



Falmouth Historic Resources Survey – Phase II Falmouth, Massachusetts

Phase IV – Final Report

September 27, 2019

Submitted to:

**Falmouth Historical Commission, Falmouth Planning
Department, and Community Preservation Committee**
Falmouth Town Hall
59 Town Hall Square
Falmouth, MA 02540

Abstract

The Public Archaeology Laboratory, Inc. (PAL) undertook the Falmouth Historic Resources Survey – Phase II (the “Project”) for the Falmouth Historical Commission (FHC), through the Planning Department, and the Community Preservation Committee (CPC) (the Town). The project was overseen by the Planning Department and FHC. The goals of the project was to replace and/or update Massachusetts Historical Commission (MHC) Building Forms for approximately 100 buildings selected from a town-wide list created in the previous phase of the project. PAL has completed documentation for historic resources, identified contexts for National Register of Historic Places (National Register) evaluation, and identified properties eligible for listing in the National Register. The results of the survey are discussed in this report and the accompanying MHC Area Form A and Building Form Bs. Copies of the completed survey documentation and final report will be on file with the Massachusetts Historical Commission, 220 Morrissey Boulevard, Boston, MA 02125, and the Falmouth Historical Commission, Falmouth Town Hall, 59 Town Hall Square, Falmouth, MA 02540.

The identification of significant cultural and architectural resources for Falmouth has taken place through community-wide surveys and National Register nominations. In the 1990, a town-wide survey of properties was undertaken, and in 2018 a town-wide survey was undertaken to create comprehensive data tables of all historic resources in town and recommendations for future survey.

The Inventory of Historic Resources Phase 2 was made possible by the People of Falmouth through the Community Preservation Fund.

Methodology

Survey Objectives

The objectives of this Project were to survey and comprehensively document approximately 100 historic resources, as selected by PAL and FHC. These properties were documented in order to better understand the historic resources of Falmouth and its development.

Assessment of Existing Documentation and Research

MHC files were reviewed and copies were obtained of all existing inventory and National Register forms. The inventory forms are primarily from the 1990s with black and white or non-existent photographs and varying degrees of information, many of which need to be updated for content and format.

Research was conducted primarily at the Massachusetts State Archives, Falmouth Public Library, West Falmouth Library, and Woods Hole Historical Museum. Resources on the overall history and development of West Falmouth, including historic maps and atlases, annual town reports, local histories, and unpublished materials, are contained in libraries. Online resources consulted included U.S. Census reports and city directories available through Ancestry.com and other online repositories. Property ownership research was conducted through the Barnstable County Registry of Deeds. PAL staff examined historic maps and atlases, local records, and town histories. Historic maps and atlases examined include the 1858, 1880, 1905, and 1910 *Atlas of Barnstable County* (Walling 1858; Walker 1880, 1905, 1910), as well as Sanborn Fire Insurance Maps and historical aerial images from the National Environmental Title Research, LLC. Local records examined include state census records, assessor records, and the 1985 *Massachusetts Historical Commission Reconnaissance Survey Report for Falmouth*.

Property Selection

The criteria for selection of the approximately 100 properties to be included in the Falmouth Survey are derived from the Town's Request For Proposals, Phase I Project results (Dray 2018), discussion at the project startup meeting on October 2, 2018, Falmouth's List of Significant Buildings, a drive-over of the Snug Harbor area, and additional information received following the meeting. Selection of properties is described in depth in *Technical Memorandum – Falmouth Historic Resources Survey – Phase II: Phase I – Property Selection* (October 2018).

Survey Procedures

The Project used current MHC criteria and methodology as defined in MHC's *Historic Properties Survey Manual: Guidelines for the Identification of Historic and Archaeological Resources in Massachusetts* (1992), *Survey Technical Bulletin #1* (1993), *MHC Interim Survey Guidelines* (March 1999, et seq.), *MHC Interim Guidelines for Inventory Form Photographs* (2009), and MHC's *Guidelines for Inventory Form Locational Information* (2013). Both MHC survey guidelines and the tasks and products of the survey Scope of Work meet the Secretary of the Interior's *Standards and Guidelines for Identification* (1983).

PAL prepared and submitted a *Technical Memorandum – Falmouth Historic Resources Survey – Phase II: Phase I – Property Selection* in October 2018 that outlined the methodology of property selection and preliminary research. The preliminary list of resources to document was confirmed in October 2018. During the survey of the list of resources, several properties were determined to be completely obscured from view from public rights-of-way and were switched out for other properties that were recommended for survey in Phase I of the Project in West Falmouth. One property, 108 Gansett Road in Woods Hole, was added to survey at the FHC's request.

A survey of West Falmouth was undertaken in order to assess and document the previously

selected properties. PAL used a mobile GIS map for research, data collection, and survey refinement accessed via the ArcGIS Collector application on a 3G-enabled iPad tablet as well as from desktop web browsers at the office. Staff used the data collection functionality to record the attributes of pre-determined survey properties in the field via the iPad tablet, as well as with a paper survey matrix. Resources were photographically documented using a high-resolution digital SLR camera.

National Register Eligibility Criteria

The National Register eligibility recommendations for the resources included in this survey update were based on analysis of the background information available for each property, including the general context of the historic development of West Falmouth, and the visual data collected during fieldwork against the National Register criteria (36 CFR 60). These criteria are the standards for evaluating the significance of resources as established by the National Park Service, Department of the Interior. The criteria are designed to guide the evaluation of potential entries for the National Register. The National Register criteria state that, “the quality of significance in American history, architecture, archaeology, engineering, and culture 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 that possess high artistic values, or that represent a significant and distinguishable entity whose component may lack individual distinction; or
- D. that have yielded or may be likely to yield information important in prehistory or history.

Results

Building Form B (100) inventory forms were completed for each of the 100 surveyed resources on the final list. Each form includes an architectural description of the resource(s) and its immediate setting, discussion of the historic context, locus map, and digital image of the resource(s). Some forms include historic maps and images. One additional MHC Area Form A was also completed to update a pre-existing area form. MHC National Register Criteria Eligibility forms were completed for three areas (one for the area for which an A form was created, and for two existing area in which many of the surveyed properties are located); 15 properties were evaluated as contributing to the National Register-eligible Chapoquoit Island Area, 10 properties were evaluated as contributing to the National Register-eligible Swift Lots Area, and 34 properties were evaluated as contributing to the National Register-eligible Snug Harbor Area. MHC National Register Criteria Eligibility forms were completed for 5 individual properties out of the 100 individual properties. 24 properties are within a pre-existing Local Historic District, 23 of which are also within a pre-existing National Register Historic District. See “Recommendations” below for details on these evaluations.

Inventoried Properties

Area Name		MHC No. (FAL.)			NR Eligibility Recommendations
Chapoquoit Island		E			Potential Historic District
Street No.	Street Name	Assessor No.	MHC No. (FAL.)	MHC Area (FAL.)	NR Eligibility Recommendations
8	Associates Rd	24 06 009 032	2031	E	Contributing to Chapoquoit Island Area (FAL.E)
19	Associates Rd	24 02 001 021	2032	E	Contributing to Chapoquoit Island Area (FAL.E)
30	Associates Rd	24 05 002 027	2033	E	Contributing to Chapoquoit Island Area (FAL.E)
50	Associates Rd	24 05 004 025	1950	E	Contributing to Chapoquoit Island Area (FAL.E)
60	Associates Rd	24 05 005 024	2034	E	Contributing to Chapoquoit Island Area (FAL.E)
67	Associates Rd	24 03 001 011A	2035	E	Contributing to Chapoquoit Island Area (FAL.E)
73	Associates Rd	24 03 002 011B	2036	E	Contributing to Chapoquoit Island Area (FAL.E)
74	Associates Rd	24 05 007 022A	2037	E	Contributing to Chapoquoit Island Area (FAL.E)
78	Associates Rd	24 05 008 022B	2038	E	Contributing to Chapoquoit Island Area (FAL.E)
115	Associates Rd	24 03 003B 008A	2039	E	Contributing to Chapoquoit Island Area (FAL.E)
118	Associates Rd	24 04 001 006A	2040, 2041	E	Contributing to Chapoquoit Island Area (FAL.E)
171	Associates Rd	24 07 007 000	2042	E	Contributing to Chapoquoit Island Area (FAL.E)
173	Associates Rd	24 07 003 038B	2043	E	Contributing to Chapoquoit Island Area (FAL.E)
193	Associates Rd	24 02 006 015	2044	E	Contributing to Chapoquoit Island Area (FAL.E)
198	Associates Rd	24 07 001A 035A	2045	E	Contributing to Chapoquoit Island Area (FAL.E)
15	Bakers Ln	24A 05 007 004	2069, 2070	D	Not Eligible
17	Bakers Ln	24A 05 008 000B	2071, 2072	D	Not Eligible
26	Bakers Ln	24A 05 006 003	2073	D	Not Eligible
28	Bakers Ln	24A 05 004 002	2074	D	Not Eligible

11	Beach Rd	14 14 018 001	2075, 2076	N/A	Not Eligible
32	Black Beach Hills Rd	25 04 010 001A	2077	N/A	Not Eligible
2	Burgess St	24A 10 017 007	2078	G	Contributing to Swift Lots Area (FAL.G) and Snug Harbor Area
3	Burgess St	24A 10 012 008	2079	G	Contributing to Swift Lots Area (FAL.G) and Snug Harbor Area
4	Burgess St	24A 10 016 006	2080	G	Contributing to Swift Lots Area (FAL.G) and Snug Harbor Area
8	Burgess St	24A 10 014 004	2081	G	Contributing to Swift Lots Area (FAL.G) and Snug Harbor Area
12	Burgess St	24A 10 013 000	2082	G	Contributing to Swift Lots Area (FAL.G) and Snug Harbor Area
17	Chapoquoit Rd	24A 05 015 000	2083, 2084	D	Not Eligible
102	Chapoquoit Rd	24 09 004 014	2085	N/A	Not Eligible
140	Chapoquoit Rd	24 09 001 001U	2086	N/A	Not Eligible
203	Chapoquoit Rd	24 07 006 000	2087	N/A	Not Eligible
41	Chase Rd	15 02 024 000	340	D,AK	Within LHD (1975)
5	Cottage Ln	24A 06 008 000	1095	D,AK,AX	Within NRDIS (1998) and LHD (1975)
108	Gansett Rd	49 03 006 002B	2088, 2089, 9027, 9028	N/A	Individual
12	Gifford Pl	24A 11 002 003	2090	N/A	Individual (with 22 Nashawena St and 8 Swift St), and contributing to Snug Harbor Area
12	Little Island Rd	14 18 008 001	2091, 2092	H	Individual
27	Little Island Rd	14 16 002 000	2093	H	Not Eligible
33	Little Island Rd	14 14 022 000	2094	H	Not Eligible
51	Little Island Rd	14 14 021 000	2095	H	Not Eligible
80 D	Little Island Rd	24 01 002 036	2096	H	Not Eligible
94	Little Island Rd	14 17 004 037	550, 9029	H	Not Eligible
7	Nashawena St	24A 07 014 000	2097	N/A	Contributing to Snug Harbor Area
10	Nashawena St	24A 11 004 001A	2098	N/A	Contributing to Snug Harbor Area
15	Nashawena St	24A 07 013 000	2099	N/A	Contributing to Snug Harbor Area

22	Nashawena St	24A 11 002 001	352	N/A	Individual (with 12 Gifford Pl and 8 Swift St), and contributing to Snug Harbor Area
25	Nashawena St	24A 07 010 000	554	N/A	Contributing to Snug Harbor Area
36	Nashawena St	24A 10 007 001	2100	G	Contributing to Swift Lots Area (FAL.G) and Snug Harbor Area
43	Nashawena St	24A 07 006 000A	2101	N/A	Contributing to Snug Harbor Area
61	Nashawena St	24A 07 004 000	2102	N/A	Contributing to Snug Harbor Area
18	Old Dock Rd	24A 05 001 000A	2103	F	Contributing to Snug Harbor Area
30	Old Dock Rd	24A 08 002 001A	2104	F	Contributing to Snug Harbor Area
31	Old Dock Rd	24A 07 014A 001	2105	F	Contributing to Snug Harbor Area
42	Old Dock Rd	24A 08 005 002	2106	F	Contributing to Snug Harbor Area
50	Old Dock Rd	24A 08 001 000	2107	F	Contributing to Snug Harbor Area
66	Old Dock Rd	24A 08 003 000	2108	F	Contributing to Snug Harbor Area
67	Old Dock Rd	24A 12 002 000	2109	F	Contributing to Snug Harbor Area
73	Old Dock Rd	24A 12 003 001	2110	F	Contributing to Snug Harbor Area
77	Old Dock Rd	24A 12 004 002	2111	F	Contributing to Snug Harbor Area
79	Old Dock Rd	24A 12 005 003	2112	F	Contributing to Snug Harbor Area
81	Old Dock Rd	24A 12 006 000	2113	F	Contributing to Snug Harbor Area
98	Old Dock Rd	24A 08 011 002B	2114	F	Contributing to Snug Harbor Area
102	Old Dock Rd	24A 08 013 004	2115	F	Contributing to Snug Harbor Area
136	Old Dock Rd	24A 08 020 003	2116	F	Contributing to Snug Harbor Area
140	Old Dock Rd	24A 08 024 005	2117	F	Contributing to Snug Harbor Area
33	Old Shore Rd	14 04 009A 000	2118	N/A	Not Eligible
297	Quaker Rd	13 16 255 006	2119	N/A	Not Eligible
8	Rice St	24A 10 011 003	2120	G	Contributing to Swift Lots Area (FAL.G) and Snug Harbor Area

141	Sippewissett Rd	36 06 001 000F	2121	N/A	Not Eligible
147	Sippewissett Rd	36 06 002 001D	485	N/A	Not Eligible
149	Sippewissett Rd	36 06 003 002D	486	N/A	Not Eligible
47	Snug Harbor Ln	24 21 002 002	2122	H	Not Eligible
85	Snug Harbor Ln	24 21 003 001	2123	H	Not Eligible
32	Standish Ave	36 12 008 190	483	N/A	Not Eligible
7	Swift St	24A 10 009 000	2124	G	Contributing to Swift Lots Area (FAL.G) and Snug Harbor Area
8	Swift St	24A 11 002 002	2125	N/A	Individual (with 22 Nashawena St and 12 Gifford Pl), and contributing to Snug Harbor Area
14	Swift St	24A 11 003 013B	2126	G	Contributing to Swift Lots Area (FAL.G) and Snug Harbor Area
20	Swift St	24A 11 001 014A	2127	G	Contributing to Swift Lots Area (FAL.G) and Snug Harbor Area
2	Uncatena North	14 01 025 026A	2128	N/A	Not Eligible
24	Uncatena North	14 01 021 022	2129	N/A	Not Eligible
346	West Falmouth Hwy	25 02 016A 001U (2-3)	1084	D,AK,AX	Within NRDIS (1998) and LHD (1975)
362	West Falmouth Hwy	25 02 015 000B	2130	D,AK,AX	Within NRDIS (1998) and LHD (1975)
366	West Falmouth Hwy	25 02 015 000A (B)	370	D,AK,AX	Within NRDIS (1998) and LHD (1975)
370	West Falmouth Hwy	25 02 015A 000	1085	D,AK,AX	Within NRDIS (1998) and LHD (1975)
403	West Falmouth Hwy	25 01 014A 000	1087	D,AK,AX	Within NRDIS (1998) and LHD (1975)
454	West Falmouth Hwy	25 02 001 000	1093	D,AK,AX	Within NRDIS (1998) and LHD (1975)
545	West Falmouth Hwy	24 15 002A 001U, 2-4	1097	D,AK,AX	Within NRDIS (1998) and LHD (1975)
550	West Falmouth Hwy	24 A 05 012 000	1098	D,AK,AX	Within NRDIS (1998) and LHD (1975)
593	West Falmouth Hwy	24 16 012 000	1099	D,AK,AX	Within NRDIS (1998) and LHD (1975)
605	West Falmouth Hwy	24 16 009 000	1101	D,AK,AX	Within NRDIS (1998) and LHD (1975)
615	West Falmouth Hwy	24 16 005 000B	1103	D,AK,AX	Within NRDIS (1998) and LHD (1975)

623	West Falmouth Hwy	24 16 003 000	1104	D,AK,AX	Within NRDIS (1998) and LHD (1975)
631	West Falmouth Hwy	24 16 001 000	1105	D,AK,AX	Within NRDIS (1998) and LHD (1975)
638	West Falmouth Hwy	24A 04 012 000	2131	D,AK,AX	Within NRDIS (1998) and LHD (1975)
655	West Falmouth Hwy	24 17 007 000	1110	D,AK,AX	Within NRDIS (1998) and LHD (1975)
656	West Falmouth Hwy	24A 04 006 000	1111	D,AK,AX	Within NRDIS (1998) and LHD (1975)
670	West Falmouth Hwy	24A 04 003 000	1113	D,AK,AX	Within NRDIS (1998) and LHD (1975)
708	West Falmouth Hwy	24 18 002A 002	1116	D,AK,AX	Within NRDIS (1998) and LHD (1975)
717	West Falmouth Hwy	24 17 001 000	1119	D,AK,AX	Within NRDIS (1998) and LHD (1975)
722	West Falmouth Hwy	14 15A 008 000	1120	D,AK,AX	Within NRDIS (1998) and LHD (1975)
729	West Falmouth Hwy	15 04 002 000	1121	D,AK,AX	Within NRDIS (1998) and LHD (1975)
866	West Falmouth Hwy	15 02 013 001	335	D,AK,AX	Within NRDIS (1998) and LHD (1975)

National Register Eligibility Recommendations

National Register evaluation criteria were applied to all properties included in the survey effort. MHC National Register Criteria Eligibility forms were completed for three areas (one for the area for which an A form was updated, and for two existing area in which many of the surveyed properties are located); 15 properties were evaluated as contributing to the National Register-eligible Chapoquoit Island Area, 10 properties were evaluated as contributing to the National Register-eligible Swift Lots Area, and 34 properties were evaluated as contributing to the National Register-eligible Snug Harbor Area (see table above for which properties are contributing to the recommended areas). MHC National Register Criteria Eligibility forms were completed for five individual properties out of the 100 individual properties. Three of the five are recommended as a combined individual National Register Nomination. 24 properties are within a pre-existing Local Historic District, 23 of which are also within a pre-existing National Register Historic District.

A summary of each of these areas and individual properties follows.

Areas

Chapoquoit Island (FAL.E) is eligible for listing in the National Register of Historic Places at the local level under Criterion A in the area of Community Planning and Development as one of the finest examples of a Falmouth summer resort community that developed at the end of the nineteenth century. The buildings and landscape represent a period in Falmouth's history when summer tourism thrived and the development of large-scale, high-style summer cottages and estates of the upper class

dominated residential development. The development was started by Franklin King and Nathaniel Coleman (later bought out by Charles H. Jones). In the 1890s, Nathaniel Bowditch, a notable landscape architect and associate of the Olmsted firm, laid out the circuitous road network and parcels. The property was sold to friends, family, and acquaintances of King and Jones throughout the 1890s and early 1900s.

Chapoquoit Island is also eligible at the local level under Criterion C in the area of Architecture as an intact area that incorporates multiple excellent examples of architectural styles that were popular in the late nineteenth and early twentieth centuries, including Shingle-, Colonial Revival-, and Craftsman-style houses. Some of the properties also have associated historic boathouses that remain in use as boathouses or were converted into residences throughout the twentieth century. The island's original stable and power plant remain intact at the southern end of the island. The area is also notable for containing numerous buildings that were designed by Boston-based architect, John Williams Beal. As a whole, Chapoquoit Island possesses integrity of location, design, setting, materials, workmanship, feeling, and association. Additional research is needed to delineate the district boundary, define the contributing and noncontributing status of resources, and complete a National Register nomination.

The Snug Harbor Area (no MHC No. or form) is eligible for listing in the National Register at the local level under Criterion A in the area of Social History and under Criterion C in the area of Architecture. The proposed National Register district consists of all properties within the Old Dock Road Area (FAL.F) and Swift Lots Area (FAL.G), and properties on both sides of the road along Nashawena Street between Cordwood Landing Road and Old Dock Road. The area is an excellent example of a Falmouth summer resort community that developed primarily in the late nineteenth into the early twentieth centuries along the eastern edge of Snug Harbor. The buildings and landscape in the area represent a period in Falmouth's history when summer tourism thrived and the development of both small, reserved summer cottages and large high-style estates developed. Buildings within the area were constructed by developers and sold to summer residents or were owner-commissioned builds. The properties also consist of historically and presently owner-occupied and rental residences, to accommodate the varied summer population of the town. Many of the buildings located along the Harbor's edge, are specially designed to face onto the harbor, and away from public view from roadways. Many properties have outbuildings ranging from carriage houses and garages to boathouses, and buildings along the water often have private docks that extend into the water for boat access. Architectural styles present in the proposed district consist of all styles typical of the time period, including Gothic Revival, Italianate, Queen Anne, Colonial Revival, and Craftsman style. The majority of buildings are good examples of their architecture styles within the town and are an intact collection of the building types and designs that were popular during the peak of summer development.

The area possesses integrity of location, design, setting, materials, workmanship, feeling, and association. Additional research is needed to complete a National Register nomination.

The Swift Lots Area (FAL.G) is eligible for listing in the National Register of Historic Places at the local level under Criterion A in the area of Community Planning and Development and under Criterion C in the area of Architecture. The Swift Lots are an excellent example of a Falmouth summer resort community that developed at the end of the nineteenth century. The buildings and landscape represent a period in Falmouth's history when summer tourism thrived and the development of small, reserved summer cottages developed. The Swift Lots along the edge of Snug

Harbor in West Falmouth were laid out in 1881 by Meltiah Gifford for Silas F. Swift. Swift's purchase and vision were likely influenced by the recent acquisition and development by others of two nearby coastal areas as summer estate communities: Hog Island in the 1870s for the development of Chapoquoit Island and Little Island in the late nineteenth century. Swift sold the land to various individuals, including prominent figures from Attleboro, Rockland, Somerville, and Boston, MA., who in turn commissioned the construction of small-scale, architecturally reserved cottages that face toward the water. By 1908, all 10 of the houses within the Swift Lots were constructed. The houses are set facing and close to the harbor, with docks extending into the water and ancillary outbuildings at the rear of the parcels closer to the road's edge. A continuous granite-block stone retaining wall extends along the perimeter of the area at the water's edge.

The proposed district consists of all 10 buildings that are referenced in the original MHC area form completed in 1990 by Candace Jenkins and Susan Abele. The Swift Lots Area possesses integrity of location, design, setting, materials, workmanship, feeling, and association. Additional research is needed to complete a National Register nomination. The properties within the Swift Lots Area may also be eligible as part of a larger proposed historic district encompassing the Snug Harbor Area (No MHC. No. or form) that consists of the Old Dock Road Area (FAL.F) (see this area form for full NR Criteria Statement), Swift Lots Area, and properties along Nashawena Street between Cordwood Landing Road and Old Dock Road.

Individual Properties

Celadon, 108 Gansett Road (1923, FAL.2088) is eligible for listing in the National Register of Historic Places at the local level under Criterion A in the area of Social History and under Criterion C in the area of Architecture. Celadon was constructed in 1923 for an upper-class, Bostonian woman, Sophie Moen, as her summer estate and owned by the family for 45 years, then sold to prominent Boston computer pioneer, businessman, and philanthropist An Wang and his wife, Lorraine Wang, in 1967. The property is a representation of the summer cottage movement that began on Cape Cod in the mid-to-late nineteenth century and continued into the mid-twentieth century. The property was designed by prominent Boston architects Kilham, Hopkins & Greeley and is an excellent example of a large, Spanish Eclectic-style summer cottage in Falmouth. It may be the only example in this style, which is rarely seen on Cape Cod. It was constructed during the hey-day of summer tourism and large summer cottage development in Falmouth. The property retains terraced landscaping elements and the original garage and caretaker's cottage, which are important elements to the typology of large summer estates. The buildings retain the majority of their original exterior materials and character-defining features. Celadon possesses integrity of location, design, setting, materials, workmanship, feeling, and association. Additional research is needed to complete a National Register nomination for the property.

The Ellery C. and Sarah E. Wright House and Barn, 12 Little Island Road (ca. 1892, FAL.2091, 2092) is eligible for listing in the National Register at the local level under Criterion A in the area of Social History and under Criterion C in the area of Architecture. The property was constructed for Ellery Channing Wright in the 1890s as his family's summer residence. He also commissioned the construction of five summer houses, including the Grey Rocks Cottage, 27 Little Island Road (1890, FAL.2093) and Horace and Sarah Woodard House, 33 Little Island Road (ca. 1896, FAL.2094), and possibly the House, 51 Little Island Road (ca. 1903, FAL.2095) scattered along what is now Little Island Road as investments to sell. Wright was a prominent Brockton manufacturer, where his family resided full-time. His development of houses along Little Island Road as summer residences in the

1890s is a representation of the summer cottage movement that began on Cape Cod in the mid-to-late nineteenth century and continued into the mid-twentieth century. The property is a good example of a Queen Anne-style summer cottage and outbuilding in Falmouth, and was constructed during the hey-day of summer tourism and summer cottage development in West Falmouth. Although the associated houses remain intact on Little Island Road, there is no potential historic district due to infill construction. Closer inspection of the property is needed to confirm its eligibility under Criterion C, since the property is only partially visible from the public right-of-way. The property possesses integrity of location, design, setting, materials, workmanship, feeling, and association. Additional research is needed to complete a National Register nomination for the property.

The Henry M. and Gertrude W. Kingman House, 22 Nashawena Street (1892, FAL.362) is eligible for listing in the National Register of Historic Places at the local level under Criterion A in the area of Social History and under Criterion C in the area of Architecture in combination with the Henry M. and Gertrude W. Kingman Carriage House, 8 Swift Street (1892, FAL.2125) and Henry M. and Gertrude W. Kingman Boathouse, 12 Gifford Place (1892, FAL.2090). The property was constructed for Henry Martin Kingman, a New York City-born, Brockton-based shoe manufacturer, and Gertrude Whitney Kingman, husband and wife, as a summer estate. The property is a representation of the summer cottage movement that began on Cape Cod in the mid-to-late nineteenth century and continued into the mid-twentieth century. The property is an excellent example of a large, Queen Anne-style summer cottage in Falmouth, and was constructed during the hey-day of summer tourism and large summer cottage development in West Falmouth. The property retains the original carriage house and boathouse (although on separate parcels since the 1970s), which are important elements to the typology of large summer estates. The buildings retain the majority of their original exterior materials and character-defining features. The property possesses integrity of location, design, setting, materials, workmanship, feeling, and association. Additional research is needed to complete a National Register nomination for the properties.

Further Study Recommendations

PAL recommends that National Register documentation be undertaken for the above properties evaluated as eligible for listing. Additionally, PAL recommends updating the Area inventory forms and undertaking further community-wide surveys to update the existing inventory forms for historic properties and create new inventory forms for historic properties previously un-surveyed and marked as for survey in the Falmouth Historic Resources Survey – Phase I Report. In addition, this building-by-building inventory can be used as a basis for local education about Falmouth history and for local planning initiatives, such as the creation of local historic districts.

Bibliography

- Barnstable County Registry of Deeds (BCRD), Book/Page. Electronically accessible, <https://www.barnstabledeeds.org/free-public-access/>, accessed January 2018.
- Deyo, Simeon L., *History of Barnstable County, Massachusetts*. Reprinted by Higginson Book Company, Salem, MA, 1890.
- Dray, Eric. *Falmouth Survey Plan 2018 – Draft [Phase I]*. Prepared for the Falmouth Historical Commission, Falmouth, MA, 2018.
- Falmouth Assessor, Property Assessment Data. Electronic resource, <http://falmouth.patriotproperties.com/>, accessed January 2019.

- Falmouth Enterprise*, Collection of Publications, 1896–1962. Electronic database, <http://digital.olivesoftware.com/Olive/APA/Falmouth/?action=tab&tab=browse&pub=FEN#panel=home>, accessed December 2018.
- Freeman, Frederick, *The History of Cape Cod: The Annals of Barnstable County and of its Several Towns, Including the District of Mashpee. Vol. I.*, Boston, MA, 1858.
- Hales, John G., *Plan of the Town of Falmouth in the County of Barnstable*, 1831.
- Jenkins, Candace, *Between the Forest and the Bay: A History of West Falmouth as Revealed in its Historic Buildings and Landscapes*. West Falmouth Civic Association, West Falmouth, MA, 1998.
- Jenkins, Candace and Susan Abele. Various *MHC Area Forms within survey area, Falmouth*. Massachusetts Historical Commission, 1990. On file, MHC, Boston, MA.
- Jenkins, Candace and Betsy Friedberg. National Register of Historic Places Registration Form. *West Falmouth Village Historic District (FAL.AX)*. 1998.
- Jenkins, Charles W. *Three Lectures on the Early History of the Town of Falmouth Covering the Time from its Settlement to 1812*. Falmouth, MA: The Local Press, 1889.
- Massachusetts Historical Commission. Local Historic District. *West Falmouth Historic District (FAL.AK)*. Falmouth, MA, 1975.
- Otis, James. *Pioneer Towns of America: The Story of Old Falmouth*. New York, NY: Thomas Y. Crowell & Co., 1901.
- Sanborn-Perris Map Co., Limited. *Fire Insurance Map, Falmouth, Barnstable County, Mass.* New York, 1901.
- Sanborn Map Company. *Fire Insurance Map, Falmouth, Barnstable County, Massachusetts*. New York, 1906, 1914, 1923, 1930.
- Smith, Mary Lou. *The Book of Falmouth: A Tricentennial Celebration: 1686–1986*. Falmouth, MA: Falmouth Historical Commission, 1986.
- Walker, George H. *Atlas of Barnstable County Massachusetts*. Falmouth. Boston, MA: George H. Walker & Co., 1880.
- Walker Lithograph & Publishing Co. *Atlas of Barnstable County Massachusetts*. Boston, MA, 1905, 1910.
- Walling, Henry Francis. *Map of the Counties of Barnstable, Dukes and Nantucket, Massachusetts*. New York, NY, 1858.