

# WAREHAM PRESERVATION PLAN 2007

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WAREHAM HISTORICAL COMMISSION

*with*  
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# I. Acknowledgements

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## II. Introduction

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Wareham has an abundance of areas, landscapes and sites which possess architectural and historic interest. Whether in a coastal settlement, mill village, commercial district, or seasonal community, these historic resources make a considerable contribution to Wareham's sense of place, way of life, and economy.

This Plan has been prepared for the Wareham Historical Commission (WHC) to identify and assess those areas, landscapes and sites that may have sufficient significance and physical integrity to warrant preservation through local planning measures, including National Register listing, historic district designation and other regulatory tools.

**Section III** of this Plan, **A Brief History of Wareham**, provides an overview of Wareham's historic development patterns. Understanding the town's history allows us to better understand the context and contribution that individual resources make throughout Wareham.

**Section IV, Preservation Planning Explained**, provides a general explanation of preservation planning - a discipline which consists of identification, evaluation, and protection of historic resources and their settings.

**Section V, Identification and Evaluation in Wareham**, summarizes the surveys and designations that have been achieved thus far in Wareham. This section also lists areas that have not yet been comprehensively surveyed and warrant additional analysis.

**Section VI, Planning and Protection in Wareham**, summarizes the preservation component of local studies and plans - most importantly Wareham's 1998 Comprehensive Plan. This section then identifies the current regulatory processes in Wareham that protect or impact historic resources.

**Section VII** provides a **District-by-District Assessment** of areas within Wareham that contribute to Wareham's history and sense

of place. Areas include those that have been surveyed, referenced in town planning documents, recommended for inclusion by the Wareham Historical Commission, or recommended for inclusion by the consultant based upon fieldwork analysis.

The evaluation of each area includes a review of existing research, including surveys and National Register evaluations, fieldwork, and photo-documentation. This Section provides a summary of each area, including locus and district maps, photographs, and an analysis of significance, existing conditions, possible threats and challenges to the historic architecture, and specific recommendations. This Plan focuses on historically significant residential and commercial areas and heritage landscapes.

Finally, **Section VIII, Recommendations and Priority Actions**, provides town-wide recommendations and area recommendations summarized by category. Not all areas are the same, either in significance, condition, or threat level, and many additional factors will determine whether some form of preservation protection is appropriate for each. In addition, recommendations for selected individual resources and archaeological sites are also discussed.

Finally, this section will identify local, regional and state organizations who can assist the WHC in achieving these preservation goals.

### III. A Brief History of Wareham

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From pre-European settlement to the present day, Wareham's history and development patterns have been determined by opportunities presented from the use of its river and ocean resources and the marshes and uplands that surround them. Wareham has always benefited from its situation at the head of Buzzards Bay where the Agawam and Wankinco Rivers join to form the Wareham River, and from its 57 miles of coastline.

#### 1620-1775

The native population retained legal ownership of present-day Wareham until the late-17th century, and utilized the area's rivers and tidelands for seasonal subsistence. The advent of significant white settlement dates to the conclusion of King Phillip's War (1675-6), although there is evidence of prior use of Wareham land by overseers based in Plymouth for seasonal use.

The public center of Wareham was located around Center Park, then known as Fresh Meadows. Early settlement also centered around Agawam Cemetery on Great Neck, with additional settlements in South Wareham at the junction of the Weweantic River and Mary's Pond Road. These areas saw continued development through the 18th century. The northeast section of present-day Wareham was largely uninhabited at this time.

An economic base was established during this period consisting of agriculture, husbandry, fishing, and light industry, with white settlers gradually disrupting native subsistence patterns. Wareham's oldest extant house dates to this period, the Burgess House (c. 1680 or c. 1709) on Great Neck Road. Other surviving colonial houses from this period are found along Elm Street, Lincoln Hill and Great Neck Road.

The Town of Wareham was officially established on July 10, 1739. Wareham's territory at that time was created by combining land from Rochester, then known as the Sippican Grants, and from the Agawam Purchase, land that had been leased and then purchased from the Plymouth Proprietors in the late-17th century.

#### 1776-1830

From the late-18th into the early-19th century, Wareham's population grew from under 1,000 to almost 2,000 inhabitants as local manufacturing increased, and as Wareham itself grew in 1827 when Wareham annexed parts of Carver and Plymouth and expanded to its present-day boundary.

Wareham's 19th century economic development was dominated by iron-related manufacturing and maritime industries such as shipbuilding, whaling and fishing, and salt production. Wareham was well-suited for such development due to a combination of excellent waterpower from the Weweantic, Wankinco, and Agawam Rivers, plentiful bog iron, access to big timber, and protected coastal outlets for trade in iron ore and iron products and other maritime activities.

The production of nails and holloware played a large part in Wareham's economy, beginning in 1819, with rolling mills established by Isaac and Jared Pratt at the present Tremont Nail Factory on the Wankinco, a plant in Tihonet made accessible to tidewaters by a series of canals, the Washington Iron Works on the Weweantic in West Wareham, and a nail factory on the Weweantic in South Wareham.

Residential development during the early-19th century was concentrated along major roads such as Elm Street, and on Main and High Streets in the town center. In addition, more modest cottages and worker housing, including double cottages, were constructed, many associated with and in proximity to industrial centers.

#### 1830-1870

By the mid-19th century, transportation corridors were improved, including the Sandwich Railroad in 1847 which went through West Wareham, Wareham Center, and East Wareham, with a bridge over the Narrows, which had formerly been served by a ferry. The nail industry reached its peak during this period, as did whaling, and cod and mackerel fisheries. The overall population continued to grow, reaching a 19th century peak, including a large foreign born population, mostly from Ireland.

Residential development of modest cottages continued in the villages of Wareham, with more elaborate examples including large Greek Revival and Italianate houses in Wareham Center, representing the industrial prosperity of the period.

### **1870-1915**

Manufacturing, including nails and horseshoes, continued on a more limited basis into the early 20th century, but two new industries emerged at this time, summer tourism and cranberry growing, which would transform elements of Wareham's landscape.

Significant tourism first developed in the form of planned summer communities, most famously the Onset Bay Grove Association, initially founded in the 1870s as a Spiritualist camp-meeting site, and growing into a popular planned summer community of over 1,000 small lots interspersed with communal parks and beaches. Houses were modest Gothic Revival, Stick, and Queen Anne cottages with commercial development around Onset Avenue. The railroad played an important role in the development of Onset as a vacation area, as did a trolley service for local transportation.

While coastal areas saw increased residential development, Wareham's lowlands were being transformed into productive cranberry bogs as the cranberry industry grew into a powerful economic force. One of the earliest known bogs was constructed on White Island, c. 1860, and by the turn-of-the-century when the United Cranberry Company was formed there were 37 growers listed in the town directory, and that number continued to grow. In addition to the bogs themselves, associated industries were developed such as cranberry equipment manufacturing and cranberry preserving.

### **1915-1950**

The period after WWI was marked by continued development of summer colonies and planned communities, and a steady increase in year-round population with new in-fill housing in already settled areas. Mass production of the automobile led to improvement of transportation routes, including upgrades to Route 28 and Cape Cod-New Bedford Highway (Route 6).

Economically, cranberry growing continued to mature into a major industry, and construction of the Ocean Spray Cranberry plant on Sandwich Road making Wareham a major distribution center for cranberries. The iron-based and maritime-related industries continued but saw a steady decline due to new technologies and cheaper labor and materials elsewhere.

### **1950-present**

The greatest 20th century population increase took place after WWII. Over 2/3 of Wareham's housing has been built since 1950, some following existing settlement patterns and others in new subdivisions and developments. Today there are approximately 12,000 housing units in Wareham, of which 1/3 are seasonal.

The Cranberry Highway emerged as a major retail corridor in the 1950s, reaching its peak in the 1970s as Cape-bound traffic was required to pass through this commercial zone of Route 6. However, the construction of Routes 495/25 bypass and 195 have greatly reduced non-local traffic and business activity.

While Wareham's economic base has shifted to service industries, cranberry growing remains an important economic factor, and cranberry growers control over 30% of Wareham's 29,940 acres of land. Important reminders of Wareham's industrial and maritime roots survive, including the Tremont Nail Factory and the Cape Cod Ship Building Company; and neighborhoods throughout Wareham reflect its layered history from Onset Village's Wigwam and many extant Victorian-era cottages to the high-style residences in Wareham Center, and from the rural 18th and 19th century streetscapes of Great Neck and County Roads to the many 20th century planned seasonal communities.

## IV. Preservation Planning Explained

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The goal of preserving historic resources and their settings in Wareham should be considered in the broader context of preservation planning, which is a three-step process: *Identification*, *Evaluation* and *Protection*.

### 1. Identification

It is important to know what historic resources Wareham has before deciding whether and how to protect those resources. This is accomplished by conducting a **Survey**, which is the building block on which all preservation strategies are built. The best approach is to conduct a comprehensive town-wide survey. By surveying all historic resources within a community, it is possible to develop a contextual understanding of each neighborhood's significance.

The resulting Inventory of Historic Resources includes buildings, structures, sites, objects, areas, parks, landscapes, and burial grounds. Survey information is recorded on Massachusetts Historical Commission ("MHC") inventory forms, following standards and guidelines set forth in the MHC's Historic Properties Survey Manual. The most common forms are individual Building Forms (Form Bs) and Area Forms. Area Forms are an effective way of understanding individual resources within common geographical and/or thematic contexts. Section V contains a summary of the districts and areas that have been surveyed in Wareham.

### 2. Evaluation

In addition to identification, it is important to evaluate the significance of each resource. This process is usually accomplished by considering whether a property or district is eligible for listing in the **National Register of Historic Places**, pursuant to Section 101 of the National Historic Preservation Act. The National Register is the federal government's official list of properties that are significant in American history and worthy of preservation. Properties listed in the National Register include individual buildings, historic districts, and archaeological sites.

Properties are evaluated under four criteria:

*Criterion A* - the property or district is associated with an important event;

*Criterion B* - the property or district is associated with an important person;

*Criterion C* - the property or district is significant for its physical design or construction; i.e. architecture; and

*Criterion D* - the site is likely to provide information important in prehistory or history, i.e. archeology.

A property or district can meet one or more criteria, and the significance can be at the local, state or federal level.

In Massachusetts, the process for National Register listing usually begins with completion of a Building or Area Form, which sometimes includes a National Register Eligibility Statement. If the surveyor determines that a property is potentially eligible for National Register listing, the survey form is then submitted to MHC for their assessment of National Register eligibility. Once the MHC confirms eligibility, the nomination form itself can be prepared by the community and submitted to the MHC for their review and then sent to the National Park Service for final approval. If approved by the National Park Service, the building, district or site is then listed in the National Register.

In addition to the National Register, the MHC maintains a State Register of Historic Places. To be listed in the State Register, a property must be listed in the National Register, be included within a local historic district, and have a preservation easement is held by the MHC.

There are economic incentives for listing in the National Register. Income-producing properties listed in the National Register can be eligible for federal tax credits for certified rehabilitation costs. In Massachusetts, state income tax credits were adopted in 2003 which allow certified rehabilitation projects on income-producing property to receive up to 20% of the cost of certified rehabilitation

expenditures in state tax credits. For the state credits, there is no requirement that the property be listed on the National Register, but at a minimum an MHC Inventory Form must be prepared.

### 3. Protection

There are many tools and mechanisms that can be used for protection of historic resources. The following is a summary of the tools most commonly employed to achieve preservation planning goals.

#### a. National Register

The primary purpose of the National Register is to provide a nationally-recognized standard of significance and to raise public awareness. However, National Register listing does provide a limited degree of protection as well.

The MHC has the authority to review projects that use federal or state permits, licenses or funds to determine if they impact historic resource listed, or determined eligible for listing, in the National Register. In such cases, the project proponent must work with the MHC to determine whether there are negative impacts on these historic resources, and whether there are ways to mitigate those impacts. The goal of the review process is to protect the public's interest in its heritage; the use of public permits, licenses or funds should not have a negative impact on the community's heritage. However, projects that do *not* require state or federal permitting, licensing, or use public funds, are not reviewed for impacts on National Register properties.

When establishing a National Register district, properties within the district boundaries that do not have historical or architectural significance will be labeled "non-contributing" while the others are listed as "contributing" to the significance of the district. However, this distinction is generally limited to the National Register process and not carried over to other local protection strategies.

#### b. Local Historic Districts

The most comprehensive preservation protection measure is local historic district designation, which

in Massachusetts is adopted pursuant to Mass. Gen. Law Ch. 40C. A local historic district is adopted at the local level through 2/3 vote at town meeting following preparation of a Study Report and Bylaw prepared by a Selectmen-appointed committee.

In a local historic district, exterior alterations and new construction which are visible from a public way are reviewed and approved by an historic district commission appointed by the Selectmen. The historic district commission only reviews changes when they are proposed by the property owner.

Each historic district bylaw can be tailored to reflect the particular district and may exempt certain items deemed unnecessary for review - exemptions often include items such as paint color, maintenance and repair, storm windows and doors, and air conditioners. Historic district review seeks to protect character-defining features of historic resources, ensure compatible new construction, and guide public improvements that support the historic character of the district.

It is recommended that each district develop design review and procedural guidelines to assist owners, applicants and the commission itself in the decision-making process. Each town can tailor the historic district bylaw and its guidelines to their town, and to each district within the town.

One of the main advantages of historic district protection is its ability to protect not just new construction and additions, but the small details and original materials that give some districts their historic character and sense of place. Local historic districts have been adopted in over 120 Massachusetts communities.

#### c. Neighborhood Architectural Conservation Districts

A new tool that is increasingly being considered in Massachusetts is the Neighborhood Architectural Conservation District (NACD). NACDs are similar to local historic districts in that they designate a local area as historic and appoint a commission to regulate changes. However, they are less restrictive than local historic districts: they do not regulate minor changes,

which can include replacement of windows and doors, siding, and minor alterations. For such alterations, there is non-binding advisory review. Review is binding only for major alterations, demolition and new construction.

NACDs are used in communities where it is believed that adopting a local historic district is not yet possible, or where the district does not rise to the level of significance or integrity to warrant the higher standard of a local historic district. NACDs are adopted as a general bylaw and require a simple majority vote at town meeting.

#### **d. Demolition Delay**

Demolition delay bylaws can be an effective regulatory tool, providing an opportunity to postpone the issuance of building permit applications to demolish significant historic resources. If the Historical Commission or other local designated review authority determines that a building is preferably preserved, a time period is established, most effectively 12-18 months, during which time the owner is required to explore alternatives to demolition. The owner is under no obligation to implement alternatives to demolition, but often during the consultative period, owners decide that the historic building can and should be saved. Each community can determine what level of historic significance qualifies a building for demolition delay review; but National Register listing or eligibility is often the threshold. Over 100 communities in Massachusetts have demolition delay bylaws.

#### **e. Demolition by Neglect**

Sometimes, owners of significant historic resources choose to neglect a building and let it deteriorate until demolition is required for public safety. A few Massachusetts jurisdictions have adopted so-called demolition by neglect or affirmative maintenance bylaws, which prohibit owners from allowing buildings to deteriorate to the point that they pose a safety hazard. This is a general bylaw and only requires a simple majority vote at town meeting. In Massachusetts, such protection measures are increasingly seen as an important preservation planning tool.

#### **f. Zoning and Planning Board Review**

Finally, zoning regulation, site plan review and subdivision controls can have a significant impact on historic resources and their settings. Conventional zoning, also known as Euclidean zoning, segregates uses and established lot sizes and dimensional setbacks that were sometimes contrary to historic development patterns. However, newer flexible zoning tools and additional controls in site plan review have been developed which have the capacity to support preservation planning goals. Examples include downzoning, cluster zoning, overlay zones and agricultural preservation zones.

Massachusetts is a Home Rule state, which means that local governments have a degree of autonomy to adopt bylaws to achieve local goals. In terms of historic preservation, local governments can introduce design review or preservation provisions into Planning and Zoning Board review processes to protect historic resources, encourage compatible new construction, and regulate site improvements.

Section VI summarizes current land use regulations in Wareham, including an analysis of how zoning and planning regulations support preservation goals.

## V. Identification and Evaluation in Wareham

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This section summarizes the degree to which areas analyzed in this Plan have been identified and evaluated to date. The goal of Wareham's 1998 Comprehensive Plan to complete a comprehensive survey was partially achieved with the large-scale survey conducted in 2005 by Public Archeology Lab (PAL), building on prior surveys that had been conducted by the Wareham Historical Commission. Additional areas have been identified and analyzed based upon recommendations from current Wareham Historical Commission members, and from reconnaissance by the consultant. These areas are listed below and will be analyzed in Section VII:

Agawam Village, Center Park-Parker Mills, County Road, Great Neck Road, Indian Neck, The Narrows, Onset Village, Point Independence, RLDS Camp, Swift's Beach, Tihonet Village, Tremont Village, Wareham Village, 20th Century Planned Communities.

### Protected Areas

The following areas have been protected through local historic district designation and/or listed as a National Register district:

Center Park (LHD 1971)  
Parker Mills\* (LHD 1971)  
The Narrows (LHD 1986)

\*Parker Mills was also listed in the National Register in 1976.

### Areas Recommended for National Register Eligibility

Other areas have been surveyed and recommended for inclusion in the National Register by PAL. To date, no further action has been taken by MHC staff to confirm this eligibility opinion, and nominations to the National Register have not been prepared and submitted to the National Park Service. However, assessment of eligibility in the survey is an important step towards National Register designation. The following areas, based upon their survey, have received such a recommendation of potential eligibility:

Agawam Village (Area H)  
Indian Neck (Area K)  
Swift's Beach (Area M)  
Tihonet Village (Area N)  
Tremont Village (Area O)  
Wareham Village (Area P)

### Areas for Further Assessment

Finally, some areas have been surveyed, but did not receive an eligibility recommendation by the surveyor. Other areas have received little or no survey, but appear to contain a significant concentration of historic resources. The most apparent such neighborhood is Onset, where there are relatively few survey forms, and no National Register evaluation. A list of such areas and neighborhoods is listed below:

County Road  
Great Neck Road  
Onset Village  
Point Independence  
RLDS Camp

### Additional Areas Considered

Certain 20th century planned communities areas were mentioned in the PAL Report or other local planning documents and were, therefore, evaluated by the consultant. For purposes of this Plan, with the exception of Swift's Beach, they are considered as a group. Some of these areas appear to no longer possess sufficient integrity to warrant preservation protections, but may nonetheless be appropriate candidates for land use regulations which protect their scale and sense of place.

Agawam Beach  
Barney's Point  
Briarwood  
Cromesett  
Jefferson Shores  
Oakdale  
Pinehurst Beach  
Riverside  
Rose Point  
White Island Shores/Shangri-La

## Heritage Landscapes

Wareham participated in Massachusetts Department of Conservation and Recreation's (DCR's) Heritage Landscape Inventory Pilot Project in 2001. Town staff and members of the community met with the DCR and compiled a list of heritage landscapes.

As defined by the DCR, heritage landscapes are places which result from human interaction with the natural environment and development of the land, and help define the character of the community and reflect its past. These areas contain both natural and cultural resources and come in many forms, including cemeteries, mill sites, cranberry bogs, river corridors, villages centers, scenic roads, camp meeting grounds, and shipyards.

The following areas were identified in the 2001 Pilot Project as heritage landscapes in Wareham:

Agawam River Watershed, Captain John Kendrick House, Cranberry Commons, Fearing Tavern, Greer Lumber, On-I-Set Wigwam, Wankinco River Watershed, Weweantic River Watershed, Ancient Indian Route, Horseshoe Pond, Wicket's Island, Tobey Homestead, Tremont Dam.

Recommendations for these resources are incorporated in the appropriate study areas in Section VII or as individual sites in Section VIII of this Plan.

## Individual Sites

Specific recommendations are included in Section VIII for the following individual resources of great historic significance. Some of these resources are found within Areas studied in Section VII of this plan, and others were included in DCR's Heritage Landscape Program summarized above.

Cape Cod Ship Building Co.  
Cranberry bogs  
Cranberry Commons  
Fearing Tavern  
Kendrick House  
On-I-Set Wigwam  
Tremont Nail Factory

## Archaeology

Wareham has conducted extensive research and analysis of its archaeological resources. Most recently, the Wareham Historical Commission, using Community Preservation Act (CPA) funding, hired a consultant to develop an Archaeological Reconnaissance Survey (ARS) for the Town of Wareham. Of particular interest are areas along the Weweantic, Agawam, and Wankinco watersheds, Horseshoe Pond, and Wicket's Island. The results of this Survey are summarized in Section VIII.

# VI. Planning and Protection in Wareham

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## A. Planning Efforts

The following is a summary of planning documents that have been prepared in Wareham which have either direct or indirect implications for preservation planning. They are discussed in chronological order.

### 1. Wareham Harbor Management Plan 1996

The primary goal of the Harbor Management Plan is to develop policies and implement strategies to address water-dependent interests and needs while protecting natural and recreational resources. The plan identifies six Priorities: Multiple-Use Waters, Clean Waters, Productive Waters, Community Values and Natural Resources, Safe Waters, and Dredging.

While not specifically addressing historic preservation planning, the goals of historic preservation in Wareham can support those identified in the Community Values and Natural Resources Priority. For example, this Priority recognizes that the residential character of Onset Bay and the Wareham River are significant assets to the town, as are the marine commercial uses; and the Harbor Plan seeks to protect river corridors and coastal lands, many of which contain heritage resources. (Harbor Plan, pp. 78-9)

### 2. Wareham Open Space and Recreation Plan 1997-2002

The Open Space and Recreation Plan recognizes that preserving open space is not just important for protecting natural resources but can also serve as an integral component of preserving town character. The Plan has three Goals, the first of which is to “Preserve and protect Wareham’s unique natural open space resources.” To implement that goal, the Plan advocates acquiring or permanently protecting critically located parcels to prevent development, including land along the Weweantic, Red Brook, Agawam and Wankinco Rivers, and Wicket’s Island. The Open Space Plan also recommends adopting flexible zoning for new subdivisions.

Gauging public opinion can be an important planning exercise. The Wareham Open Space and Recreation Committee distributed questionnaires

at the 1996 Annual Town Meeting to obtain input from residents regarding priorities and concerns. The results demonstrated that further education and awareness-raising must be done to connect open space protection with heritage landscapes and historic preservation. In two questions respondents were asked to rate the importance of preserving historic places and preserving historic buildings. While no one was in opposition to the importance of preserving places or buildings of historic value, only 22% responded in favor, as compared to 67% who responded favorably to preserving open space for recreation.

### 3. Wareham Comprehensive Community Plan 1998

Wareham’s 1998 Comprehensive Community Plan (the “Comprehensive Plan”) includes a paragraph on preservation goals in its Vision Statement:

A sense of history should also be maintained. The villages of Wareham, Onset, and Tremont (now West Wareham) and Agawam (now East Wareham) reflect the historic context of the area. A glimpse of more recent history when Wareham was dominated by summer cottages can be seen in White Island Shores, Rose Point, Briarwood, Agawam Beach, and other areas. (Comprehensive Plan, p. 5)

The Comprehensive Plan’s Vision Statement goes on to acknowledge that both buildings and heritage landscapes comprise an important element of Wareham’s sense of place and are threatened:

Wareham is set apart from other communities of similar size by its vast open spaces provided by cranberry bogs, bays and rivers, and privately owned lands. Older villages and summer colonies are densely clustered near the sea. The many wetlands in town preclude easy development in the outlying areas. Numerous wetlands have been developed into cranberry bogs, and the land around them maintained as a buffer between agriculture and residential areas, yet it is becoming increasingly of concern that agricultural and temporary “chapter” lands are not permanently protected. (Comprehensive Plan, p. 5)

Section VII of the Comprehensive Plan is dedicated to Historical and Archaeological Resources. This section summarizes the existing level of National Register listings, local historic district protection, and inventory of historic and archaeological sites.

Lack of comprehensive historic inventory is identified as a great threat to Wareham's historic resources, as is the potential for future growth and development in the town. This section provides general recommendations for the protection of historic resources, and encourages historically accurate renovation of historic buildings, further research and inventory, identification of grant and funding opportunities, and public education, but does not call for the adoption of specific preservation regulatory or planning measures.

Other sections of the plan contain goals, policies and recommendations which have historic preservation implications. The Housing Element, Section II, recognizes that the historic development patterns contribute to Wareham's character:

Housing for Wareham's residents is primarily clustered in villages and neighborhood areas. In rural sections, most of the housing is along main roads. ... Slow population growth over the last decade has helped the community maintain a degree of physical character. Future development has the potential to significantly alter the small town "feel" that currently is prevalent in many of Wareham's areas. (Comprehensive Plan, p. 12)

The Housing Element section goes on to make recommendations which would impact the character of this housing, improve the physical condition of the existing housing stock; improve zoning policies in Onset and Wareham villages to allow a mix of housing and commercial development while preserving residential neighborhoods; expand the home repair program; consider adopting design guidelines for new infill housing in Onset and Wareham villages to maintain a consistency with the prevailing architectural styles; and identify abandoned buildings and adopt a bylaw to regulate them.

In discussing the impact of build-out in Wareham and the development of agricultural land, the Housing Element further recommends that tracts of

undeveloped land should be permanently preserved to maintain the character of the community, as well as maintain natural habitats.

This section also discusses amending the zoning bylaw to allow in-fill development within the historic Wareham Village and Onset village to conform to historic development pattern without requiring zoning relief.

Section IV, Economic Development, calls for rehabilitation of historic buildings and commercial facades, new sign codes, and appropriate public improvements such as street lighting to enhance and revitalize Wareham's two historic business centers – Wareham Village and Onset Village.

Section V, Natural Resources, makes an important classification of certain areas as "Scenic Resources and Unique Environments" including cranberry bogs, the maritime vistas of Onset Bay and the Narrows, the Parker Mill Bridge overlook, the Tremont Nail Co., Little Harbor, Horseshoe Pond, and the Tremont Dam. All of these resources are understood as serving not just as natural resources but as community assets which contribute to Wareham's sense of place and connect it to its past. Recommendations in this section include measures to protect the environment and preserve open space.

#### **4. Design Guidelines for Wareham Village, 1999**

In 1999, ABACUS Architects and Planners were hired to develop design guidelines for Wareham Village. Recommendations included Smart Growth policies such as residences above storefronts to enliven the street, and physical improvements including maintaining the Village character through use of appropriate building materials, architecture and colors, and restoration and preservation of architecturally significant building details.

#### **5. Meeting Housing Needs in Wareham 2001**

Wareham developed a Housing Plan in 2001 builds upon some of the observations and recommendations found in the 1998 Comprehensive Plan. It further examines the dense development pattern of summer colonies which pre-dated conventional zoning, and as a result have grandfathered platting. These neighborhoods include

Jefferson Shores, Onset Village, Parkwood, Swift's Beach and Swifts Neck.

One of the Plan's goals calls for preserving the existing diverse housing stock, and targets properties identified in the Inventory of Historic Places for the Community Development Office's Rehabilitation Loan Program. The Housing Plan also advocates for ensuring that new housing construction is compatible with the fabric, architecture, natural resources, and services of the existing neighborhoods.

## **6. Wareham Community Preservation Plan, 2006 (Revised)**

The Community Preservation Act, Mass. Gen. Laws Ch. 44B (CPA), is legislation which allows cities and towns to adopt a property tax surcharge with matching revenues from the state, for acquisition, creation and preservation of open space, preservation of historic resources, and affordable housing. Wareham enacted the CPA approving a 3% real estate tax surcharge (with an initial \$100,000 property value exclusion). A Community Preservation Committee has been appointed which is charged with reviewing and recommending proposals for CPA funding at Town Meeting. As part of their mission, the Wareham CPC has adopted a Wareham Community Preservation Plan which includes a summary of previous town plans and studies, summarizes the definitions and goals for open space, preservation and affordable housing, and encourages applications for funding which address these goals.

The CPC Plan recognizes that open space goals include protection of scenic vistas and the importance of protecting cranberry bogs and other agricultural uses. The CPC Plan further asserts that CPA funding for historic preservation should be used for acquisition of threatened historic properties, preservation of town-owned resources, protection of historic landscapes and vistas, and rehabilitation of historic resources for use as community housing, thereby combining two goals of the CPC – funding preservation and affordable housing initiatives.

## **7. 2006 Community Development Strategy**

The Wareham Community and Economic

Development Authority (WCEDA) developed a Community Development Strategy to establish five-year goals and priorities in Wareham which will serve as a road map for Community Development Block Grant funding. Among its High Priority projects were preservation of the existing housing stock through rehabilitation and renovation, support of village center revitalization, preservation of the cranberry industry, and identification, protection, and promotion of significant historical and archeological resources.

## **8. Wareham Archaeological Survey, 2007**

The Wareham Archaeological Survey had three main objectives: to define areas of archaeological and historical sensitivity; to develop a town-wide archaeological map and user's guide; and to provide recommendations for better protection of archaeological resources. The recommendations are summarized in Section VIII of this Plan.

## **B. Protection Measures**

### **1. Wareham Zoning Bylaw**

Local land use zoning, including dimensional and use regulations, can either support or hinder efforts to preserve and protect historic resources. The Wareham Zoning Bylaw was first adopted in 1951 and has been amended many times since then. There are many sections of the Bylaw which either directly or indirectly affect historic resources throughout the town which are summarized below. Section VII of this Plan addresses zoning issues and recommendations for each of the areas analyzed.

Many sections of Wareham's zoning bylaw have implications for preservation planning:

### **Section 130 Purpose**

As a matter of town policy, the Purpose of the Zoning Bylaw includes the "conservation of natural resources" and encourages "consideration of the recommendations of the comprehensive plans of the Planning Board and the Regional Planning Agency." This Purpose language supports the idea that zoning should be made and modified in accordance with goals of the local comprehensive plan, which in turn should be continually modified to reflect current thinking on community goals

including historic preservation. One of the uses for this Preservation Plan is to inform revisions to the Wareham Comprehensive Plan and therefore provide support for appropriate zoning initiatives.

### **Section 211 Use Districts**

A zoning bylaw's most basic function is to divide a town into districts with specific allowed uses and dimensional standards. Districts are usually divided into residential districts, commercial and industrial districts. These districts are often based on considerations such as public services capacity and growth goals. In some cases districts have been imposed over areas which did not conform to the use or dimensional standards. More recently, towns have adopted newer zoning district classifications which attempt to reflect and support historic development patterns; i.e. neighborhoods or commercial areas with unique building footprints and/or diversity of uses. Wareham is no exception and has developed a series of Use Districts which, in some cases, are derived from the historic development patterns within the town.

Of particular interest to preservation planning in Wareham is the classification of Village Districts (Section 211.2) for Wareham Village and Onset Village which specifically address protection of historic buildings as a goal. The Village Districts are intended to promote compact, mixed-use development that preserves Wareham's historic character and promote small-scale business uses. There are currently four such districts:

1. Wareham Village 1 (WV1): The WV1 district is intended to promote business and residential development in Wareham Village that provides a stable economic base, protects the Village's historic buildings, fosters re-use of existing buildings, and promotes visual connections to the waterfront.
2. Wareham Village 2 (WV2): The WV2 district is intended to promote moderate density residential development and compatible business uses outside the center of Wareham Village.
3. Onset Village 1 (OV1): The OV1 district is intended to promote business development in the center of Onset Village that maintains a pedestrian

scale, strengthens the distinctiveness of the village, and promotes visual connections to the waterfront.

4. Onset Village 2 (OV2): OV2 district is intended to promote moderate density residential development and compatible business uses outside the center of Onset Village.

The language is different for Wareham Village and Onset Village; the Onset Village classification refers to the "distinctiveness" of the village rather than its historic significance. A benefit of conducting Survey and National Register designation in Onset is to make the case more clearly that Onset Village is not merely distinctive, but historic as well.

The Wareham Zoning Bylaw also contains three Special Use districts, one of which, the Marine district, is intended to promote appropriate water-dependent and water-related uses in designated waterfront locations (Section 211.5.b). This is an example where, without specific reference to preservation goals, this special use classification can support the retention of historic resources related to the maritime history of Wareham.

### **Overlay Districts, Section 212**

In addition to basic use districts, many towns have adopted more modern zoning techniques, including overlay zones. The Zoning Bylaw defines overlay districts as follows: "Overlay districts are established in this Bylaw to deal with special situations or accomplish specific goals that cannot be easily or efficiently addressed through the use of the underlying use districts." Overlay districts are superimposed over one or more established zoning districts. Overlay districts may (a) impose supplemental regulations on uses in the underlying districts, (b) permit uses otherwise disallowed in the underlying districts, or (c) implement incentives to encourage desired land uses or site design.

This zoning tool has been used in communities to impose design standards or other development regulations which protect heritage landscapes and historic resources. In Wareham, overlay zones have been used thus far to protect flood plains and groundwater, and to encourage office/R&D development.

### **Section 373, Seasonal Conversions**

Wareham's special permit process includes provisions for approval of seasonal cottages to year-round use. Approval is conditioned upon Board of Health determination that on-site sewage disposal facilities are adequate.

### **Section 420, Flood Plain Districts**

For communities with coastal or inland waterways, compliance with Federal Emergency Management Agency (FEMA) regulations for renovations which meet certain thresholds and new construction within flood plains can have a dramatic impact on existing resources. These regulations are having an impact in many of Wareham's coastal summer cottage colonies. Better awareness and education regarding what triggers FEMA compliance may allow homeowners and neighborhood associations to preserve the overall setting and sense of place of their community.

### **Section 700, Design Standards**

One of the important benefits of creating the Wareham Village and Onset Village Use Districts was the adoption of design standards to achieve the goal of protecting and enhancing the historic buildings and distinctive setting of these areas.

Article 7, Section 700 states that "Design Standards are required in the Onset Village Districts (and) Wareham Village Districts... as outlined in Sections 710 (and) 720. Such design standards must be complied with unless a Special Permit is approved upon determination by the Board of Appeals that the district's objectives are met despite noncompliance. Design Guidelines are provided as recommendations, but are not required." Note the important caveat that these design guidelines are not mandatory.

In Section 712-13, Onset Village Districts, guidelines are provided for building facades and entrances, lot frontage, lighting, roof shapes, materials, colors and ornamentation, even going so far as to encourage the use of Carpenter Gothic characteristics on new or renovated buildings. These Design Standards indicate that there is a strong sense of place to Onset and Point Independence that should be reflected in new construction and alterations.

The Design Standards for Wareham Village are less detailed; Section 722 states:

Any extension, alteration or reconstruction of existing buildings should use the original design insofar as practical. New construction should reinforce the architectural style of existing buildings in terms of building design, siding, material and texture, color and bulk, and should result in a harmonious blend of the new and old. Use of brick, clapboard, shingle, masonry or non-reflective materials is encouraged. Sheet metal, reflective materials or similar siding is strongly discouraged.

Unlike Onset Village, this language specifically recommends respecting the original appearance of a building that is being altered.

### **Residential Cluster Development, Section 810**

As stated in Section 810, the purpose of Cluster Development is "(t)o encourage the preservation of valuable open space and promote the more efficient use of land in harmony with its natural features, and to protect and promote the health, safety and general welfare of the inhabitants of the town." Cluster zoning is possible on parcels with 10 or more for single family and 25 or more acres for multi-family developments (Section 816).

While not specifically addressing protection of open space as heritage landscapes, much of Wareham's undeveloped landscape contains elements that contribute to the development history of the town and cluster zoning could be used to achieve heritage landscape preservation goals where residential development is a possibility.

### **Section 1000, Landscaping**

The Wareham Zoning Bylaw imposes landscape standards for all new non-residential development and multi-family developments with six or more units. The goal is to create visual buffers to incompatible uses and, importantly, to "enhance and preserve the rural and visual character of Wareham by promoting high quality development projects."

### **Section 1110, Sign Regulations**

Signage can have a dramatic impact on the setting of historic commercial streetscapes. Wareham's sign code includes prohibitions on internally-illuminated

signs and neon signs. In the recent past, efforts were made to improve the Sign Regulations but they were not successful.

### **Article 15, Site Plan Review**

The Site Plan Review process enables the Planning Board and the Zoning Board of Appeals to mitigate adverse impacts of certain new developments allowed either as a matter of right or by Special Permit. The threshold for Site Plan Review includes commercial and multi-family developments, changes in use, alteration or extension of existing uses, and developments on large parcels (30 acres or more).

Goals of the Site Plan review process include insuring that these developments protect the natural environment and are in harmony with the existing neighborhood character. Section 1542, Relation of Buildings to Environment, states that “(t)he proposed development shall visually relate to its environment; consideration shall be given to appropriate scale, massing, and height...” The review process includes a list of Wareham officials, boards, and commissions to whom notice must be given for public hearings on site plan applications. The Historical Commission is not included in this notice list, but is sent notice as a matter of practice.

### **2. Historic Districts**

To date, Wareham has three local historic districts: Center Park Historic District; adopted in 1971, which covers the area around the Old Town Hall; Parker Mills Historic District; adopted in 1971 to protect the area around the Tremont Nail Factory; and Narrows Historic District; adopted in 1986 to protect parts of the historic waterfront in Wareham Village. All three of these districts are served by the Wareham Historic District Commission which meets regularly to review applications for alterations and new construction within these districts.

### **3. Scenic Road Bylaw**

The Scenic Roads Bylaw can be adopted as a general bylaw pursuant to Mass. Gen. Laws Ch. 40, Section 15C. This bylaw can be used to protect heritage landscapes and objects by requiring a public hearing prior to the removal of any trees or stone walls that fall within the public right of way on a town road. The bylaw can be used for all town roads

other than numbered routes in a town. The bylaw applies whenever there is any public or private impacts to trees or stone walls within the right of way – therefore anything that might impact these resources, including road widening, utility company work, or creating private driveways – requires a public hearing.

Statewide, approximately 114 communities have passed Scenic Road Bylaws. In Wareham four scenic roads were accorded protection under a Scenic Road Bylaw adopted by Article 48 in the 1980 Annual Town Meeting: Stillman Drive, Great Neck Road, Stockton Shortcut, and Indian Neck Road from Minot Avenue to Indian Neck.

### **4. Rehabilitation Loan Program**

Wareham’s Community Development Department oversees a Rehabilitation Loan Program funded with Community Development Block Grant money. The focus is to enhance houses located within designated blighted areas. Special attention is given to houses which are included in the MHC Inventory of Historic Places and Wareham Historical Commission input is sought. This program highlights the importance of expanding Wareham’s survey.

### **5. Other Regulatory Tools**

There are additional regulatory tools utilized in other communities in Massachusetts, some of which will be recommended where appropriate in the Preservation Plan. The MHC has developed a Guidebook, *Preservation Through Bylaws and Ordinances*, which provides a comprehensive description of regulatory tools that can be used for preservation, including case studies and a list of the towns who have each tool.

## VII. District by District Assessment

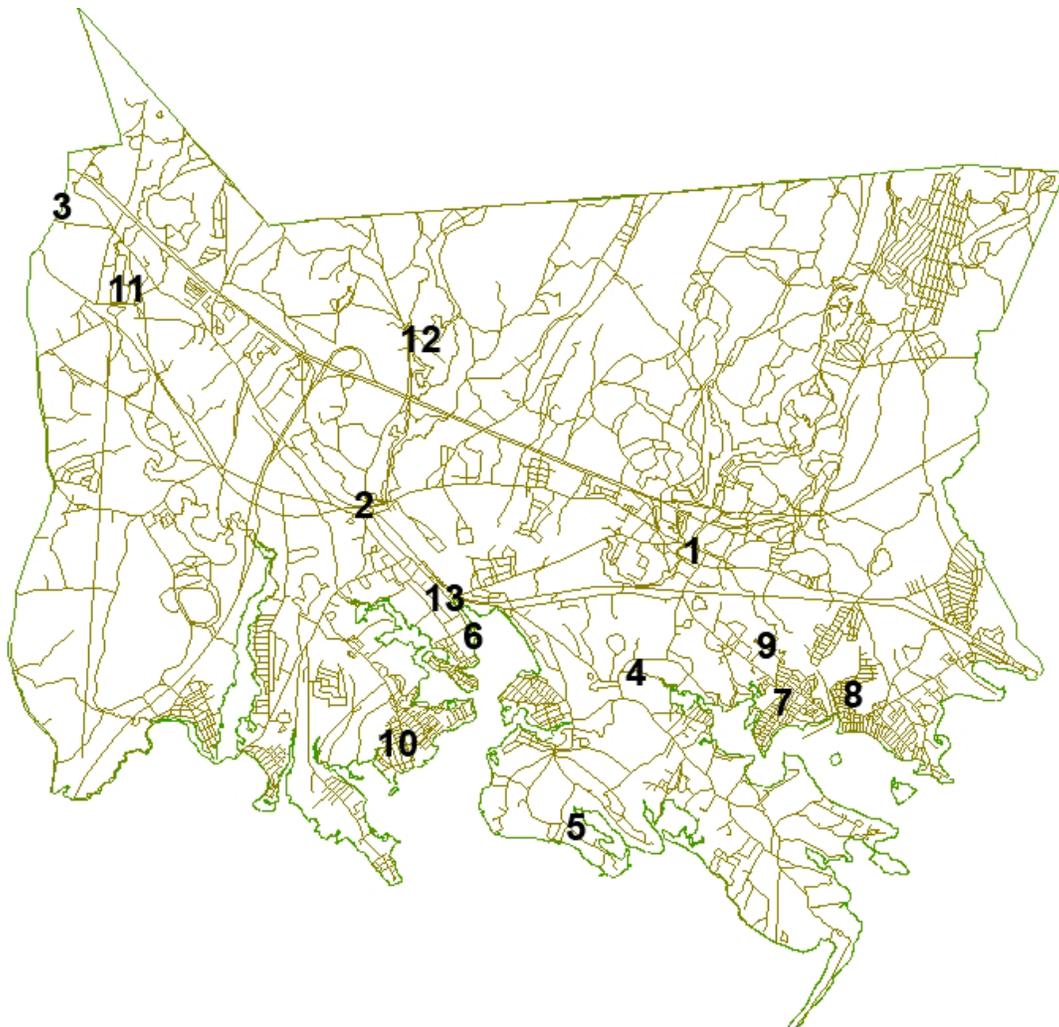
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This section provides a District-by-District Assessment of areas within Wareham for their potential contribution to Wareham's history and sense of place. Areas include those that have been surveyed or have either been referenced in town planning documents, recommended for inclusion by the Historical Commission, or recommended for inclusion by the consultant based upon fieldwork analysis.

The evaluation of each district or area includes a review of existing research, including surveys and National Register evaluations, fieldwork, and photo-documentation. This Section provides a summary of each district, including locus and district maps, photographs, and an analysis of significance, existing conditions, threats and challenges to the historic architecture and recommendations. This Section focuses on residential and commercial areas and heritage landscapes. Significant individual resources are discussed in Section VIII.

These districts are identified as follows:

1. Agawam Village, 2. Center Park-Parker Mills, 3. County Road, 4. Great Neck Road, 5. Indian Neck, 6. The Narrows, 7. Onset Village, 8. Point Independence, 9. RLDS Camp, 10. Swift's Beach
11. Tremont Village, 12. Tihonet Village, 13. Wareham Village,



# Agawam Village Locus Map

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# Agawam Village

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## Description

Agawam Village is located in East Wareham along an axis of Depot Street and Route 6 West, with additional houses along Knowles Avenue. The historic resources are predominantly residential, but also include commercial and institutional buildings such as Agawam Hall and landscape elements such as the Agawam Herring Run and Dam on the Agawam River south of the Cranberry Highway. Houses date from the early-19th to early-20th century and include Cape, gable-front, and two-family worker housing forms. Houses are wood-framed with varying sizes and setbacks. The few commercial resources are set close to the street. The character of Agawam Village's setting has been significantly impacted by road improvements.

## Identification and Evaluation

Agawam Village was surveyed and an Area Form prepared by PAL in 2005. As part of that survey, PAL concluded that Agawam Village is potentially eligible for National Register listing. No further action has been taken to date.

## Significance

According to the PAL Report, this area first gained significance from its proximity to the Agawam River as a herring run for Native Americans and, with the arrival of European settlers, as a power source for nearby mills. Mill development led in turn to residential development in the late-18th and 19th century and became known as the village of East Wareham.

## Condition of Historic Resources

Overall Assessment: Fair-Good

Many individual resources in Agawam Village are intact, with some replacement of materials. Others have been substantially altered. The setting of many resources is intact despite major alterations to the road systems running through and around the area.

## Regulatory Compliance

### Zoning

Agawam Village includes two zoning districts. The area along Depot Street south of Rt. 6 is zoned



Figure 1. 22 Depot Street, intact setting.



Figure 2. 18 Depot Street, two-family house.



Figure 3. Agawam Hall, 23 Depot Street.



Figure 4. 2873 Route 6.

Multiple Residence 30, which allows most residential uses either as of right or by special permit, but prohibits most commercial activity. With the exception of a few commercial uses, the development pattern of this section of Agawam Village appears consistent with the zoning use and dimensional regulations.

The remainder of this district along Rt. 6 is zoned Strip Commercial, intended to promote large-scale retail and service development along the Cranberry Highway. While residential and other uses are permitted in CS districts, there are redevelopment pressures on the extant historic residential resources.

## Threats/Challenges

### Survey

The 2005 PAL Area Form provides good documentation of its study area, but there appear to be significant resources located within Agawam Village that were excluded from the boundaries of the Area, including resources along Knowles Avenue and the southern portion of Depot Street.

### Alterations, Demolition, and New Construction

Some contributing resources in Agawam Village have been altered. All of the contributing residential architecture within this district remains susceptible to inappropriate alterations and additions. New development may lead to loss of historic residential architecture and threaten the overall integrity of this potentially National Register-eligible district. Proximity to major road systems may result in increased development pressures.

## Recommendations

1. Expand survey along Depot Street and Knowles Avenue to reassess boundaries and determine National Register eligibility.
2. Prepare National Register district nomination.
3. Work with state and local DPW to coordinate road improvements to protect historic resources and their settings.
4. Consider rezoning Rt. 6 corridor from CS to classifications more appropriate to protect extant historic resources.
5. Make repairs to Agawam Dam as required.



Figure 5. Knowles Avenue streetscape.



Figure 6. 35-37 Depot Street, commercial uses.



Figure 7. Route 6, development potential.



Figure 8. Agawam Herring Run and Dam.

# Center Park-Parker Mills Locus Map

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# Center Park-Parker Mills

## Description

These areas contain a wide variety of historic resources and heritage landscapes. Streets radiating from Center Park contain residential and civic buildings set on moderate-sized lots with mature plantings. Parker Mills area includes both colonial-era buildings and the 19th century Tremont Nail Factory complex set along Elm Street and surrounded by the Parker Mills Pond and Wankinco River.

## Identification and Evaluation

The Tremont Nail Factory District (MHC Area B), Center Park District (MHC Area C), and Parker Mills Historic District (MHC Area E) were all surveyed in 1970. Both Parker Mills Historic District and Tremont Nail Factory District have been listed in the National Register, and portions of these areas are protected by local historic districts (See Wareham General Bylaws Section 11A). Fearing Tavern was recommended for listing in the National Register by PAL, as were a few individual resources along Gibbs Avenue, including the First Congregational Church at 1 Gibbs Avenue, the Everett School at 13 Gibbs Avenue and Warren House at 50 Gibbs Avenue. Many resources remain unsurveyed along High Street, Main Street between Center Park and Wareham Village, and along Gibbs Avenue.

## Significance

These areas contain some of the most significant resources in the history and development of Wareham and represents the historic center of Wareham dating back to the late-17th and 18th century. This area also includes the most intact example of 19th century industrial development in Wareham, the Tremont Nail Factory complex. Two historic resources have been relocated to this area, the Great Neck Union Chapel and the Old Methodist Meeting House (c. 1835). In addition, there are many excellent examples of late-19th to early-20th century residential architecture along Main and High Streets, and Gibbs and Highland Avenues.

## Condition of Historic Resources

Overall Assessment: Fair-Good

Many residential and civic resources are well main-

Wareham Historical Commission



Figure 1. Tremont Nail Factory.



Figure 2. Fearing Tavern, est. 1690.



Figure 3. Center Park.



Figure 4. Great Neck Union Chapel and the Old Methodist Meeting House (c. 1835).

tained, while a few are notably deteriorating. The Tremont Nail Factory complex is in fair/good condition but remains vacant.

## Regulatory Compliance

**Local Historic Districts** The Wareham Historic District Commission has review authority over alterations to buildings within the Center Park and Parker Mills Historic Districts.

**Zoning** Areas along Main Street are zoned Wareham Village 1 (WV1), the areas around Center Park, High Street and the eastern side of Gibbs Avenue are zoned Wareham Village 2 (WV2), and the west side of Gibbs Avenue is zoned Mixed Residential 30 (MR 30). The WV1 district is intended to protect the Village's historic buildings and foster re-use of existing buildings. The WV2 district is intended to promote moderate density residential development and compatible business uses outside the center of Wareham Village. MR 30 allows residential uses either as of right or special permit, but prohibits commercial uses. Development patterns and uses appear consistent with the use and dimensional regulations.

## Threats/Challenges

**Survey** Areas outside the local historic districts along High and Main Streets and Gibbs and Highland Avenues remain inadequately documented.

**Alterations, New Construction and Demolition** Resources not included in the local historic districts remain susceptible to alteration or demolition.

## Recommendations

1. Adopt design review guidelines and create district maps for both local historic districts.
2. Expand survey along High and Main Streets, and Gibbs and Highland Avenue.
3. Expand the local Parker Mills Historic District to include Fearing Tavern. Develop conditions assessment and plan for Fearing Tavern.
4. Prepare preservation restriction for Tremont Nail Factory as required by use of CPC funding.
5. Capitalize on Tremont Nail Factory's Preservation Massachusetts' 2007 Ten Most Endangered Resources listing to raise awareness and create political partnerships to find appropriate reuses.



Figure 5. 1 Park Street.



Figure 6. Main Street streetscape.



Figure 7. 50 Gibbs Avenue.



Figure 8. Highland Avenue.

# County Road Locus Map

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# County Road

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## Description

The County Road area comprises the eastern portion of County Road from Cranberry Highway/Rt. 28 south to Pierceville Road. The town of Rochester borders County Road to the west. This is a rural road with a scattered collection of approximately 25 residential resources dating from the 18th to the early-20th century with few modern intrusions, heavily forested sections with mature trees, and open land and cranberry bogs.

## Identification and Evaluation

PAL identified this area and prepared an MHC Area Form in 2005 (Area J). Many resources along County Road had been previously surveyed. PAL did not recommend that this area be listed in the National Register and no further action has been taken to date.

## Significance

County Road was originally known as Briggs Road until 1739 when Wareham was separated from Rochester, at which time it became known as Division Road because it marked the new boundary. There is one extant 18th century house, but development of County Road was due largely to 19th century industrial development along the Weweantic River, including the Washington Iron Works in Tremont Village (later acquired by the Tremont Nail Company). Post-industrial residential development also led to construction of early-20th century Craftsman houses. County Road, therefore, represents the span of residential architecture from Colonial-era houses to 20th century bungalows.

## Condition of Historic Resources

Overall Assessment: Good

In general, historic houses along County Road retain integrity of setting, with some instances of replacement of character-defining materials or details.

## Regulatory Compliance

### Zoning

County Road is zoned Mixed Residential 30, which allows most residential uses either as of right or by



Figure 1. 768 County Road, c. 1744.



Figure 2. 726 County Road.



Figure 3. 836 County Road, two-family.



Figure 4. County Road streetscape, middle section.

special permit, but prohibits commercial activity. The extant historic resources and current uses appear consistent with the MR 30 use and dimensional regulations.

## Threats/Challenges

### Survey

Resources along Main Street between County Road and Tremont Village remain undocumented.

### Alterations, Demolition and New Construction

There has been some replacement of character-defining features over time, and the ability to alter or demolish extant resources remains. There has been little new residential construction and the setting of the existing residential resources is relatively intact.

## Recommendations

1. Expand the study area to include portions of Main Street which appear to have similar development patterns and historic residential architecture.
2. Based upon survey, consider preparation of National Register nominations for individual resources.
3. Consider adoption of Scenic Road Bylaw to help protect mature landscaping and the rural nature of road.
4. Coordinate preservation planning efforts with the Town of Rochester.



Figure 5. County Road streetscape, north section.



Figure 6. County Road, Craftsman bungalow.



Figure 7. 1182 Main Street, poss. expanded area.



Figure 8. Cranberry bog on Main Street.

# Great Neck Road

## Locus Map

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# Great Neck Road

## Description

Great Neck Road is a rural linear area that begins just south of Agawam Village and extends south into Great Neck. The road is sparsely developed with some clusters of 18th, 19th and 20th century single-family houses, cranberry bogs, and viewsheds of salt marsh and upland fields and woods. Additional resources include a former village chapel, a small industrial resource, and the Agawam Cemetery.

## Identification and Evaluation

An MHC Area Form was prepared in 1974 (Area A), the first such form for Wareham. Unlike more recent area forms, this form does not contain an historical narrative. This form was prepared as preparation for adoption of a local historic district, which was not successful. The MHC determined that the district lacked visual continuity and architectural integrity to justify local district protections but recommended conservation protections for Broad Marsh. The MHC further determined that existing survey forms were inadequately documented.

In 2005, PAL conducted intensive survey of three properties in this area: 39 Great Neck Road, Capt. Benjamin Franklin Gibbs House, c. 1860; 74 Great Neck Road, Barnabas Bates House, c. 1734; and the Agawam Cemetery, all of which were recommended by PAL for individual listing in the National Register. There has been no determination of eligibility by the MHC or listing in the National Register.

## Significance

The area along Great Neck Road was the center of the Agawam Purchase of 1666 and contains early examples of domestic architecture in Wareham, together with important heritage landscapes including the Broad Marsh, a source of salt for over 200 years, and the Agawam Cemetery, first laid out in 1685.

## Condition of Historic Resources

Overall Assessment: Good

Many contributing resources remain intact, as do the heritage landscapes. In some instances, materials or design elements have been replaced or altered.



Figure 1. 74 Great Neck Road, 1734.



Figure 2. 39 Great Neck Road, outbuilding.



Figure 3. Agawam Cemetery.



Figure 4. Broad Marsh.

## Regulatory Compliance

### Zoning

Great Neck Road is zoned Mixed Residential 30 on the northern portion and Residential 60 on the southern end. Multiple Residence 30 allows most residential uses either as of right or by special permit, but prohibits most commercial activity. Residential 60 is intended for low density development with large (60,000 sq. ft.) minimum lot sizes. Both of these zoning classifications are consistent with the development pattern of this area.

### Threats/ Challenges

#### Survey

With the exception of the three building forms prepared by PAL in 2005, the survey is outdated and incomplete.

#### Alterations, New Construction, and Demolition

There has been some replacement of character-defining features over time, but many historic houses appear to have retained their integrity. In a few cases, new house construction has occurred which is not compatible with the setting of existing resources.

### Recommendations

1. Expand the study area of Great Neck Road north to the intersection with Minot Avenue, and provide a detailed analysis of contributing buildings and develop a thorough understanding of the areas development history.
2. Based upon conclusions in the survey, prepare National Register nominations for important individual buildings, including those recommended in the 2005 PAL Report - Maple Springs Beverage Co., 27A Great Neck Road, Captain Benjamin Gibbs House, 39 Great Neck Road, Deacon Barnabas Bates House, 74 Great Neck Road, and Agawam Cemetery, 87 Great Neck Road.
3. Consider Scenic Road Bylaw and agricultural conservation measures to help protect heritage landscapes and viewsheds.



Figure 5. 155 Great Neck Road, cranberry bog.



Figure 6. 27 Great Neck Road.



Figure 7. 27A Great Neck Road, Maple Springs Beverage Company.



Figure 8. 13 Great Neck Road, c. 1683.

# Indian Neck Locus Map

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# Indian Neck

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## Description

Indian Neck is a rural wooded peninsula reaching into Buzzards Bay in the south central part of Wareham. It is sparsely developed with large single family cottages on large parcels. Access is limited via private country roads. The area has vistas across Bourne Cove and Buzzards Bay as well as natural and cultivated fields.

## Identification and Evaluation

In 2005, PAL prepared an Area Form for Indian Neck and identified six houses constructed between 1790 and 1910 which they documented. PAL determined that this Area and these houses may be eligible for inclusion in the National Register as an excellent group of late-19th and early-20th summer houses in the fashionable styles of the day. No further action has been taken to date.

## Significance

Indian Neck was used primarily as pasture land into the later-19th century, although there is evidence of 17th century Native American encampments for fishing and collecting. The oldest extant house in the area, Bourne Cottage at 1 Bourne Road, was built in 1790. In the late-19th century, large cottages were built for wealthy and prominent citizens of the day which are excellent examples of architect-designed summer houses, particularly the Shingle Style.

## Condition of Historic Resources

Overall Assessment: Good-Excellent

The extant examples of 19th century residential development and their settings are largely intact. In a few instances, there are additions, alterations, and enclosures with contemporary fences.

## Regulatory Compliance

### Zoning

Indian Neck is zoned Residential 60 which is intended to permit single-family residential developments at low densities. Minimum lot sizes are 60,000 sq. ft. This zoning classification supports the historic development pattern of Indian Neck, although the opportunity for further subdivision of larger parcels remains which could impact the overall setting.



Figure 1. Warren Point Road.



Figure 2. Indian Neck open space.



Figure 3. 1 Bourne Point Road, 1790.



Figure 4. Warren Point Road, Shingle style.

## Threats/ Challenges

### Alterations, New Construction and Demolition

Without any specific protections, the historic resources remain subject to alteration and impact from additional development.

### Recommendations

1. Consider National Register district nomination or individual nominations for properties, including East House, 31 Warren Point Road and Channing/Tower House, 60 Warren Point Road.
2. Consider conservation restrictions and other open space preservation measures to retain the setting of historic resources.



Figure 5. Warren Point Road streetscape.



Figure 6. Bourne Point Road, new construction.

# The Narrows Locus Map

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# The Narrows

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## Description

The Narrows is located along the Wareham River southeast of Wareham Center after the Narrows Bridge. It is characterized by a row of high style 19th century houses on large lots with mature plantings across from a public park which fronts the river. The first such house is the Tobey Homestead, one of Wareham's most significant residential resources. This district also contains brick and wood-framed maritime industrial resources, some of which have been adaptively reused, most notably the condominium British Landing, formerly railroad car barns. The district ends at the bend where Main Street becomes Warr Avenue.

## Identification and Evaluation

While there has been little formal survey, the history of the area and its residential buildings was summarized in the Study Report prepared when the town adopted the Narrows Historic District in 1986. However, the report contains no descriptions of the maritime industrial resources. The Tobey Homestead, whose potential demolition prompted the adoption of the district, was also individually listed in the National Register.

## Significance

The Narrows Historic District possesses an extraordinary collection of important large houses from the late-18th to mid-19th century representing Wareham's increasing prosperity during the industrial era. The waterfront is also highly significant in the history of Wareham, most notably as the landing site for the British raiding party during the War of 1812, and contains important maritime industrial resources.

## Condition of Historic Resources

Overall Assessment: Poor-Good

A comparison of photographs taken in 1986 as part of the Preliminary Report for the Narrows Historic District with those same residential properties today demonstrates that most of the resources in this district remain relatively unaltered. One wood-framed maritime-industrial building, part of Greer Lumber Yard, has been "Red X"ed by the Fire Department.



Figure 1. 148 Main Street, Tobey Homestead, 1825.



Figure 2. 100 Main Street, Capt. Kendrick House, 1740.



Figure 3. 72-76 Main Street.



Figure 4. 72R Main Street.

## Regulatory Compliance

### Local Historic District

In 1986, a local historic district was created (see Wareham General Bylaw Section 11B). The Wareham Historic District Commission reviews alterations and new construction.

### Zoning

The Narrows is zoned Wareham Village 1 on the river side of Main Street and a combination of Institutional and Mixed Residential 30 on the south side. Wareham Village 1 is intended to protect historic buildings and foster re-use of existing buildings, and includes marine uses as permitted uses. The Institutional district is intended to support the hospital use. Mixed Residential 30 allows residential uses either as of right or by special permit, but prohibits commercial uses.

## Threats/Challenges

### Survey

Domestic architecture of this district is well documented in the Preliminary Report, but the maritime industrial resources have inadequate survey.

### Alterations, New Construction, and Demolition

While inappropriate alterations and demolition are controlled by the Wareham Historic District Commission, it remains important to ensure adequate support of the Commission's work.

### FEMA

Portions of the Narrows are within a FEMA-designated flood hazard zone which could pose challenges in redevelopment.

## Recommendations

1. Provide adequate training and staff support to Historic District Commission and draft design review guidelines.
2. Work with Wareham Historical Society to develop a Conditions Assessment and Master Plan for Kendrick House.
3. Work with owners of Greer Lumber site to ensure minimum maintenance and possible reuses.
4. Work with Wareham Planning Department to assess and improve efficacy of Village District zoning classification.



Figure 5. The Narrows from Wareham River.



Figure 6. Vacant building - Greer Lumber site.



Figure 7. British Landing Condominium.



Figure 8. Ichabod Leonard House, Warr Avenue.

# Onset Village Locus Map

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# Onset Village

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## Description

Onset Village is a densely built community of late-19th and early-20th century cottages on a bluff overlooking Onset Bay, first established as a Spiritualist campground and later as a popular summer resort. A main commercial street runs through Onset Village and along the bluff, with large resort hotels and 1-3 story commercial buildings set close together and close the street. The Onset Village development pattern included reserving waterfront land for public parks, small house lots, and road systems with squares. House sizes vary but retain an overall uniformity of setback and rhythm.

## Identification and Evaluation

There has been no comprehensive survey of Onset to date, and only a few individual MHC building forms. There has, therefore, been no determination of eligibility or listing in the National Register. One resource, the On-I-Set Wigwam, has a preservation restriction held by the MHC.

## Significance

Onset Village is the largest and most intact of Wareham's historic summer communities and includes an extraordinary array of Victorian-era summer cottages. In 1876, Spiritualists from Boston purchased 150 acres of land in Onset, created the layout of streets, parks and small lots and established the Onset Bay Grove Association. Onset became a popular summer and tourist destination, with rapid development of late-Victorian cottages, large resort hotels, and supporting commercial and institutional buildings.

## Condition of Historic Resources

Overall Assessment: Good

Much of Onset's historic residential architecture remains intact, with original materials and character-defining features such as multi-lite windows and ornamental trim. Other houses remain intact in terms of form, but have had replacement materials. Commercial architecture has been more substantially altered in terms of material, but basic forms remain intact.



Figure 1. 16-18 West Central Avenue.



Figure 2. On-I-Set Wigwam.



Figure 3. Onset Avenue resort architecture.



Figure 4. Intact Victorian-era detail.

## Regulatory Compliance

### Zoning

Onset has two village zone designations: Onset Village 1, which is intended to promote business development in the center of Onset Village that maintains a pedestrian scale, strengthens the distinctiveness of the village, and promotes visual connections to the waterfront; and Onset Village 2, which is intended to promote moderate density residential development and compatible business uses outside the center of Onset Village. In all Village Districts, design standards must be complied with unless a Special Permit is approved by the ZBA based upon a determination that district objectives are met despite noncompliance.

### Threats/Challenges

#### Survey

There is no comprehensive survey for Onset and few individual building forms.

#### Alterations, Demolition, and New Construction

There has been some replacement of character-defining features over time, including porches, windows, siding and trim. The development of a large new building in the village center has introduced a new scale. New residential construction has also begun to introduce a different scale.

#### FEMA

Portions of Onset are within a FEMA-designated flood hazard zone resulting in new development and rehabilitations that are not compatible to the height and scale of historic residential architecture of this district.

### Recommendations

1. Comprehensive survey to establish boundaries, provide a detailed analysis of contributing buildings and develop a thorough understanding of Onset's development history.
2. Prepare National Register district nomination.
3. Assess efficacy of Village district zoning.
4. Consider adoption of Ch. 40C Local Historic District.
5. Work with private and non-profit partners in community to achieve preservation goals, including the Onset Protection League.



Figure 5. East Boulevard, note larger new building.



Figure 6. Onset Avenue, new larger building.



Figure 7. 22 Camp Street.



Figure 8. Eleventh Street, vacant house.

# Point Independence Locus Map

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# Point Independence

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## Description

Point Independence is a residential area adjacent to Onset Village across the East River. It is roughly bordered by Onset Bay to the south, Onset Avenue to the north and Nanumet Street and the Bay Pointe Golf Club to the east. This area is characterized by late-19th and early-20th century summer cottages of varying sizes on small to mid-sized lots. As with Onset Village, houses closer to Onset Bay are typically larger. A few maritime related commercial or recreational facilities are also located here, most notably the Point Independence Yacht Club, as well as tourism-related resources such as inns and guest houses. Street patterns are similar to Onset Village, including parkland along the East River. The terrain of Point Independence is relatively hilly with some mature trees. The O-ne-set neighborhood along the East River to the north is included in this study area.

## Identification and Evaluation

There has been no comprehensive survey of Point Independence to date, and only a few individual building forms. While Point Independence is clearly understood as a distinctive place, without adequate survey, it is not possible to document development history and establish boundaries. There has, therefore, been no determination of eligibility or listing in the National Register.

## Significance

Point Independence, located across the river from Onset Village on Long Neck, was developed in the late 19th century after large landowners subdivided their land and developed the area for summer tourism, and is an excellent example of late-Victorian summer architecture and planning.

## Condition of Historic Resources

Overall Assessment: Good

Much of Point Independence's historic residential architecture remains intact, including character-defining features such as windows and ornamental trim. Other houses remain intact in terms of form, but have had replacement materials. Some new construction has taken place which has introduced a new scale.



Figure 1. View of South Water Street.



Figure 2. Prospect Street, varying house forms.



Figure 3. Prospect Street, similar house forms.



Figure 4. North Water Street, streetscape.

## Zoning and Regulatory Compliance

Point Independence contains four zoning districts; Onset Village 1 along the East River, Onset Village 2 inland from the river, and Mixed Residential 30 in sections along Onset Avenue to the east. Both Onset Village designations have use and dimensional requirements that conform to historic development patterns. MR 30 allows most residential uses either as of right or by special permit, but prohibits most commercial activity. The development pattern appears consistent with the zoning use and dimensional regulations. Finally, the Onset Marina has a marine zone classification.

## Threats/Challenges

### Survey

There is no comprehensive survey for Point Independence and few individual building forms.

### Alterations, New Construction, Demolition

There has been some replacement of character-defining features over time. However, to date it appears that relatively few houses have been substantially redeveloped or replaced with new and larger houses.

### FEMA

Portions of Point Independence are within a FEMA-designated flood hazard zone which complicate re-development that is compatible to the historic height and scale of residential architecture of this district.

## Recommendations

1. Conduct a comprehensive survey of Point Independence to establish boundaries, provide a detailed analysis of contributing buildings and development history.
2. Based upon conclusions and boundaries established in the survey, prepare a National Register district nomination.
3. Assess whether the Village Zone classification should be used throughout this area.
4. Consider adoption of Ch. 40C Local Historic District or Neighborhood Architectural Conservation District.



Figure 5. O-ne-set bungalow.



Figure 6. Point Independence Yacht Club.



Figure 7. Onset Marina and Yacht Sales.



Figure 8. 29 Maple Avenue, c. 1895.

# RLDS Camp Locus Map

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# RLDS Camp

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## Description

The Reorganized Church of Latter Day Saints Camp (RLDS Camp) is an intact example of an early-20th century religious campground. Located north of Onset Village off Onset Avenue, the RLDS Camp is a self-contained campground of paved and dirt roads which borders along Muddy Cove. Most buildings date to the early-20th century and include small board-sided cottages, a few early-20th century houses, and other associated buildings. Access is limited to two points of entry, one of which, Camp Road, appears to have been the original historic entrance.

## Identification and Evaluation

There has been no comprehensive survey of RLDS Camp to date. There has, therefore, been no determination of eligibility or listing in the National Register.

## Significance

RLDS Camp is an excellent intact example of an early-20th century religious campground. RLDS Camp began in 1911 as a summer gathering place for church members. Originally developed as a tent city, the tents were replaced by cottages and bungalows, and institutional buildings associated with camp activities including the Tabernacle.

## Condition of Historic Resources

Overall Assessment: Good

Many of RLDS Camp's resources appear to date to its period of development and are well-maintained. Some have historic markers indicating building age. The original camp layout appears intact and retains its setting along the Muddy River.

## Regulatory Compliance

### Zoning

RLDS Camp is zoned Multiple Residence 30, which allows most residential uses either as of right or by special permit, but prohibits most commercial activity. Much of the existing residential resources, many of which were built on former tent sites, do not conform to the dimensional regulations of this zone.



Figure 1. Map of RLDS Camp at Zarahemia Road.



Figure 2. View from Camp Road entrance.



Figure 3. Small-scale camp buildings.



Figure 4. Cottage on Zarahemia Road.

## Threats/Challenges

### Survey

There is no comprehensive survey for the RLDS Camp.

### Alterations, Demolition, and New Construction

There appears to have been little alteration to or demolition of contributing resources and only a few instances of new construction.

### FEMA

Much of the RLDS Camp land falls within the FEMA-designated flood hazard zone. Compliance with FEMA regulations for substantial renovations or new construction could have a dramatic impact on the setting of this area.

## Recommendations

1. Meet with Proprietors of RLDS Camp and explain policies and options for preservation planning.
2. Conduct a comprehensive survey of RLDS Camp to establish boundaries, provide a detailed analysis of contributing buildings and develop a thorough understanding of its development history.
3. Based upon conclusions and boundaries established in the survey, prepare a National Register nomination.
4. Consider adopting an Onset Village zoning designation to protect the historic development pattern.



Figure 5. The Addie Sears House, 1916.



Figure 6. The Thomas Whipple House, 1924.



Figure 7. The Tabernacle, 1920.



Figure 8. Contemporary chapel.

# Swift's Beach

## Locus Map

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# Swift's Beach

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## Description

Together with Swift's Neck, Swift's Beach occupies a broad peninsula at the mouth of the Wareham River in south central Wareham. The area is reached by Swift's Beach Road off Rt. 6. The terrain is relatively flat and the area densely developed. Swift's Beach is subdivided into a series of blocks ending at Swift's Beach itself. The blocks are subdivided into small lots for seasonal cottages, and a few commercial buildings. Most houses have common setbacks to each other and to the street.

## Identification and Evaluation

PAL prepared an Area Form for Swift's Beach in 2005 (Area M). Swift's Beach was determined by PAL to be potentially eligible for listing in the National Register. No further action has been taken to date.

## Significance

Swift's Beach is an excellent example of the many planned summer communities developed in the early- to mid-20th century along the coastal waters of Wareham and is perhaps the most intact with over 200 extant cottages and related resources. The majority of development occurred between 1920 and 1940, resulting in a uniformity of form and scale. Most cottages are vernacular bungalows with little ornamentation, while some reflect Colonial Revival or Craftsman detailing.

## Condition of Historic Resources

Overall Assessment: Fair-Good

Most cottages retain their form and scale, and many also retain original material. The original materials of some houses have been replaced with synthetic siding and replacement windows. In a few instances, houses have been enlarged, but the majority retain their essential form, materials and setting.

## Regulatory Compliance

### Zoning

Swift's Beach is zoned Residential 30, which is intended to promote single- and multi-family residential development at moderate densities. Commercial



Figure 1. Swift's Beach Road.



Figure 2. Vernal Road cottages.



Figure 3. 59 Bayview Street.



Figure 4. 71 Shore Avenue.

uses are prohibited except neighborhood grocer. Dimensional regulations require minimum frontage of 150', front yard setbacks of 20' and side and rear yard setbacks of 10' maximum height of buildings is 35'. This zoning envelope is not consistent with the historic development pattern of small houses built on small lots set close to the street and each other.

### Seasonal Conversions

Many of Swift's Beach's seasonal cottages are being converted to year round use. Wareham's special permit process includes provisions for approval of conversions. Approval is conditioned upon Board of Health determination that on-site sewage disposal facilities are adequate.

## Threats/Challenges

### Survey

Swift's Beach is well-documented, but the survey does not include the remainder of Swift's Neck.

### Alterations, Demolition and New Construction

Without adequate protections in place, inappropriate alterations, demolition and new construction remain a possibility.

### FEMA

Much of Swift's Beach lies within a FEMA-designated flood hazard zone which has already resulted in reconstruction of cottages at a dramatically different height.

## Recommendations

1. Expand survey to include Swift's Neck to determine whether entire area should be considered for National Register listing or other preservation planning efforts.
2. Prepare National Register district nomination based upon survey results.
3. Consider adoption of Neighborhood Architectural Conservation District.
4. Assess impact of conversions from seasonal to year-round use, including Board of Health review.
5. Consider adopting Village zoning which supports the historic development pattern and scale of houses in the area.



Figure 5. Grant Street, new scale.



Figure 6. Swift's Beach Road streetscape.



Figure 7. 192-196 Swift's Beach Road.

# Tremont Village Locus Map

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# Tremont Village

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## Description

Tremont Village is located at the intersection of Weaver, Mill and Main Streets and Gault Road in northwestern Wareham and was the site of the Tremont Nail Company. According to the 2005 PAL Report there are 9 wood-framed historic buildings in the area ranging from the mid-18th to late-19th century, including single family and double houses and a company hall. This rural area also includes the Tremont Mill Pond and Dam, and the site below the dam where the mill complex once stood. The Tremont Dam is located on the Weweantic River and was built in 1845 to support the Tremont Nail Company iron-works. The site was abandoned in 1922 and restored by the town in 1976-7 and is owned by the town.

## Identification and Evaluation

PAL prepared an Area Form in 2005 (Area O), and determined that Tremont Village is potentially eligible for inclusion in the National Register. In addition to the Tremont Village Area Form, a Heritage Landscape Area Form was prepared by the DEM (WRH. HA.08) which also found the area to be eligible for listing in the National Register. The boundaries for this area differ from the Tremont Village Area Form and include the Tremont Mill Pond and Dam. No further action has been taken to date.

## Significance

Most of the extant historic architecture and heritage landscapes in the area are associated with industrial development, Washington Iron Works, which was later acquired by the Tremont Nail Company. For example, 2 Mill Street is rare surviving mid-18th century double worker house. The Tremont Nail Company and Store is a largely intact Italianate commercial building originally built by the Tremont Nail Company for a company store and meeting hall. As with Tihonet Village, no mill buildings associated with the cut nail industry survive.

## Condition of Historic Resources

Overall Assessment: Fair-Good

The condition of Tremont Village's resources is



Figure 1. 2 Mill Street double house.



Figure 2. 1 Mill Street, Tremont Nail Company Store.



Figure 3. 5 Mill Street, double house.



Figure 4. 1040 Main Street, double house.

varied. Some resources are well-maintained and relatively intact, other resources retain their basic form but have many replacement materials, and other resources are relatively intact but deteriorating.

## Regulatory Compliance

### Zoning

Tremont Village is zoned Mixed Residential 30, which allows most residential uses either as of right or by special permit, but prohibits commercial activity. The extant historic resources and current uses appear consistent with the MR 30 use and dimensional regulations, although it may impede redevelopment of certain larger resource such as the Tremont Nail Factory Store.

## Threats/Challenges

### Survey

The two Area Forms have differing boundaries and incomplete architectural descriptions.

### Alterations, New Construction, Demolition

There has been some replacement of character-defining features over time, and the ability to alter or demolish extant resources remains. There has been some new house construction but the setting of the extant historic resources is relatively intact.

## Recommendations

1. Consider nomination to the National Register as a district to include both built and heritage landscape resources.
2. Consider Neighborhood Architectural Conservation District to protect historic architecture and the overall setting.
3. Develop long-term plan for maintenance, stewardship and interpretation of town-owned heritage landscape, including repair of the Tremont Dam.



Figure 5. 47 Gault Road.



Figure 6. 5-7 Weaver Street, altered.



Figure 7. Tremont Mill Pond.



Figure 8. Tremont Dam.

# Tihonet Village

## Locus Map

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# Tihonet Village

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## Description

Tihonet Village is an area in north-central Wareham along the Wankinco River between the Tihonet and Parker Mills Ponds. It contains rural and heritage landscapes and worker housing associated with 19th century mill activity. In addition, a series of newer buildings have been constructed east of the canal between the two ponds. The entire area is owned by the A.D. Makepeace Company.

## Identification and Evaluation

In 2005, PAL prepared an Area Form for Tihonet Village (MHC Area N) which identified four extant houses associated with the mid-19th century mill village. PAL recommended Tihonet Village for listing in the National Register. All of the contributing resources in this area had been surveyed prior to PAL's preparation of an Area Form. No further action has been taken to date.

## Significance

Tihonet Village contains important remnants of a self-contained mill village; most notably a double house for workers and three single family houses. Although the mill buildings themselves do not survive, other elements of the mill complex are extant including important heritage landscape resources such as the Tihonet Dam and spillway and Tihonet Pond. Taken together, they retain a sense of visual integrity to the existence of the nail-making industry.

## Condition of Historic Resources

Overall Assessment: Excellent

All extant resources are in excellent condition and retain their integrity.

## Regulatory Compliance

### Zoning

Tihonet Village is zoned Residential 60 which is intended to low density residential uses. This zone does not support the historic use of the extant multi-family housing. Most commercial uses are prohibited.



Figure 1. 174 Tihonet Road double house.



Figure 2. 171-173 Tihonet Road.



Figure 3. Tihonet Pond.



Figure 4. Tihonet Dam spillway.

## Threats/Challenges

### Alterations, New Construction and Demolition

Extant historic buildings appear to be very well maintained, but do not contain any formal protections from inappropriate alterations or demolition. The setting of the heritage landscapes may be impacted by inappropriate development.

### Recommendations

1. Partner with A.D. Makepeace to identify common preservation goals.
2. Develop interpretive materials for Tihonet Village's extant and lost resources, including signage or markers.
3. Prepare district nomination for National Register.



Figure 5. Tihonet Road view.



Figure 6. A.D. Makepeace sheds.



Figure 7. A.D. Makepeace sign.

# Wareham Village Locus Map

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# Wareham Village

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## Description

Wareham Village represents the historic commercial core of central Wareham. As defined by the PAL 2005 Report, the area consists of Main Street from just south of Agawam Road and the Narrows Bridge and extends to Sawyer Street. The area is dominated by one-three story commercial blocks and freestanding commercial and civic buildings which span from the 19th-20th century. The area contains residential architecture, some of which has been converted to other uses, which dates from the mid-18th to the 20th century. The area also includes prominent heritage landscape features, the Wankinco and Agawam Rivers, which span the length of the area.

## Identification and Evaluation

PAL prepared an MHC Area Form (Form P) for Wareham Village in 2005 which contained 29 historic buildings. This area includes the Tobey Homestead, which is located within the Narrows district. The Area was determined by PAL to be eligible for listing in the National Register. PAL also conducted an intensive survey of one building in the area, 207 Main Street, Webster Hall. Prior to the 2005 PAL Report, the majority of historic resources in Wareham Village had been individually surveyed previously. No further action has been taken to date.

## Significance

According to the PAL Report, Wareham Center represents the historic development of commercial Wareham from the 18th into the 20th century. Architecturally, many building styles and forms are represented from converted wood-framed houses to masonry commercial blocks. In addition to the PAL study area, there are many historic residential resources along High Street above Wareham Village and along Main Street northeast of Sawyer Street that have been minimally surveyed and were not included in the PAL Area Form.

## Condition of Historic Resources

Overall Assessment: Fair-Good

The condition of Wareham Village's resources is varied. Some resources are well-maintained and rela-



Figure 1. 189 Main Street.



Figure 2. 245 Main Street.



Figure 3. 72-76 Main Street.



Figure 4. View of Main Street.

tively intact, other resources retain their basic form but have many replacement materials, and other resources are relatively intact but neglected and in some cases vacant and deteriorating.

## Regulatory Compliance

### Zoning

Wareham Village has two Village district zoning classifications which are intended to promote compact mixed-use development that preserves Wareham's historic character. The WV1 district is intended to protect the Village's historic buildings, foster re-use of existing buildings, and promote visual connections to the waterfront. The WV2 district is intended to promote moderate density residential development and compatible business uses outside the center of Wareham Village.

## Threats/Challenges

### Survey

The commercial core is well-documented but surrounding residential areas remain largely unsurveyed.

### Alterations, New Construction, and Demolition

Despite current zoning (see below), inappropriate alterations and demolition remain ongoing threats for Wareham Village's resources.

### FEMA

Portions of Wareham Village are within a FEMA-designated flood hazard zone which could add complexity to any planned major redevelopments.

## Recommendations

1. Assess efficacy of Wareham Village 1 and 2 zoning district classifications. Ensure Wareham Historical Commission notification of hearings to monitor process and provide comments.
2. Expand the survey area to include High Street and upper Main Street.
3. Prepare National Register district nomination based upon results of expanded survey.
4. Consider adopting Neighborhood Architectural Conservation District to reinforce goals of Wareham Village zones.
5. Coordinate efforts and goals between Wareham Historical Commission and Downtown Advisory Committee and their ongoing planning efforts.



Figure 5. Merchants Way along Wankinco River.



Figure 6. Upper Main Street.



Figure 7. 361-363 Main Street, vacant.



Figure 8. 335 Main Street, full Cape plus addition.

# 20th Century Planned Communities

## Locus Map

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1. Agawam Beach, 2. Barney's Point/Parkwood Beach, 3. Briarwood, 4. Cromesett Park, 5. Jefferson Shores, 6. Pinehurst Beach, 7. Riverside, 8. Rose Point, 9. Shangri-la/White Sand Shore, 10. Swift's Beach/Swift's Neck

# 20th Century Planned Communities

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Agawam Beach, Barney's Point/Parkwood Beach, Briarwood, Cromesett Park, Jefferson Shores, Pinehurst Beach, Riverside, Rose Point, Shangri-la/White Sand Shore, Swift's Beach/Swift's Neck

In addition to Swift's Beach, many other early- to mid-20th century summer communities have been developed along Wareham's coastal waters and inland lakes and ponds. While many of these communities appear to have lost some architectural integrity, and are transitioning from seasonal to year-round use, many still retain their sense of place in terms of building scale and overall setting. Each community, working with the Town of Wareham, should determine whether current land use regulations are sufficient to retain the qualities they value.

Most of these communities have seen significant changes in terms of materials, and in some cases reconstruction at a larger scale, which have impacted their sense of place. Most of these communities are zoned Residential 30 which, as was discussed for Swift's Beach, does not always support the original dimensional and scale configurations of these communities or allow compatible in-fill development.

## Recommendations

1. Many of these communities are supported by local neighborhood associations. Each community, working with town planners and the Historical Commission should assess whether they would like to preserve the original development patterns of their community or allow redevelopment to occur as currently permitted by zoning.
2. Additional survey is required to assess individual significance of each community.
3. Based upon results of survey, consider thematic National Register nomination which includes all or many of the communities.



Figure 1. Rose Point cottage.



Figure 2. Briarwood entrance.



Figure 3. Cromesett Park streetscape.



Figure 4. Parkwood Beach entrance.

## VIII. Recommendations and Priority Actions

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Wareham has an abundance of historic buildings, villages and heritage landscapes. Many of these resources contribute to Wareham's sense of place, economy and way of life, yet many remain inadequately researched and protected. This section recommends preservation planning tools and techniques applicable town-wide, recommendations for each area summarized in Section VII organized by category, and recommendations for selected individual resources and archaeological resources. Finally, this section provides a list of local, regional and state preservation partners to assist in implementation of these goals.

### Town-wide Recommendations

#### 1. Become a Certified Local Government

The Wareham Historical Commission, as well as the Wareham Historic District Commission and the Wareham Historical Society, have already identified Certified Local Government (CLG) status as a goal. The Certified Local Government Program is a federal, state and local government historic preservation partnership administered by the Massachusetts Historical Commission (MHC), pursuant to the National Historic Preservation Act. To become certified, a local government must demonstrate that it meets basic program requirements. This includes the establishment of a local historic preservation law, the appointment of a qualified historic preservation commission, the initiation or continuation of a program for the survey and inventory of local historic resources, and public participation in local historic preservation programs. CLG status offers local governments:

1. Eligibility to apply for a portion of the State's allocation of the federal Historic Preservation Fund which is specifically earmarked for certified local governments.
2. A stronger role in the process of nominating properties to the National Register of Historic Places.
3. The opportunity for increased technical assistance from the MHC, including training workshops specifically targeted to certified local governments.
4. Official acknowledgement of the local government's commitment to historic preservation.

Contact MHC staff for further advice on obtaining CLG certification.

#### 2. Adopt a Demolition Delay Bylaw

A Demolition Delay Bylaw is an effective tool to protect historic resources on a community-wide basis and has been adopted by over 110 Massachusetts cities and towns. While a Demolition Delay Bylaw does not permanently protect resources from demolition, it provides an opportunity to review other options to demolition and can often have a positive outcome. For many towns with demolition delay bylaws, the minimum threshold for triggering delay is if a building is more than 50 years old. The most common delay periods are 6 or 12 months; but many communities are finding that a delay of 12 months or more is most effective.

The Demolition Delay Bylaw can be drafted by the Wareham Historical Commission or Planning Department and is adopted as a general bylaw which requires a simple majority vote at Town Meeting. The MHC has model bylaws and MHC staff can assist in the drafting and implementation process. Refer to MHC's publication, *Preservation through Bylaws and Ordinances*, for further guidance and a list of towns with demolition delay bylaws.

#### 3. Adopt an Affirmative Maintenance Bylaw

An Affirmative Maintenance Bylaw, sometimes referred to as a Demolition by Neglect Bylaw, is an effective preservation tool that can support community efforts to alleviate blight and ensure stable neighborhoods. With an affirmative maintenance bylaw, a local building commissioner has the authority to mandate minimum maintenance of deteriorating buildings to ensure structural stability and seal the

building envelope. Important historic resources that do not currently have a viable reuse can be saved or “mothballed” until a new use and/or owner is found. An Affirmative Maintenance bylaw can be drafted by the Wareham Historical Commission or Planning Department and is adopted as a general bylaw which requires a simple majority vote at Town Meeting. Examples of Affirmative Maintenance Bylaws can be found in Lowell, Nantucket and Newton.

#### **4. Adopt National Trust Main Streets Program**

Efforts are ongoing to improve the local economy in Wareham’s commercial districts; most notably in Wareham Village and Onset Village. Preservation planning can and should assist in that process. The National Trust for Historic Preservation has developed a program to revitalize traditional business districts called the Main Streets Program. This program has proven to be highly successful and is currently used in over 2,000 communities. The National Trust’s Main Streets Program’s Four Point Approach advocates the rebuilding of traditional commercial districts based on their unique assets: distinctive architecture, a pedestrian-friendly environment, personal service, local ownership, and a sense of community. See [www.mainstreet.org](http://www.mainstreet.org) for further information.

#### **5. Improve and Develop New Education Programs**

Education is one of the most effective preservation planning tools. The more people know about Wareham’s extraordinary resources, the more they will care about preservation goals.

##### **Survey and National Register**

The expansion of the Survey program in Wareham together with preparation of National Register nominations can greatly expand the knowledge base for historic resources.

##### **Historic marker program**

The Wareham Historical Commission should develop a town-wide historic marker program that provides visual continuity and connection between the disparate historic areas and resources.

##### **Town web site**

The Wareham Historical Commission should work with the town’s Data Processing Department to make its information available on the town’s web site - information could include this Plan, the 2005 PAL Survey, National Register nominations, and other historical information.

##### **School programs**

The Wareham Historical Commission should partner with the Wareham Historical Society, Town Library, and School Department to expand local history programs.

#### **6. Secure Funding for Preservation**

##### **Wareham Historical Commission Budget**

The Wareham Historical Commission and its constituents should work to ensure an adequate annual budget to achieve its roles of education, documentation, archival work, and planning.

##### **Community Preservation Act**

CPA funding should continue to be used to support preservation planning efforts such as improved survey and National Register nominations.

##### **MHC Survey and Planning Grants**

The MHC Survey and Planning Grants is a federally funded, 60/40 matching grant program to support local historic preservation planning activities, including Survey and National Register.

##### **Massachusetts Preservation Projects Fund**

The MPPF is a state-funded 50% matching grant program to support the preservation of properties, landscapes, and sites listed in the State Register of Historic Places.

##### **Private and Non-profit Grants**

Working with some of the Preservation Partners (see p. 70) may lead to additional private and non-profit funding sources.

## Area Recommendations by Category

Each of the areas analyzed in Section VII of this Plan contains a list of specific recommendations. The following is a summary of those recommendations by category including Identification (Survey), Evaluation (National Register), and Protection (regulatory tools).

### 1. Survey

Maintaining and updating a town's Inventory of Historic Place (Survey) is the most important preservation planning tool. Wareham is fortunate to have many MHC Building and Area Forms for historic resources throughout the town. However, as indicated in the summaries in Section VII, many areas have surveys that are out of date or incomplete. In addition, some individual resources not connected to specific neighborhoods or areas remain undocumented.

### General Recommendation

Develop a comprehensive Survey Plan, based upon the specific recommendations below, together with the 2005 PAL Report and an additional windshield survey. In order to implement the recommendations for each area, it is most effective to develop a long-term Survey Plan which prioritizes areas, establishes budgets, and identifies funding sources. The goal is to ensure that all of Wareham's historic resources - residential, commercial, landscape, agricultural, and industrial - are surveyed.

### Specific Recommendations

The following is a summary of Survey recommendations in Section VII. Not all areas have specific recommendations for Survey.

#### Agawam Village

Expand survey along Depot Street and Knowles Avenue to better understand the area's development history and the role extant resources played.

#### Center Park-Parker Mills

Expand survey along High and Main Streets, and Gibbs and Highland Avenue.

#### County Road

Consider expansion of study area to include portions of Main Street which appear to have similar development patterns and historic residential architecture.

#### Great Neck Road

Expand the study area of Great Neck Road up to the intersection with Minot Avenue, and develop a thorough understanding of the area's development history.

#### Onset Village

Prepare Area Form or comprehensive Survey to establish boundaries, provide a detailed analysis of contributing buildings and Onset's development history.

#### Point Independence

Prepare Area Form or comprehensive Survey of Point Independence to establish boundaries, document contributing buildings and analyze its development patterns and history.

#### RLDS Camp

Prepare Area Form or comprehensive Survey to document its unique history and resources.

### **Swift's Beach**

Expand MHC Area Form M survey to document the entire peninsula to determine whether entire area should be considered for National Register listing or other preservation planning efforts.

### **Wareham Village**

Expand the existing MHC Area Form P to include High Street and upper Main Street.

### **20th Century Planned Communities**

The use of MHC Area Forms is recommended to document the role these communities played throughout Wareham.

## **Priority Action**

### **Onset Village**

Development pressures and ongoing alterations continue to threaten this extraordinary village. Adequate survey is a critical step in enacting specific preservation planning strategies.

## **2. National Register**

The National Register of Historic Places is the official list of cultural resources worthy of preservation, authorized pursuant to the National Historic Preservation Act of 1966. Properties listed in the National Register include districts, sites, buildings, structures and objects that are significant in American history, architecture, archeology, engineering, and culture. In addition to benefits of education and public awareness, National Register listing provides eligibility for federal tax incentives and other preservation assistance, and limited protection from projects which utilize federal or state money or permits.

### **General Recommendations**

Secure funding to hire consultants for preparation of National Register nominations. As a basic guide, consultant fees for preparation of a National Register district nominations cost approximately \$7,500 per nomination.

### **Specific Recommendations**

#### **National Register - Districts**

Based upon results from the existing and expanded Survey, determination of appropriate boundaries, and MHC determination of eligibility, National Register district nominations should be prepared for the following study areas.

- Agawam Village (MHC Area H)
- Onset Village
- Point Independence
- RLDS Camp
- Swift's Beach (MHC Area M)
- Tihonet Village (MHC Area N)
- Tremont Village (MHC Area O, WRH.HA.08)
- Wareham Village (MHC Area P)

### **National Register - Individual**

Based upon results from Survey, and MHC determination of eligibility, individual nominations of buildings or sites with high historic and/or architectural significance should be prepared for appropriate resources within the following study areas:

- County Road
- Great Neck Road
- Indian Neck (MHC Area K)

### **20th Century Planned Communities**

Based upon results of survey, and working with the MHC, consider thematic designation which includes all or many of the communities in one nomination.

### **Priority Action**

**Onset Village** and **Wareham Village** should be prioritized for National Register district nominations to underscore their significance as historic areas and support further preservation planning efforts. In addition, **Tremont Village** has a high concentration of extant industrial village resources and would benefit from the recognition of National Register listing.

## **3. Local Historic Districts**

Local Historic Districts are the most effective preservation planning tool to protect highly significant neighborhoods from inappropriate alterations. They are adopted by a 2/3 vote of Town Meeting following completion of a Study Report by an appointed Committee. The process can take 1-3 years to complete. To be most effective, Local Historic Districts should include design review guidelines to assist historic district commissioners and applicants in the review process. Historic district designation should be considered for those areas in Wareham that have the highest historic and architectural significance.

### **Specific Recommendations**

#### **Narrows, Center Park, Parker Mills**

Administration of existing local historic districts should be improved, including preparation of district maps, drafting of design review guidelines, and commissioner training.

#### **Parker Mills**

Consider appointing Historic District Study Committee to expand boundaries of district to include related resources, including Fearing Tavern.

#### **Onset Village**

In addition to National Register listing, consider local historic district protection for all or portions of Onset Village.

### **Priority Action**

#### **Narrows, Center Park, Parker Mills**

Improve administration of existing local historic districts, including adoption of design review guidelines, is an important first step in building support for adoption of additional districts.

## **4. Neighborhood Architectural Conservation District**

Adoption of Neighborhood Architectural Conservation Districts (NACDs) is an alternative approach to Local Historic District designation. NACDs are less restrictive than local historic districts and are rec-

ommended for districts where there is insufficient political support for local historic district protection. NACDs are also recommended for districts that are significant and retain their sense of place but have already undergone significant changes. NACDs only have mandatory design review for major alterations, additions and new construction, and have non-binding advisory review for minor alterations such as windows, doors and siding. Unlike local historic districts, NACDs are a general bylaw and, therefore, require a simple majority at Town Meeting.

Contact the MHC for assistance and bylaw examples.

## **Recommendations**

### **Swift's Beach, Tremont Village, Wareham Village**

These areas have lost some of their contributing historic resources and others have been altered, and there is unlikely to be sufficient political support for Local Historic District protection. Nonetheless, they all retain sufficient integrity and significance to consider the less restrictive form of protection accorded by NACD designation.

## **5. Scenic Road Bylaw**

The Scenic Roads Bylaw requires that a public hearing be held prior to the removal of any trees or stone walls that fall within the public right of way on a town road. The bylaw can be written so it applies to either a predetermined list of identified scenic roads, or it can encompass all roads (other than numbered routes) in a town. This bylaw applies whenever there is any public or private impacts to trees or stone walls within the right of way – therefore anything that might impact these resources, including road widening, utility company work, or even creating private driveways – requires a public hearing. Scenic Road bylaws are administered by the Planning Department/Planning Board and the Municipal Highway Department. Statewide, approximately 114 communities have passed Scenic Road Bylaws. To date, Wareham has adopted the Scenic Roads Bylaw for Stillman Drive, Great Neck Road, Stockton Shortcut, and Indian Neck Road from Minot Avenue to Indian Neck.

## **Recommendations**

### **County Road**

Consider expanding Scenic Road classification to include County Road.

## **6. Zoning and Planning Review**

Zoning regulations have a major impact on new development within historic settings and can create development pressures which threaten historic resources and uses. Wareham's zoning districts are sensitive to its historic resources, but in some cases do not adequately reflect historic development patterns. Wareham's site plan review process (Article 15 of the Zoning Bylaws) is intended to insure that the impacts of certain developments do not detract from the existing natural environment and are in harmony with the existing neighborhood character. Site Plan Review is required for all new commercial and industrial developments, multiple family dwellings, changes in use, reconstruction, alteration or extension of existing uses and all developments on 30 acres or greater. Depending upon the threshold, either the Planning Board or the Zoning Board of Appeals conducts the Site Plan Review process. In either case, they are required to notify certain town boards to provide them an opportunity to comment.

## **General recommendation**

Site Plan Review: The Wareham Historical Commission is not listed as one of the town boards which must be provided an opportunity to comment during the Site Plan review process. Nonetheless, it is the

practice of the Planning Department to notify the Wareham Historical Commission of projects which impact historic resources. Maintaining that relationship is critical to ensure the opportunity to assess impacts on historic resources. Expanding the Survey and National Register listing will provide further support for the Wareham Historical Commission in the review process and provide broader public support for their concerns.

## **Specific Recommendations**

The following recommendations are made with the understanding that efforts are ongoing in the Planning Department to revisit zoning in certain areas, and to reassess the efficacy of the Village Zoning classifications in Wareham and Onset Villages.

### **Agawam Village**

The Planning Department should consider rezoning Rt. 6 corridor from CS to a classification more sensitive to extant historic resources.

### **Onset Village and Wareham Village**

The Wareham Historical Commission should work with the Planning Department in assessing the efficacy of Village District classifications.

### **Point Independence**

The Wareham Historical Commission should work with the Planning Department to determine whether the Village District classification similar to Onset Village might be appropriate.

### **Swift's Beach**

The Wareham Historical Commission should work with the Planning Department to consider adopting a version of Village District classification which supports the historic development pattern and scale of houses in the area.

### **20th Century Planned Communities**

Many early-mid 20th century planned communities are supported by local neighborhood associations. Each community, working with town planners and the Wareham Historical Commission should assess whether they would like to preserve the original development patterns of their community or allow redevelopment to occur as currently permitted by zoning.

## **Priority Actions**

1. Expand Wareham's Survey and National Register program to enhance Wareham Historical Commission's comments.
2. Work closely with the Wareham Planning Department in its ongoing analysis of Village Districts.

## Selected Individual Resources Recommendations

Specific recommendations are included for the following individual resources of great historic significance:

### 1. Cape Cod Shipbuilding Company (CCSC)

The CCSC was founded in 1899, relocated to its present site in 1919, and has remained in continuous operation. Seven buildings built in the 1930s represent the historic core of the extant resources and represents one of the last boat yards along the Wareham River. An MHC Area Form was prepared for the CCSC by PAL in 2005 (Area I), and was recommended as a National Register district.

**Recommendation:** Prepare a National Register nomination to provide greater recognition and a degree of protection.

### 2. Cranberry Bogs

Heritage landscapes can play an important role in giving a community a sense of place and contributing to its economy and way of life. In Wareham, cranberry bogs have played such a role. It is recommended that, where possible, the community support efforts to retain working cranberry bogs as a component of Wareham's economy and landscape.

**Recommendations:**

1. Form an Agricultural Commission

Many communities with an agricultural component have formed Agricultural Commissions to better understand and represent agricultural interests.

2. Adopt a Right to Farm Bylaw

Right to Farm bylaws promote agricultural-based economic opportunities, and through representatives on the Agricultural Commission, act as mediators, advocates, educators, and/or negotiators in an advisory capacity on farming issues for established town commissions and departments.

Two neighboring towns, Carver and Dartmouth, have Agricultural Commissions and Right to Farm Bylaws.

### 3. Cranberry Commons

This large wood-framed industrial complex, built in the 1940s on the Cranberry Highway (Rt. 6), was the headquarters for the Ocean Spray Company, and represents a highly visible reminder of Wareham's contribution to the cranberry industry. The complex remains intact but unprotected.

**Recommendations:**

1. Prepare National Register nomination.

2. Ensure that current zoning does not encourage inappropriate redevelopment.

### 4. Fearing Tavern

The Fearing Tavern was built in 1690 by the Bump family, and later purchased by Israel Fearing and added to in 1765. This Fearing Tavern is an important survivor of Wareham's colonial past and is operated as a museum by the Wareham Historical Society. The property is not listed in the National Register and abuts but is not included within the Parker Mills Historic District.

**Recommendations:**

1. Ask Board of Selectmen to appoint Historic District Study Committee to expand local Parker Mills Historic District to include Fearing Tavern.

2. Prepare individual National Register nomination.

## 5. Captain John Kendrick House

This Georgian gambrel-roofed house was the home of Captain John Kendrick, active during the American revolution, and later prominent as a sea captain and explorer. It is now owned by the Wareham Historical Society and serves as a maritime museum. The property lies within the boundary of the local Narrows Historic District.

### **Recommendations:**

1. The Wareham Historical Society, working with the WHC, should develop a long-term stabilization and maintenance plan and identify funding sources.
2. Preparation of Design Guidelines for the Wareham Historic District Commission will assist the work of the commission and further protect the setting of the Kendrick House.

## 6. On-I-Set Wigwam

One of Wareham's most iconic buildings, the On-I-Set Wigwam, was built in 1894 to evoke the spirits of the Native Americans in the area and has been used for Spiritualist services ever since. The Wareham Historical Commission holds a preservation restriction from the National Spiritualist Association of Churches (NSAC), and has worked with the NSAC to obtain funding for necessary repairs, including roof replacement. However, funding and maintenance remain challenges. In addition, the many small-scale dwellings that provide the context for the site around Crescent Place remain unprotected and some are being redeveloped. The On-I-Set Wigwam was recommended for individual listing in the National Register in the 2005 PAL Survey.

### **Recommendations:**

1. Prepare National Register nomination.
2. Adoption of an Onset Village local historic district will help ensure that the setting of the Wigwam within the small-scale camp cottages will not be altered by inappropriate new construction.

## 7. Tremont Nail Factory

The Tremont Nail Factory (TNF) is a complex of shingled wood-framed industrial buildings and associated structures situated on the Wankinco River. The TNF was the oldest continually operating cut nail factory in the United States until it was sold to the Town of Wareham in 2004 using CPA funding. The TNF was listed in the National Register in 1976 and is located with the local Parker Mills Historic District. Any proposed alterations are, therefore, reviewed by the Wareham Historic District Commission. The Tremont Nail Master Plan Committee is working to obtain ongoing funding to ensure proper maintenance and identify possible new uses. Preservation Massachusetts listed the TNF as one of the Ten Most Endangered Historic Resources in the state in 2007.

### **Recommendations:**

1. Pursuant to use of CPA funding to purchase the TNF in 2004, a preservation restriction, presumably to be held by the WHC, must be prepared.
2. A political and practical consensus must be reached regarding reuse of the site. Due to a number of potential challenges, CPA or other funding should be secured to hire a consulting firm which specializes in conditions assessment and adaptive reuse feasibility studies for historic resources.
3. Incorporate the Parker Mills area into ongoing efforts to revitalize Wareham Village, including a possible bike path and boat launch along the Wankinco River, to build on each other's strengths and to capitalize on the extraordinary significance and economic potential of these most historic resources.

## Archaeology Recommendations

These recommendations are based upon the Wareham Archaeology Survey (2007):

### 1. Local Archaeology Bylaw

An Archaeology Bylaw would give the Planning Board and the Wareham Historical Commission the jurisdiction to review projects for potential impacts to cultural and archaeological resources, including what town boards and departments would need to notify the Planning Board and Wareham Historical Commission prior to construction. Possible models can be found in Medfield, Middleborough and Aquinnah.

### 2. Areas of Critical Environmental Concern (ACEC)

Areas of Critical Environmental Concern (ACECs) are places in Massachusetts that receive special recognition because of the quality, uniqueness and significance of their natural and cultural resources. These areas are identified and nominated at the community level and are reviewed and designated by the state's Secretary of Environmental Affairs. Within ACECs, projects with state agency actions, permits, or funding require closer scrutiny through the Massachusetts Environmental Policy Act review process to avoid, minimize, and mitigate damage to the environment.

### 3. Acquisition of Open Spaces

Wareham has an active program of acquisition of open spaces principally using CPA funds and working in partnership with Wildlands Trust and the Trustees of Reservations. Acquisition of open space should continue and should focus on land located adjacent to the Weweantic, Agawam, Wareham, Crooked and Wankinco Rivers, other natural ponds and former agricultural lands.

### 4. Preservation Restrictions

Preservation restrictions provide a good way to preserve both architectural and potential or known archaeological elements of a parcel of land. Land owners could donate the archaeologically sensitive portions of their parcels to local or regional land trusts, thus preserving in perpetuity the cultural and archaeological resources. Preservation restrictions made under Chapter 184, must be approved by the MHC or local government agencies. Once established, the restriction stays with the land in perpetuity. The preservation restriction may qualify as a charitable donation.

### 5. Public Education and the Wareham Historical Commission

The completion of the town-wide reconnaissance survey can serve as a catalyst to expand education by the Wareham Historical Commission. Raising public awareness will lead to more support for the Commission's efforts. The Commission has already actively begun to foster closer cooperation between the various town boards and agencies, the local organizations, societies and preservation groups, local Native Americans and interested parties.

## **Preservation Partners in Wareham**

This Preservation Plan is intended to summarize and promote the preservation planning goals of the Wareham Historical Commission. To accomplish these goals, however, a broad constituency of public, non-profit, and private organizations and individuals will be required to identify and secure funding and create the political support necessary to adopt new regulatory tools. The following is list of those entities with which the Wareham Historical Commission should work to create those partnerships:

### **Wareham Historic District Commission**

The Wareham Historic District Commission is responsible for reviewing and approving alterations and new construction in Wareham's three local historic districts.

### **Wareham Community Preservation Committee**

The Community Preservation Committee was formed to review and recommend CPA projects for Town Meeting approval. As part of their mission they can solicit requests for funding of many preservation goals outlined in this Plan including completion of a comprehensive survey and National Register nominations.

### **Wareham Open Space and Recreation Committee**

The Open Space and Recreation Committee is a town-appointed board which crafted and is charged with updating the Open Space and Recreation Plan.

### **Wareham Marine Resources Commission**

The Marine Resources Commission is a town-appointed board which crafted the Harbor Plan in 1996.

### **Wareham Historical Society**

5 Chapel Lane, PO Box 211 E. Wareham, MA 02571 Tel. 508-295-3227

The Wareham Historical Society is a private non-profit organization which owns several historic properties and structures, and has been active in saving and relocating threatened historic resources.

### **Wareham Land Trust**

P.O. Box 718 , Wareham, MA 02571 Tel. 508-295-0211

[www.warehamland.org](http://www.warehamland.org)

The Wareham Land Trust works to preserve Wareham's open space and natural resources by raising money to purchase land for open space, and soliciting conservation restrictions.

### **Wareham Village Association**

P.O. Box 484 Wareham, MA 02571 Tel. 508-291-3677

The Wareham Village Association works to promote a sense of community by developing a character for downtown, supporting and implementing beautification projects, encouraging sign and facade programs, and creating events to draw patrons to the town waterfront.

### **Onset Protective League**

Tel. 508-295-1486

The Onset Protective League advocate on behalf of the 1916 Decree, a judicial ruling which preserved bluffs and other public areas for use and benefit of public. Members take active role in land use policies in harmony with the Decree.

**Onset Bay Association**

P.O. Box 799 Onset, MA 02558

[www.onsetvillage.com](http://www.onsetvillage.com)

The Onset Bay Association is a business-oriented organization which encourages new development, including façade improvements, home improvement loans, marketing and promotion.

**Cape Cod Cranberry Growers' Association**

[www.cranberries.org](http://www.cranberries.org) Tel. 508-295-4895

Established in 1888, the Cape Cod Cranberry Growers' Association (CCCGA) is one of the country's oldest farmers' organizations. The CCCGA represents approximately 330 growers throughout Massachusetts in promoting the cranberry industry.

**Coalition for Buzzards Bay**

[www.savebuzzardsbay.org](http://www.savebuzzardsbay.org) Tel. 508-999-6363

The Coalition for Buzzards Bay is dedicated to the restoration, protection and sustainable use and enjoyment of Buzzard's Bay and its watershed. The Coalition works to improve the health of the Bay ecosystem through education, conservation, research and advocacy.

**Wildlands Trust**

P.O. Box 2282 Duxbury, MA 02331 Tel. 781-934-9018

[www.wildlandstrust.org](http://www.wildlandstrust.org)

The Trust owns or holds conservation restrictions on more than 140 properties, protecting over 4,500 acres of land in 26 communities in Southeastern Massachusetts.

**Southeastern Regional Planning and Economic Development District**

88 Broadway, Taunton, MA 02780 Tel. 508-824-1367

[www.srpedd.com](http://www.srpedd.com)

SRPEDD is a public agency whose mission is to plan for the future of southeastern Massachusetts, including Wareham, that includes expansion of economic opportunity, protection of natural and historic resources, and development of physical and cultural amenities.

**Trustees of Reservations**

572 Essex Street, Beverly, MA 01915-1530 Tel. 978-921-1944

[www.thetrustees.org](http://www.thetrustees.org)

TTROR is a member organization that owns and protects 96 places comprising nearly 25,000 acres throughout the state including Southeastern Massachusetts.

## IX. Conclusion and Next Steps

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This Preservation Plan has summarized the many historic areas throughout Wareham and identified a list of recommendations to better preserve, protect and enhance Wareham's extraordinary architectural and cultural heritage. The Wareham Historical Commission, working with the Town of Wareham, the Massachusetts Historical Commission, and the people of Wareham can use this Plan as a guide to generate support of the Priority Recommendations in the short term, and all the Recommendations over time.

Section VII, District by District Assessment, will serve as a useful tool to encapsulate the significance, challenges and recommended solutions to preserve fourteen distinct places throughout Wareham. It is an axiom of historic preservation that the more people know, the more they will support preservation. These summaries will serve to better connect Wareham's many district neighborhoods to each other and build a broader constituency to achieve individual recommendations.

Section VIII, Recommendations and Priority Actions, is intended to be used as a shorter version of this plan to be used and disseminated as an action agenda for the Wareham Historical Commission and preservation advocates throughout Wareham.

While preservationists seek to protect and enhance the historic built environment, change is constant. Not all recommendations may be achieved, and priorities may shift over time. Historic resources may be lost before they can be preserved, and new places or buildings may be recognized as historically significant. This Preservation Plan is intended to be a prescription for moving forward but it should not be seen as static. The Wareham Historical Commission should revisit this Plan and its recommendations on an annual basis to continually update its priority actions year to year.

The preservation of Wareham's historic architecture and special places is premised on the belief that the survival of Wareham's heritage will inspire and enhance the quality of life for present and future generations. This Preservation Plan should be used to achieve that goal.

## X. Bibliography and Resources

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