FORM A - AREA

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph

Aerial view of western area of village bordering Buzzards Bay; picture courtesy of Local.live.com.

Town/City: Town of Falmouth
Place: North Falmouth
Name of Area: Megansett
Present Use: Residential
Construction Dates or Period of Significance: 1880-1930
Overall Condition: Good
Major Intrusions and Alterations: Royal Megansett Nursing Home
Acreage: approximately 90 acres
Recorded by: Larson Fisher Associates, Woodstock, NY
Organization: Falmouth Historical Commission
Date: October 2008

Locus Map

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.
ARCHITECTURAL DESCRIPTION:
The Megansett survey area includes a total of 166 properties located on a promontory bordering the east side of Megansett Bay and located in the northwestern section of Falmouth. The area was partially surveyed in 1990, with 80 houses included in that survey area, only nine of which were identified as notable examples of their styles (see FAL.L on file at the Massachusetts Historical Commission). Included in the present survey are houses located along the main thoroughfares of Garnet, Pequossett, and Homer avenues, as well as the smaller connecting roads of Holmes Street, Denham Road, and Phillips Avenue and dead-end roads such as Circle Drive, Teele Street, Riverway, and Pine Bank Road. This is due to their age and stylistic similarities to those in the earlier survey. With only a few exceptions, the buildings are wood-framed residential structures.

The Megansett village was developed primarily between 1880 and 1930 as a summer resort community. The architectural styles of these dwellings reflect the styles that were popular during this timeframe. A good number of the larger properties have been since subdivided and infill development has occurred. This has introduced contemporary structures into the mix. However, the more recent buildings generally blend with the scale and appearance of the earlier buildings because of their small, residential scale and use of historic materials—90% of the houses are clad with wood shingles, clapboard, and/or wood novelty siding. (Only six have been resided with metal or vinyl.) In addition, only one tear-down appears to have occurred (25 Abbies Lane was under construction at the time of fieldwork for this survey) and even this new house looks to be replicating a traditional style. Only one major intrusion, discussed below, has altered the original resort settlement plan to any noticeable degree. Of the 166 buildings surveyed 137 or 82% of them would contribute to a historic district and over half of them (87) are intact or essentially intact. Those that have been altered, involve primarily window replacements, the addition of skylights, additions, and other, mostly minor, changes; only four houses have been altered so much as to have totally lost their integrity. In short, the survey area contains a cohesive group of residential structures that contribute to the high degree of historic character and authenticity of Megansett.

When categorizing the houses in the survey area by architectural style or form, it should be understood that many, if not most, of these buildings can be considered transitional styles that are a manifestation of the personal tastes of their owners governing the selection of ornamentation popular in this era. For example, there are many houses that could be placed in either a Gothic Revival or Queen Anne style category, depending on which features are most prominent. (Past surveys have identified some building as Stick Style, though none in this survey were categorized as such.) Because wood shingles were and continue to be the cladding of choice, as elsewhere in Falmouth and indeed all of Cape Cod, this ubiquitous siding material can confuse the stylistic categorization of some buildings while for others it pronounces the “Shingle Style” that was born of this region. A Queen Anne-style house often could be considered an example of the Shingle Style simply because of its wood shingle cladding. One house in this survey is categorized as “Transitional” in style as it exemplifies perfectly this architectural reality: 181 County Road (FAL. 1749 - Photo 8). Too, it must be recognized that the houses built in Megansett were frequently styled (and sometimes later modified) in a manner that befitted their origins as resort cottages. High raised basements to provide first floors sufficiently elevated to catch sea breezes and allow storage of boating paraphernalia are characteristic of many of these abodes. Wrap-around porches, often extending outward from three sides of otherwise rather modest dwellings, provide sheltered
outdoor space for summertime relaxation that are another feature found on a great number of houses in Megansett. Another architectural feature frequently found here is exposed rafter ends; an expression a rustic taste appropriate to summer houses in a resort community and which were incorporated into Gothic Revival-, Queen Anne-, Shingle- and Craftsman-style homes.

Given this qualification then, the 166 buildings included in this survey fall into the following style categories:

<table>
<thead>
<tr>
<th>Style</th>
<th>Numbers</th>
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<tbody>
<tr>
<td>American Four Square</td>
<td>8</td>
</tr>
<tr>
<td>Bungalow</td>
<td>14</td>
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<tr>
<td>Cabin</td>
<td>6</td>
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<td>Cape Cod</td>
<td>3</td>
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<td>Colonial Revival</td>
<td>13</td>
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<td>Contemporary</td>
<td>9</td>
</tr>
<tr>
<td>Craftsman</td>
<td>11</td>
</tr>
<tr>
<td>Dutch Colonial Revival</td>
<td>3</td>
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<tr>
<td>Gothic Revival</td>
<td>16</td>
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<tr>
<td>Homestead</td>
<td>4</td>
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<tr>
<td>Modern</td>
<td>8</td>
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<tr>
<td>Queen Anne</td>
<td>27</td>
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<td>Ranch &amp; Raised Ranch</td>
<td>8</td>
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<tr>
<td>Shingle</td>
<td>27</td>
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<tr>
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<tr>
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</tr>
<tr>
<td><strong>TOTAL:</strong></td>
<td><strong>166</strong></td>
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Homestead
There are some houses that do not have clear-cut stylistic influences. They can be simple, gable-roofed structures lacking much in the way of architectural ornamentation. In order to put them into a style or form category, we have chosen the term “Homestead” to indicated their simplicity and the fact that these tend to be some of the earliest, most basic houses in a settlement. As such they tend to have been modified over time, sometimes taking on some aspects of later styles or having been altered for functional reasons. There are four houses in the Megansett survey area that have been categorized as Homestead types. One at 19 Abbies Lane (FAL.1703 – Photo 9), the William and Harriet Perkins House, was built c. 1885 by one of the men involved in the development of Megansett (discussed below, under Historical Narrative). Its three-bay facade with center entrance is based on a very early form that provides a functional floorplan. The three-sided veranda or porch is a feature found on many Megansett houses, but looks to have been added in this case, since it does not provide for direct access to the front door, which would have been unusual in 1885. Similarly, the small 1½-story, 3-bay house at 178 County Road (FAL.1748 – Photo 10), built in 1890 according to the Assessor’s records but possibly earlier, looks to have had a large front-gabled dormer added to it and perhaps the 3-sided porch as well. This has produced an appearance approximating that of the Bungalow style. (Large front dormers were often added as a way of providing bathrooms after indoor plumbing became a standard amenity.) The homestead type house at 11 Garnet Avenue (FAL.1765 – Photo 11) has a front gable and 2-over-2 windows, which suggests a date much earlier than the c.1910 the Assessor lists. Indeed, with the agricultural outbuilding behind it, this house is likely an original farmhouse in the area and could well date to 1880. The house at 49 Garnet Avenue (FAL.1774 – Photo 12) is also a Homestead type, though it has the added accoutrements of shutters typical of Colonial Revival.

Gothic Revival
The Gothic Revival Style, which dates to the 1840s, isn’t found in its High Victorian expression in Megansett, but rather in the stripped down version that maintained a strong popularity right through the end of the 19th century. Characterized by a strong vertical massing, steeply pitched, often cross gable, roofs and wrap-around porches, it began to incorporated Queen Anne-style ornamentation at the end of the 1800s after that style had
made its debut. What often sets it apart from the Queen Anne style, however, is the extension of the roof down to a half-story position. There is a total of 16 houses categorized as Gothic Revival within the survey area, which include many excellent examples of the style. The house at 27 Chester Street (FAL.1723 – Photos 1 and 13), built c.1900, displays a typical 1½-story, upright and wing form with cross-gable roof and porch that wraps around to the recessed side ell. Note that the porch incorporates a storage area, as do many houses in the Megansett area. The strong verticality of the house at 159 County Road (FAL.1743 – Photo 14) is one of the characteristics that place it in the Gothic Revival category. It is notable for its 2-level, 2-sided wrap-around porch with lattice frieze and millwork railings. Steeply pitched gabled dormers are also often found on Gothic Revival dwellings. The very simple house at 228 County Road (FAL.1758 – Photos 2, 3, 4 & 15), most likely built shortly after the lot was platted in 1893, is 1½-stories in height and exposed rafter ends, which were not only characteristic of rustic summer houses, but a feature often used on Gothic Revival-style houses. The verticality of the Gothic Revival-style dwelling at 48 Garnet Avenue (FAL.1773 – Photo 16) is masked somewhat by the 3-sided wrap-around porch, but its 2-over-2 windows suggest a building date of c.1890 rather than the Assessor’s estimated date of 1910. Another example of a late Gothic Revival style—1½ stories, shed-roofed broken-eave dormer on a cross gable roof that extends over a recessed side ell—is the house at 7 Marion Road (FAL.1803 – Photo 17). Here the wide 3-sided wrap-around porch obscures the verticality normally associated with the style, as do the two side ells, one of which looks to have been extended. The final specimen offered is the house at 20 Otis Street (FAL.1818 – Photo 18) which has wood novelty siding on its first floor, an early material. This house also has a 3-sided wrap-around porch.

Queen Anne
The Queen Anne style deserves special attention, as it is one of the most numerous found in Megansett. Many of the examples presented appear to have been the product of one builder or designer. The style is an eclectic mixture of architectural influences and is typified by an irregular footprint, multiple rooflines, angled corners, protuberances, such as towers and bay windows, and wrap-around porches with turned columns and scroll sawn brackets and braces. Classic examples have highly decorated surfaces—such as decorative shingling and colored glass windows. Twenty-six houses in the Megansett survey area fall into the Queen Anne category. One of them is 22 Otis Street (FAL.576—misclassified as Stick Style in the 1990 survey). A frequent feature of Queen Anne-style houses in Megansett is the hipped roof with flattened peak, sometimes finished with a balustrade (perhaps allowing roof access and thus a sea view). Also, a number of Megansett houses sited on corner lots have cut or angled walls facing the corners, with or without parallel angles in their wrap-around porches. Others have an angled corner only in the porch structure. The house at 7 Chester Road (FAL.1717 – Photo 19) is one of simplest Queen Anne styles, with only the flattened hip roof and turned columns on the 3-sided porch revealing its stylistic origins. The house at 37 Chester Street (FAL.1727 – Photo 20), which is located on the northwest corner of Oliver and Chester streets, has both an angled wall and cut corner on its 3-sided porch facing the street intersection. It also has a balustraded and flattened hipped roof. The house next door to the west, at 41 Chester Street (FAL.1728 – Photo 21), also has clipped corner on its 3-sided porch, but not an angled wall. Like 37 Chester, it has a hipped roof, but it isn’t flattened and instead has a gabled front wall dormer. Just around the corner is 5 Oliver Street (FAL.1811 – Photo 22), a virtual replica of 41 Chester. (Unfortunately records could not be found that might have confirmed the suspicion that these homes were all designed and/or constructed by the same person.) A slightly more elaborate version of the “Megansett Queen Anne House” is located at 23 Otis Street (FAL.1819 – Photo 23) This house also has a 3-sided porch and hipped roof with gabled front wall dormer, but its mid-block location called for a center rather than a corner entrance. Another of the illustrated examples is the house at 72 Pequossett Avenue (FAL.1834 – Photo 24),
which has both a high perch overlooking and frontage on Megansett Harbor; hence its more pretentious aspect. Here is the classic Queen Anne Style house with faceted corner tower, ornately balustraded hipped roof with double bracketed eaves, leaded glass windows, and oculus, along with the standard wrap-around porch with turned columns. “Ridgeholm”—the house at 86 Garnet Avenue (FAL.1777 – Photo 25) is also Queen Anne in style. Like 72 Pequossett Avenue it overlooks and fronts Megansett Harbor. Its vertical massing, angled corners, multiple roof lines, and bracketed eaves all attest to its Queen Anne roots. A broad veranda occupies its water-front facade.

**Shingle Style**

Shingle Style houses are the most numerous in the survey area, with 28 in this category. They include the previously surveyed houses at 46 Chester Street (FAL.572), 62 Chester Street (FAL.573), 198 County Road (FAL.574-categorized as Colonial Revival in this earlier survey) and 215 County Road (FAL.575). It also includes one of the anchors of the early community, the Megansett Casino, located at 141 County Road (FAL.665 – Photos 60 and 61). It is a fine example of the Shingle Style with its front gable flaring out over symmetrical 2-story side bays flanking the 3-story central entrance bay, with its dramatic Roman-arched niche centered above the door and second-story bay window supported by large brackets. Built in 1901, the building has twice been adapted for new uses, in 1915 it was converted for use as a Roman Catholic Chapel, hence the inscription, “Megansett Churchhouse,” and in 1984 it was renovated into four condominium apartments. Despite the exterior alterations that accompanied these functional adaptations, the building clearly retains its Shingle Style, signaled by its wood shingle cladding. Plans for the building were submitted by T. M. James, who presumably was the architect Thomas M. James who was either apprenticing under Samuel J. Brown or just beginning his career in the of Hill and James. Later he specialized in designing bank buildings throughout the country.¹

One characteristic of the Shingle Style that many of Megansett houses share is a gambrel roof, often with a cross-gambrel that extends over side ells or wings. Others are asymmetrical facades, bay windows, and eyebrow dormers. Good examples of this style include the following:

- **2 Abbies Lane** (FAL.1692 – Photo 26)
- **66 Chester Street** (FAL.1730 – Photo 27)
- **215 County Road** (FAL.575 – Photo 28)
- **223 County Road** (FAL.1755 – Photo 29)
- **229 County Road** (FAL.1759 – Photo 30)
- **37 Garnet Avenue** (FAL.1770 – Photo 31)
- **6 Marion Road** (FAL.1802 – Photo 32)
- **44 Pequossett Avenue** (FAL.1827 – Photo 33)
- **16 Teele Street** (FAL.1848 – Photo 34)

**Colonial Revival**

The Colonial Revival Style came into being shortly after the Nation’s Centennial in 1876. By 1880, this style was sweeping the country. It provided an alternative to the highly decorated buildings of the Victorian era with

its clean, classic lines, and minimal ornamentation. In this survey 13 houses are categorized as Colonial Revival and their construction dates span a hundred years, testifying to the enduring popularity of this style. An early example is the house at 146 County Road (FAL.1738 – Photo 35) built c.1910 according to the Town Assessor, but possibly earlier, as evidenced by its trabeated door surround, which, together with the shingle siding, utilizes the local architectural idiom. This house may have been added onto or otherwise altered, as it does not exhibit the symmetrical facade typical of the side gable form. A c.1925 house at 7 Otis Street (FAL.1815 – Photo 36) is a front gable version that became popular in the first decades of the 20th century. A simple gabled front entry and paired 6-over-1 double hung windows with shutters convey the Colonial Revival style in this period.

Dating to 1940, the house 153 County Road (FAL.1740 – Photo 37) is a very pure example of Colonial Revival that begins to approximate a Cape Cod form (which is technically a version of the Colonial Revival Style). It is distinguished from most of the other Megansett homes by its wood clapboard siding rather than wood shingles. The front gabled dormers and shuttered windows are typical of this version of Colonial Revival, as is the arched header over the front door, which incorporates a sunburst design. Although the house at 9 Ward Street (FAL.1850 - Photo 38) would be “non-contributing” to a Megansett Historic District since it was constructed in 2008, it demonstrates the attractiveness of the Colonial Revival Style into the present day. Appropriately, the style serves to complement the scale and character of the historic buildings that surround it.

American Four Square
The American Four Square is actually a building form rather than an architectural style, since it can be rendered with any number of stylistic elements. Basically these houses are large cubes with simple hipped roofs, very often with one or more dormers, and front porches. In Megansett there are eight houses in this category that have a variety of stylistic approaches, though all are clad with wood shingles. The house at 29 Abbies Lane (FAL.1707) has Queen Anne features; 138 County Road (FAL.1737) has Colonial Revival ornamentation; and another, 5 Abbies Lane (FAL.1694 – Photo 39), displays Craftsman details. The following addresses also illustrate this style:

- 52 Chester Street (FAL.1729 – Photo 40)
- 218 County Road (FAL.1753 – Photo 41)
- 6 Circle Drive (FAL.1732 – Photo 42)

Cabins
Six houses in Megansett are considered basic vacation cabins, which is not really a style. A cabin’s function is rustic accommodation for seasonal use, which is visually transmitted as being a simple, small abode without ornamentation and often set only on piers. The house at 19 Garnet Avenue (FAL.1766 – Photo 43), which dates to 1955 according to the Town Assessor. Another small cabin at Cabin at 23 Marion Road (FAL.1808 – Photo 44) may be a “kit house.” The inexpensive kit house was often used for just this purpose.

Bungalows and Craftsman Cottages
The Bungalow Style dates to the mid-1920s and is well represented in Megansett with 14 houses in this category. Small, like a cabin, it has some classic features that make it readily identifiable, such as a swooping gable roof that extends down to the top of the first floor and out over a front porch. The gable roof more often than not has a front gable to allow use of the upper story area. The house at 15 Pine Bank Road (FAL.1842 –
Photos 5 and 45) illustrates this classic type. Hipped roofs are sometimes utilized, generally with dormers, again to create additional functional space in the attic level. Two alternative examples of the Bungalow style are provided by houses at 42 Homer Street (FAL.1797 – Photo 46) and 69 Pequossett Avenue (FAL.1833 – Photo 47).

Bungalows and Craftsman Cottages have some overlapping features—a result of them becoming popular at the same time. Natural materials, exposed rafter ends, dormers, and careful detailing are all characteristic of a Craftsman-style house, which were often applied to Bungalows (though the latter can just as easily utilize Colonial Revival details such as Doric Columns and shutters). There are 11 houses in the Megansett survey area that exhibit the Craftsman style in cottage style. The jerkin-head or clipped gable ends on 2 Otis Street (FAL.1812 – Photo 48) suggest that this house falls into the Craftsman category. The house at 154 County Road (FAL.1741 – Photo 49) can be a considered a Cabin raised to the level of Craftsman through its careful detailing.

Cape Cod
The most remarkable thing about finding this style in the Megansett survey area is the small number of them—only three! For a style that is ubiquitous in the town and on Cape Cod (being named for this region) it is striking that so few were built in Megansett. But this attests to the era in which Megansett was developed; late enough not to have the early Colonial Cape Cods and early enough not to have had major infill development during the period of the 1920s through 1950s when the style was revived in a big way. Technically the Cape Cod style is a subset of Colonial, with similar floorplan but only one story in height. It always has a gable roof, many times with dormers to gain usable space at the attic level (like the Bungalow). The house at 171 County Road (FAL.1746 – Photo 50) expresses the Cape Cod style, despite its atypical stucco cladding.

Dutch Colonial Revival
The Dutch Colonial Revival Style, like the Cape Cod Style, is a type of Colonial Revival building, but is distinguished by its use of a gambrel rather than gable roof. Three buildings in the Megansett survey area display this style, which became popular in the 1920s and 30s. A good example of the style is the house at 6 Otis Street (FAL.1814 – Photo 51). However, the style must not be confused with the Shingle Style, which also used gambrel roofs but appeared much earlier. One of the differences between them is scale—Shingle Style is generally much larger and more massive. Another difference is their footprints—the Dutch Colonial Style has a Colonial-style floorplan with resulting rectangular footprint while the Shingle Style has a more sprawling, irregular footprint due to the external expression of individual rooms. In Megansett, the Dutch Colonial Revival Style is indicative of infill housing on lots created from larger, subdivided parcels.

Modern and Ranch
Eight Modern Style buildings are included in the Megansett survey area. One of these is the Public Library at 6 Chester Street (FAL.1718) and another is the Megansett Yacht Club at 237 County Road (FAL.1761) where it ends at Megansett Beach. All the buildings date from the 1950 through 1988, but the ones built in the 1960s best reflect the style. The house at 33 Pequossett Avenue (FAL.1824 – Photo 52), built in 1961, is perhaps the best example of Modernism. It has the low, horizontal massing, wide overhanging eaves, and large expanses of glass that epitomize the style. This house will soon be 50 years old and thus soon considered historic in its own right. Another eight houses fall into either the Ranch (six) or Raised Ranch (two) style category. The house at 148 County Road (FAL.1739 – Photo 53), built in 1955, is typical of the style with displaying horizontal massing, low pitched gable roof, tuck-under garage and virtually no ornamentation.
Accessory Buildings to Residential Structures
Residential accessory structures like garages and carriage houses are an important part of the development pattern of a community. One building that appears originally to have been a barn is located at 19 Marion Road (FAL.1807 – Photo 54). Further research is needed to document which house it was associated with, but it may well have been a house at 25 Marion Road that has been demolished and upon which a new house is currently under construction. In the 1990 survey of Megansett the Shingle-style house at 198 County Road (FAL.574 – Photo 55) was mentioned as notable, but its associated carriage house was not, even though it clearly carries out the architectural style of the house. Its loss would have negative impacts on the historic character of the area. There are several other early garages in the district that would be “contributing” to a potential historic district and they include those at:

- 209 County Road (FAL.1751); most likely originally associated with the house at 181 County Road.
- 63 (69) Pequossett Avenue (FAL.1833)
- 72 Pequossett Avenue (FAL.1834)
- 19 Otis Street, facing Denham Road (FAL.1817)

Commercial Buildings
The earliest commercial extant building in the survey area is at 1 Garnet Avenue (FAL.1763 – Photos 56 and 59). It was built c. 1900 and has wood novelty siding, which could date to that period, but the building’s arched front facade may attest to a later alteration. It has two storefront windows that flank the center entry door over which is a large, arched transom. Next door to the northeast is the John Everett Noyes Commercial Building at 3-5 Garnet Road (FAL.1764 – Photos 57 and 59). It is a very deep c. 1930 building. The auto-oriented property at 127 and 131 County Road (FAL.1735 and FAL.1736 – Photos 58 and 59) have become landmarks in Megansett.

Intrusions
The only major intrusion into the area is the “Royal Megansett Nursing Home” at 209 County Road (FAL.1751). Although more than 50 years old, its scale, Modern styling, and materials clearly set it apart from the surrounding residential structures. Its prominence is due to its siting midway down the slope of County Road, which has its highest elevation at its intersection with Homer Avenue and lowest near the sea level of Megansett Beach. However, this is somewhat mitigated by its generous setback from County Road and the homes that line it. (The property includes a contributing garage building.) The Public Library at 6 Chester Street (FAL.1718) is another building that does not contribute to the historic character of the village due to its Modern design and different materials. Therefore it would be considered an intrusion into an otherwise cohesive group of buildings. However, its location at the southeast edge of the survey area mitigates its visual disunity and suggests that it need not be included in a potential historic district. Still, it is an important public building and any future modifications or redevelopment of it should respond to the historic character of the area.

Other Buildings
There are nine “contemporary” buildings within the survey area that have not been discussed due to their recent construction, which by definition makes them non-contributing to the historic character of the area. However, as noted at the beginning of this section, they do not constitute major intrusions or disruptions to this character since most are comparable in scale and materials to the older Megansett houses.
HISTORICAL NARRATIVE

The earliest of the Cape towns to develop summer resort areas, Falmouth turned to tourism as agriculture and manufacturing—the two strongest prongs of its economy—were in rapid decline. Never robust, the town’s industrial enterprise suffered its first blows as whaling from the port, once a local specialty, ceased altogether and as the number of saltworks dropped from forty-two in 1845 to four in 1865. An 1886 town history noted that Falmouth “does not rank as a manufacturing town. Its attempt at new industries, such as the erection of glass-works, proved, as a venture, as brittle as the fabric sought to be made.” Between 1885 and 1895, one state study reported, the number of manufacturing plants in Falmouth increased, from twenty-one to twenty-five. However, due largely to the closure of the guano plant in Woods Hole in 1889, both the capital invested in these factories and the value of goods they produced plummeted over those ten years. While $1.67 million of capital had supported manufacturing in 1885, only $37,905 underlay it in 1895; the value of products fell from $992,555 to $114,584 over that time. No Cape town suffered a more severe blow to its industrial strength. Still, other Barnstable County towns generally shared Falmouth’s weakness. As the 1895 state study noted, “There is hardly a factory in the whole county, certainly not one of importance.” By 1920 Falmouth was one of six Cape towns with more than three factories, but its capital investment and product value stood fifth among those six.

Falmouth’s agricultural economy, based for most of the 1800s on the production of corn and grains, also grew less viable. Especially after the Old Colony Railroad connected Falmouth to the outside world beginning in 1872, Cape farms could not compete with western farms in the production of these basic foodstuffs. But the railroad also had a positive effect on Cape agriculture. In Falmouth what the census often termed “general farmers” turned to specialized agriculture focusing on single crops—cranberries, strawberries, oysters, turnips, and potatoes—that could thrive in the peculiar Cape soils. Rail brought such products to more and wider markets, thus making it possible to sustain their cultivation. And the presence of a notable and growing number of tourists encouraged farmers to turn as well to market gardening, which served the needs of consumers close by. “A number of persons are engaged in farming here,” the 1895 study noted of Falmouth, “there being a good summer market.”

The railroad created this summer market; in fostering tourism on a meaningful scale it thereby created an entirely new sector of the economy. Local historians noted the trend from the 1870s. One wrote in 1890, That sensible practice, happily increasing among city people, of checking themselves each year in the rush and hurry of business, to take a vacation at the seaside, has already modified, to a great extent, the

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2 James C. O’Connell, *Becoming Cape Cod: Creating a Seaside Resort* (Hanover, NH, and London: University Press of New England for University of New Hampshire, 2003), 13, has asserted that Falmouth Heights, developed by Worcester investors beginning in 1872, was “the Cape’s first planned resort,” built on a site that Falmouth’s last salt works had occupied only shortly before.


4 *The Celebration of the Two Hundredth Anniversary of the Incorporation of the Town of Falmouth, Massachusetts, June 15, 1886* (Falmouth: the town, 1887), 48.


6 Wadlin, “Social and Industrial Changes,” 100.


resources and prospects of Cape Cod. Available building sites for summer cottages are rapidly being occupied by those who build more or less elaborately and spend the larger portion of the year here. This is especially true in Falmouth, where several people of large means claim their residence. More than one-half of all the taxes of this town are paid by four such families.9

The pace of vacationing and tourist settlement was greatly quickened by the automobile. As production increased and prices fell, owning one became widespread: where there was one car for every 9,499 persons in 1900, there was one for every thirteen persons in 1920.10 By 1894 the commonwealth had laid out Route 28 and had “improved” (paved) it by the early 1920s. In 1922 the Massachusetts Department of Labor and Industries reported that “it is only within a score of years that, as a result of the introduction of the automobile, the summer population has become so great as to render ‘the entertainment of summer visitors’ an important industry on the Cape.” The state estimated the number of summer visitors in Falmouth at ten thousand.11

The summer resort of Megansett arose shortly after Falmouth Heights, which Cape historian James O’Connell termed “the Cape’s first planned resort.”12 Megansett’s roots lay primarily in the subdivision of the extensive holdings of the Nye family, chiefly the descendants of Samuel Nye (1746-1814). Part of the fifth generation of Nyes in the United States, Samuel Nye moved from the family’s longtime home of Sandwich to Falmouth sometime before 1788. Of his twelve children, the descendants of Stephen (born 1777), Francis (born 1788), James (born 1793), and Samuel (born 1795) were the ones engaged in selling North Falmouth lands to off-Cape men, beginning in the early 1870s. Francis’s son Francis Augustus Nye (born 1823) was directly involved in the development of Megansett along with these outside investors, just as John Tobey joined off-Cape developers in the later creation of the resort, Menauhant, in East Falmouth. Nye, a farmer, state representative, and harbor commissioner, was so central to the village that one travel writer called the place “Frank Nye’s new, fashionable Megansett” in 1895.13

Megansett’s creation is often credited to Frank O. Keith, who is said to have built a summer home on Otis Street in 1880. The sociologist Millard Faught, who prepared a study of Falmouth as a resort community in the 1940s, identified Keith as a resident of Newton, but he was instead from East Bridgewater.14 The son of a shoe cutter, Keith married about 1885 and worked as a shoe welter in 1900. Though it is clear that he had purchased shoreline lots and had built on one of them by 1889, no deed of Falmouth land is recorded for him before July 1893 or documents his early presence on Otis Street—though, because so many land transactions were not registered with the county, both are certainly possible. Late in 1889 Keith and William P. Whitman, a shoe manufacturer also from East Bridgewater, acquired the property of the North Falmouth Wharf Company at auction for 560 dollars.15 The Nyes and members of other local families appear to have founded the wharf company in 1851 to promote commercial uses of this harbor; the tract included a wharf that Francis Nye and his

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9 Deyo, History of Barnstable County, 153. It seems likely that three of the families Deyo referred to were those of Joseph Story Fay, Edward Pierson Beebe, and Arthur Beebe.
12 O’Connell, Becoming Cape Cod, 13.
13 E. G. Perry, A Trip around Cape Cod: Our Summer Land and Memories of My Childhood (Boston: C. S. Binner Co., 1895), 108.
brother Samuel had only recently built. Keith and Whitman’s plan for the tract is dated September 1893 (Fig. 1) and shows nine lots—now the sites of 219, 223, 224, 226, 228, 229, and 230 County Road (FAL.1754-1760 – Photos 2,3, 4, 15, 29 and 30)—as well as the wharf and two unnumbered parcels abutting the shore on each side of the road, one of them now the site of 237 County Road (FAL.1761).

Assuming that Keith’s plan signals his first speculative venture in Megansett, he was not, as Faught has stated, the first to develop the area as a resort. The lots he acquired before 1893 were in fact within a subdivision platted by Francis A. Nye in November 1889 (Fig. 2). Nye’s ambitious plan envisioned intensive development of the shore at Megansett: it shows 103 lots, most with only fifteen or twenty feet of frontage on the water. By the time he made the plan Nye had sold sixty-one lots to many people who later built cottages either here or in other parts of Megansett. The plan illustrates eight structures, presumably cottages, on eight of these lots, including one of the two Keith had acquired. Whether any of these houses are extant has not been determined, though it is clear that the development was on the whole never realized. Nye platted more sizeable lots in his subdivision of other of his Megansett holdings. One of them, also platted in 1889, created lots along the north side of Chester Street to and including the west side of Nye Street and north probably to County Road.

One speculative venture was organized well before Nye’s plans, though its land remained undeveloped until 1892. Unlike the North Falmouth Wharf Company, the Pocasset Grove and Shore Company was organized (though not incorporated) as a joint stock company by people from Boston and its metropolis, and while the wharf company appears to have been organized to promote commerce on what was then called the Current River, the grove and shore company was clearly created to develop real property. In February 1877 the joint stock company acquired more than forty-four acres of Megansett land from the physician David Thayer of Boston and the salesman Charles Davis of Somerville, who together had purchased it nearly four years earlier in two deeds, one from William H. Bourne and other heirs of Stephen Nye and the other from Samuel and Almira Nye. James Nye was Francis A. Nye’s uncle and Bourne his cousin. All of them lived at or near the junction of County Road (then called Town Road and sometimes Wharf Road) and Old Main Road: Francis A. Nye’s residence and several outbuildings stood at the southeast corner of that intersection, Bourne was just north on the east side of Old Main Road, and Samuel and Almira Nye lived roughly across Old Main Road from Bourne.

In 1884 the Pocasset company was reorganized as the Cataumet Grove and Shore Company, and it sold most of its holdings in 1892 and early 1893. In September 1892 the company deeded more than twenty-one acres to

19 “Copy of Portion of Plan of Land of F. A. Nye Made in 1889 by F. O. Smith C. E.; October 1931, Newell B. Snow, Engineer.” Only the first part of this plan is accessible online and shows twenty-one lots along Abbies Lane and Marion Road. The full extent of the subdivision is not known.
20 David Thayer and Charles Davis to John T. Harris and James P. Cutter, Pocasset Grove and Shore Company, 24 February 1877, BCD 128:267; William H. Bourne et al. to Thayer and Davis, 18 July 1873, BCD 114:226; Samuel and Almira Nye to Thayer and Davis, 18 July 1873, BCD 114:228.
21 Declaration of Name Change, Cataumet Grove and Shore Company, recorded 28 October 1891, BCD 199:324; the document states that the name was changed from Pocasset on 29 September 1884.
Richard H. Paine of Watertown, who in the same month acquired another 2.6 acres of beach and salt meadow from Frederick F. Nye, one of the sons of Samuel Nye. At the same time Paine deeded a half-interest in both tracts to the Watertown bookkeeper William H. Perkins. Paine and Perkins immediately registered a subdivision plan to create eighty-three lots between the intersection of County Road and the south side of Garnet Avenue on the southwest, northeast along Garnet to the north side of Paine Way, and along all of Homer and Pequossett Avenues. The tract extended north of Homer along County Road to a point just short of modern-day Cantrell Way. Paine, a son of the Truro mariner Jediah T. Paine, had already acquired lots in Megansett from Francis A. Nye in 1882 and 1889. His wife, Harriet E. Blanchard, was also a Truro native. By 1875 Paine had moved to Newton—where a great many Megansett summer residents maintained their year-round homes—and had begun his working life in retail hardware. By 1880 he had moved to Watertown, also the home of numerous Megansett cottagers, and by 1910 the federal census lists him as a real estate broker. Paine, like several other later Megansett residents cited in this study, was part of the so-called “exodus” of young people from the Cape to urban centers as the economy offered fewer and fewer opportunities; the wealth they gained in these more prosperous sections enabled them to buy second homes in their clearly beloved native region.

One other plan was developed in the same month as the Paine/Perkins plan. A voluntary association named the Watertown Land Company acquired 8.5 acres of land from Francis A. Nye on the west side of County Road that September, and three months later, in December 1892, the company transferred an 80 percent interest in the entire property to Chester Sprague, and the balance to Ward M. Otis of Watertown. A subdivision plan was made that September, when the land company acquired the land from Nye, but it does not appear to have been registered. Sprague was a carpenter at the time and Otis was a dry goods merchant in business with his brother Horace Washburn Otis, who lived next door to Sprague on Mount Auburn Street through the early 1900s. Local historians have tended to assert that the Watertown Land Company was chiefly if not solely responsible for the development of Megansett, but the existence of other plans (Figs. 3 and 4) involving larger tracts makes clear that the company was one among several players. Its original deed from Nye, however, is the only one of these early deeds to mention buildings existing on the granted tract.

These five subdivisions—Nye’s two of 1889, the Paine/Perkins plan of 1892, the Sprague/Otis plan of 1892, and the Keith/Whitman plan of 1893—appear to have platted nearly all of what is now the village of Megansett. According to the Falmouth Assessor’s records, however, several dwellings predate these plans. Two stand next to each other on Abbies Lane, formerly Nye Street, in Francis A. Nye’s subdivision. The house at 17 Abbies Lane (FAL.1701) is dated to 1885, though Nye did not sell the lot on which it stands until 1892; it is certainly possible, though as yet undocumented, that Nye had the house built on speculation before he sold the property. Nye sold lot number 38, sited on the northeast corner of the intersection of Abbies Lane and Teele

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22 John T. Harris et al., trustees of Cataumet Grove and Shore Company, to Richard H. Paine, 12 September 1892, BCD 203:262; Paine to William H. Perkins, 12 September 1892, BCD 202:478; Frederick F. Nye to Paine, 14 September 1892, BCD 204:127; Paine to Perkins, 21 September 1892, 204:124; “Plan of Land Situated at North Falmouth Mass Owned by R. H. Paine W.H. Perkins,” 1892. A copy of this plan exists in blueprint at Falmouth Historical Society. It does not appear to have been registered.


25 Faught, *Falmouth*, 31, states that “in 1900 a Watertown group bought a large tract from descendants of the original Quakers and built fourteen houses and a Casino building.” He may have referred to Paine and Perkins, though the date is incorrect.
Street, to James O. and Sophia A. Cheever, who had acquired at least two other Nye lots in 1889. Cheever was a lumber dealer in Charlestown, Massachusetts. Three years later the Cheevers sold the property to Edith A. Kelley, the wife of Brockton hotel owner Gideon C. Kelley, a native of West Dennis on the Cape.26 Gideon Kelley died in December 1895, only six months after his wife acquired the Megansett property; his Brockton death record shows him then as a resident of West Dennis and a rattan manufacturer.

Mrs. Kelley already owned other lots in this Nye subdivision and probably bought 17 Abbies Lane as an investment, for she sold it only three years later to Caroline F. Arnold, whose husband Henry worked as a machinist in the Hyde Park section of Boston. The Arnolds owned the house for decades afterward. By 1900 Henry F. Arnold was the superintendent of American Machine Company in Boston, and his daughter Helen S., born in February 1873, had married William H. Cate, a watchmaker in a jewelry store. In 1951, after her mother died, Helen Cate deeded an interest in the 17 Abbies Lane property to her sister Gertrude F. Morse, and eight years later they sold it out of the family. The new owners, Charles E. and Lois G. Brickley, were from Everett, Massachusetts. The parents of Charles Brickley had been born in Ireland; his father Michael and his older brother Harold were city policemen in 1930. The Brickleys owned 17 Abbies Lane until 1982, when they sold it to current owners Frederick G. and Joanne E. Walther of Winchester, Massachusetts.27

The house at 19 Abbies Lane (FAL.1703 – Photo 9), next door to 17, is also said to date to 1885, though the deed for its lot is dated 1889. At that time Nye sold this lot 39 to William H. Perkins who, as partner with Richard H. Paine, would develop a plan for the area northeast of County Road. Perkins was no doubt responsible for building the house on the lot. He held the property until his death in 1897, and two years afterward his wife Harriet and Paine, executors of his estate, sold lot 39 at auction to Charles W. Cummings, a mason from Watertown. Cummings’s deed transfers both the land and the buildings upon it.28 Cummings held the property until 1906, when he sold it to Peter H. Donohoe, who had been born in Ireland and worked as a liquor merchant in Lowell. In 1908 Donohoe and his wife were listed in the South Shore Blue Book among ninety-two other Megansett residents.29

The Donohoe family owned the house until sometime after the death of Peter Donohoe and his wife Mary. In November 1945 three of the couple’s four daughters, Anna R., Alice R., and Edith T., all single women, sold the property to Anne E. and John M. Russell, who lived in the Boston suburb of Norwood. The Russells owned 19 Abbies Lane for twenty years and in 1965 sold it to John C. and Anna F. Meade of Arlington, who in turn owned the property for fifteen years. Between 1980 and 2004 the property changed hands six times. Its current owners are W. Scott and Cynthia Ward Stanley of Williamsburg, Virginia.30

27 Edith A. Kelley to Caroline F. Arnold, 14 November 1898, BCD 235:467; Helen S. Cate to Gertrude F. Morse, 20 March 1951, BCD 778:533; Cate and Morse to Charles E. and Lois G. Brickley, 28 November 1959, BCD 1061:553; Brickleys to Frederick G. and Joanne E. Walther, 1 January 1982, BCD 3428:42.
29 South Shore Blue Book, 1908 (Boston, 1908), 75.
Another house whose construction is said to have preceded the subdivision plans stands at 224 County Road (FAL.1756 – Photos 2, 3, and 4). Its deed postdates its construction date of 1886. The lot on which the house stands was part of the 1892 Keith and Whitman subdivision and, as is true of 19 Abbies Lane, the two deeded it to someone from their off season hometown. Robert O. Harris, a district attorney and partner in the firm B. W. and R. O. Harris in Brockton in 1900, lived in East Bridgewater with his wife Josephine, their five daughters, and one domestic servant. They acquired lot 1 from Keith and Whitman in May 1894 and an adjoining parcel from Francis A. Nye three years later. The 1900 Falmouth directory—one of the only sources documenting whether summer home owners were also occupants rather than landlords—lists Robert Harris as summer resident and an attorney practicing in Brockton, another popular hometown for Megansett cottagers. The 1908 directory shows him as a judge, though the South Shore Blue Book of that same year does not list the couple; it may be that the Harrises ceased to spend their summers there that year. In 1911 they sold the two parcels to Lucy S. Nay, wife of the Boston attorney George M. Nay, who owned the property until 1927.

In October 1927 the Nays sold 224 County to David Nathaniel Taft from the central Massachusetts town of Oxford. Taft was the son of Nathaniel Elkanah Taft (1841-96), who began his working life as a wool sorter and ultimately established factories for the manufacture of wood shoddy and satinet, a satin-like cloth made of artificial fiber or cotton. In 1875 his nineteen-year-old son David became manager of the satinet mill; when Nathaniel Taft died the next year David managed the woolen mill as well. The Taft family owned 224 County Road for the next forty years. After David Taft’s death in 1952 his widow Katherine and son D. Russell Taft transferred one-third interests in the property to themselves and another son, Nathaniel C. Taft of Lexington. In 1967 Nathaniel Taft and his wife sold 224 County to Paul J. and Angela H. Sullivan of Littleton, Massachusetts, whose family continues to own the property. In 1997, after her husband’s death, Angela Sullivan transferred the property to Beach House Realty Trust with her daughter Carole S. Pettit of Westwood as trustee.

By 1900 Megansett was a well-established resort community. In 1895 E. G. Perry, a Cape native and Boston real estate broker who wrote several Cape travel guides around the turn of the century, noted that demand for land in the area was so great that property values had risen over the past “few years” from five dollars an acre to an unstated “high price.” Perry’s guide that year included two photographs of Megansett, one from the water showing at least seven homes on the shore and another showing “Cedar Crest,” the home of physician George F. Donkin, a native of New York City who lived in Newton in the 1880s. After his marriage to Mary Ingersoll Wheeler in 1890, he returned to New York. By 1910 Donkin, then forty-five, had moved with his wife to Falmouth, where he continued to practice medicine; Mary Donkin was the postmistress in Megansett’s summer post office. In 1895 Cedar Crest stood on a bluff overlooking the water in a very nearly barren landscape; as in...
the rest of Falmouth and the Cape generally most of what forest once existed had been cleared for farmland and fuel.35 (Cedar Crest has been redeveloped and is located north of the survey area at 100 Garnet Road.)

Perry’s 1903 guide illustrated sixteen Megansett houses as well as a view down Chester Street that clearly shows what appear to be 27, 29, and 37 Chester (FAL.1723, FAL.1724, and FAL.1727 – Photos 1, 13, and 20), which assessors records state were built between about 1895 and 1900.36 The 1900 Falmouth directory lists seventy-nine people as Megansett summer residents, most of them on or near Megansett Road (now County Road) and on or near Nye Street (now Abbies Lane). Of the fifty-five persons whose primary residences are shown in that directory, forty-one were from Boston, Brockton, and Watertown. Only two are shown from Newton, though their numbers among Megansett homeowners researched for this study suggest that they were probably a greater presence, even at this time: the directory does not list winter locations for fully twenty-five of the seventy-nine Megansett summer people. In Megansett as in Falmouth generally, the overwhelming majority of cottagers were from the Boston metropolitan area or from southeastern Massachusetts towns. The 1900 directory listed primary residences for 233 of the 289 summer people listed in Falmouth. Of those, nearly 73 percent were from in and around Boston or from southeastern Massachusetts; almost 45 percent were from Boston, Brockton, and Watertown alone. By 1900, too, summer people greatly outnumbered the people in town who farmed or went to sea for a living. And they were for the most part store or business owners, merchants or dealers of various sorts, industrial proprietors or foremen, and professionals such as lawyers, dentists, chemists, clergymen, and professors or teachers. Very few were bankers, tradespeople, or public officials.

The first notable building spurt in Megansett appears to have begun about 1895 through about the turn of the century. Assessors records state that 5 Pine Bank Road (FAL.1838 – Photo 5) was built about 1895, though again no deed related to the property appears in or before that year. In 1910 it was the property of Simon H. Cowen, who like the Nyes, was a Falmouth native. In 1860, when he was twenty-six years old, Cowen lived on Old Main Road and worked as a carpenter; in later censuses he identified himself as a house carpenter, and it seems likely that he built this and other Megansett houses on lots he afterwards sold. In 1899 he registered a thirty-three-lot subdivision in Wild Harbor, just south of Megansett, but he appears to have acquired a series of noncontiguous lots or small tracts in Megansett as well and to have developed them in a more piecemeal manner. From as early as 1887 Cowen was selling lots with cottages already built on them; deeds sometimes reference either existing cottage names or ones that grantor and grantee agreed to bestow. With his son Sheldon Cowen also built and ran the Megansett House, the area’s first and largest hotel; they operated the inn through 1912 and sold it in 1921.37

In August 1910 Cowen sold the 5 Pine Bank property to Emma F. Judkins, who lived in Newton Highlands and was the wife of Walter V. Judkins, a partner in the Boston firm M. L. Mance and Company, commission merchants in velvets, foreign and domestic silks, ribbons, and kid gloves.38 In 1924 Judkins sold the property to Lillian W. Stuart of Melrose, whose husband Harold was a real estate broker. The Stuarts owned the property until 1949. In that year they sold it to Viola A. Linstrom, whose husband John was an electrical contractor in

35 Perry, Trip around Cape Cod, 108-9.
37 Mary Latimer, “And Megansett Did Grow” (typescript, Falmouth Historical Society, n.d.), North Falmouth Village Association Archive Collection, acc M-4, box 2. Latimer’s manuscript states that Cowen built the hotel in 1880, but that construction date cannot be confirmed. See the Megansett House advertisement in the 1908 Bourne and Falmouth directory.
Watertown. The Linstroms in turn owned it for twenty-two years. In 1971 they sold 5 Pine Bank Road to Ira Kashgagian, born in 1931 and a resident of Brockton; Kashgagian currently owns the property in trust.  

Among many Megansett houses built around 1900 is 62 Pequossett Avenue (FAL.1832), one of the four houses built at that time on large lots stretching from that road to either Homer Avenue or the shoreline. From its construction until 1950 it was the summer home of the family of Richard H. Paine, who with William H. Perkins developed that part of Megansett between County Road, Garnet Avenue, the shore, and Homer Avenue. The history of properties in this subdivision are sometimes difficult to trace, first because the lot numbers changed and second because many boundaries appear to have been disputed and only to have been resolved in state Land Court. After Perkins’s death in 1897, his widow and Paine sold their interest in the tract to Julian Sprague Upton, a carpenter born in Chelsea who, by 1900, had moved to a large tract on the east side of Old Main Road in North Falmouth. What had been Paine’s lots 42 and 43 on the 1892 plan were 38 and 39 on the Paine/Upton plan of 1899 (Fig. 3). He had acquired them from the partnership he had formed with Perkins in 1893 and 1896 and briefly owned lot 41 in 1895-96. Perkins acquired lot 44, southeast of Paine’s house lot, in 1893.  

In 1931 the boundaries of Paine’s property appear to have been disputed, and a plan was submitted to Land Court showing both his house with its wraparound porch, the whole facing the ocean, and its garage, sited closer to Pequossett Avenue. For some unclear reason the property was transferred back and forth from Phoebe Ethel Sanders Paine, the wife of Richard Paine’s son Herbert, and her daughter Phoebe Ashley Paine to A. Alonzo Huse in 1948; Huse was vice president of Watertown Savings Bank and Herbert Paine its presidential since 1932. In 1950 Phoebe A. Paine sold 62 Pequossett Avenue to Charles B. and Audrea Winn Perini of Wellesley. In that year the lot was itself subdivided, its northwest corner becoming 55 Homer Avenue (FAL.1800), upon which a house was built in 1950. At that time Perini was vice president of the well-known general contractor Perini Corporation, which his father Bonfiglio, a stone mason who had emigrated from Italy in 1887, founded in Boston in 1892. Perini Corporation built Boston’s Prudential Center, a section of the Trans-Alaska Pipeline, and a portion of Boston’s infamous “Big Dig.”  

In April 1961 Charles Perini died, and in August his widow sold 62 Pequossett Avenue to Katherine B. Giblin of Greenwich, Connecticut. Ten years later Giblin sold it to Monsignor Aloysius R. Finn, who over his life served at least six Roman Catholic parishes in the Boston area. In 1976 Finn deeded the property to his niece Helen Finn, a business and traffic manager at New England Telephone for fifty years and a “Eucharist minister”

41 Land Court petition of R. H. Paine, certificate 2558, 26 February 1931; Land Court Plan 14375A.
at St. Denis Church in Westwood. In 1983 Finn deeded the property to its current owners, Edward L. Martin and Thomas E. Dunn III, trustees of the 62 Pequossett Avenue Realty Trust.

On the east side of County Road both 14 Teele Street (numbered 14 Abbies Lane; FAL.1849) and 30 Marion Street (FAL.1809) also date to about 1900. In 1891 Francis Nye deeded the lot on which 14 Teele Street stands to William Walden of Boston. Walden worked as a watch and clock maker in a factory and had a small family—his wife Clara L. Dexter, his daughter Irene, then about seventeen years old, and his son Royal, then about fourteen. In 1895 Irene died of typhoid fever, and four years later Walden sold the lot to Ada A. and Robert Fraser, who lived then on the same street (Sidney) in Dorchester as the Waldens. Fraser was a mechanical engineer born in either Canada or Maine; his wife Ada was born in New Brunswick. The couple had four children as well as two domestic servants in their household. Fraser may have had the house built on the lot during 1900, since the city directory of that year does not list him as a Megansett summer resident.

In 1928 Ada Fraser deeded the first parcel with its buildings to her son Harold, who in 1920 managed a Boston baking company and in 1928 lived with his wife in St. Louis. In 1946 the younger Fraser, then living in East Orange, New Jersey, sold 14 Teele Street to John Everett Noyes complete with all its furnishings. Noyes, from Falmouth, was a well-known figure in Megansett. His father George E. Noyes ran a livery in this section. In the Megansett section of the 1908 South Shore Blue Book, the elder Noyes took out a half-page advertisement for his “Cataumet and No. Falmouth Barges,” which met “all trains”; he also promoted his livery stable at North Falmouth and offered himself as an “agent for summer cottages for rent and for heavy and light expressing.”

George’s son John, also known as J. Everett Noyes” drove the barge that picked up Megansett summer people at the Falmouth rail depot, and in the off season he used the same vehicle to bring North Falmouth children to school. Noyes also ran a livery and a garage at the junction of Chester Street, County Road, and Garnet Roads. According to the 1923 Sanborn fire insurance map of Megansett, Noyes’s garage could house fifty cars.

John Noyes promptly sold 14 Teele a month later to another family from Watertown, the bookseller Edwin J. Anderson. Three years later Anderson sold it to Sumner L. Billings, a buyer for Atlantic Lumber Company in Boston and a resident of Newton. After Billings sold the house in 1956 the property turned over twice before its current owner, Warren B. Collins of Bridgewater, acquired it in 1966. Collins and his wife Mary placed the property in trust in 1989.

The house at 30 Marion Road (FAL.1809), also built c. 1900, was for forty-six years the property of Lena F. Hawes of Watertown, whose husband Andrew was a wholesale furnishings merchant and an insurance broker. Hawes had owned property in Megansett since 1889, when she acquired one of Francis A. Nye’s shoreside lots, and bought at least five other Megansett properties in addition to this one from 1895 on. Andrew Hawes is

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43 Audrea Winn Perini to Katherine B. Giblin, 4 August 1961, Land Court certificate 27240; Giblin to Aloysius R. Finn, 5 October 1971, Land Court certificate 52817; Finn to Helen F. Finn and Joseph J. Bukay, 8 September 1976, Land Court certificate 68454. See also obituary for Helen F Finn, Daily News Transcript, 17 August 2007, at Transcript Web site, http://www.dailynewstranscript.com/archive/x1648165327?view=print.
44 Helen F. Finn and Joseph J. Bukay to Edward L. Martin and Thomas E. Dunn III, trustees, 62 Pequossett Avenue Realty Trust, 12 May 1983, Land Court certificate 91846.
45 Francis A. Nye to William Walden, 14 March 1891, BCD 196:184; Walden to Ada A. Fraser, 7 September 1899, BCD 242:94.
46 South Shore Blue Book, 1908 (Boston, 1908), 75.
shown as a summer resident living on Chester Street in the 1900 directory, and, because other Megansett people were listed on Marion Road in this year, it seems at least possible that the Hawes family moved to a new house at 30 Marion Road in 1901; Lena had acquired two lots on which the house stands in the Nye subdivision in December 1900. Hawes owned 30 Marion Road until 1946 when, by then a widow, she sold the property to James R. and Jane C. Kelley of Woonsocket, Rhode Island. This study could find no definitive information about the Kelleys, who owned the property for only four years. In 1960, 30 Marion Road was sold to Arthur S. and Viola H. Sjostedt, another Watertown family. Arthur Sjostedt was the son of a Swedish immigrant who worked as a machinist at Watertown Arsenal. The Sjostedt family owned 30 Marion Road for twelve years and then sold it to George C. and Mary Ludlow of Medfield, who owned it for fourteen years, until 1986. The property was placed in trust that year and three years later was sold to Mark S. and Rosa Montagano from Whitman, Massachusetts; they sold it to the current owner, Laurie P. Leitner of Pleasantville, New York, in 2001.49

The commercial buildings at 1 Garnet and 3-5 Garnet Avenue (FAL.1763 and FAL.1764, respectively – Photos 56, 57, and 59), two of the few such buildings in Megansett, were built about 1900 and 1930 respectively. The lots on which they stand, numbers 22 and 23 in Paine/Perkins subdivision of 1892, were acquired in part by the Watertown grocer Nathan Bourne Ellis Hartford, in 1894; five years later Paine sold him a strip of land fronting Garnet Avenue on what had been lot 22 and was lot 18 on the Paine/Upton plan of 1899. That plan labels lot 18 as “Hartford Brothers,” which suggests that the building was occupied by the well-known grocery. The 1900 directory states that the Hartford grocery was at the corner of Chester and Megansett (County), but Garnet Road did not exist by that name in 1900; thus 1 Garnet was probably the Hartford grocery store at least through 1909.

Born in Sandwich in 1861, Nathan B. Hartford had become a dealer in “fine groceries and provisions” in Watertown by the mid-1880s. According to Ezra Perry, he and his brother Harrison E. Hartford opened their Megansett grocery in 1892.

This store is run according to city methods, and carries a full stock of fresh meats, groceries and provisions. The proprietors cater only to the trade of the summer residents, and try to satisfy their wants in the quickest and best manner possible. The meats are received fresh from Boston every day, and the groceries are of the finest quality. In fact, you can ask for hardly anything that cannot be found there. In connection with the store, a dining-room is operated under the personal supervision of Mrs. H. E. Hartford. Here, at a very reasonable rate, one may obtain board by the day, week or month. The food is excellent and the service first-class. All the food is prepared on the premises, in a large, well-equipped kitchen.50

Harrison Hartford lived in the store building in 1900, while Nathan had a house in Bourne Dale. By 1920 he was shown in that town as a poultry farmer. In 1909 Hartford sold the property to Robert H. Freeman, a grocery sales clerk from Boston. At some point before 1918 Freeman sold the property to Handel Poole, a shoecutter.

50 Perry, Trip around Buzzards Bay, 313.
from Rockland, who in turn sold it that year to Herbert L. Kingman, a wholesale provisions merchant from Brockton. Eight months later Kingman sold it to John Everett Noyes, who ran the garage just south of the store. In 1926 Noyes sold part of the property to Nicholas Zervas, proprietor of the Brockton restaurant, Nicholas Zervas and Company. Zervas had been born in Greece in 1885. In 1926 Zervas also acquired lot 17 next door, on which 3-5 Garnet was sited, from Lena Hawes, who had acquired it in 1909 from Julian S. Upton.51 If 3-5 Garnet was built in 1930, either Zervas or Noyes, who continued to own the land and buildings on a portion of lot 18 through 1952, must have had it built.

By 1943 it appears that Middleborough Cooperative Bank had foreclosed on Zervas’s part of the property, and the bank sold it to Guilhermino Veiga of Teaticket. Veiga’s naturalization record indicates that he had become a citizen the year before. Veiga died in 1946, and his wife Herminia and son William sold the property to George F. Ballentine of Falmouth, whom the 1930 census listed as a house builder; from 1950 through the mid-1970s Ballentine platted at least five subdivisions in Falmouth, and for a time he also owned lots 15 and 16 next to 3-5 Garnet. In 1930 Ballentine boarded in Falmouth but lived in Dedham. In March 1952 Noyes sold the other section of lot 18 with its buildings to Ballentine.52 In 1968 Ballentine sold both properties to John T. Kenny of Wild Harbor Road in Falmouth, who sold it to John Scott McNamara of Falmouth in 1987. In 1998 McNamara deeded a half-interest in 1-5 Garnet to his wife Krista Hennesey; they are the current owners.53

Though Perry’s 1903 travel volume on Buzzards Bay makes clear that Chester Street, one of Megansett’s earliest settled roads, was built upon by 1903, a few houses appeared later. One of them was 33 Chester (FAL.1725 – Photo 1), which the Assessor’s records date to 1920 though buildings stood on its lot in 1909. The lot was part of the Watertown Land Company parcel and was granted by Chester Sprague and Ward M. Otis to Otis’s brother Horace in 1895. Like many Megansett deeds, it carried restrictions: no house costing less than eight hundred dollars or within twenty feet of the street was to be built on the lot, and any privy or barn that then stood on the land was to be removed. Three years later Otis deeded the lot to his daughter Lydia who, after her marriage to Frederick A. Potter of New Haven, Connecticut, sold the property to Lena F. Hawes in 1909. Hawes held it for only two years. In 1911 she sold 33 Chester to Leslie H. Naylor, a Newton dentist. The family owned the property until 1963, spending summers either in house on the site at the time they acquired the property. In 1963 the three Naylor children sold half-interests in 33 Chester to Kenneth D. and Judith C. Macrae of Burlington, Massachusetts, and William H. and Barbara A. Lyons of Natick. The two families continue to own the property.54

By 1920 Megansett’s population had grown sufficiently to support not only a summer post office, a livery and garage, a hotel, and a grocery but other institutions as well. In 1900 Chester Sprague and other men formed the

Megansett Casino Corporation and in 1901 built the Megansett Casino at **141 County Road** (FAL.665 – Photos 60 and 61). The 1990 survey documented this building:

“The Megansett Casino was built for recreational purposes in 1901 by the summer residents of Megansett. It served as a center of social activities—dancing and whist parties—for the community which grew from the 1890 development...From 1915 to 1977 the building served as a mission of St. Joseph's parish in Woods Hole. St. Elizabeth Seton Catholic Church on Quaker Road [in North Falmouth] replaced the chapel in 1977. In 1984 the casino was converted into condominiums.”

In a separate building next to the Noyes garage, the casino later sponsored movies for the summer people. By 1912 Edna Lincoln Sprague Harris, the daughter of Chester Sprague, opened the Megansett Tea Room, which offered luncheon and tea and was well known throughout Falmouth; the Chester Street tea room in later years offered dances at which popular bands and singers often performed. Another tea room apparently operated in Megansett for some time on either Marion Road or Abbies Lane.

There were also several boarding and lodging houses in the resort Village. Sheldon Cowen is said to have operated a boardinghouse on County Road behind the tea room, probably at **146 County Road** (FAL.1738 – Photo 35), built c. 1910. In addition, according to longtime resident Bobby Ann Collins, Mrs. Philip Mackey took in family boarders at **181 County Road** (FAL.1749 – Photo 8). No Mackey is listed as an owner of this house, which the Assessor’s records date to about 1910, and so it may be that the Mackeys rented it. The lot on which it stands was part of a seven-acre section of Cataumet Shore and Grove Company land that the company sold to Arthur H. Pray and Edwin B. Cox in 1892. Cox was a realtor, while Pray, obviously a key investor, was a diamond merchant. Six years later the two Brookline men sold the parcel to Newton realtor Benjamin F. Shattuck, and in 1915 Shattuck sold most of it to William Thayer Rich, also a Newton resident. A section that Shattuck had sold previously to Sarah Ann Potter of Newton was excepted from this transfer, but in both 1915 and 1919 the Potter family sold their parcels to Rich as well. Most of Rich’s land remains undeveloped. A 1930 Sanborn fire insurance map shows only Rich’s own house (apparently not extant), a caretaker’s house and shop, several other small outbuildings, and 181 County Road on the tract. The house at that address appears on a Land Court plan of 1919; it is not clear whether it predates or postdates the Rich purchase, but it had to have been Rich who let the property to the Mackeys.

Like Richard H. Paine, William T. Rich was a Cape native, born in Wellfleet in 1862. And, as in Paine’s case, the boundaries of his vast tract were disputed in Land Court in October 1919, less than a month after Charles Potter sold his parcel to Rich. The court in 1921 affirmed the boundaries as drawn in the 1920 Land Court plan (Fig. 4).

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58 Petition of William T. Rich, Massachusetts Land Court, July 1921, Land Court certificate 528; Land Court plan 7534A, October 1919.
plan. In May 1939 Rich and his wife Abbie sold four of the lots, including Parcel G, to a group called Falmouth Shores, Inc., and on the same day Falmouth Shores deeded them to Ray C. Johnson of Boston, about whom little could be documented.59 William T. Rich died in July 1942 and his wife in April 1948.

No deed from Johnson to another party appears to be registered, but he further subdivided the tracts in 1950. The house at 181 County stands on parcel G3 of his plan. By the time Robert Reed McLeod and Nancy Everett McLeod had acquired the property (before May 1979) the town had taken many of the Johnson lots for back taxes. In May 1979 the McLeods created the Megansett Realty Trust to hold the adjoining parcels G3 and G5. The trust owned the property until 1987, when the McLeods as trustees sold it to Thomas E. Ferguson of North Falmouth; Ferguson sold it in 2001 to James S. and Mary Catherine Mamary of Hingham, the current owners.60

One of Megansett’s better-remembered boardinghouses was the Melvene at 18 Abbies Lane (FAL.1702), built about 1920. The title for this property cannot be traced before January of that year, when Helen M. Melvin of Watertown bought it from George M. Teele, an early investor in Megansett lands. It is unclear whether a house stood on the lot then; the deed, like many, does not mention buildings. But it had certainly been built by 1923, when the Sanborn map shows it at the northeast corner of Nye (Abbies Lane) and Teele and labels it “the Melvene.” Helen Melvin, born in Canada, was the wife of Albert H. Melvin, also from Canada, who worked as a factory cannner in 1930. Their daughter Ruth, then twenty-seven years old, was a legal secretary, and the family took in one boarder at their Watertown home; in 1920 the family had three roomers there. Helen owned 18 Abbies Lane through 1955, when she sold it to James L. and Margaret T. Valley of Newton. They owned until 1966. The property at 18 Abbies Lane then changed hands several times until it was bought by the current owner, the Moschini family of Hopkinton, Massachusetts, in 1979. Florence Moschini deeded it to her children in 2002.61

Also built between 1915 and about 1920, the house at 42 Homer Avenue (FAL.1797 - Photo 46) stands on part of a large lot numbered 75 on the Paine/Upton plan of 1899 ranging along the north end of the avenue to the shoreline. In 1910 and 1911 Paine deeded that part of the lot to Homer Clifton Perkins of Watertown, son of the late William H. Perkins; his mother Rosa had married Joseph Ellis Threshie two years after Perkins’s 1897 death. Threshie was a parlor grate manufacturer born in New Orleans. Homer Perkins was a salesman at the time he gained his interest in the property; by 1930 he was a manufacturer of “heating specialties.” Rosa Perkins Threshie lived roughly across from this lot on the large tract bordering Paine’s between Homer and Pequossett Avenues.62

60 “Subdivision Plan of Land in Falmouth,” Land Court plan 7534G; Robert Reed McLeod and Nancy Everett McLeod to Megansett Realty Trust, 11 May 1979, Land Court certificate 78111; Robert Reed McLeod, trustee, to Thomas E. Ferguson, 30 April 1987, Land Court certificate 110640; Ferguson to James R. and Mary Catherine Mamary, 14 December 2001, Land Court certificate 163992.
In 1922 Perkins sold the property to Wilfred S. and Joan Slote Smyth, who lived next door to Megansett investor William O. Hunt on Newtonville Avenue in Watertown, Massachusetts. Born in Pennsylvania, Smyth was a publishing executive working then with the textbook publisher Allyn and Bacon. He died by 1948, and his widow died in 1967. At that point the property passed to their daughter, Beatrice S. Carper, and after her death in 1998 her daughters Diane C. Roberts and Ann C. Lindberg became owners of 42 Homer Avenue. In 1999 Roberts and her husband Noel placed the property in trust. At least as far as this study has been able to determine, 42 Homer is a rare example of a property that remained in the same family since its construction.

Relatively few Megansett houses were built after 1920. The residence at 9 Holmes Street (FAL.1781), called Braeburn, is on a large lot the first deed for which dates to 1872. The house stands on land that then belonged not to Francis A. Nye but to William H. Bourne, his cousin and the son of Stephen Bourne (born 1777), who lived on the east side of Old Main Road. In 1872 Bourne sold a four-acre tract to Ebenezer S. Whittemore, a lawyer born in New Hampshire who lived in Sandwich in 1870. Whittemore sold it in 1881 to Royal H. Wadleigh of Newton, a millinery and fancy goods merchant born in Canada who had become an attorney by the time he bought the land. Based on the Shingle Style of the house, it is most likely that it was Wadleigh who had the house constructed at that time. His wife Elizabeth acquired a County Road lot from Francis A. Nye the next year, and she owned three adjoining shoreside lots in Nye’s 1889 subdivision.63

Royal Wadleigh died in 1886, and two years later his son William of Brockton, later a broker living in Newton, deeded the land to his mother. In September 1901 Bourne’s daughter Helen F. Nye, wife of Arthur G. Nye (a distant relation of the Francis Nye family), and Elizabeth M. Hatch registered a deed confirming the sale of the four-acre tract to Elizabeth Wadleigh. A month later Mrs. Wadleigh deeded 3.25 acres of the tract to Ellen W. Hinckley, whose husband Benjamin F. was a dairy and produce commission merchant living in Woburn, Massachusetts. Benjamin Hinckley promptly registered a plan showing the subdivision of his land into five lots, as well as the northern end of Pequossett Avenue and a private way thirty feet wide running at right angles east from Pequossett to Garnet Street. This way is shown on existing town maps as a notch 250 feet long out of the northeast corner of the 9 Holmes Street lot.64

In 1901 the Hinckleys sold just less than half an acre in the southwest corner of their tract to John W. Simmons, a Brockton box manufacturer, and six years later their children Benjamin Stearns Hinckley and Olive Hinckley sold the rest to Elmer L. Gibbs, a Boston lumber merchant. At that time buildings stood on the land. In 1925 Simmons deeded his lot to Gibbs, thus restoring the original dimensions of the Hinckley tract. Boundary issues brought the issue of ownership to Land Court, and in 1929 it ruled that the Gibbs family owned what a plan then shown as lots A and B, A being the site of 86 Garnet Street, “Ridgeholm,” (FAL.1777 – Photo 25) and B the site of 9 Holmes. The house at 86 Garnet is shown on the 1929 plan, but only the garage is shown on the 9 Holmes lot. On the day of the court’s ruling Elmer Gibbs and his wife Grace transferred both parcels to A. Otis

64 William L. Wadleigh to Elizabeth C. Wadleigh, 14 April 1888, BCD 168:188; Elizabeth C. Wadleigh to Ellen W. Hinckley, Elizabeth M. Hatch and Helen F. Nye to Elizabeth C. Wadleigh, 13 September 1901, BCD 250:299; Elizabeth C. Wadleigh to Ellen W. Hinckley, 3 October 1901, BCD 250:300; “Plan of Land at North Falmouth Belonging to Benjamin Hinckley October 1901,” BCP 26:133.
and Jessie P. Davis. A. Otis Davis was part owner of Davis and Brown Woolen Company in Worcester. It must have been the Davises who built the house at 9 Holmes Street.\footnote{Benjamin and Ellen Wolcott Hinckley to John Simmons, 12 June 1902, BCD 255:446; Benjamin S. Hinckley and Olive L. Hinckley to Elmer L. Gibbs, 18 April 1907, BCD 280:456; Simmons to Gibbs, 28 August 1925, BCD 413:278; Petition of Grace G. Gibbs, 14 October 1929, Land Court certificate 2143; “Plan of Land in Falmouth . . . August 1929,” Land Court plan 13139A; Gibbs to A. Otis and Jessie P. Davis, 14 October 1929, Land Court certificate 2145.}

The property remained in the family until the death of A. Otis Davis, and in 1942 Worcester County Trust Company, executor of his will, sold the property to Orello S. Buckner of Northboro, Massachusetts, president of Bay State Abrasive Products Company in Westboro, a firm that manufactured grinding discs and other such products. Buckner owned the property for nine years and then sold it to Richard and Mary F. Mahoney of Pawtucket, Rhode Island. They in turn sold 9 Holmes Street in 1960 to Webster E. and Douglas B. Collins of Springfield. Douglas Collins’s identity is unclear, but Webster Collins was the son of Harris E. Collins, who owned a cotton waste business in Springfield for which his sons Webster and Edwin worked in 1930. The Collinses placed 9 Holmes Street in trust in 1975 and owned it until 1997, when Anne K. Collins, “for consideration of love and affection,” deeded the property to the trustees of the Collins Irrevocable Property Trust, Roger L. Gregg of Milton, and John C. Powers of Marshfield. Gregg may have been the grandson of George H. Gregg, an undertaker from Watertown who had bought the lot bordering the 9 Holmes property on the east side of Pequosset Avenue from Richard H. Paine in 1893.\footnote{Worcester County Trust Co. to Orello S. Buckner, 26 August 1942, Land Court certificate 6310; Buckner to Richard and Mary F. Mahoney, 13 April 1951, Land Court certificate 12711; Mahoneys to Webster and Douglas B. Collins, 8 July 1960, Land Court certificate 25289; Anne K. Collins to Roger L. Gregg and John C. Powers, trustees, 27 January 1997, Land Court certificate 146846.}

Another later, and more modest, house stands at 2 Otis Street (Photo 48 -FAL.1812) on a lot that was apparently part of the land Francis A. Nye sold to the Watertown Land Company in 1892. Early title to the lot on which the ca. 1930 house stands is difficult to trace, but by 1922 it belonged to Edna Lincoln Harris, the daughter of Chester Sprague of the land company and proprietor of the Megansett Tea Room. Her husband, William, was a real estate broker in Watertown. In 1922 the Harrises sold the lot to the Milton dentist George A. Sullivan, and in May 1929 Sullivan sold it to George I. Connolly of Boston, who worked as a chauffeur for the Massachusetts Transportation Authority in the 1940s.\footnote{Edna Lincoln and William E. Harris to George A. Sullivan, 27 July 1922, BCD 387:366; Sullivan to George I. Connolly, 20 May 1929, BCD 466:47.} It is not clear whether the Sullivan or Connolly built the house; it does not appear on the 1923 Sanborn map, but it is shown on the January 1930 version of that map. Connolly owned 2 Otis Street until he died, and after the death of his wife Leonora their children sold the property to Ermengildo and Marguerite Camozzi in 1978. Ermengildo Camozzi, born in Italy in 1940, was living in Milton in 1966 when he became a United States citizen. The couple owned 2 Otis Street for only two years. The property then changed hands three times before 1997, when it was sold to John P. O’Riordan of Marshfield, who with his wife Kara owns the property today.

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\footnote{Edna Lincoln and William E. Harris to George A. Sullivan, 27 July 1922, BCD 387:366; Sullivan to George I. Connolly, 20 May 1929, BCD 466:47.}


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Maps

1831 Plan of the Town of Falmouth by John G. Hales
1841 Plan of the Town of Falmouth by Jesse Boyden
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1858 Falmouth Township Street Map by Rev. H. H. Smythe
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1923 Sanborn Fire Insurance Maps, Falmouth, Barnstable County, published by Sanborn-Perris Map Co., N.Y.
1930 Sanborn Insurance Map, published by Sanborn-Perris Map Co., N.Y.
1934 Selectmen’s Map of Falmouth
1934 Street Map, Town of Falmouth, published by The Falmouth Enterprise
1936 U. S. Coast & Geodetic Survey, Woods Hole
1936-1949 Falmouth Selectmen’s Maps

Online Resources

Barnstable County Registry of Deeds
Fig. 1. Plan of Seashore Lots Belonging to F.O. Keith & W. F. Whitman at North Falmouth, Mass., Sept. 1893.
Fig. 2. Plan of Shore Lots Fronting on High Water Mark at North Falmouth, Mass. Belonging to Francis A. Nye, November 1889.

Fig. 3. Plan of Land at North Falmouth, Mass. Belonging to Richard H. Paine and Julian S. Upton, July 1899.
Fig. 4. Land Registration Office – Plan filed on Feb. 13, 1920.
Photo 1. Chester Street houses: #s 25, 27, 29, 33, (FAL.1722 – FAL.1725), right to left.

Photo 2. County Road houses: #s 224, 226, 228 and 230, left to right. (See also Photos 3 and 4.)
Photo 3. 1898 View of houses along County Road, fronting Megansett Beach.

Photo 4. Aerial view of County Road Houses. (See photos 2 and 3.)
Photo 5. 223 County Road, far right, 5, 11, 15 & 21 Pine Bank Road, right to left; 229 County Road on far left.

Photo 6. Riverway houses: #s 8, 14, and 22.
Photo 7. Homer Avenue houses: #s 18, 22, 24, (FAL.1785 – FAL.1787), left to right.

Photo 8. Mrs. Philip Mackey’s Boarding House at 181 County Road (FAL.1749) displays transition between Gothic Revival, Queen Anne, and Shingle styles.
Photo 9. Homestead type house at 19 Abbies Lane (FAL.1703)

Photo 10. Homestead type house at 178 County Road (FAL.1748)
Photo 11. Homestead type house at 11 Garnet Road (FAL.1765).

Photo 12. Homestead type house at 49 Garnet Avenue (FAL.1774).
Photo 13. Gothic Revival-style house at 27 Chester Street (FAL.1723).

Photo 14. Gothic Revival-style house at 159 County Road (FAL.1743).
Photo 15. Gothic Revival-style house at 228 County Road (FAL.1758).

Photo 16. Gothic Revival-style house at 48 Garnet Avenue (FAL.1773); view from Pequossett Avenue.
Photo 17. Gothic Revival-style house at 7 Marion Road (FAL.1803)—view from Abbies Lane.

Photo 18. Gothic Revival-style house at 20 Otis Street (FAL.1818).
Photo 19. Queen Anne-style house at 7 Chester Road (FAL.1717).

Photo 20. Queen Anne-style house at 37 Chester Street (FAL.1727) with angled corner.
Photo 21. Queen Anne-style house at 41 Chester Street (FAL.1728).

Photo 22. Queen Anne-style house at 5 Oliver Street (FAL.1811).
Photo 23. Queen Anne-style house at 23 Otis Street (FAL.1819).

Photo 24. Queen Anne-style house at 72 Pequossett Avenue (FAL.1834).
Photo 25. “Ridgeholm,” a Queen Anne-style house located at 86 Garnet Avenue (FAL.1777).

Photo 26. Shingle Style house at 2 Abbies Lane (FAL.1692).
Photo 27. Shingle-style house at 66 Chester Street (FAL.1730).

Photo 28. Shingle Style house at 215 County Road (FAL.575).
Photo 29. Shingle Style house at 223 County Road (FAL.1755).

Photo 30. Shingle Style house at 229 County Road (FAL.1759).
Photo 31. Shingle Style house at 37 Garnet Avenue (FAL.1770).

Photo 32. Shingle Style house at 6 Marion Road (FAL.1802).
Photo 33. Shingle Style 44 Pequossett Avenue (FAL.1827).

Photo 34. Shingle Style house at 16 Teele Street (FAL.1848).
Photo 35. An early Colonial Revival-style house at 146 County Road (FAL.1738).

Photo 36. Colonial Revival-style house, c.1925, at 7 Otis Street (FAL.1815).
Photo 37. A later Colonial Revival-style house, c.1940, at 153 County Road (FAL.1740).

Photo 38. A brand new house in the Colonial Revival style, located at 9 Ward Street (FAL.1850).
Photo 39. American Four Square house at 5 Abbies Lane (FAL.1694).

Photo 40. American Four Square house at 52 Chester Street (FAL.1729).
Photo 41. American Four Square-style house at 218 County Road (FAL.1753).

Photo 42. American Four Square Style house at 6 Circle Drive (FAL.1732); note similarity to 218 County Road.
Photo 43. Cabin at 19 Garnet Avenue (FAL.1766).

Photo 44. Cabin at 23 Marion Road (FAL.1808).
Photo 45. Bungalow at 15 Pine Bank Road (FAL.1842).

Photo 46. Bungalow at 42 Homer Street (FAL.1797).
Photo 47. Bungalow at 69 Pequossett Avenue (FAL.1833).

Photo 48. Craftsman Cottage at 2 Otis Street (FAL.1812).
Photo 49. Craftsman Style house at 154 County Road (FAL.1741).

Photo 50. Cape Cod-style house at 171 County Road (FAL.1746).
Photo 51. Dutch Colonial Revival-style house at 6 Otis Street (FAL.1814).

Photo 52. Modern-style house at 33 Pequossett Avenue (FAL.1824).
Photo 53. Basic Ranch-style dwelling at 148 County Road (FAL.1739).

Photo 54. Barn converted to house at 19 Marion Road (FAL.1807).

Photo 55. Carriage house at 198 County Road (FAL.574).
Photo 56. Commercial Building at 1 Garnet Street (FAL.1764).

Photo 57. John Everett Noyes Commercial Building at 3-5 Garnet Avenue (FAL.1764).
Photo 58. Commercial buildings at 127-131 County Road (FAL.1735 & FAL.1736), right to left.

Photo 59. c.1950 photo of County Road–Chester Street-Garnet Avenue intersection showing commercial buildings at 127-131 County Road and 1 and 3-5 Garnet Avenue; view from south. The 2-story buildings at center, 1-3 Chester Street, have been demolished.
Photo 60. Megansett Casino Building located at 141 County Road (FAL.665), 1901.

Photo 61. Historic view of Megansett Casino.
National Register of Historic Places Criteria Statement Form

Check all that apply:

☐ Individually eligible
☐ Eligible only in a historic district
☐ Contributing to a potential historic district
☒ Potential historic district

Criteria:  ☒ A  ☑ B  ☑ C  ☐ D

Criteria Considerations:  ☐ A  ☐ B  ☐ C  ☐ D  ☐ E  ☐ F  ☐ G

Megansett village is a visually cohesive group of late 19th- to mid-20th-century buildings that includes distinctive examples of the Shingle, Queen Anne and Gothic Revival style architecture. The area represents the development of Falmouth as a summer resort community. Most of the buildings have retained their original form, massing, and materials and as a group greatly enhance the historic character of the North Falmouth area and town as a whole.

Statement of Significance by Jill Fisher, Larson Fisher Associates

The criteria that are checked in the above sections must be justified here.