

Historic Preservation Tools & Grants

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Cape towns utilize a wide variety of tools to protect their historic resources. The most commonly used are local historic districts and demolition delay bylaws, though many towns have also adopted more specialized regulations. Some historic resource protections are initiated by town historical commissions, while others are spurred by planning boards, nonprofit historic societies, and neighborhood groups. Key information about tools such as historic inventories and districts is available at the [Massachusetts Historical Commission](#). The [Secretary of the Interior's Standards for Treatment of Historic Properties](#) also offer valuable guidance for work on historic buildings.

Historic Preservation Tools

Inventories

Inventory is an important first step toward protecting a community's historic resources. Historic inventories can be used to teach people about their community's history and to guide town boards in future land use decisions. The Massachusetts Historical Commission (MHC) provides standardized inventory forms for different types of historic resources. The forms are typically filled out by local historical commission members, volunteers, or private consultants, and many Cape towns have sought grants to support this work. Completed forms are kept both in the town and at MHC, which provides online access through its MACRIS database. MHC's [MACRIS maps](#) provides a map-based view of all historic properties in the MACRIS database, allowing you to zoom in on a specific town or neighborhood and click on an inventory point to access its historic inventory form. Some Cape towns have an inventory of heritage landscapes, completed in conjunction with students from Boston University's Preservation Studies Graduate Program and following Massachusetts Department of Conservation and Recreation guidelines. These reports can be viewed from our [Projects and Publications](#) page.

Local Historic Districts

Local Historic Districts provide the greatest protection for historic resources. They require review by a historic district commission for any exterior alteration to buildings and structures visible from a public way. On Cape Cod, local historic districts in the towns of Barnstable, Dennis, Eastham, Falmouth, Harwich, Mashpee, and Provincetown operate under Chapter 40C (the Historic Districts Act) of Massachusetts General Law. The town of Chatham established Historic Business districts under special legislation. The Old Kings Highway Regional Historic District, covering portions of Sandwich, Barnstable, Yarmouth, Dennis, Brewster and Orleans, was also created by a special act of legislation.

National Register Buildings & Districts

[National Register of Historic Places](#) offers special protection for individual historic buildings and larger historic areas on Cape Cod. Under the Cape Cod Commission Act, demolition or substantial alteration of National Register properties, whether individually listed or a contributing part of a National Register Historic District, are subject to review by the Cape Cod Commission if there is no other historic district protection in place. (See [Referring Historic Properties to the Cape Cod Commission for Review](#).)

Thousands of historic properties on Cape Cod are listed on the National Register of Historic Places. The towns of Barnstable, Brewster, Chatham, Eastham, Falmouth, Harwich, Provincetown, Sandwich, Wellfleet, and Yarmouth all have

National Register Historic Districts. Individual National Register properties are also located in Bourne, Dennis, Mashpee, Orleans, and Truro.

Preservation Bylaws

Demolition Delay Bylaws create time to explore alternatives to demolition of historically significant buildings. Any demolition permit request is reviewed by the town's Historical Commission to determine if a building is "preferably preserved" and if a delay period should be imposed. On Cape Cod, delay periods range from 6 to 18 months. See the Cape Cod Commission's [Demolition Delay Network](#).

Zoning Regulations can be crafted to support or provide incentives for historic preservation. Special zoning overlay districts such as Harwich's Village Commercial Overlay District allows smaller setbacks and mixed uses consistent with historic development patterns. Orleans' Village Center District and Architectural Review regulations establish design criteria that encourage protection of historic buildings and settings. Other towns allow flexible dimensional standards when historic buildings are preserved, or include special permit criteria to protect historic structures. The Cape Cod Commission's [Village Development Model Bylaw](#) guides small-scale, mixed-use development in village centers. It can be established as an overlay district or as a stand-alone zoning district.

Archaeological Resource Districts aim to protect archaeological sites by limiting ground disturbance in sensitive areas. The towns of Barnstable and Brewster protect historic values in their Wetland Protection Bylaws, using Massachusetts Historical Commission review to help determine if an area is likely to have archaeological significance.

Scenic Road Bylaws protect trees, stone walls, and features that fall within the right-of-way of designated roads. A planning board hearing is required prior to repair, maintenance, reconstruction, or paving work if it would involve removal or cutting of trees, or destruction of stone walls within the road right-of-way. It does not address trees or walls on adjacent private property. Barnstable, Falmouth, and Sandwich coordinate their scenic road reviews with the Planning Board, Department of Public Works, Tree Warden, and Historical Commission.

Districts of Critical Planning Concern are a tool created by the Cape Cod Commission Act to protect special resource areas. Towns nominate an area to the Cape Cod Commission and work with Commission staff to craft regulations that protect the district. The [Designated DCPCs](#) page describes the Centerville Village, Craigville Beach, and Sandwich Three Ponds DCPC regulations to protect cultural and scenic resources.

Preservation Restrictions

Preservation Restrictions and Conservation Restrictions are legal agreements used to protect historic buildings and lands from change. The restrictions are drawn up by the property owner and a nonprofit preservation group or a government entity who is responsible for their enforcement. Restrictions can be placed on buildings or on land, and may also be used to protect archaeological resources hidden beneath the surface of the land.

The Massachusetts Historical Commission holds Preservation Restrictions on numerous Cape properties that have received preservation grant monies. Preservation Restrictions are required for some projects that use Community Preservation Act (CPA) funding, and many of these restrictions are held by conservation trusts and local historical commissions.

See also the [Placing Preservation Restrictions on Historic Resources fact sheet](#).

Grant Programs that Support Historic Preservation Projects

State Grant Programs

Massachusetts Preservation Projects Fund (MPPF) is a matching-grant program that supports preservation of historic properties owned by municipalities and nonprofit organizations. It is administered by the Massachusetts Historical Commission. MPPF has funded historic renovation or "bricks and mortar" projects in many Cape towns including Provincetown, Yarmouth, Falmouth, and Sandwich. Grants are also available for pre-development projects and acquisition projects. (See the [Massachusetts Historical Commission site](#); 617-727-8470.)

Massachusetts Historical Commission's Survey and Planning Grant is a program available to towns to fund inventories of historic properties and preservation planning efforts. (See the [Massachusetts Historical Commission site](#); 617-727-8470.)

Massachusetts Documentary Heritage Grant Program focuses on the preservation of historic records. It is administered by the Massachusetts Historical Records Advisory Board; contact the State Archivist. (See the [Massachusetts Historical Records Advisory Board site](#); 617-727-2816 ext. 257.)

Massachusetts Foundation for the Humanities offers exhibition grants and media grants that can be used to educate people about historic preservation efforts and significant properties. (See the [Mass Humanities site](#); 413-584-8440 or 617-923-1678.)

Massachusetts Cultural Council offers preservation-related grants through its folk arts and heritage program, and traditional arts apprenticeships program. (See the [Massachusetts Cultural Council site](#); 617-727-3668.)

Massachusetts Historic Rehabilitation Tax Credit provides a tax credit equal to 20 percent of "qualified rehabilitation expenditures" on historic structures listed or eligible for listing on the National Register of Historic Places. This state legislation has been used to support rehabilitation and reuse of historic school buildings in Yarmouth and Bourne. The Massachusetts Historical Commission administers the tax credit. (See the [Massachusetts Historical Commission site](#); 617-727-8470.)

Federal Grant Programs

The National Trust for Historic Preservation offers grants through the Johanna Favrot Fund, the Preservation Services Fund, and others. Eligible grant activities range from consultant services, to design and production of communications materials, to preservation conferences, workshops, and preservation education programs. (See the [National Trust for Historic Preservation site](#); 202-588-6000.)

The National Endowment for the Humanities offers implementation grants for museums and historical organizations; planning grants for museums, libraries and special projects; preservation assistance grants; and grants for stabilizing humanities collections. (See the [National Endowment for the Humanities site](#); 800-NEH-1121 or 202-606-8400.)

The Advisory Council for Historic Preservation maintains a site that provides information on historic preservation grant programs. (See the [Advisory Council on Historic Preservation site](#); 202-606-8503.)

Local & Regional Grant Programs

Massachusetts Community Preservation Act (CPA), a state act passed in September 2000, allows towns to adopt up to a 3-percent surcharge on local property taxes to fund historic preservation, open space protection, and affordable housing. A local committee is established to review requests for funding and recommend how funds should be allocated. Decisions are made by town meeting or town council vote. The Community Preservation Coalition maintains a listing of all CPA grants awarded for historic preservation projects across the state (see [Mass.gov](#) site).

The Cape Cod Foundation (800-947-2322, 508-790-3040) manages more than 120 individual charitable funds, many of which are set up by donors to address specific issues, including historic preservation and related programs.

Contact

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Related Projects



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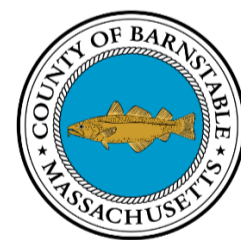
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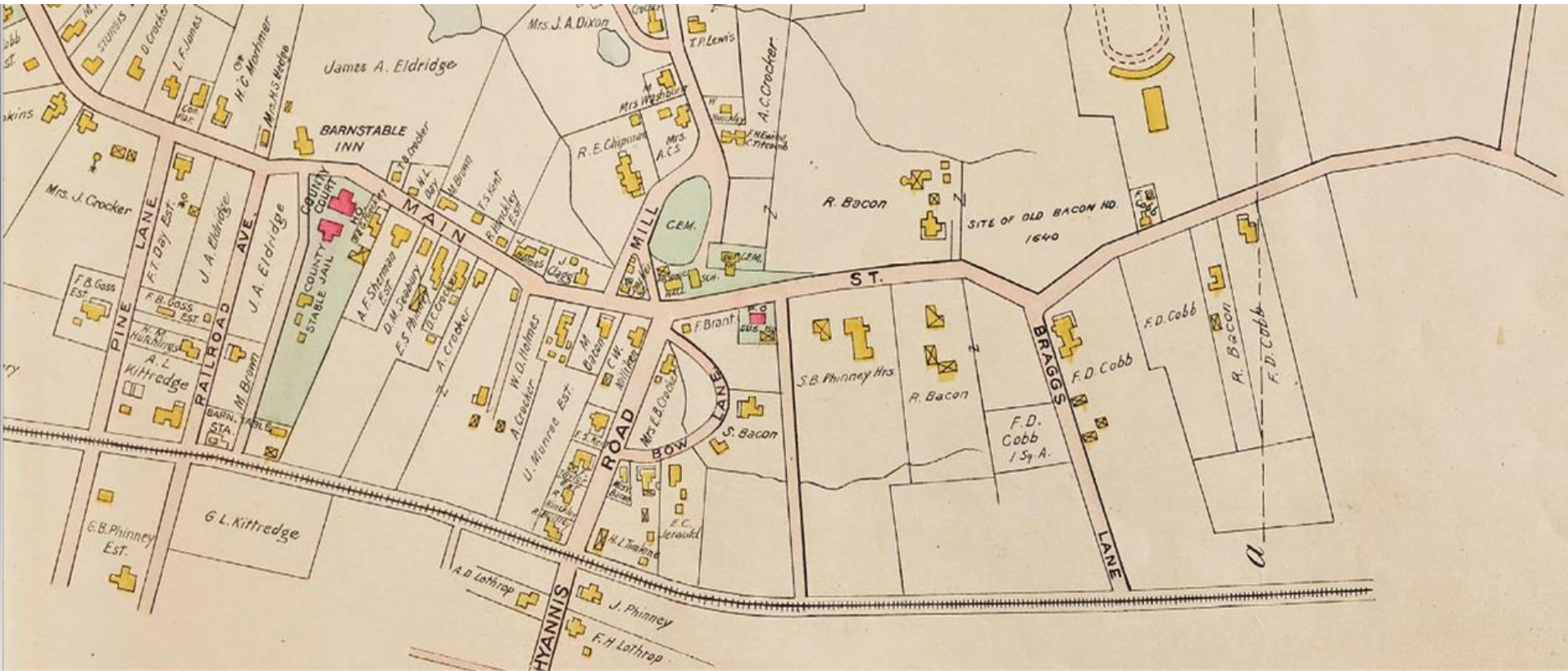
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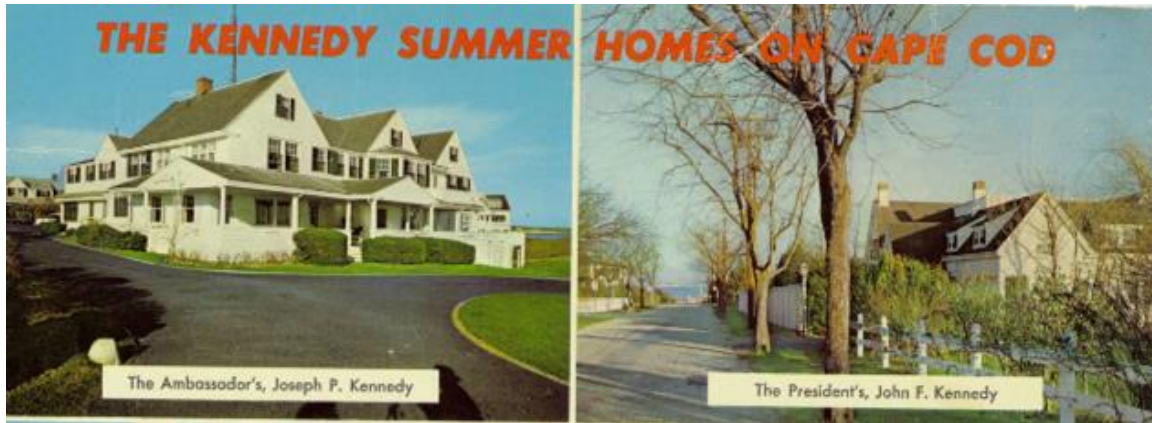
Historic Property Documentation Town of Barnstable



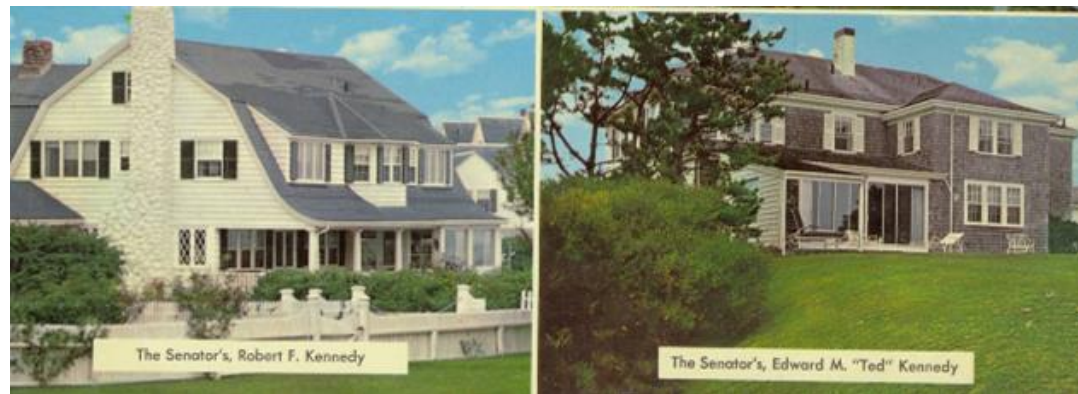


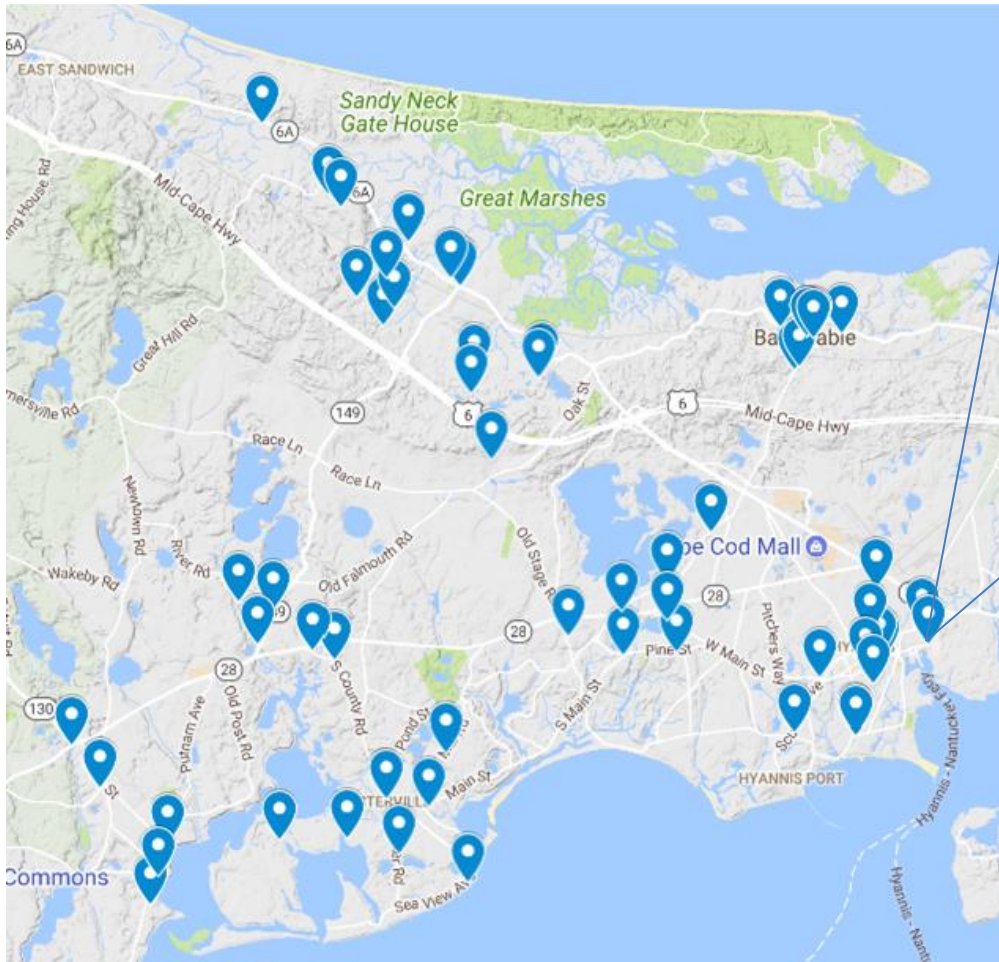
Types of Documentation

- National Historic Landmark
- National Register of Historic Places
 - Individually Listed Properties
 - Districts
- Massachusetts Historical Commission Inventory (Form Bs)

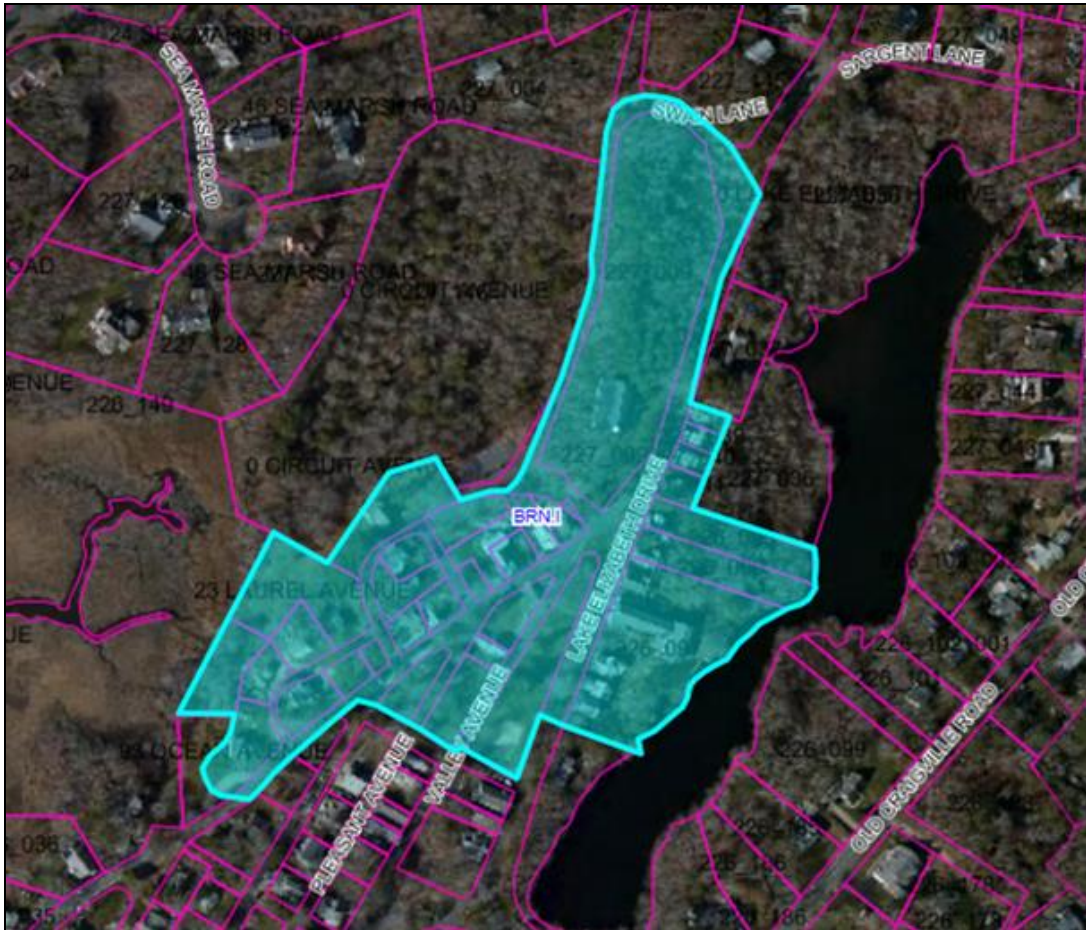


Kennedy Compound
Listed as National Historic
Landmark - 1972



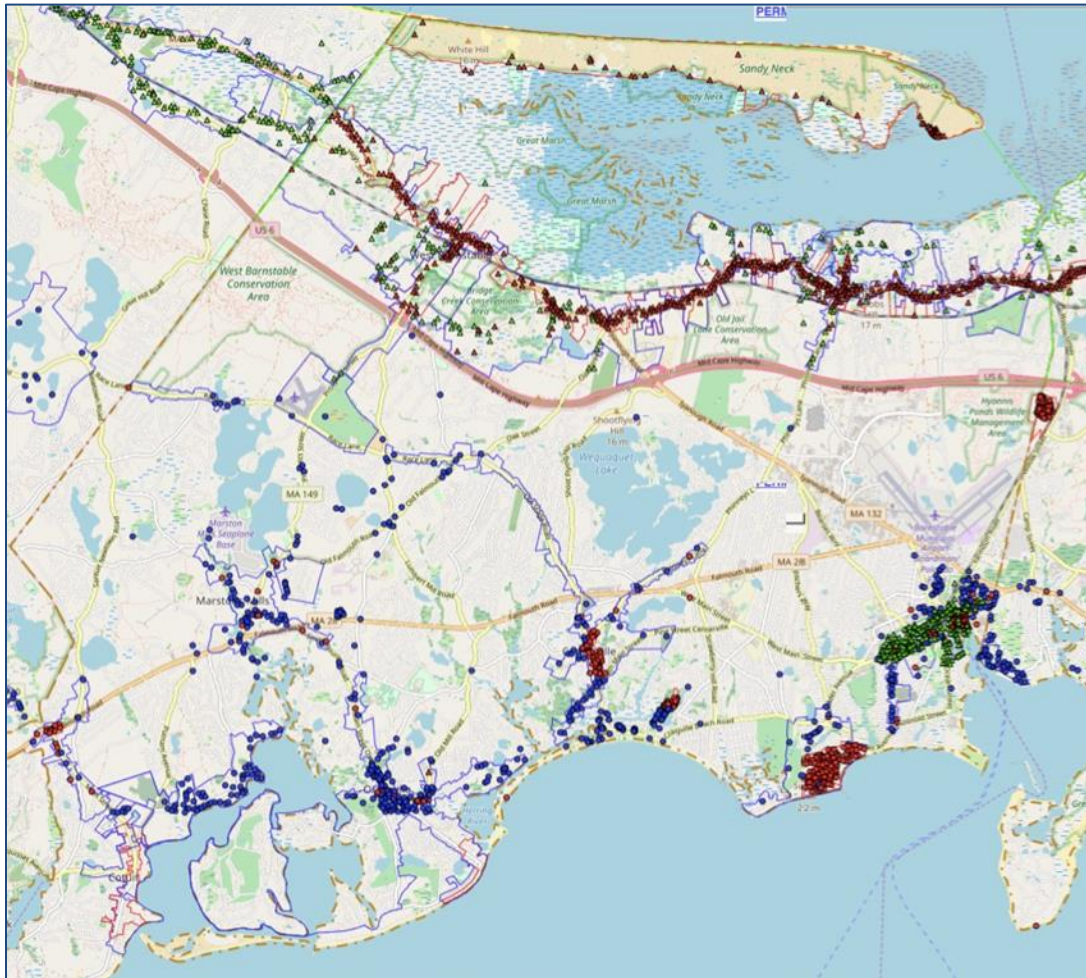


Edward Francis Gleason House, 1790
Listed on National Register, 1987



Craigville Historic District

Listed on National Register in 1987



1000+ inventoried
properties in
Barnstable

Massachusetts Historical Commission Inventory (Form Bs)



Isaac Crocker House (c. 1750)

Elements of Inventory Form



William D. Wolf House
(c. 1873)

FORM B – BUILDING

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

Photograph



Topographic or Assessor's Map



Recorded by: Geoffrey E. Melhuish, tl-architects
Organization: Town of Barnstable
Date (month / year): August 2009

Assessor's Number USGS Quad Area(s) Form Number
226070 [] [] 2353

Town: Barnstable
Place: (neighborhood or village) Centerville
Address: 17 Valley Avenue
Historic Name: William J. Clark and William D. Wolf House
Uses: Present: Single-Family Residential
Original: Single-Family Residential
Date of Construction: c 1873
Source: Historic Maps and Deeds
Style/Form: No Style
Architect/Builder: Unknown
Exterior Material:
Foundation: Concrete
Wall/Trim: Wood Shingles
Roof: Asphalt Shingles
Outbuildings/Secondary Structures:
Major Alterations (with dates):
Replacement Windows – Late Twentieth century
Condition: Fair
Moved: no | x | yes | **Date** _____
Acreage: .04 acre
Setting: The building faces north and is set back approximately ten feet from the east side of the Pleasant Avenue footpath.

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Photo/Map

Identifying Information

Site Information



MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No. 2353

Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:
Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

17 Valley Avenue (BRN-2353) is a one-and-one-half story wood-frame cottage. The building adopts an irregular plan on a concrete foundation. The three-by-two bay building faces north and is set back approximately ten feet from the east side of the Pleasant Avenue footpath. The building terminates in a side gable roof sheathed with wood shingles. An interior brick chimney pierces the ridge of the roof. A shed roof wall dormer is featured on the north roof plane. The dormer features five contemporary 1/1 double hung windows set within simple wood frames. The residence is clad with wood shingles. A one-story shed roof porch is featured on the façade. The roof of the porch is supported by wood posts resting on a wood balustrade. Access to the property is through a wood door located at the west end of the north elevation. A paired 2/2 double-hung wood sash is located to the east. A one-story partially enclosed porch is featured at the northeast corner of the cottage. The porch terminates in a hipped roof sheathed with asphalt shingles. 17 Valley Avenue is a modest late-nineteenth century wood frame residence.

HISTORICAL NARRATIVE
Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

In 1871 The New England Convention of the Christian Church purchased and established a camp meeting known as Camp Christian on the 160 acre Perry Farm in Centerville. In 1872 the Christian Camp Meeting Association (CMMA) was established with the purpose: "to hold and encourage others to hold religious services." Camp Christian was renamed Craigville in 1881 in honor of the life and ministry of Dr. J. Austin Craig, a prominent leader of the Christian Church (Christian Camp Meeting Association Brochure).

Situated on a bluff overlooking Nantucket Sound, with the Centerville River to the west and Lake Elizabeth and Red Lilly Pond on the east, it served as a spectacular spot for a retreat from everyday life. Families were able to buy or lease the 288 small lots, with clergy getting theirs free. They initially erected tents or built small shelters, and as time and means allowed, small cottages were constructed.

Today, the area is densely developed, with many cottages occupied year round. Craigville attracts a variety of visitors, both religious and secular, to its Conference Center throughout the year, one being the Cape Cod Writers' Center Annual Workshop. The conference center is owned by the Christina Camp Meeting Association and managed by the Massachusetts Conference of the United Church of Christ (Centervillehistoricalmuseum.org - Check this out to be sure).

17 Valley Avenue (BRN-2353) appears to have been constructed c 1873 by William J. Clark (B. 1850) a carpenter and William D. Wolf [Dewolf] after the two purchased lots #164 and #165 of Perry's Plan of Cottage Lots from John A. Perry in 1872. Both men are from New Bedford. Deed research indicates that in 1893, the homestead is purchased by Elihu Bunker from the children of the deceased William J. Clark and William Dewolf. In 1913, Susan F. Tobey, "the only heir at Law and Next of Kin" of Elihu Bunker sold the property to Bessie L. Tobey. By 1961, the property is under the ownership of Jacob H. Tremper and his wife Frances B. Tremper. Jacob acquired the property after the death of Bessie Tobey Roberts. The property is currently owned by Sandra Tremper.



Architectural
Description

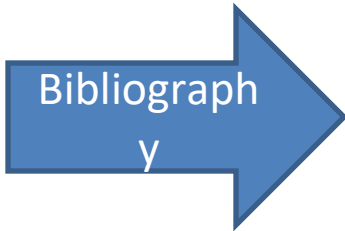



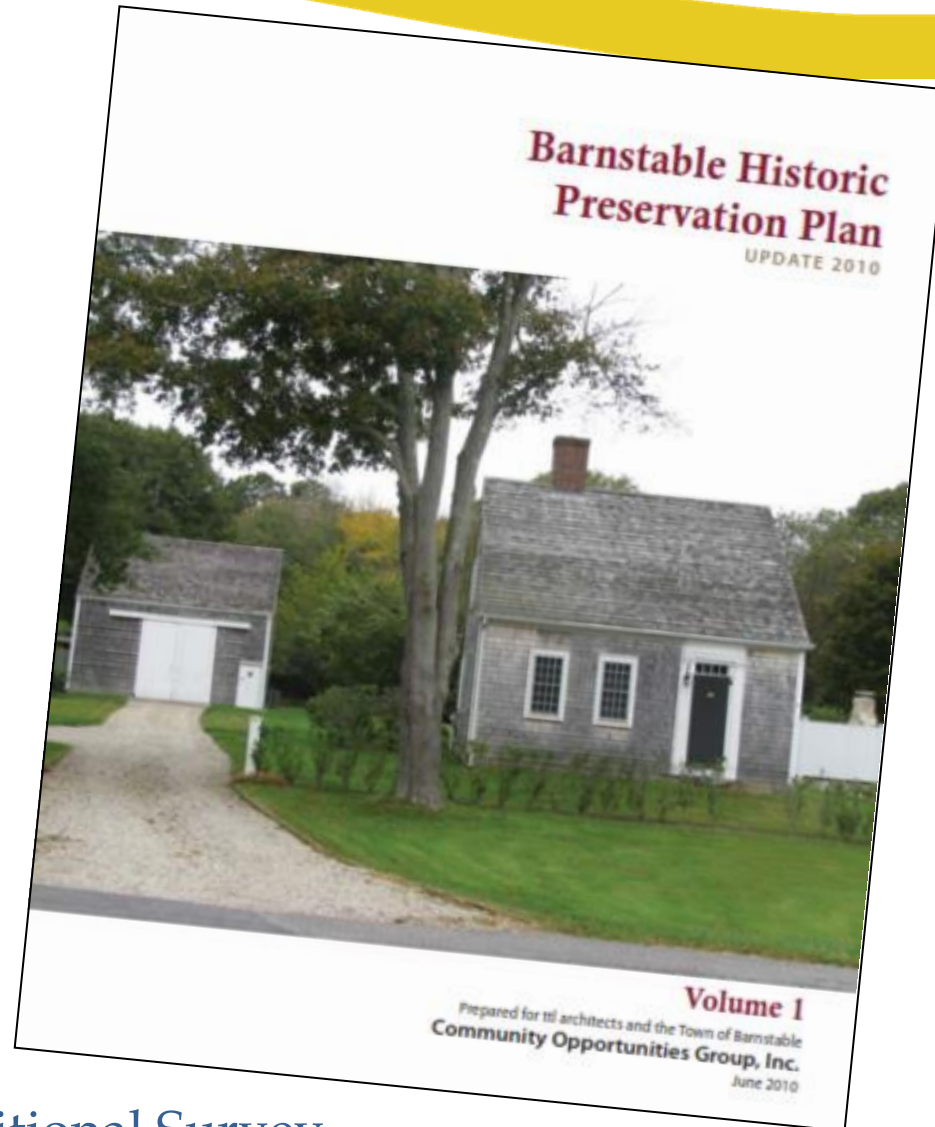
Historical
Narrative

INVENTORY FORM B CONTINUATION SHEET BARNSTABLE 17 Valley Avenue
MASSACHUSETTS HISTORICAL COMMISSION Annot. Form No. 2383
220 MORRISSEY BULEVARD, BOSTON, MASSACHUSETTS 02125

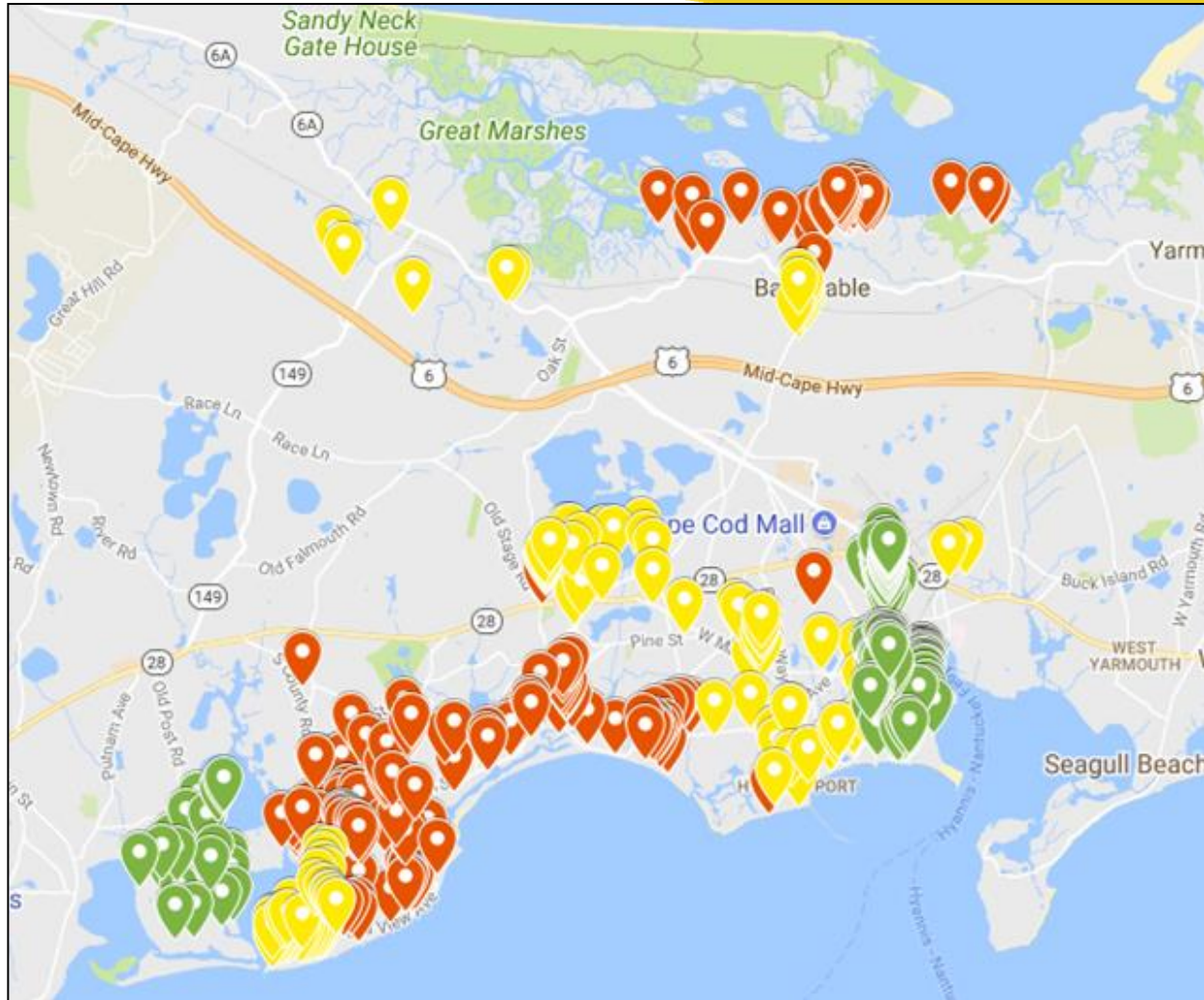
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Grounds of the CCMA at Craigville, Barnstable Co., MA, copy made 1928
Map of Barnstable - Craigville. Published by Walker Lithograph and Publishing Company, 1910.
Perry's Plan of Cottage Lots, Christian Camp Ground, 1872
Perry's Plan of Cottage Lots, Christian Camp Ground, copy made 1937
Plan of Land in Barnstable, MA, 1924
Town of Barnstable. Assessors Records.
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Vuilleumier, Marion. Cape Cod's Craigville. A History of Craigville Massachusetts. 1972.

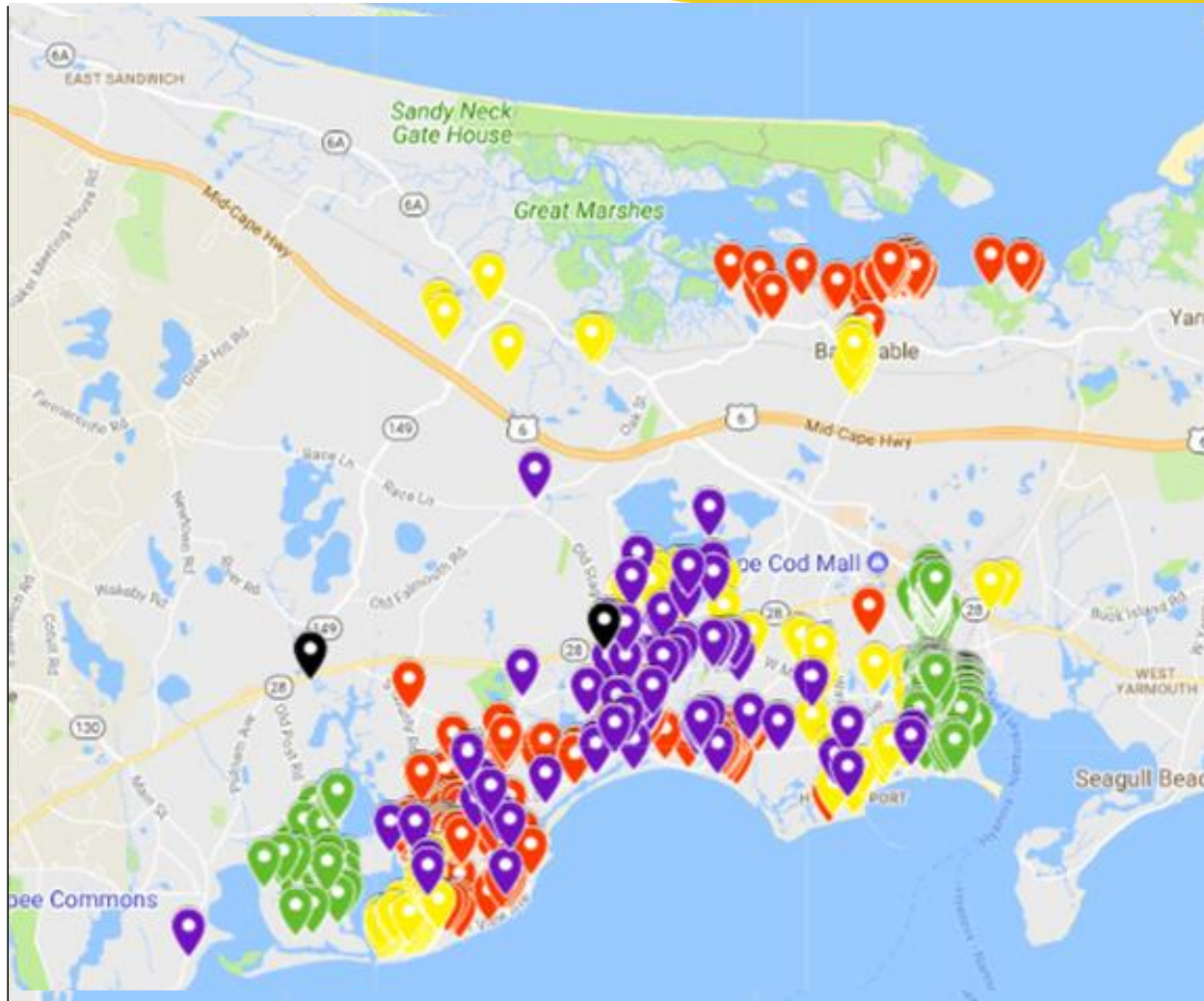




Properties for Additional Survey



Properties for Additional Survey



Properties for Additional Survey



Resources:

- The Massachusetts Cultural Resource Information System (MACRIS) – mhc-macris.net/index.htm
- The MACRIS Map – maps.mhc-macris.net
- Barnstable Historic Preservation Plan - www.townofbarnstable.us/ComprehensivePlanning
- Town of Barnstable Property Lookup - www.townofbarnstable.us/Assessing
- Barnstable County Registry of Deeds - www.barnstabledeeds.org

Historic Property Documentation Town of Barnstable

