 Main Street	Daniel Harding House barn/garage (former sailmaker shop)	1845 ca.	Greek Revival w/wing	C/B C/B
124		16D-50-16	342 Main Street	House	1879	Italianate/Greek Revival/Gothic Rev.	C/B
126		16C-24C -64	10 Mill Hill Lane	Capt. Joseph Bloomer House shed (old; poor condition)	1907	Other; traditional	C/B NC/B
127		16C-24A -45	20 Mill Hill Lane	Bradford N. Bloomer House attached garage	1898	Other; Foursquare	C/B
128		16C-22-6	23 Mill Hill Lane	Cyrus Gould House attached garage	1834	Federal "full Cape"	C/B
129		16C-26-44A	28 Mill Lane (house says 30)	Capt. Francis Patterson House	1830 ca.	Federal "full Cape"	C/B
130		16C-26-44, 42A	30 Mill Hill Lane (set back behind #28)	"Kate Kearney" (converted barn) shed	1880	Other; converted barn	C/B NC/B
132		16C-23-43	35 Mill Hill Lane	House	1998	Other; Greek Revival derived	NC/B



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MHC #	Photo #	Assessor NRMMap#	Street Name	Historic Name Ancillary Structures	Construction Date	Architectural Style	Status Type
135		17C-46	12 Mistover Lane	Mac Harper House 2 sheds (one former chicken coop)	1800 ca. or earlier	Other "full Cape"	C/B 2C/B
136		17C-42	17 Mistover Lane	Dr. John Molander House garage, shed	1900	Other; altered	3 NC/B
		16C-58A	Mulford Howes Lane	Cranberry Bog (former)	1900 ca.	n/a	C/Si
138		16C-60-33	16 School Street (shares lot with 305 Main Street; house says 15)	Glen and Margaret Reineke Rental Cottage	1950s	Reproduction Cape	NC/B
139		16C-62 35	17 School Street	Henry Bates House garage	1889 (pre)	Other; traditional	C/B NC/B
141		16C-62A 35A	21 School Street	Gibson-Cowan House garage	1930s	Reproduction Cape	C/B C/B
142		16C-59A 27A	26 School Street	Eunice Chase House "Cranberry Cottage" shed	1985	Other; traditional	NC/B NC/B
143		16C-59-27	44 School Street	Victor, Constance Chase House att. garage, shed	1939	Reproduction Cape	C/B NC/B
144		16C-64-36, 36A	45 School Street	Arthur Crosby House former barn?/studio shed fieldstone gateposts (same at 20 Water)	1912 ca.	No Style; two story; fieldstone chimney	C/B C/B NC/B C/St
145		16C-58-26	52 School Street @ Sunset Lane	C. Oliver House shed	1840	Greek Revival; front-gable	C/B NC/B
146		16C-45-20	58 School Street @ Sunset Lane	Capt. Steven Howes House former store; shack/shed	1850 ca.	Greek Revival; steep front-gable	C/B 2C/B
147		16C-65-37	61 School Street	James Olson House garage, shed	1858 ca.	Other "half-Cape"	C/B 2 C/B
148		16C-66-38	67 School Street; shares lot with 42 Hallett Lane	William Gould House barn	1910 ca.	Craftsman bungalow	C/B C/B
		16C-44-19	70 School Street	James and Mary Thiel House garage, barn	1995	Other; traditional	NC/B 2NC/B



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MHC #	Photo #	Assessor NRMap#	Street Name	Historic Name Ancillary Structures	Construction Date	Architectural Style	Status Type
149		16C-43-017	82 School Street @ Eliphamets Lane	House (converted from Old Village Elementary School)	1869	Italianate	C/B
150		16C-16-40	85 School Street @ Hallett Lane	Josiah Nickerson House	1870 ca.	Greek Revival	C/B
151		16C-30-8	94 School Street @ Eliphamets Lane	Isaac Hardy-Capt. Winslow Loveland House	1850 ca.	Greek Revival	C/B
152		16C-17-42	99 School Street	William, Nancy Koerner House shed	1963	Ranch/Reproduction Cape	NC/B NC/B
153		16C-29-7A	104 School Street	Roy and Mildred Cowan House shop/shed	1954	Reproduction Cape	NC/B NC/B
154		16C-18-69A	107 School Street	Capt. and Mrs. Robert Ellis House	1955	Other; traditional	NC/B
155		16C-28-7B	110 School Street	House	1969	Reproduction Cape	NC/B
156		16C-19-5	117 School Street	Franklin Leslie Eldredge House	1903 ca.	Craftsman bungalow	C/B
157	12	16C-27-2	122 School Street	Richard Gould House cottage	1808 ca.	Federal "full Cape"	C/B NC/B
		16C-48B-23A10	5 Shaw Lane (off Sunset Lane)	Jones House	1998	Other; traditional	NC/B
184		16C-48-23	31 Shaw Lane (formerly 73 Sunset Lane)	Isaac Young Shoe Repair Shop-"Eldredge Hse" "Lyon's Den"	1820 ca.	Greek Revival	C/B
158		16B-28-71	17 Silverleaf Avenue	House (converted from store) garage	1930s	Reproduction Cape	NC/B NC/B
159		16B-29-70	29 Silverleaf Ave	Richard Gould, Sr. House garage	1790 ca.	Federal "half-Cape"	C/B C/B
160		16B-72	45 Silverleaf Avenue	Marian Yeaw Biglow House	1974	Reproduction Cape	NC/B
161		16B-72-55	46 Silverleaf Avenue	Darius Hammond House shiplap garage (C), shed (NC)	1820-1830 ca.	Federal	2 C/B NC/B



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162		16B-71-54	56 Silverleaf Avenue	Josiah Hardy House cottage (C) shed (NC)	1825	Other "full Cape"	2C/B NC/B
163		16B-30-69	57 Silverleaf Avenue	Andrew Herbert Bearse House garage/studio; cottage	1858-1880	Greek Revival	C/B 2 NC/B
164		16B-70-53	64 Silverleaf Avenue	David Howes House cottage	1850 ca.	Greek Revival	C/B C/B
165		16B-31-42	67 Silverleaf Avenue	D. Bearse House shiplap garage	1858	Greek Revival	C/B C/B
166		16B-69-52	68 Silverleaf Avenue	Sadie Gallagher House set back	1907 ca.	Other; summer cottage	C/B
167		16B-39-41	71 Silverleaf Avenue (set back)	Asa Nye House	1810	Other; Cape (roof raised)	C/B
168		16B-38-40	73 Silverleaf Avenue (set back)	Ensign Nickerson House shed	1826 ca.	Federal "full Cape"	C/B C/B
170		16B-32-43	75a Silverleaf Avenue	No Name; Rental Cottage	1927	Other; traditional	C/B
169		16B-32-43	75 Silverleaf Avenue	Smith House	1800 ca.	Federal "full Cape"	C/B
171	13	16B-32-43	77 Silverleaf Avenue	C. A. Lohmann House	1927/1930	Reproduction Cape "half Cape"	C/B
172		16B-66-50	78 Silverleaf Avenue	Henry Mallowes House shed	1790 ca.	Federal "full Cape"	C/B NC/B
158		16B-68-49B	86 Silverleaf Avenue (set back)	House (converted from garage)	1955/1975	Other (converted from garage)	NC/B
173		16B-33-44	87 Silverleaf Avenue (set back)	Ruth M. Billings Rental Cott. garage	1920	Other; summer cottage	C/B NC/B
174		16B-33-44	89 Silverleaf Avenue	Capt. Alpheus Mayo House shed	1850	Greek Revival/wing	2C/B
175		16B-65-49	90 Silverleaf Avenue	Godfrey Tripp House garage, shed	1850 ca.	Greek Revival "half-Cape"	C/B 2C/B
176		16B-63-48	92 Silverleaf Avenue (set back)	Upside-down House (converted from garage)	1955	Garrison Colonial (converted from garage)	NC/B



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177		16B-34-45	95 Silverleaf Avenue	Richard M. Simmons House cottage	1858 ca.	Greek Revival	C/B C/B
178	14	16B-63-48	96 Silverleaf Avenue	Abel Reynolds, Jr. House	1850 ca.	Greek Revival wing/verandah	C/B
179		16C-57-C1	14 Sunset Lane @ Chase Street	Carol and Norman Pacun House	1962	Dutch Colonial	NC/B
180		16C-46-21	25 Sunset Lane	Henry Bates House garage	1830/1889 ca.	Other ; "half-Cape" roof raised??	C/B NC/B
181		16C-47-22	33 Sunset Lane @ Shaw Lane	Charles Grafton Hamilton House	1840 ca.	Other ; originally "half-Cape" ?	C/B
182		16C-50-C2	32 Sunset Lane	Victor and Eunice Chase House	1950	Ranch	NC/B
183	15	16C-49-24	42 Sunset Lane @ Shaw Lane	Jesse Gill House "Headwinds" att. barn/garage	1800 ca.	Other ; "3/4 Cape" with "saltbox" lean-to	C/B
185		17C-53-C15	8 Watch Hill Way	House (old Marcellus Eldredge Gatehse) garage	1893	Colonial Revival and Shingle Style elements	C/B NC/B
191	16	16B-36, 37	20 Water Street	Capt. Silman Chase House "The Porches", (converted from Mrs. Young's Dry Goods Store) garage/carriage hse; fieldstone gateposts	1858-1880	Second Empire with E20th verandah	C/B C/B C/St
192		16C-1	25 Water Street	"Cottage on the Pond"; Thomas Gill Boathouse	1880 ca.	Other ; "full-Cape"	C/B
193		16B-36-38	46 Water Street (shares lot with 1 Ivy Lane)	House (site of 1870 George Bearse Hoe)	2000	Other; traditional	NC/B
194		16B-39	52 Water Street	"The Mother's House"; Elias Gould House Belgian block retaining wall	1851	Greek Revival/ Italianate	C/B C/St
195		16B-55- 76	57 Water Street @ School Street	Capt. Leander Gould House	1834	Greek Revival/wing Queen Anne dormers, porch	C/B
199		16C-21-4	63 Water Street @ Mill Hill Lane	Solomon Collins House garage	1730/1880 ca.	Queen Anne "half Cape"	C/B C/B



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196		16B-35-46	66 Water Street	House (converted from Richard Gould Methodist Chapel) garage; former boathouse??	1808/1851 ca.	Greek Revival; front-gable	C/B C/B
197		16B-56-64A	75 Water Street	"Copper Joe" Bloomer House garage	1883 ca./ 1998	Other; altered	C/B NC/B
198		16B-62-47	78 Water Street	Anna Steele-E.W.Dutton House shed	1935	Reproduction Cape	C/B NC/B
		16B-24C-62B	85 Water Street	House	2000	Other; contemporary	NC/B
200	17	16C-24B-62	89 Water Street	Barzilla Harding House Brick retaining wall	1818	Federal "3/4 Cape"	C/B C/St
201		16B-60-66	96 Water Street	David Clark House cottage, house	mid-19th century	Greek Revival w/wing	C/B NC/B
202		16B-57-63A	99 Water Street	Andrew Harding House	1790/1840	Greek Revival "full Cape"	C/B
203		16B-59-65	102 Water Street [house says 47]	David Gould, Jr House attached barn	1850 ca.	Greek Revival w/wing	C/B
204		17B-3A-50A	138 Water Street	House	1990s	Other; contemporary	NC/B
205		17B-2-49	143 Water Street	Capt. James Gould House	1790-1858	Other "full Cape"	C/B
		17B-3B-50B	144 Water Street	Hawes House Annex	1920s 1990s	Colonial Revival	NC/B
		17B-2-49A	151 Water Street	Cottage	1925 1970	Reproduction Cape	C/B
206		16C-W1	14 Wilderwood Lane (formerly 139A)	Walter and Gwendolyn House	1962	Reproduction Cape	NC/B
207		16C-W2	24 Wilderwood Lane (formerly 139B)	Walter and Gwendolyn Wood House	1962	Reproduction Cape	NC/B
		16C-W3	25 Wilderwood Lane	Walter and Gwendolyn Wood House	1962-63	Other; traditional	NC/B

## ***APPENDIX: THE PROCESS***

The Chatham Historical Commission and the Old Village Association co-sponsored the application for the Old Village in Chatham, Massachusetts to be placed on the National Register of Historic Places. These materials provide information on the National Register and an historical perspective on the application process.

### **PART ONE: Correspondence Concerning the Nomination - 1999-2002**

Massachusetts Historical Commission  
Chatham Historical Commission  
Old Village Association, Inc.  
National Parks Service, Department of the Interior

### **PART TWO: Informational Materials Sent to All Property Owners by the Old Village Association**

**PART THREE: Final Public Meeting for Property Owners to Discuss Nomination of Old Village District:** August 15, 2001, at 7:00 p.m. at the Eldredge Public Library in Chatham, Massachusetts.

### **PART FOUR: The Implications of National Register Listing of Properties in Massachusetts and on Cape Cod**

Official document: Massachusetts Historical Commission  
“Most Commonly Asked Questions Regarding the National Register of Historic Places

Official documents: Cape Cod Commission  
“How the Cape Cod Commission Act Affects National Register Properties”  
“Guidelines for Referral of Historic Structures to the Cape Cod Commission” (Technical Bulletin 96-002)

### **THE FINAL STEP: Old Village Association Newsletter**







September 9, 1999

Ms Elizabeth Friedberg, National Register Director  
Massachusetts Historical Commission  
220 Morrissey Blvd  
Boston, MA 02125

Dear Ms Friedberg:

The Old Village Association, a preservation non-profit (501(C)3) organization incorporated in the Commonwealth of Massachusetts, would like to request that the Mass. Historical Commission evaluate the Old Village section of Chatham for a listing on the National Register of Historic Places. This request has the full support of the Chatham Historical Commission, who will be working with the Association in the preparation of the materials necessary for a full application.

The Old Village Association was founded in 1996 in order to help preserve our neighborhood, one of Chatham's most historic, with an impressive number of colonial and Greek revival houses, which were built in the first half of the nineteenth century, when the area was the commercial and fishing center of the town. Its eastern boundary is the Atlantic Ocean, and its Main Street provides many spectacular water views. The Chatham Lighthouse and Coast Guard Station (on the National Register of Historic Places) are within the proposed area.

The Association has sent preliminary materials to all those in the proposed district and the response has been positive (about 8-1 in favor). In August, we held a meeting of property owners to answer questions on the proposed application. We will

continue to correspond with all those involved and hope to meet privately with small groups of residents as the process continues. The Association has retained Candace Jenkins as our preservation consultant to help us complete the survey of the area and draft the application.

We feel the Old Village is worthy of a National Register listing and we wish to thank you for your consideration of this request.

For the Board of the Old Village Association

*Carol Pacun* Carol Pacun  
*Robert Walsh* Robert Walsh, Co-Presidents  
*Elinor Gelsey* Elinor Gelsey, Vice-President  
*Richard Towne* Richard Towne, Treasurer  
*Ann O'Connell* Ann O'Connell, Secretary

c/Philip Bergen, MHC  
Candace Jenkins, consultant  
Sarah Korjeff, Cape Cod Commission  
Nancy Yeaw, Chatham Historical Commission





## The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth  
Massachusetts Historical Commission

September 17, 1999

The Old Village Association  
P.O. Box 188  
Chatham, MA 02633

Re: National Register eligibility

To the Board of the Association:

Staff at the Massachusetts Historical Commission recently evaluated the (Chatham) Old Village to determine its potential eligibility for listing on the National Register of Historic Places. I am pleased to be able to inform you that the Village was found eligible as a district for listing, and that you can commence preparing a National Register nomination.

The Old Village is a well-preserved district comprising slightly more than 200 properties, encompassing the area east and south of Chatham's commercial district. It is centered along Main Street from the edge of the commercial area to Chatham Light; other major streets within the district include School and Water Streets, and Silver Leaf Avenue. Its densely developed neighborhood reflects its history as one of Chatham's earliest villages, and its importance both as a maritime settlement (still reflected in an active boatyard and the Coast Guard station) and a summer residence and recreation area mirrors two important themes in the town's history. While some commercial activity still remains in the district, primarily tourist related gift shops and lodgings, the vast majority of the district is residential, with a majority of properties being used for summer housing.

Some questions were raised about the possible archeological significance of early wharves on the side streets facing Chatham Harbor, and erosion and weathering changes that have occurred in the district and should be answered. The appearance of a number of non-contributing buildings along those dead-end side streets east of Main Street should also be considered when determining boundaries, which for the most part appear judiciously drawn, and were confirmed by an August walking tour with Candace Jenkins.

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Fax: (617) 727-5128 · TDD: 1-800-392-6090

*[www.state.ma.us/sec/mhc](http://www.state.ma.us/sec/mhc)*

A positive factor entering the evaluation was the support evinced by residents and members of the OVA during their 1999 annual meeting. Given the seasonal level of population, it was deemed necessary to speak with as many property owners as possible before the actual evaluation took place. The organization, enthusiasm, and support of Old Village residents for the National Register nomination set a positive tone, and the amount of research undertaken by the OVA on the history and architecture of the district provided ample evidence of the area's eligibility.

We look forward to working with your organization and your consultant (should you wish to employ one), as the nomination progresses. Please feel free to contact either Betsy Friedberg or myself should you have any questions.

A handwritten signature in black ink, reading "Philip Bergen". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Philip Bergen  
National Register Assistant  
Massachusetts Historical Commission

Cc: Chatham Historical Commission  
Candace Jenkins  
Carol and Norman Pacun





CHATHAM HISTORICAL COMMISSION  
*Chatham, Massachusetts 02633*

October 10, 2000

Ms. Betsy Friedberg, Registration Director  
Massachusetts Historical Commission  
220 Morrissey Blvd.  
Boston, MA 02125

Dear Ms. Friedberg,

The Chatham Historical Commission is pleased to submit the enclosed Form B documents supporting the nomination of the Old Village area of Chatham for inclusion in the National Register of Historic Places (application submitted under separate cover).

The Historical Commission has worked closely with the Old Village Association and residents to gather this information and has been impressed at the level of local support for the nomination we have found. We believe that National Register designation will provide much-needed protection for this endangered area.

If you have further questions, please feel free to call me at (508)945-9407.

Sincerely,

A handwritten signature in cursive script that reads "Nancy Yeaw".

Nancy Yeaw  
Chairman



CHATHAM HISTORICAL COMMISSION  
*Chatham, Massachusetts 02633*

October 10, 2000

Ms. Betsy Friedberg, Registration Director  
Massachusetts Historical Commission  
220 Morrissey Blvd.  
Boston, MA 02125

Dear Ms. Friedberg,

The Chatham Historical Commission is pleased to join with the Old Village Association to sponsor the nomination of the Old Village area of Chatham for inclusion on the National Register of Historic Places.

The original impetus for the nomination came from the area itself, and the Commission has worked closely with the Old Village Association and Candace Jenkins, our consultant, in doing the necessary research. We feel confident that there is widespread support for the nomination and that local residents have been kept well informed as to its implications.

The Historical Commission has become increasingly alarmed over the accelerating rate of demolition and alteration of historic buildings in the Old Village area. The traditional character of this neighborhood is very vulnerable to re-development and loss of historical materials. We hope that Massachusetts Historical Commission will move as quickly as possible to process this nomination, so that the area can benefit from the protection provided by the Cape Cod Commission Act.

Thank you for your consideration.

Sincerely,

*Nancy Yeaw*

Nancy Yeaw, Chair  
(508)945-9407





**The Commonwealth of Massachusetts**  
William Francis Galvin, Secretary of the Commonwealth  
Massachusetts Historical Commission

November 6, 2000

Carol Pacun, Co-President  
Old Chatham Association  
P. O. Box 188  
Chatham, MA 02633

RE: Old Village, Chatham

Dear Ms. Pacun:

Thank you for the National Register nomination for the Old Village area, which we received on October 20, 2000. MHC staff will begin reviewing the submission shortly. MHC National Register staff will begin review of your submission shortly, and we will be back in touch once that review is complete. It is possible that staff may have questions about the technical and/or substantive documentation submitted in support of the nomination. If so, we will send you a memorandum detailing our questions and concerns. As you requested, we will also be in direct contact with your preservation consultant, Candace Jenkins.

Once the files are complete, we will be able to schedule the nominations for final review and editing, presentation to the State Review Board of the Massachusetts Historical Commission, and, finally, submission to the National Park Service/National Register office. We appreciate the considerable efforts your organization has made in informing property owners about the proposed nomination. As part of the nomination process, we will also want to participate in a public meeting in Chatham. We understand that as a summer community, it is most advantageous to have such a meeting during a time when most residents are present, and we will keep that in mind as we proceed with the nomination. If there are any additional circumstances of which we should be aware as we schedule the nomination for Review Board consideration, please let me know.

We are looking forward to working with the Old Village Association, the Chatham Historical Commission, and with the Town of Chatham in listing the Old Village in the National Register. If you have any questions, please do not hesitate to contact Philip Bergen, or me at the MHC.

Sincerely,

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

Betsy Friedberg  
National Register Director  
Massachusetts Historical Commission

Cc: Nancy Yeaw, Chairperson, Chatham Historical Commission  
Sarah Korjeff, Cape Cod Commission

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**The Commonwealth of Massachusetts**  
William Francis Galvin, Secretary of the Commonwealth  
Massachusetts Historical Commission

June 22, 2001

Ms. Nancy Yeaw  
Chatham Historical Commission  
27 Mill Pond Road  
Chatham, MA 02633

Dear Ms. Yeaw:

The National Register nomination for the Old Chatham Village Historic District, Chatham, Massachusetts, has been scheduled for consideration by the State Review Board on Wednesday, September 12, 2001.

Federal regulations require that the State Historic Preservation Officer notify property owners of pending Review Board consideration 30 to 75 days before the date of the meeting so that they may comment on the action. The regulations also require that owners' names and addresses be obtained no more than 90 days before the date of the notification letter. The MHC depends on the nominating party to check local property records and to provide us with up-to-date owner information.

Since the MHC plans to notify each property owner individually, we request that you submit a complete list of the owners of property (including vacant parcels) in the proposed district. In addition to the owner's name and address, the entry for each parcel should reference the assessor's number, the street address of the property, and the name of the proposed district in which the property is located.

Sample:            Re: Map17C-26-26 73 Holway Street  
                         Old Chatham Village HD

Mr. and Mrs. John Dough  
P.O. Box 7  
Chatham, MA 02633

A copy of the District Data Sheet for the proposed Old Chatham Village Historic District and a blank formatted diskette are enclosed for your convenience. When you return the diskette, please indicate on it what word-processing program was used in creating the file that contains the list of property owners. (The MHC's word processing program is Microsoft Word; any effort you could make to ensure that the diskette you submit is compatible with MHC's software would be greatly appreciated.) MHC staff request that you return the lists/diskette to this office no later than July 6, 2001. If you cannot meet this deadline, please let me know as soon as possible.

220 Morrissey Boulevard, Boston, Massachusetts 02125  
(617) 727-8470 • Fax: (617) 727-5128  
[www.state.ma.us/sec/mhc](http://www.state.ma.us/sec/mhc)





**The Commonwealth of Massachusetts**  
William Francis Galvin, Secretary of the Commonwealth  
Massachusetts Historical Commission

September 19, 2001

Thank you for attending the meeting of the Massachusetts Historical Commission on September 12, 2001, at Old Sturbridge Village.

As you know, the absence of a quorum at that meeting meant that the State Review Board was unable to take formal consideration of the National Register nominations presented to them. At their next regularly scheduled meeting, Wednesday, October 11, 2001, the Board will vote on the eligibility of the nominations presented at the September meeting. A very brief report will be made to members of the Board, but no presentations on the nominations will be made, as all members received copies of the nominations prior to the September meeting. The October meeting, to be held at the Massachusetts Archives Building, will be open to the public, and all are welcome to attend. However, it is not necessary that you return for that meeting. We will inform you by letter of the Board's vote on the nominations. It is our expectation that, immediately after the vote, the nominations will be forwarded directly to the National Register office in Washington, D.C.

If you have any questions about the nomination process, please give me a call. Thank you for your patience and for your interest in historic preservation in Massachusetts.

Sincerely,

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

Betsy Friedberg  
National Register Director  
Massachusetts Historical Commission

220 Morrissey Boulevard, Boston, Massachusetts 02125  
(617) 727-8470 • Fax: (617) 727-5128  
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**The Commonwealth of Massachusetts**  
William Francis Galvin, Secretary of the Commonwealth  
Massachusetts Historical Commission

**ELIGIBILITY FOR NATIONAL REGISTER LISTING**

**TO:** Nancy Yeaw, Chairperson, Chatham Historical Commission

**FROM:** Massachusetts Historical Commission

**DATE:** October 12, 2001

The Massachusetts Historical Commission is pleased to inform you that the following property(ies) has been voted eligible for inclusion in the National Register of Historic Places (36 CFR 60) by the Commission acting as the State Review Board. By law, a property is afforded protection from adverse effect caused by Federally funded, licensed or assisted projects when it has been voted eligible for inclusion in the National Register. The nomination form will now be submitted to the National Register Office, National Park Service in Washington, D.C. for final review. If the National Register Office lists the property or determines it eligible for listing in the National Register, it will automatically be included in the Massachusetts State Register of Historic Places (950 CMR 71). The State Register parallels the National Register in providing protection from State actions. For more information, you may wish to refer to your original notification letter or contact the Commission's National Register staff. When we have received the determination of the National Register Office you will be advised.

**PROPERTY(IES)**

**DATE VOTED ELIGIBLE**

Old Village HD

October 10, 2001

cc: Candace Jenkins, Preservation Consultant  
Carol Pacun, Old Village Association  
Sarah Korjeff, Cape Cod Commission

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## The Commonwealth of Massachusetts

October 25, 2001 William Francis Galvin, Secretary of the Commonwealth  
Massachusetts Historical Commission

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

Dear Ms. Shull:

Enclosed please find the following nomination form:

Old Village HD, Chatham (Barnstable), MA

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the properties included in the district were notified of pending State Review Board consideration 30 to 45 days before the meeting and were afforded the opportunity to comment.

Five letters of objection and ten letters of support have been received.

Sincerely,

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

Betsy Friedberg  
National Register Director  
Massachusetts Historical Commission

Enclosure

Cc: Nancy Yeaw, Chatham Historical Commission  
Candace Jenkins, Preservation Consultant  
Carol and Norman Pacun, Old Village Association  
Sarah Korjeff, Cape Cod Commission  
Patricia Cass, Chatham Planning Board  
Douglas Ann Bohman, Board of Selectmen

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**The Commonwealth of Massachusetts**  
William Francis Galvin, Secretary of the Commonwealth  
Massachusetts Historical Commission

February 11, 2002

Nancy Yeaw, Chair  
Chatham Historical Commission  
Town Hall, 549 Main Street  
Chatham, MA 02633

RE: Partially Preserved building status, Old Village National Register District, Chatham, MA

Dear Ms. Yeaw:

This letter confirms that the Old Village National Register District in Chatham is listed in the National Register of Historic Places.

Relative to the Historic Buildings section of the State Building Code (780 CMR 3409.0), all buildings considered contributing to the Old Village National Register District are also considered to be Partially Preserved Buildings and should qualify for all of the provisions of Partially preserved buildings (780 CMR 3409.3) including State Building Code exceptions (780 CMR 3409.3.2) 1-7.

Please do not hesitate to call me if you have any questions relative to the listing status of the Old Village National Register District in Chatham or the application of this district to the historic buildings section of the State Building Code.

Sincerely,

A handwritten signature in cursive script that reads "Paul A. Holtz".

Paul A. Holtz  
Historical Architect  
Massachusetts Historical Commission

220 Morrissey Boulevard, Boston, Massachusetts 02125  
(617) 727-8470 • Fax: (617) 727-5128



Please note new mailing information below:

**PHYSICAL LOCATION ADDRESS (FedEx, UPS, SPECIAL DELIVERIES, AND VISITORS):**

**NATIONAL PARK SERVICE NATIONAL REGISTER OF HISTORIC PLACES SUITE 400 (OFFICES) or SUITE LL99 (ARCHIVES) 800 NORTH CAPITOL STREET, NW WASHINGTON, DC 20002**

The Director of the National Park Service is sending you the following announcements and actions on properties for the National Register of Historic Places.

#### Impact of Mail Irradiation Program on National Register Nominations

As you may be aware, the US Postal Service (USPS) intends to irradiate mail in selected USPS facilities, including our mail facility here in Washington D.C., to sterilize it from possible anthrax contamination using high-energy electron irradiation technology. We have concerns about the possible effects of irradiation on nominations to the National Register that pass through these facilities. We are advising you to avoid using USPS for envelopes and flats that contain National Register nominations, Determinations of Eligibility, and any other material that will be archived here.

Paper will be seriously affected, losing tensile strength and increasing brittleness. In addition to accelerating the aging processes, discoloration is also to be expected. Oxidation is expected from the interaction with ozone formed in air (and within the packages) during irradiation. Photographs will be adversely affected as well. Magnetic media (floppy disks, zip disks, audio and video tape) will probably lose significant information content.

We strongly recommend using an alternate shipper such as United Parcel Service (UPS) or Federal Express (FedEx) for sending nominations to the National Register of Historic Places. Use our physical location address only:

National Register of Historic Places Suite 400 800 North Capitol Street, NW Washington DC 20002

For further information contact Edson Beall via voice (202) 354-2255, fax (202) 371-2229, or e-mail: [Edson\\_Beall@nps.gov](mailto:Edson_Beall@nps.gov)

#### WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 12/17/01 THROUGH 12/21/01

**KEY:** State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number, NHL, Action, Date, Multiple Name

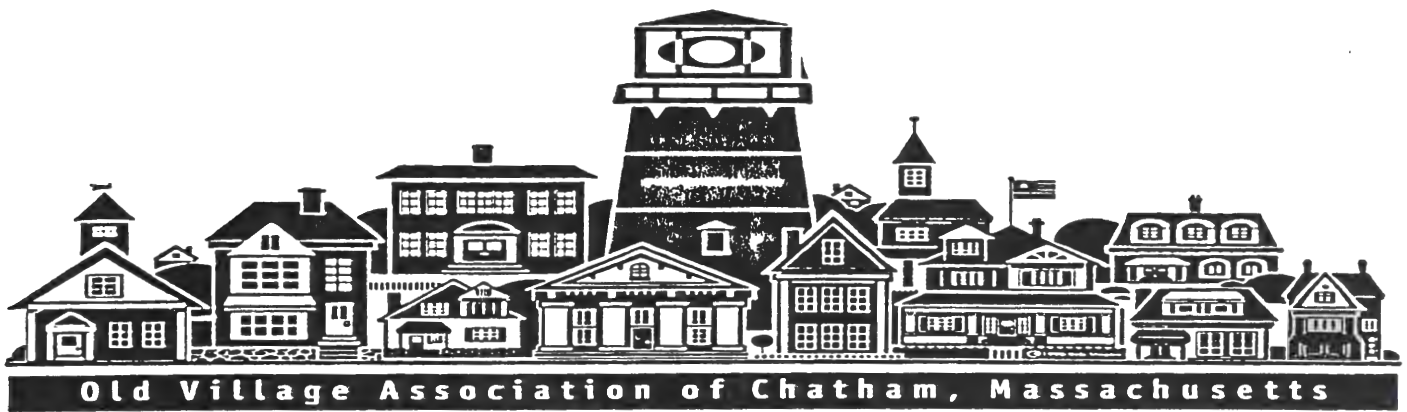
ALABAMA, LAUDERDALE COUNTY, Downtown Florence Historic District (Boundary Increase), Roughly bounded by Pine St., Alabama St., Wood Ave., and Tuscaloosa St., Florence, 01001292, LISTED, 12/18/01

FLORIDA, DADE COUNTY, Curtiss, Glenn, House, 500 Deer Run, Miami Springs, 85003579, LISTED, 12/21/01 (Country Club Estates TR)

FLORIDA, POLK COUNTY, Winston School, 3415 Swindell Rd., Lakeland vicinity, 01001362, LISTED, 12/20/01

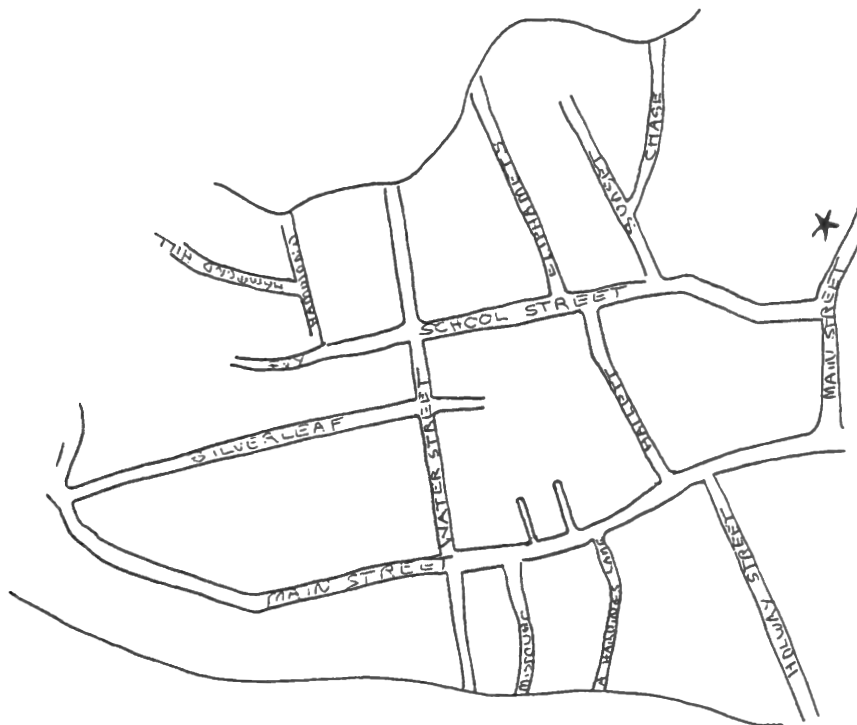
MASSACHUSETTS, BARNSTABLE COUNTY, Old Village Historic District, Roughly bounded by Main, Holway, Bridge Sts., Bearse's Ln., Chatham Harbor, Mill Pond, and Little Mill Pond, Chatham, 01001406, LISTED, 12/17/01

MISSOURI, ST. LOUIS INDEPENDENT CITY, Forest Park Southeast Historic District, Roughly bounded by Chouteau Ave., Manchester and Cadet Aves., Kingshighway Blvd., and S. Sarah St., St. Louis (Independent City), 01001360, LISTED, 12/20/01



## For your consideration: An opportunity to place the Old Village on The National Register of Historic Places

### Area of the Old Village to be Included



- ★ The District will not overlap with the Historic Business District.  
The HBDC will continue to have sole jurisdiction over the properties within its district.

### What is a National Register District?

A National Register District is a list of individual buildings, sites, structures, and objects that comprise a district which is important in American history, culture, architecture, or archaeology. This is a federal designation and is administered by the Secretary of the Interior through the Massachusetts Historical Commission.



## **Is a National Register District the same as a local Historic District?**

No. A National Register District must not be confused with local historic districts, such as on Nantucket or Chatham's Historic Business District.

Unlike National Register Districts, local historic districts are established by communities under State law and are administered by a District Commission appointed by the Selectmen with rules set up by a special State bylaw. These bylaws set forth a detailed list of acceptable and non-acceptable changes that may be made to buildings in the district. Although such a designation might be a more effective preservation tool, the Board of the Old Village Association felt that the procedures required to successfully set up such a district are too cumbersome and time consuming for us at this time.

A detailed description of National Register Districts follow.

## **If there is no design review similar to that of a local historic district, why bother with a National Register District?**

BECAUSE the designation will remind people that the area is important to the history of the community, state, or nation.

BECAUSE any state or federally funded, licensed, or assisted project (Main Street Reconstruction, for example) will be automatically reviewed by the Mass. Historical Commission to insure that it does not adversely affect the historical integrity of the area.

BECAUSE, on Cape Cod, there is a review process for properties within National Register Districts in the case of demolitions or substantial alterations to historic properties.

## **How will this review process affect me personally?**

If your house is not "historic" (see below), there will be NO effect whatsoever. NO special permits, NO hearings, NO applications. You may do anything you want (under the Town's existing laws, of course).

If you own an historic house AND you are planning minor improvements or alterations (new doors, windows, shingling, siding, small additions, dormers, etc.), again, there will be NO effect whatsoever.

If you own an historic house which you wish to DEMOLISH or "SUBSTANTIALLY ALTER" (see below), then you would need to present your plans to the Chatham Historical Commission for review and approval. The Cape Cod Commission oversees this process.

## **What is an "historic property"?**

Historic or "contributing properties" within a National Register District are those structures which due to their age, historic architectural qualities, historic association, or archaeological value contribute to the National Register District.

## **How will I know if my property is historic?**

In the process of applying for a National Register designation, a preservation consultant will make a list of all the historic properties which contribute to the district. Generally speaking, since the Old Village is historically important due to its early Colonial and Greek Revival homes built around the turn of the century, those properties will be deemed the most vital to protect. You will be notified about the designation, and may appeal it if you wish.

## What is meant by “substantial alternations”?

“Substantial alteration,” for single-family structures, means exterior changes which (1) threaten the structure’s historic significance by altering the building’s key character defining features AND (2) involve over 25% of the total floor space.

Because commercial structures and multi-family dwellings have a greater potential to harm the historic quality of an area, the Cape Cod Commission and Massachusetts Historical Commission would help determine if the changes, regardless of their size, are “substantial” enough to adversely affect the District. Sara Korjeff at the Cape Cod Commission will be glad to answer any questions you may have (508-363-3828).

## Who will decide what’s “substantial”?

If you are over the 25% threshold (as determined by the Building Inspector), the Chatham Historical Commission will decide if the proposed work is “substantial.” If so, the owner may then work with the Chatham Historical Commission to redesign the project to better preserve the historic aspects of the property. If the issues are not resolved, the work would be subject to review by the Cape Cod Commission.

## So, I’m right in assuming that except for demolitions and major external changes to my house, I can do whatever I like – within Town bylaws?

Yes! Paint and hammer away.

The main thrust of these very modest restrictions is not to impede the normal and natural evolution that all properties undergo as owners’ needs and tastes change. Instead, the goal is that major changes – particularly demolitions – to historic homes will not take place without some thought as to how they will affect the historic character of the neighborhood. We all value the heritage left to us by those who built our community. These measures support our desire to honor their vision.

## The Process: Setting up a National Register District

1. Poll Old Village property owners affected. (Proceed only if a wide majority of those polled approve.)
2. Survey all structures in the proposed district (done by Chatham Historical Commission.)
3. Draw the lines of the District. (See map.) The final street lines would be drawn with the help of a preservation consultant.
4. Request permission from the Mass. Historical Commission to apply (this weeds out districts that would clearly not be eligible).
5. Hold an informational public meeting in the summer in Chatham with a representative of Mass. Historical Commission and the Cape Cod Commission.
6. Complete the application and review it with Chatham Historical Commission for their approval.
7. File the application with Mass. Historical Commission for their approval.
8. Hold a final meeting in Chatham with property owners. Vote by property owners on proposal.
9. Formally present the application for Mass. Historical Commission approval.
10. If approved, the Mass. Historical Commission will send the application to the National Park Service and, if the application is approved by them, the core of the Old Village would then be included on the National Register of Historic Places.

Approximate time for completion: two years.





## NATIONAL REGISTER DISTRICT APPLICATION UPDATE

The application for the Old Village National Register District will be filed at the end of September.

The application has been prepared by Candace Jenkins, our historic preservation consultant, and involves district data sheets, boundary justification and a narrative history of the Old Village and its architecture. The Old Village Association and the Chatham Historical Commission have provided supporting information and will co-sponsor the application.

### SURVEY FORMS

To support the application, inventory forms have been completed for all Old Village properties -including both historic "contributing" buildings and "non-contributing" buildings. This work has been done by Nancy Yeaw and the Chatham Historical Commission and Norm Pacun. Candy Jenkins has written the architectural analysis for each structure.

In 1991, many Old Village homes were surveyed. The Association has sent these old forms to owners for corrections. About 40 people replied and the suggested changes have been made.

During the next year, the Association will retype ALL surveys on new forms to replace the older versions -which should make them easier to read. If you did not respond to our earlier requests for additional information on your buildings, you can do so now. (Your responses probably will be too late to be included in the fall Historical Commission filing to Mass. Historical Commission, but will be in local research books.)

### TIMETABLE FOR THE APPLICATION

#### Review of the Application

The Massachusetts Historical Commission will review our application sometime during the next year, and send it on to the Massachusetts Historical Review Board for its approval -probably in the fall of 2001. If the application is approved on the State level, it will be sent to the National Parks Service in Washington. Then the Old Village will be listed in the National Register of Historic Places.

### Official Meeting of Property Owners

In the summer of 2001, the Mass. Historical Commission will hold a hearing in Chatham concerning the application. All those within the boundaries of the district will be notified by certified mail about the meeting and urged to attend.

### Informal Activities Planned by the Old Village Association

After the first of the year, the Association will send a letter to property owners defining the boundaries of the proposed National Register District and reviewing how a district will affect them personally.

At that time, we will inform you about the status of your house -whether, for the purposes of the District, it is considered to be "contributing" (historic) or "non-contributing". We will also encourage you to write or meet with us to clear up any questions or concerns you may have.

### TO RE-CAP

At this time we would like to emphasize that a National Register District designation for the Old Village is meant to be an honor which is bestowed on special, historic areas.

Accepting this honor does NOT mean that the Old Village will become an "historic district". The modest review process for demolitions of and substantial exterior changes to "contributing" structures will, hopefully, slow down demolitions of historic buildings, but almost all property owners who do maintenance, repairs or improvements to their property will not be affected in any way.

The over-riding emphasis of The Old Village Association and the Massachusetts Historical Commission is that any efforts to protect historic buildings must be linked with a philosophy that permits owners to make their historic homes comfortable in today's terms. Our ultimate goal is to encourage renovation, restoration and maintenance -with demolition of historic homes as a last resort. We believe this goal reflects your belief that the Old Village is worthy of national recognition as a special, historic place.

FINALLY, THE ASSOCIATION ENCOURAGES ALL OF YOU TO CONTACT US AT ANY TIME WITH QUESTIONS AND COMMENTS. This is your neighborhood. All of us want to do the best job we can in representing your interests and points of view.

August 20, 2000







For Property Owners in the Old Village

## Notes on the Status of the National Register Application

For the past two years along with the Chatham Historical Commission, we have been working hard to complete the Old Village application for inclusion on the National Register of Historic Places. This has been a long, arduous, but rewarding experience. All Old Village properties have been surveyed; we have learned how very special our neighborhood is – and was in the past. To our delight, the Massachusetts Historical Commission has reviewed the application and will forward it to their National Register Committee for approval at its September meeting.

This mailing is our last effort to update the status of the application, to review the guidelines, and to make absolutely sure we have reached everyone in the proposed district – even new owners. We now have answers to the following questions:

### 1. What is the cut-off date for “contributing houses?”

If you remember, under the modest review process which accompanies a district designation on Cape Cod, only the demolition or substantial alteration (more than 25% of gross floor area) of historic or “contributing” buildings are reviewed. (See chart on page 3.) Newer houses are exempt.

The date set for “contributing” structures in the Old Village has been fixed at 1940, pre-World War II (when building came to a grinding halt). **If your house was built after 1940, it is not contributing. The National Register District will not affect you in any way.**

### 2. When will the public meeting be held?

The final informational meeting, sponsored by the Massachusetts Historical Commission, has now been scheduled. **All property owners in the proposed district will receive an invitation by certified mail.** Other interested people are welcome to attend. You should know that, as with all Old Village Association meetings, there will be time set aside for coffee and conversation – and, at this meeting, a special gift for attendees!

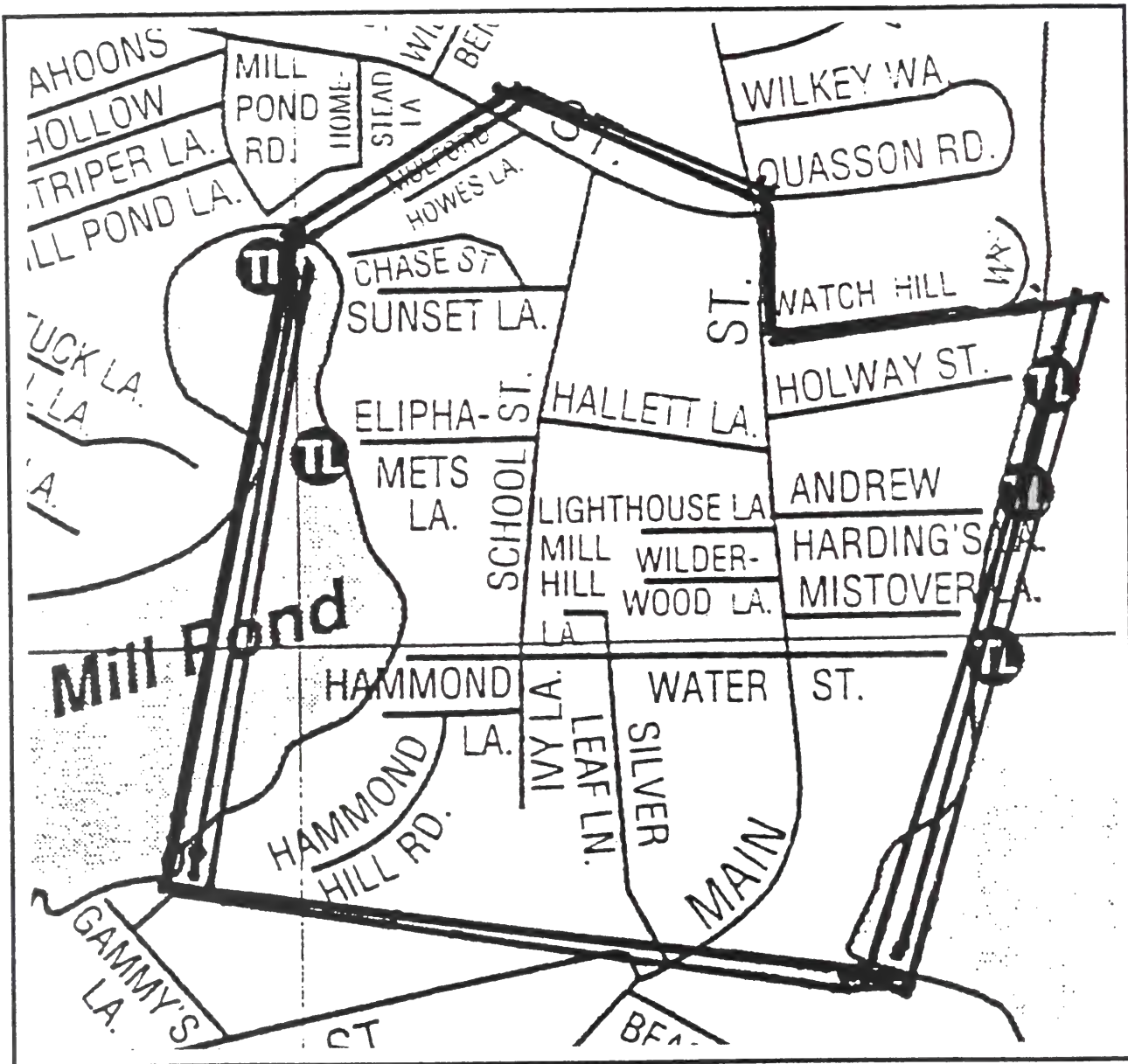
**Informational Meeting for Property Owners  
on the Old Village National Register District nomination  
Wednesday, August 15, 2001 at 7:00 pm  
Eldredge Public Library**

## Looking Ahead to the Fall

When the Massachusetts Historical Commission is satisfied that you have had all questions answered and that the majority of you are in favor, the Commission will file the application for approval with the State National Register Review Committee, which meets in Boston in September. If the Committee approves the application, it will be sent to the Parks Service of the Department of the Interior for final action. If all goes well, by the end of the year, the Old Village will be listed on both the National Register and the Massachusetts Register of Historic Places.

### 3. Is my house in the district?

If you are reading this letter, you can assume your property is within the proposed district. See the map below.



**NOTE:** The north-west boundary is at the point where Main Street borders the Historic Business District (HBD). The HBD ends after 337 Main Street on the south side of the street and just beyond the Dolphin Inn to the north. The proposed district will NOT overlap with the HBD. The HBD Commission will have sole jurisdiction over the properties within its own district. The area of the proposed district represents the core of the Old Village plus 8 Watch Hill Way and 407 Bridge Street, both of which border Lower Main Street. The remaining sections of those streets and the houses to the north of Little Mill Pond (Mill Pond Lane, Mill Pond Road, Homestead Lane, etc.) are not included.

The chart on page 3 is an outline of the material we have been sending out to property owners for the past two years. If you are a new owner, or need further clarification, or – heaven forbid – have not received our earlier mailings, any member of the Board of Directors of the Association will be glad to meet with you, send you a packet or answer any specific questions.

All of us on the Board appreciate your support for this preservation effort and continue to be impressed by your vision for the future of our neighborhood.



## HOW A NATIONAL REGISTER DISTRICT WILL AFFECT THE OLD VILLAGE

The Old Village's inclusion on the National Register of Historic Places is a well-deserved honor which will help curtail unwarranted demolitions of historic homes and, at the same time, give wide latitude to owners who wish to upgrade or renovate their properties.

## HOW A NATIONAL REGISTER DISTRICT WILL AFFECT YOU

### ■ IF YOU OWN OPEN LAND

In the case of National Register Districts, there is NO jurisdiction over open land. NO effect. NO review. (Nor will the District prohibit or curtail in any way the building of any structure or house on your land.)

### ■ FOR NON-CONTRIBUTING STRUCTURES (built after 1940)

- DEMOLITION NO review
- ALL WORK NO review

*(The District will have no effect whatsoever on these structures.)*

### ■ FOR CONTRIBUTING STRUCTURES (built in or before 1940)

**BASIC THRESHOLDS:** The Cape Cod Commission Act and regulations prohibit any review for single family homes in the case of interior work, work not requiring a building permit or alterations which do not exceed a 25% change in gross floor area.

#### Therefore:

- ALL work which does NOT require a building permit NO review
- ALTERATIONS of 25% or less of gross floor area of single family homes NO review
- INTERIOR WORK NO review

The purpose of any review is to make sure that the historic characteristics of the property are preserved. The following have been determined to have no adverse effect on historic structures and are excluded from review.

#### THEREFORE, ADD TO THE ABOVE:

- |                                 |           |                                 |           |
|---------------------------------|-----------|---------------------------------|-----------|
| ■ Normal maintenance and repair | NO review | ■ Flag poles, decks, trellises, |           |
| ■ Temporary structures          | NO review | storm doors, windows, air       |           |
| ■ Fences, decks, walls          | NO review | conditioners, lighting fixtures | NO review |
| ■ Painting or staining          | NO review | ■ Emergency actions             | NO review |
| ■ Landscaping                   | NO review |                                 |           |

## THE REVIEW PROCESS WILL ONLY AFFECT THE FOLLOWING

### ■ DEMOLITION of Contributing (Historic) Structures REVIEW

The Building Inspector will refer all proposed demolitions of contributing structures to the Cape Cod Commission. Commission staff will meet with the owner to discuss potential alternatives to demolition. If these alternatives are acceptable, then the review process ends. Otherwise, the Commission will schedule a public hearing on the proposed demolition. The fees for such a hearing may be waived at the owner's request.

**NOTE:** Since 1990, there have been only ten Cape Cod Commission reviews of demolitions and/or alterations in all the National Register Districts under its jurisdiction (out of about 3,5000 structures) and only four of those have involved private homes. Although rarely used, these procedures are in place to preserve the significant historical characteristics of an area while guaranteeing a natural evolution which takes into account modern needs and life styles.

### ■ ALTERATION of more than 25% of gross floor area of single family dwelling or alterations to any other Contributing Structure REVIEW

In the case of exterior alterations which change more than 25% of the gross floor area, the Building Inspector will ask the Chatham Historical Commission to review the plans to determine if the work jeopardizes the building's status as a "contributing" – i.e., "historic" structure. If the Historical Commission approves the plans or helps the owner revise them to consider the building's historic assets, the review will be complete. If an agreement cannot be reached, the Building Inspector will refer the project to the Cape Cod Commission.

In the case of any alterations to the exterior of commercial structures or multi-family homes, the Historical Commission will determine if the work to be done is "substantial" enough to require a review. If the Commission decides it is not "substantial," it will so advise the Cape Cod Commission and there will be no further review.

The Old Village Association, Inc.  
Box 188  
Chatham, MA 02633

## Check List for the Homeowner Planning Work in a National Register District

*Ask yourself the following questions:*

- |  | Yes | No  |
|--|-----|-----|
| (1) Is my house "contributing?"  | ___ | ___ |
| (2) Does the work plan involve 25% – or more – of the gross floor space /<br>or am I planning to demolish the structure? | ___ | ___ |
| (3) Do I need a building permit?   | ___ | ___ |
| (4) Is this exterior work?   | ___ | ___ |

*ONLY if you have answered yes to ALL of these questions  
will your work involve the review process described in this newsletter.*

If you have any questions, call Sarah Korjeff (Cape Cod Commission), Nancy Yeaw (Chatham Historical Commission) and, of course, any of us at the Old Village Association.

## Old Village Association, Inc.

<i>President</i>	Carol Pacun	<i>Directors</i>	Debbie Aikman	Ellen McKinley	Theodore Streibert
<i>Vice-President</i>	Elinor Gelsey		Sally Daniel	David MacAdam	Richard Towne
<i>Treasurer</i>	Richard Towne		Kathleen Earnshaw	Ann O'Connell	Robert Walsh
<i>Clerk</i>	Ann O'Connell		Elinor Gelsey	Carol Pacun	





**The Commonwealth of Massachusetts**  
William Francis Galvin, Secretary of the Commonwealth  
Massachusetts Historical Commission

August 6, 2001

Dear Property Owner:

We are pleased to inform you that the property referenced above, which you own, is located within the boundaries of the proposed Old Village District, Chatham, Massachusetts, which will be considered by the Massachusetts Historical Commission for nomination to the National Register of Historic Places. The National Register of Historic Places is the Federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our nation's heritage.

Listing of the Old Village District provides recognition of the community's historic importance and assures protective review of Federal projects that might adversely affect the character of the district. If the district is listed in the National Register, certain Federal investment tax credits for rehabilitation and other provisions may apply.

Listing in the National Register does not mean that limitations will be placed on the properties by the Federal government. Public visitation rights are not required of property owners. The Federal government will not attach restrictive covenants to the properties or seek to acquire them. If a property is listed in the National Register, the owner may do anything with the property that he/she wishes, unless state or federal funds, permits, or licensing are used, or unless some other regional and/or local ordinance or policy is in effect.

In Massachusetts, properties nominated to the National Register are automatically listed in the State Register of Historic Places. There are no limitations, public visitation requirements, or restrictive covenants for private properties included in the State Register. State Register properties owned by municipalities and nonprofit organizations may compete for state restoration grants.

You are invited to attend a meeting at which the nomination of the Old Village District will be discussed. The meeting will be held at the Eldredge Library on Wednesday, August 15, 2001, at 7:00 p.m. All interested parties are invited and encouraged to attend.

220 Morrissey Boulevard, Boston, Massachusetts 02125  
(617) 727-8470 • Fax: (617) 727-5128  
[www.state.ma.us/sec/mhc](http://www.state.ma.us/sec/mhc)

You are also invited to attend the meeting of the Massachusetts Historical Commission at which the nomination will be considered. The Commission will meet at 1:00 p.m. on Wednesday, September 12, 2001, at Old Sturbridge Village, Sturbridge, Massachusetts. The Commission meeting is a public meeting and all interested parties are encouraged to attend. If you have special needs and would like to attend the meeting, please contact the Commission and staff will make any arrangements that are necessary.

Attached please find notices that explain, in greater detail, the results of listing in the National Register and that describe the rights and procedures by which an owner may comment on or object to listing in the National Register.

A draft copy of the National Register nomination for the Old Village district will be available at the Eldredge Public Library. Should you have any questions about this nomination prior to the Massachusetts Historical Commission meeting, please contact me at this office.

Sincerely,



Brona Simon  
Deputy State Historic Preservation Officer  
Massachusetts Historical Commission

Enclosures: NR Criteria, Rights of Owners

cc: Nancy Yeaw, Chatham Historical Commission  
Candace Jenkins, consultant  
Douglas Ann Bohman Chair, Chatham Board of Selectmen  
Patricia Cass, Chatham Planning Board  
Sarah Korjeff, Cape Cod Commission  
Carol Pacun, Old Village Association



## RIGHTS OF PRIVATE PROPERTY OWNERS TO COMMENT AND/OR TO OBJECT TO LISTING IN THE NATIONAL REGISTER

Owners of private properties nominated to the National Register of Historic Places have an opportunity to concur with or object to listing in accord with the National Historic Preservation Act and 36 CFR Part 60. Any owner or partial owner of private property who chooses to object to listing may submit, to the State Historic Preservation Officer, a notarized statement certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of private property in a district has one vote regardless of the portion of the property that the party owns.

If a majority of property owners within a district object to National Register listing, the district will not be listed. If the majority of owners in a district do not object, the properties within the district for which an objection has been received will not be removed from the district nomination.

If the owner of an individually nominated property, or the majority of owners of an individually nominated property objects to National Register listing, the property will not be listed.

In both cases of district nominations and individually nominated properties for which objections have been received, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register of Historic Places for a determination of the eligibility of the property for listing in the National Register. If the property or district is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation to have an opportunity to comment before the agency may fund, license, or assist a project that will affect the property or district.

In addition, properties and districts thus determined eligible are automatically listed in the State Register of Historic Places. State bodies shall be responsible for conducting the appropriate studies and for providing the information necessary for an adequate consideration of modifications or alterations to the proposed undertaking that could eliminate, minimize, or mitigate an adverse effect to State Register properties.

If you wish to object to or comment on the nomination of your property to the National Register, please send your comments to this office before the date of the Massachusetts Historical Commission meeting at which your property will be considered. After the date of the meeting, comments or objections may be directed to the National Park Service, National Register office. A copy of the nomination and information on the National Register, the Federal tax provisions, the State Register and the Massachusetts Preservation Projects Fund, are available from the Massachusetts Historical Commission upon request.

### RESULTS OF LISTING IN THE NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

**Eligibility for Federal tax provisions:** If a property is listed in the National Register, certain Federal tax provisions may apply. The Tax Reform Act of 1986 revises the historic preservation tax incentives authorized by Congress in the Tax Reform Act of 1976, the Revenue Act of 1978, the Tax Treatment Extension Act of 1980, the Economic Recovery Tax Act of 1981, and Tax Reform Act of 1984, and as of January 1, 1987, provides for a 20 percent investment tax credit with a full adjustment to basis for rehabilitating historic commercial, industrial, and rental residential buildings. The former 15 percent and 20 percent Investment Tax Credits (ITCs) for rehabilitations of older commercial buildings are combined into a single 10 percent ITC for commercial or industrial buildings built before 1936.

(over)

The Tax Treatment Extension Act of 1980 provides Federal tax deductions for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. Whether these provisions are advantageous to a property owner is dependent upon the particular circumstances of the property and the owner. Because tax aspects outlined above are complex, individuals should consult legal counsel or the appropriate local Internal Revenue Service office for assistance in determining the tax consequences of the above provisions. For further information, on certification requirements, please refer to 36 CFR 67.

**Consideration in planning for Federal, Federally licensed, and Federally assisted projects:** Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow for the Advisory Council on Historic Preservation to have an opportunity to comment on all projects affecting historic properties listed in the National Register. For further information, please refer to 36 CFR 800.

**Consideration in issuing a surface coal mining permit:** In accordance with the Surface Mining and Control Act of 1977, there must be consideration of historic values in the decision to issue a surface coal mining permit, where coal is located. For further information, please refer to 30 CFR 700 et seq.

**Qualification for Federal grants for historic preservation when funds are available:** Presently, funding is unavailable.

**Eligibility for state restoration grants:** If a property is listed in the National Register, it is automatically included in the State Register of Historic Places. All municipally and nonprofit-owned properties included in the State Register are eligible to compete for 50% matching grants from the Massachusetts Preservation Projects Fund. The Massachusetts Preservation Projects Fund is a state-funded matching grant program established in 1984 to support the preservation and maintenance of properties and sites listed in the State Register of Historic Places.

Eligible projects include:

***PRE-DEVELOPMENT PROJECTS** (for studies necessary to enable future development or protection of a State Register property, feasibility studies including plans and specifications and certain archaeological investigations);*

***DEVELOPMENT PROJECTS** (for construction activities including stabilization, protection, rehabilitation, and restoration); and*

***ACQUISITION PROJECTS** (funding for the latter is specifically allocated for endangered State Register properties).*

For additional information and preapplication forms, contact the Grants Division, Massachusetts Historical Commission.

**Consideration in planning for State funded, permitted, and licensed projects:**

Massachusetts General Laws, Chapter 9, Section 26-27C, directs all state bodies and persons subject to the State Register to consult the State Register early in the planning process in order to eliminate, minimize, or mitigate any adverse effect to properties listed in the State Register. For further information, please refer to 950 CMR 71.

*Massachusetts Historical Commission, Office of the Secretary of the Commonwealth, William Francis Galvin, Secretary, Massachusetts Archives Building, 220 Morrissey Boulevard, Boston, MA 02125 (617) 727-8470*

Q:OWNERS.RTS Revised 1/95





**The Commonwealth of Massachusetts**  
William Francis Galvin, Secretary of the Commonwealth  
Massachusetts Historical Commission

July 24, 2001

Ms. Irene Gillies  
Director  
Eldredge Public Library  
564 Main Street  
Chatham, MA 02633

RE: Proposed National Register nomination

Dear Ms. Gillies:

The Massachusetts Historical Commission plans to nominate the Old Village District, Chatham, Massachusetts to the National Register of Historic Places. The nomination will be considered by the Review Board of the Massachusetts Historical Commission at its next meeting, Wednesday, September 12, 2001, to be held at 1:00 p.m. at Old Sturbridge Village, Sturbridge, Massachusetts. All interested parties are invited to attend.

An additional public meeting concerning the proposed Old Village District will be held at 7 P.M. on Wednesday, August 15, 2001 at the Eldredge Library. All interested parties are encouraged to attend.

Enclosed please find a draft copy of the nomination. The nomination was prepared by Candace Jenkins, Preservation Consultant, working with the National Register staff of the MHC.

We would appreciate your placing the nomination in a location easily accessible to the general public. For further information on the nomination and on the National Register program, please contact this office.

Sincerely,

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

Betsy Friedberg  
National Register Director  
Massachusetts Historical Commission

Enclosures: Draft nomination  
National Register information sheet  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
(617) 727-8470 • Fax: (617) 727-5128  
[www.state.ma.us/sec/mhc](http://www.state.ma.us/sec/mhc)

## AGENDA

### CHATHAM OLD VILLAGE NATIONAL REGISTER DISTRICT INFORMATIONAL MEETING

WEDNESDAY, AUGUST 15, 2001, 7:00 P.M.  
ELDREDGE PUBLIC LIBRARY  
549 MAIN STREET, CHATHAM, MA. 02633

- 7:00 - 7:30: SIGN-IN AND REFRESHMENTS
- 7:30: WELCOME  
(Carol Pacun, President, Old Village Association)
- AGENDA/FORMAT AND INTRODUCTION TO PANEL  
(Nancy Yeaw, Chairman, Chatham Historical Commission)
- GREETINGS FROM CARA METZ  
(Executive Director, Massachusetts Historical Commission)
- THE OLD VILLAGE IN PICTURES  
(Candace Jenkins, Preservation Consultant to Old Village National Register District)
- INFORMATION ON THE NATIONAL REGISTER OF HISTORIC PLACES  
(Betsy Friedberg, National Register Director, Massachusetts Historical Comm.)
- NATIONAL REGISTER DISTRICTS ON CAPE COD  
(Sarah Korjeff, Preservation Planner, Cape Cod Commission Staff)
- 8:15: QUESTIONS AND COMMENTS FROM THE AUDIENCE
- 8:50: PRESENTATION OF GIFT AND CLOSING OF FORMAL MEETING  
(Carol Pacun)
- 9:00 - 9:30 ONE-ON-ONE QUESTION AND ANSWER SESSION WITH PANELISTS  
(Panelists will speak privately with members of the audience)





## MEETING OF PROPERTY OWNERS TO DISCUSS NOMINATION

August 15, 2001

Panel: Cara Metz and Betsy Friedberg, Mass. Historical Commission; Sara Korjeff, Cape Cod Commission; Candace Jenkins, Old Village Association Consultant; Nancy Yeaw, Chatham Historical Commission; Carol Pacun, Old Village Association.  
(below) Betsy Friedberg (MHC) and Candace Jenkins (OVA Consultant)



**MASSACHUSETTS HISTORICAL COMMISSION  
MOST COMMONLY ASKED QUESTIONS REGARDING  
THE NATIONAL REGISTER OF HISTORIC PLACES**

**1. What is the National Register of Historic Places?**

The National Register of Historic Places is the Nation's official list of significant cultural resources. The National Register includes buildings, districts, sites, structures, and objects that retain their integrity and reflect some significant aspect of local, state, or national history. The National Register was established by the National Historic Preservation Act of 1966 in recognition of the importance of our cultural heritage. At the Federal level, the National Register is administered by the National Park Service (NPS) under the Secretary of the Interior, and at the state level by the State Historic Preservation Officer (SHPO). In Massachusetts, the SHPO is the Executive Director of the Massachusetts Historical Commission (MHC).

**2. What are the benefits of National Register listing?**

- A. Listing on the National Register provides honor and recognition for historically, culturally, architecturally, or archaeologically significant properties and provides a basis for making informed planning and development decisions.
- B. The MHC is authorized by state and federal law to review and comment on state and federally licensed, permitted, or funded projects that have an impact on listed properties. If it is determined that such a project poses a threat to a property listed on the National Register or eligible to be listed on the National Register, a consultation is triggered in which project proponents and the MHC jointly explore alternatives to eliminate or minimize any damaging effects. This review is a negotiation process.
- C. If the property is income-producing and therefore depreciable under IRS regulations, and is listed in the Register (either individually or as a contributing part of an historic district), certain provisions of the Tax Reform Act of 1986 may apply to it. That Act encourages preservation of depreciable historic structures by providing a direct tax credit for 20% of the rehabilitation costs. All rehabilitation work must follow standards set by the Secretary of the Interior. In Massachusetts, over 1300 projects, both small and large scale, have taken advantage of the federal tax credit.
- D. If the property is owned by a municipality or nonprofit organization and is listed on the Register (either individually or as a contributing part of an historic district), funding may be available through the Massachusetts Preservation Projects Fund (MPPF). In funded years, under this State Grants program, 50% matching grants are available to qualified properties for restoration, rehabilitation, stabilization, and documentation.

**3. The National Register of Historic Places is a list of historic places that are "significant" cultural resources. What, exactly, is "significance" and, what criteria must a property meet to be placed on the National Register?**

"Significance" is the quality in American history, architecture, archaeology, engineering, and culture that is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or



- C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded, or may be likely to yield, information important in prehistory or history.

#### 4. What are the procedures for listing properties on the National Register?

Once a city or town conducts a "survey" of their historic assets, the local historical commission in that community will work with the Massachusetts Historical Commission to evaluate their most significant properties. Once it is determined which properties possess significance and retain integrity, a National Register nomination form can be completed. The staff at the MHC will use the form to edit and prepare the final National Register registration form. Proper notification is given to owners, as well as the local historical commission and local elected official. After this, the nomination goes through the following steps:

- A. **Consideration by the State Review Board:** The 18 members of the Massachusetts Historical Commission meet regularly to consider a variety of preservation issues. Four times annually, the MHC considers the eligibility of potential nominations to the National Register of Historic Places. At the meeting, the members render a decision on whether to nominate these properties to the National Register. They base their decision on the properties' significance and integrity.

If a property is voted eligible by the SRB, notification is sent to the chief elected official, the local historical commission, and the owner/applicant. If the property is found not to meet the criteria for eligibility of National Register properties, both the local historical commission and the owner/applicant will be notified.

- B. **Submission of Nomination to the National Park Service:**  
Nomination forms for properties that have been voted eligible by the State Review Board are submitted to the NPS for a final decision. Normally, NPS reviews nominations within 45 days. Applicants should be aware, however, that applications are occasionally returned for additional information, so the process can take considerably longer. When the property(s) are actually listed on the National Register, a notice is published in the Federal Register.
- C. **Notification of Acceptance:** When the MHC receives notification from the NPS that a property has been listed in the National Register, the MHC will notify the owner(s) and appropriate local officials. In the case of individual properties, owners will receive a letter, a certificate, and an explanation of the National Register program. Copies of the letter and the certificate will be sent to the chief elected official and the local historical commission. In the case of districts, owners will receive notification that their property has been listed either by direct mailing or legal notice published in a local paper. A letter and certificate will be sent to the local historical commission with copies to the chief elected official. No matter what type of listing, a press release discussing the listing is sent to the local newspaper for publication.

#### 5. Can a property owner object to National Register listing?

Yes. A notarized letter of objection may be submitted to the State Historic Preservation Officer (SHPO), stating that you are the owner of the nominated property and object to the listing. Although the nomination may be forwarded to the NPS for a decision as to whether the property meets the criteria for listing, it cannot actually be listed if the owner has objected. In the case of a district, a majority (more than 50%) of owners must object in order to prevent listing from occurring.

**6. Does National or State Register listing affect what owners can do to their property?**

Listing on the National Register **does not** allow the federal government to acquire property, place restrictions on land, dictate the color or materials used on buildings, or require that it be open to the public. If a property is listed on the Register, the owner **may do anything** with it that he/she wishes, unless some other regional/local ordinance or policy is in effect.

Listing a property on the National Register does not guarantee that cultural resources will be preserved. Rather, they ensure that the historic value of listed properties will be considered during the planning stages of any project that requires a federal or state license, permit, or funding.

**7. What is the review process under which a project gets reviewed if it is receiving Federal funding or is a Federal action?**

The Federal review process designed to ensure that historic properties are considered and "taken into account" during Federal project planning and execution is called a "Section 106" review. It is administered by the Advisory Council on Historic Preservation, an independent Federal agency. Consultation with the State Historic Preservation Office is the first step in the "Section 106" process. Historic properties which are considered in "Section 106" consultations are those which are listed, or are eligible for listing in the National Register of Historic Places.

**8. What is the review process under which a project gets reviewed if it is receiving state funding or licensing, or is a state action?**

The MHC's State review process (950 CMR 71.00) is designed to eliminate, minimize, or mitigate adverse effects to properties listed in the State Register of Historic Places, where feasible. This process establishes a standardized procedure to protect the public's interest in preserving historic and archaeological properties by directing state bodies to notify the MHC as early as possible in the planning process of any project whether undertaken by the state body or prior to the state body's funding or licensing, in whole or in part, of a private project. In addition to the MHC review process, the Massachusetts Environmental Policy Act (MEPA) may also be triggered for projects which meet MEPA thresholds.

**9. Can MHC's review process stop a development project from proceeding?**

No. If all efforts for negotiation have been exhausted, and a compromise has not been made to eliminate, minimize or mitigate the adverse effect, the state or federal agency may choose to proceed with funding or licensing the project after the MHC presents its finding, and barring any litigation.

**10. What is the difference between the National Register and the State Register in Massachusetts?**

The **National Register of Historic Places (NRHP)** documents and records the nation's important, irreplaceable buildings, sites, structures, and objects as well as districts worthy of protection. The **State Register of Historic Places (SRHP)** was created to serve as a master list of designated historic properties in the Commonwealth and to provide an added measure of protection. Properties are included on the State Register if they are: listed in or determined eligible for listing in the NRHP; local historic districts; local, state, and national landmarks; state archaeological landmarks; or properties with preservation restrictions.





## CAPE COD COMMISSION

3225 MAIN STREET  
P.O. BOX 226  
BARNSTABLE, MA 02630  
(508) 362-3828  
FAX (508) 362-3136

E-mail: [frontdesk@capecodcommission.org](mailto:frontdesk@capecodcommission.org)

### HOW THE CAPE COD COMMISSION ACT AFFECTS NATIONAL REGISTER PROPERTIES

Under the Cape Cod Commission Act, an act of the State Legislature in 1990, the Commission has authority to review demolition or substantial alteration of properties listed on the National Register of Historic Places when they are outside of Local Historic Districts. The review provides some protection for National Register properties where no other historic resource protection exists. It protects against demolitions and major alterations that would unnecessarily destroy the Cape's architectural heritage. This review was designed to protect the most important characteristics of historic properties significant to the region, while respecting the need for buildings to evolve over time.

There are approximately 3,500 buildings on Cape Cod listed in the National Register and outside of local historic districts that could be subject to Cape Cod Commission review for demolition or substantial alteration. With all these properties, only nine cases have been reviewed by the Cape Cod Commission since 1990. The Cape Cod Commission reviews only full demolition projects and projects which propose to alter key character-defining features such that the building loses its historic character and no longer meets the criteria for listing in the National Register. Single family homes are exempt from Cape Cod Commission review unless the project involves at least a 25% change in gross floor area and also alters the building's key character-defining features such that it no longer meets National Register criteria. Most residential projects do not exceed the 25% change in floor area and, of those that do, many do not require review because they do not threaten the building's historic character.

If a house is within the boundaries of a National Register area but is not an historic property, it is considered "noncontributing." Demolition or substantial alteration to "noncontributing" properties is not subject to review by the Cape Cod Commission. If a house is within the boundaries of a National Register area and is an historic property, or a "contributing" property, improvements or alterations involving less than a 25% change in gross floor area do not require review by the Cape Cod Commission, as noted above. This would include such changes as new doors, windows, shingling, siding, small additions, and dormers.

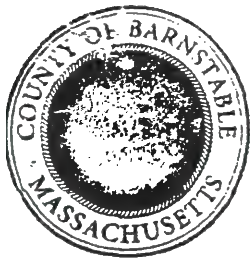
The Cape Cod Commission coordinates with the town's Building Commissioner and Local Historical Commission in the review of National Register properties. If a proposed project involves full demolition, the Building Commissioner refers the project to the Cape Cod Commission for review. If a proposed project involves alterations (including more than a 25% change in the gross floor area of a single family home), the Building Commissioner seeks an opinion from the



Local Historical Commission as to whether the project should be reviewed by the Cape Cod Commission. The Cape Cod Commission prefers to have the Local Historical Commission work with property owners planning major alterations to explore options that would not trigger review. When major alterations are proposed, there is an opportunity for the property owner to discuss the building's significant exterior features with the Local Historical Commission members and Cape Cod Commission staff and to consider alternative designs which would preserve key character-defining features prior to beginning the review process. Many property owners choose to alter their plans once they become aware of the building's historically significant features.

For more information about the Cape Cod Commission's review of historic properties, please contact Sarah Korjeff, Preservation Planner, or Dorr Fox, Chief Regulatory Officer, at 508-362-3828.





## CAPE COD COMMISSION

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### GUIDELINES FOR REFERRAL OF HISTORIC STRUCTURES TO THE CAPE COD COMMISSION

Technical Bulletin 96-002

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Cape Cod Commission staff has been requested to establish thresholds to determine when a proposed demolition or substantial alteration to an historic structure requires referral to the Cape Cod Commission as a Development of Regional Impact (DRI) under Section 12(c)(1) of the Cape Cod Commission Act (Act). Section 12(c)(1) of the Act requires review of "any proposed demolition or substantial alteration of an historic structure listed with the National or Massachusetts Registers of Historic Places, outside a municipal historic district or outside the Old King's Highway District."

#### **Purpose of Review Thresholds:**

Historic properties in Massachusetts may have a variety of designations which afford them varying amounts of protection. The strongest form of protection is provided to properties located within local historic districts established under the Historic Districts Act (M.G.L. Ch. 40C), municipal home rule authority, or special acts of the legislature, such as the Old King's Highway Regional Historic District. Properties listed in the National Register of Historic Places, either individually or as part of a National Register Historic District, are afforded limited protection from projects involving federal actions. The State Register of Historic Places is a master list of all of the Commonwealth's designated properties including those listed in the National Register of Historic Places and within local historic districts. This additional designation provides limited protection from projects involving state actions. Section 12(c)(1) of the Act was established to give the Commission the ability to review alterations to historic structures listed in the National or State Registers of Historic Places, which are not otherwise protected by local historic district regulations. This threshold of the Act was intended to encourage preservation and enhancement of historically significant buildings.

#### **Exemptions for Residential Structures:**

The Act provides absolute exemption from review as a DRI for the limited repair, alteration and upgrading of single-family residential structures. Section 22(c) of the Act states that the Act shall not apply to the "repair, upgrade, change, alteration or extension of a single family dwelling or an accessory structure,...if such dwelling existed prior to July 1, 1989, unless such upgrade, change, alteration or extension is greater than

25% of the gross floor area of the dwelling." This exemption applies to all single-family residential dwellings, including historic structures.

#### **Referrals of Single-Family Homes:**

If a proposed demolition or alteration is greater than 25% of the gross floor area of a single-family home, a determination must be made as to whether the alteration constitutes a "substantial alteration" pursuant to Section 12(c)(1) of the Act. These guidelines are designed to assist the Local Historical Commissions (LHC), and, where appropriate, the Massachusetts Historical Commission (MHC), in determining when a proposed change is considered "substantial" and should therefore be reviewed by the Commission as a DRI.

#### **Referrals of Other Structures:**

A proposed demolition to a listed or contributing structure which is not a single-family home shall be referred directly to the Cape Cod Commission for DRI review. As above, the LHC, and, where appropriate, the MHC, shall make a determination as to when a proposed alteration is considered "substantial" and should therefore be reviewed by the Commission as a DRI.

#### **Referral Evaluation Guide:**

In order to assist local permitting authorities and Historical Commissions in screening potential DRI referrals, Commission staff has outlined a guide to the review of historic structures to be used when evaluating a demolition or an alteration to an historic structure.

#### **Jurisdiction:**

The Cape Cod Commission shall review listed structures/buildings which are not regulated at the municipal level through Historic District Regulations established under M.G.L. Chapter 40C or created by special legislation. Its jurisdiction under the Act shall be limited to exterior architectural features of structures individually listed on the National or State Register of Historic Places and all contributing structures within a National Register Historic District.

#### **Proposed Review Guidelines-Definitions:**

The definitions listed below are designed specifically for use by Local Historical Commissions and permitting authorities in this DRI screening process. The definitions are based primarily on the National/Massachusetts Register of Historic Places and the National Historic Preservation Act. The definitions of the Cape Cod Commission Act, Administrative and DRI Regulations shall also apply, unless otherwise specified.

#### **Historic Structure/Building:**

A combination of materials forming a shelter for persons, animals or property, including but not limited to a garage, office, or shed as well as functional construction created for purposes other than creating shelter, including but not limited to a windmill, bridge, or gazebo. Historic structure/building may also be used to refer to an historically and functionally related unit, such as a house and barn.



*Contributing Historic Structure:*

An historic structure that adds to the historic architectural qualities, historic associations, or archaeological values for which a property or district is significant, including all detached structures on an historic property which contribute to the above qualities.

*Non-Contributing Structure:*

A structure located within a Local, Massachusetts or National Register Historic District which does not add to the historic architectural qualities, historic associations or archaeological values for which a property is significant because a). it was not present during the period of significance; b). due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period; or c). it does not independently meet the National Register criteria.

*Historically Inappropriate Addition:*

Alterations which are inconsistent with the predominant architectural style and historic qualities of the structure.

*Demolition:*

Any act of pulling down, destroying, removing, or razing a building or structure, or any portion thereof, or commencing the work of total or substantial destruction with the intent of completing the same, without replacement.

*Substantial Alteration:*

An alteration which jeopardizes a structure's individual eligibility for listing in the National Register of Historic Places, or its status as a contributing structure in a National or Massachusetts Register of Historic Places, such as:

- addition, removal, alteration or substitution of defining architectural features such that the building/structure is incapable of yielding important historical information about its period, including changes to the following: exterior siding, roof pitch, fenestration, and the compatibility of additions in terms of general scale, massing, and materials.
- isolation of a property or alteration of its setting such that the historic character and integrity are no longer reflected in the site. Examples may include the following: introduction of parking lots, removal of subsidiary buildings or relocation of a structure from its original site.
- use of surface cleaning and maintenance methods which endanger the building, structure, or object's historic building materials, such as sandblasting and improper masonry repointing.

\*Note: It is recommended that local historical commissions refer to the U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings for assistance in determining a substantial alteration.

*Architectural Feature:*

The style, design, general arrangement, and components of all the outside surfaces of a structure which characterize the landmark or district, including but not limited to the following: the architectural style and general arrangement and setting thereof; the kind and texture of exterior building materials, or other materials applied to exterior surfaces and the type and style of windows, doors, lights, signs, and other appurtenant exterior fixtures.

*Gross Floor area:*

The sum in square feet of the area at each floor level that is included within the outside faces of exterior walls, not including architectural setbacks or projections. Included are all stories; attached or detached structures that have floor surfaces with clear standing head room (six feet, six inches minimum) regardless of their use, including but not limited to cellars, basements, mezzanines, penthouses, corridors lobbies, or offices. All structures included on the National or State Register listing may be included in the gross floor area calculation. Where a ground level area, or part thereof, within the outside faces of the exterior walls is left unenclosed, (for example, an atrium), the gross floor area of the unenclosed portion is said to be considered as a part of the overall square footage. The area to be demolished is included in calculating the total gross floor area of an existing structure.

*Exemptions:*

The following structures, activities or features are excluded from review by the Commission:

- Ordinary maintenance and repair of any exterior feature which does not involve a significant change in design, material, or outer appearance. This provision includes re-shingling or replacement of wooden clapboards. Activities not requiring a building permit are automatically exempt.
- Non-contributing structures in a National Register district.
- Temporary structures or signs.
- Terraces, walks, driveways, sidewalks, and similar structures, provided that any such structure is substantially at grade level and not within the outside faces of exterior walls.
- Fences, decks, walls, flagpoles, arbors and trellises, storm doors and windows, window air conditioners, lighting fixtures, and similar appurtenances. Radio antennae, satellite dishes, and similar appurtenances are not exempt.
- Emergency actions pursuant to Section 24 of the Act and Administrative Regulations, or the reconstruction, pursuant to the Regional Policy Plan, of a structure or exterior architectural feature damaged or destroyed by fire, storm or other disaster, provided that such reconstruction is substantially similar to the original in exterior design, is begun within the time limits specified by the local building code, and is carried forward with diligence. Under these conditions the building inspector shall issue a written certificate that an emergency condition exists and that immediate action to remove the hazard is necessary, pursuant to Section 5 of the Administrative Regulations.



- Demolition or alteration of historically inappropriate additions.

**Procedures for Determination of Referral of Historic Structures:**

A. Property owner or his/her agent files for a local development permit (i.e. building permit, special permit). If no local permit is necessary, the project is not subject to Development of Regional Impact (DRI) review.

B. Building Inspector or other municipal agency reviews the proposed project, asking the following questions:

1. Is the structure located within a local historic district and therefore governed by local historic district regulations? If yes, the project is not subject to DRI review under Section 12(c)(1) of the Cape Cod Commission Act. Proceed with the local permitting process. If no, proceed to Question 2.

2. If the answer is yes to all of the following questions, the project should be referred to the Local Historical Commission for a determination (see Step D below). If the answer is no to any of these questions, proceed with the local permitting process:

- Is the structure either listed on the National or State Registers of Historic Places or listed as a contributing structure within a National Register Historic District?
- Does the proposed project involve alteration of any exterior feature of such an historic structure?
- If the structure is a single family dwelling, does the proposed project involve alteration of more than 25% of the gross floor area of the existing structure? \*\*

3. Does the project involve demolition of more than 25% of the gross floor area of a single family dwelling\*\* or any demolition of a listed or contributing structure which is not a single family dwelling? If yes, refer directly to the Cape Cod Commission for DRI review.

C. Applicant files two copies of plans and supporting documents with the Local Historical Commission. If any demolition is proposed, the applicant should provide photos and measurements of the area to be demolished.

D. The Local Historical Commission reviews the proposed alterations and/or demolitions as follows:

1. Local Historical Commission schedules a public meeting to discuss the proposed project. A notice of such meeting should be posted at least 48 hours in advance and should include the name of the applicant, the location of the property, and brief description of the proposed construction and/or demolition, as well as the date, time and place of the meeting. A copy of such notice should also be sent to the Cape Cod Commission.

2. The Local Historical Commission should make a written determination as to whether the proposed alterations/demolitions constitute a "substantial alteration" for the purposes of Section 12(c)(1) of the Cape Cod Commission Act. Within twenty-one (21) days of receipt of the applicant's plans and supporting documents, the Local Historical Commission should notify the Building Inspector or other municipal agency of its determination.

E. If the Local Historical Commission determines that a proposed project constitutes a substantial alteration, the Building Inspector or other relevant municipal agency shall refer the project to the Commission for DRI review under Section 12(c)(1) of the Cape Cod Commission Act. If the Local Historical Commission finds that the proposed project does not constitute substantial alteration, the local permitting process may proceed.

F. Notwithstanding the above, if the Building Inspector or other municipal agency do not concur with a Local Historical Commission's determination, the Building Inspector or other municipal agency may file with the Commission an application for an informal jurisdictional determination.

G. The Commission shall make an informal jurisdictional determination as to whether DRI review is required within fourteen (14) days of receiving an application from a municipal agency. In making its jurisdictional determination, the Commission may consult with the Massachusetts Historical Commission (MHC) to determine whether the proposed project does involve substantial alteration. If the project is determined to be a substantial alteration by the Commission, the Building Inspector or other municipal agency shall refer the project to the Commission for DRI review under Section 12(c)(1) of the Act. Guidelines for DRI review of such referrals will be developed at a later date.

H. Pursuant to Section 12(h) of the Cape Cod Commission Act, the Commission may also review proposed alterations or demolitions of historic structures that have not been referred to it by municipal agencies if, in the Commission's judgement, the proposed project meets the standards and criteria for developments of regional impact.

\*\*Calculations of substantial alterations and demolitions to a single family dwelling should be based on the gross floor area of the existing structure. Thus, alterations and/or additions affecting more than 25% of the structure's gross floor area should be referred to the Local Historical Commission for a determination. Demolitions of more than 25% of the structure's gross floor area should be referred to the Cape Cod Commission for DRI review.





Newsletter of the Old Village Association of Chatham, Massachusetts

Volume IV

Issue 1

Winter, 2001

## National Register News: The Final Step - With Detour

The anthrax scare has touched the Old Village National Register nomination, albeit indirectly. On October 10, the State Review Board of the Massachusetts Historical Commission voted the District to be eligible. Thanks to the efficiency of Phil Bergen who was in charge of the final review, and Betsy Friedberg, National Register Director, the nomination went to Washington on October 25th. However, instead of being delivered to the Park Service, it was hurried off, along with tons of government mail, to a warehouse in Ohio, where it will be irradiated against anthrax. When (or if) it will return, nobody knows.

Luckily, if there's something to worry about, we usually find it. A call to the Park Service confirmed our worst fears. Again, the staff at Mass. Historical Commission went out of their way to help. They recopied the application, bundled it up and sent it on to Washington via Fed Ex, with an urgent plea that it be put on the fast track to make up for lost time. So, hopefully we are still on schedule . . .

When the review is complete, all owners in the District will receive a notice from the Mass. Historical Commission. However, the Association will be sure to get the word out immediately. This has indeed been a long process, but one which was, until the latest, highly satisfying. Our guests at the final meeting in August, consultant Candy Jenkins, Betsy Friedberg and Cara Metz from the Mass. Historical Commission and Sarah Korjeff of the Cape Cod Commission were impressed by the large number of attendees and the informed, thoughtful nature of the audience's questions and comments. The Old Village, as always, did itself proud. Kathy Earnshaw's refreshments, candles and huge bouquets of hydrangeas, as well as David MacAdam's collage of Old Village pictures, added an elegance that most State Commission meetings (we were assured) do not have. As a most fitting end to the evening, Anne Rogers and David MacAdam gave each attendee a copy of their book, *A Family Album of the '20s*.

With Nancy Yeaw of the Chatham Historical Commission, the Association put together material for the Building Inspector which will help his office manage the review process for National Register Districts under the Cape Cod Commission Act. When the nomination is complete, the Association will also notify all realtors in Chatham, briefly outline the review process and set forth the advantages of buying property in a National Register District. The Board of Directors of the Old Village Association will continue to monitor the process, answer questions and be of assistance, when needed.

### Building Code Exemptions for "Contributing" Properties

Property owners of "contributing" structures should be aware that, when the National Register District becomes final, some of their renovation work may be exempt from State Building Code regulations (which can make alterations to older homes more difficult). The exemptions are listed in 730.CMR State Board of Building Regulations and Standards, pages 458-460. Your builder can contact the Building Inspector for details. The Association also has copies of the Code.



Betsy Friedberg, Candace Jenkins and Cara Metz at NRD Meeting

