



Comprehensive Town-wide Inventories and Mid-20th Century Modernism

Cape Cod Preservation Workshop Harwich, MA April 9, 2012



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What is a Town-wide Survey?

- Describes and locates buildings, structures, objects, areas, burial grounds, landscape features, and sites that are of historical, architectural, or archaeological importance to the community, the state, or the nation
- A comprehensive inventory of a town's historical and archaeological assets is the first step in a community's preservation planning process and serves as the basis for all future preservation activities (MHC)

Town-wide Survey Funding

- Survey & Planning Grants administered by MHC with 50% matching funds for eligible groups
- Local historical commissions, Certified Local Governments (CLGs)
- Regional government agency
- Public and private organizations
- Community Preservation Act funds

Town-wide Survey Oversight

- MHC oversees projects it funds
- Local sponsor oversight and review
- All surveys should meet MHC standards
- Archaeology surveys are completed under State Archaeologist's permit
- Historic intensive and archaeological reconnaissance surveys are separate efforts

Archaeological Reconnaissance Survey Goals

- Identify known and potential archaeological sites;
- Produce town-wide archaeological sensitivity maps;
- Develop management recommendations for protection of cultural resources;
- Present information in easy-to-use format.
- Provide information on archaeological resources for use by local planners;
- Facilitate more effective protection of significant archaeological resources in community.

What Are Archaeological Sites?

- **Native American sites:**

Stone tools

Shell piles

Campsites

Trails

Burial Grounds

- **Historic Sites:**

Houses and Outbuildings

Industry and Commerce

Community Structures

Roads

Shipwrecks

Burial Grounds



All PAL images

Archaeological Sites Protection & Preservation

- Public awareness and education
- Districts of critical planning concern
- Open space acquisition
- Preservation restrictions
- Local bylaws/permit regulations prior to construction.

Archaeological Site Forms and Reports Information Availability

- Hard Copies in Town Library/Town Hall
- Archaeological Site Files of MHC –
Confidential
- Report information can be posted online –
Westport example

http://www.uncoveringwestport.org/wordpress/?page_1d=32

Cape Cod and Islands

Town-wide Archaeology Surveys

PAL Projects in
Southeast MA:



VirtualCapeCod.com

- Aquinnah
- Chatham
- Edgartown
- Mashpee
- Marion
- Westport
- National Seashore
- Common basic elements
- Differences based on specific goals

Historic Inventory Update Goals

- Update existing records
 - New photographs
 - Current descriptions
 - Expand historical information
 - Define areas/potential districts
 - Evaluate National Register eligibility
- Add new property types
- Extend coverage – theme, geography, time
- Update Comprehensive Street Index



How Historic Inventory is Used

- Planning
 - Historic District Commission review
 - Demolition Delay review
 - Town departments
 - Comprehensive planning
 - State and Federal agencies
 - State and National Registers of Historic Places evaluations
 - Developers
- Homeowners, real estate agents, scholars, educators and students
- Protective easements

Historic Forms Availability

- MACRIS: Since 2008 MHC has been scanning the roughly 160,000 Inventory records. By May 2012 two thirds of Inventory records will be scanned—all towns between Hadley and Yarmouth, slightly less than half of Cape Cod towns.
- Towns can link to MACRIS from MHC's web page. West Tisbury Historical Commission recently made this link, and also posted on YouTube an informative video on using the MACRIS database (see <http://www.westtisbury-ma.gov/Boards/loc-hist-comm.html>)
- Hard Copies in Town Library/Town Hall
- Online reports and information on Town website

MACRIS Historic Resources

Cape Cod		Cape Cod		Nantucket / Martha's Vineyard	
Barnstable	2373	Sandwich	908	Nantucket	2935
Bourne	439	Truro	397		
Brewster	395	Wellfleet	593	Aquinnah/Gay Head	87
Chatham	1182	Yarmouth	645	Chilmark	105
Dennis	285			Edgartown	493
Eastham	637			Oak Bluffs	880
Falmouth	1537			Tisbury	203
Harwich	550			West Tisbury	246
Mashpee	199				
Orleans	449			Total	17,053
Provincetown	1515			<i>Approx 10% of total for Commonwealth</i>	<i>April 2012</i>

Cape Cod and the Islands

Historic Resources Town-wide Inventory and National Register

PAL Projects:

- Aquinnah
- Barnstable
- Bourne
- Falmouth
- Provincetown
- Sandwich
- Wellfleet
- West Tisbury
- Truro
- National Seashore

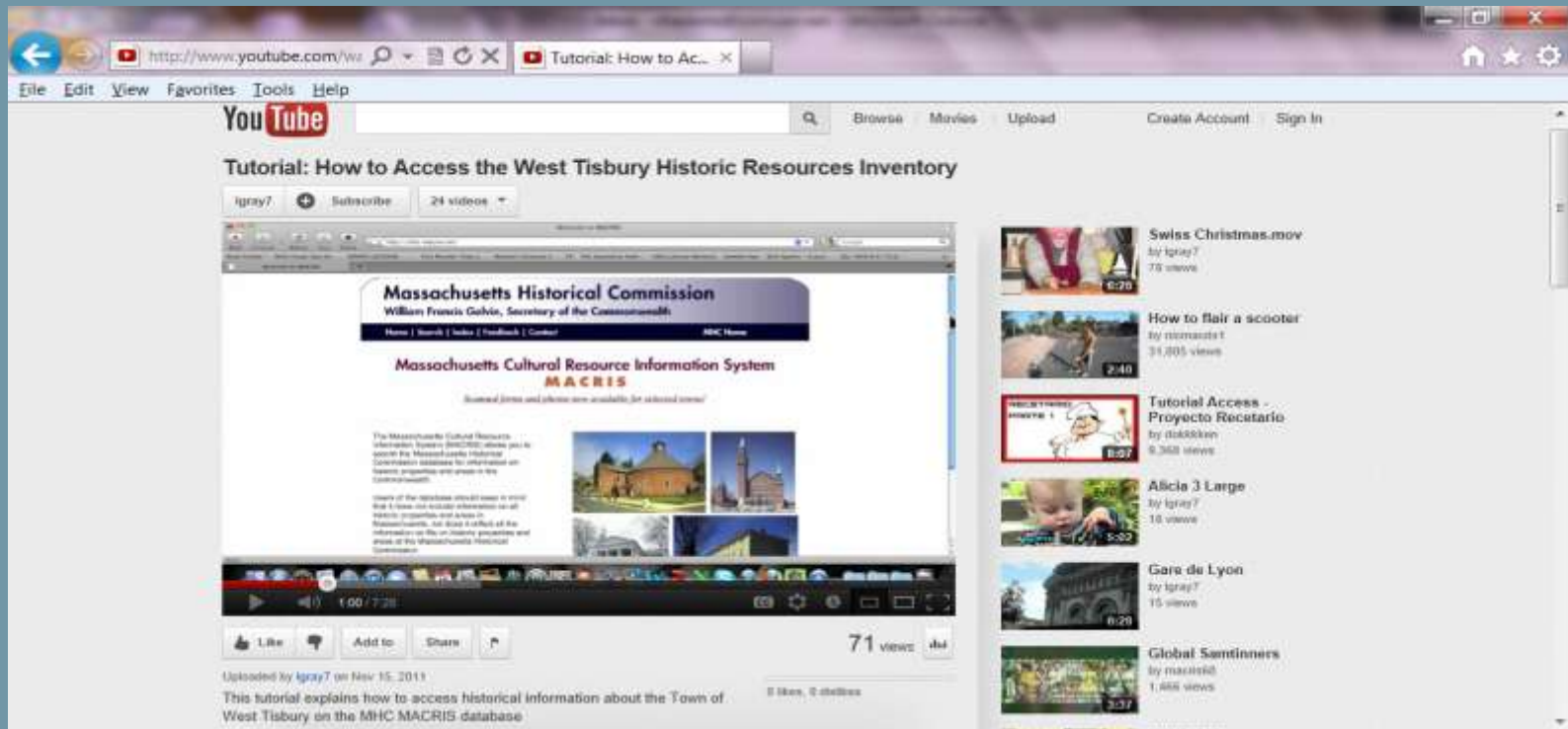


West Tisbury Survey Update Time Line

- 1982 – designated 14 property historic district in village center
- 1980s inventoried 200 properties
- Late 1990s HDC and LHC began expanding the small district, adding 100 properties by town meeting vote in 2000
- 2005 CPA passage made funding available for historic preservation projects

West Tisbury Survey Update Today

- 2011 All records updated and upgraded, and now on MACRIS linked to Town website



Truro: Plan and Survey

TRURO SURVEY PLAN 2010



Truro Historical Commission

Dray & Schuler 2010

TRURO HISTORIC PROPERTIES SURVEY 2011



Truro Historical Commission

PAL, 2012

PLAN

Historic Context
Analysis
Recommendations



PAL, 2012

SURVEY

Fieldwork
Research
Inventory Forms
NR Evaluations
Maps
Street Index List

17

Colonial Settlement



PAL, 2010

5 Prince Valley Way, Truro

Maritime



18 Long Nook Road, Truro



16 Higgins Hollow Road, Truro



2 Baker Lane, Truro

Art



PAL, 2010

Edward Hopper House, 31 Stephens Way, Truro

Maritime / Commercial

47 Pond Road, Cold Storage,, Truro



PAL, 2010



PAL, 2010

2 Highland Road, Market, Pond Village, Truro

20th Century Tourism



E. Dray, 2010

Days Cottages, 276 Shore Road, Truro

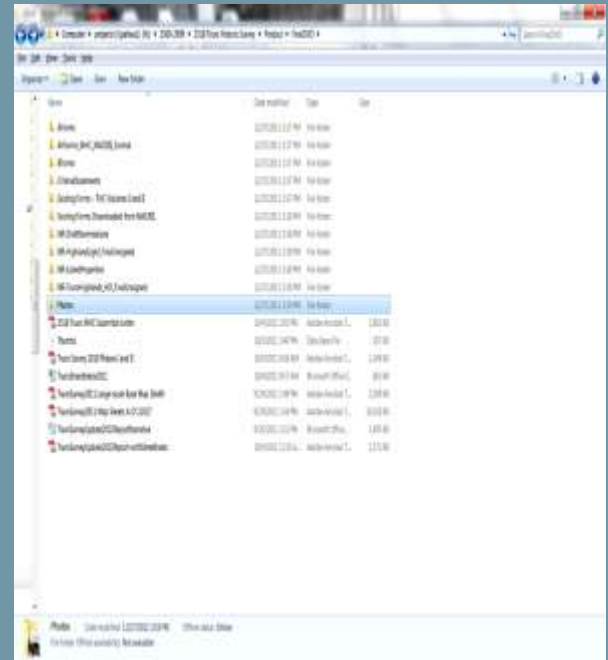
Beach Point from High Head, Truro



E. Dray, 2010

Truro Summary

- *Truro Historic Properties Survey 2011* report
- *Street Index 2011* - 1,377 properties
- *Inventory Base Map*
- *Inventory Forms, Continuation Sheets, NR Evaluation Forms*
- *Comprehensive DVD Compilation and User Guide:*



PAL Products
All Other Forms
All NR Nominations
Background Information

Mid-20th Century Modern Cape Cod



Hatch Cottage 1960 Jack Hall, Wellfleet



Weidlinger House 1953 Paul Weidlinger, Wellfleet



Kuhn House 1960 Saltonstall and Morton, Wellfleet



Kugel Gips House 1970 Charles Zehnder, Wellfleet



Tisza House 1960 Olav Hammarstrom, Wellfleet

Mid-20th Century Modern Resources in Town-wide Surveys

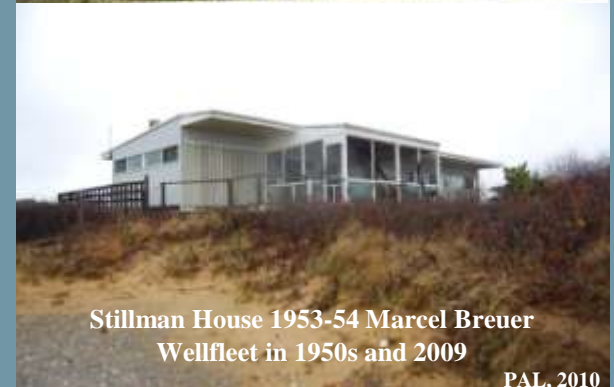
- MACRIS lists 1200 “Contemporary” and “International Style” buildings. “Modern” is not a style choice
- Concentrated in certain locations due to specific historic contexts – networks of designers and like-minded clients
- Outer Cape towns, particularly Truro and Wellfleet, have high concentration – 160

Threats to Mid-20th Century Modern Resources

- Lack of knowledge of existence
- Lack of understanding and appreciation of history and design
- Inappropriate alterations and additions
- Teardowns to build larger building
- Experimental designs, use of new materials
- Outer Cape exposed coastal settings



Vitra Design Museum 2003;299



Stillman House 1953-54 Marcel Breuer
Wellfleet in 1950s and 2009

PAL, 2010

Challenges to Survey

- Relatively recent– some not yet 50 years old.
- Not considered “historic”, much less historically or architecturally significant
- May have little visibility or access
- Historic and evaluation contexts not well defined
- Variation of types and development reasons
- Landscapes and outbuildings often overlooked
- Compete for funds to update and expand information on older, traditional historic resources

Benefits of Survey



- Localized historic contexts of owners, architects, designer/builders
- Associated with people we may know
- Rich living memories, oral history, photographs, and documentary record
- Builds community appreciation and participation in protection
- Necessary in order to develop a comprehensive town-wide inventory

Cape Cod Modern House Trust

- CCMHT incorporated in 2007 to promote the documentation and preservation of significant examples of Modernist architecture on the Outer Cape. CCMHT has pioneered efforts to identify, catalogue, and preserve both the Modernist houses and their archival record.
- Restored the Kugel Gips House, and has plans to restore the Hatch House and Weidlinger House under NPS lease
- Peter McMahan, founder and executive director, spoke at this Workshop several years ago

National Park Service

- Responsible for Modern properties within the Cape Cod National Seashore, established in 1961.
- *Mid-Twentieth Century Modern Residential Architecture on Outer Cape Cod 1929-1979* Multiple Property Format National Register of Historic Places nomination and 6 individual nominations, Draft 2011
- **Inventory** (fieldwork and research) and completion of MHC “B” forms for 53 properties (13 NPS owned) within the National Seashore, Draft 2011
- Based on initial list of properties and information compiled by CCMHT; NR eligibility review by MHC

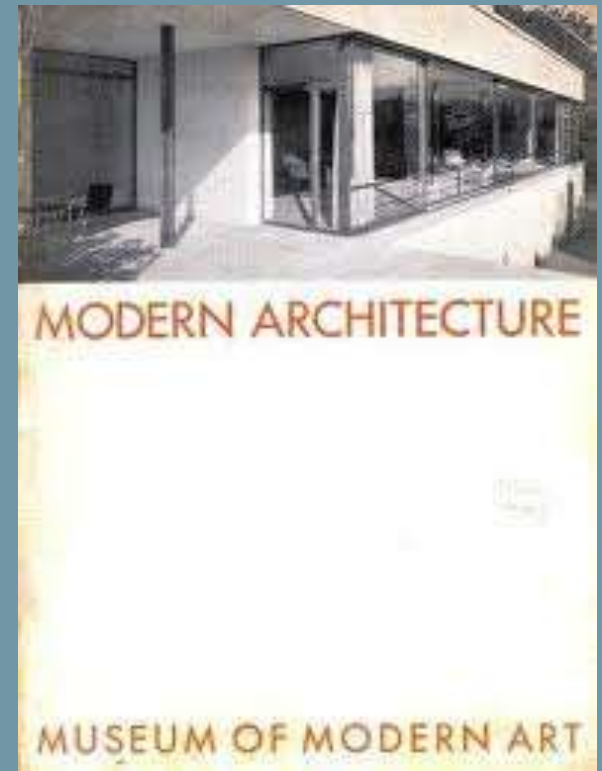
Historic Contexts - National

Modernism two key events in the 20th century:

- 1932 MoMA exhibit

The International Style: Modern Architecture Since 1922

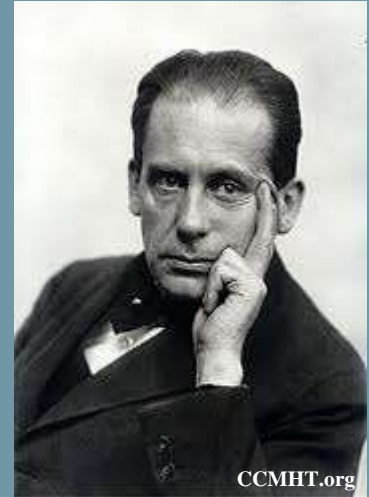
- Closure of the German Bauhaus (1919-1933) sent key teachers and students to the US
- Proliferation of exhibits and publications



McLeanBooks.org

Historic Context - Regional

- 1937 Walter Gropius former Bauhaus director became head of the new Harvard Graduate School of Design. Others followed including Marcel Breuer. Trained numerous architects and designers in the Bauhaus ideals.
- 1940 MoMA *Guide to Modern Architecture Northeast States* intended to “help increase public interest in the new architecture”
- The Outer Cape became one of the most significant nodes of Modern architecture in the Northeast, along with New Canaan and New Haven CT, and greater Boston area.



Historic Context - State

- Several MA architects – like Eleanor Raymond, Nathaniel Saltonstall – had travelled to Europe and built International Style inspired houses in the early 1930s.
- Gropius House 1938 and Breuer House 1938-39 in Lincoln – first houses that layered Bauhaus sensibility with New England materials and sites.



- Progressive architects built more than 900 Modern houses in Massachusetts between 1930 and 1979.

Historic Context – Cape Cod

- Isolated maritime setting with secluded ponds and stunning open views of dunes and ocean underlines its history, first as agricultural and fishing communities
- 19th /20th century scenic destination – tourism and art colonies
- Completion of Bourne and Sagamore bridges 1933 and improved roads
- Attraction of artists, and center of creative energy, especially in and around Provincetown by 1960s. Abstract Expressionism – key figures, galleries, dune shacks
- Attraction of writers, intellectuals, academics, historians as summer residents
- Post World War II development boom echoed national trend

Creating the Modern Design Environment

- Jack Hall, Jack Phillips, and Hayden Walling



- Philips built a Bauhaus inspired Homasote house in 1936 and in the mid 1940s sold land to Serge Chermayeff – the first to arrive in 1944 -, Marcel Breuer, and others
- The remote Outer Cape became a critical laboratory of Mid 20th Century Modern residential design

Design Concepts

- Break with earlier classical and vernacular styles
- Simplified form, functional efficiency, no ornamentation, often cost-conscious
- New and often experimental materials and technologies
- Relationship to site natural features and views, limited disturbance of landscape
- Incorporation of other visual arts
- Modern priorities in living and working



CCMHT.org

House 1954 Jean Keaselo

Design Concepts

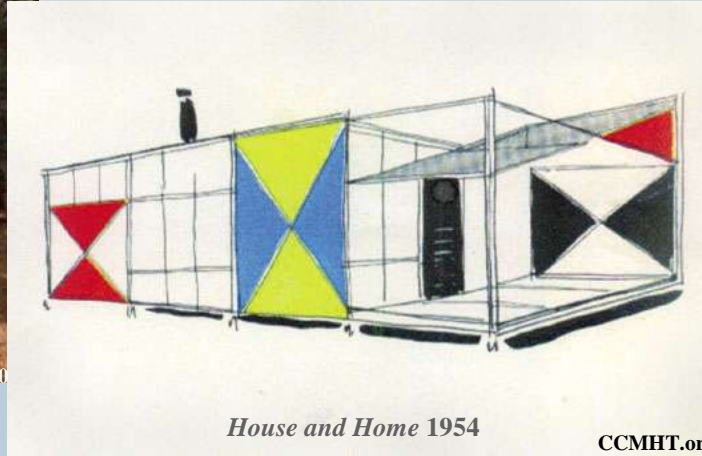
- Massing is rectilinear box or series of articulated geometric or organic sections
- Usually asymmetrical, with balanced proportions and arrangement of elements
- Juxtaposed and intersecting volumes and planes using cantilevers, cut out bays, open breezeways, privacy walls, balconies and decks; flat or low sloped roof
- Open interior plans
- Fenestration and enhancement of views paramount
- Attached or freestanding carport or garage

Serge Chermayeff 1900-1996



Sigerson House 1952

PAL, 2010



House and Home 1954

CCMHT.org



Chermayeff House 1944-1972

PAL, 2010



Wilkinson House 1953

PAL, 2010



Chermayeff Studio - 1952

PAL, 2010

Marcel Breuer 1902-1981



CCMHT.org

Wise House 1963



PAL, 2010

Kepes House 1945-48



CCMHT.org

Interiors
1945

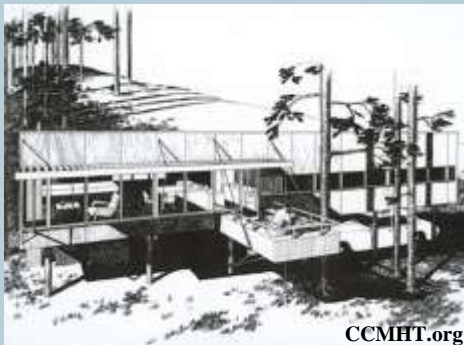


PAL, 2010



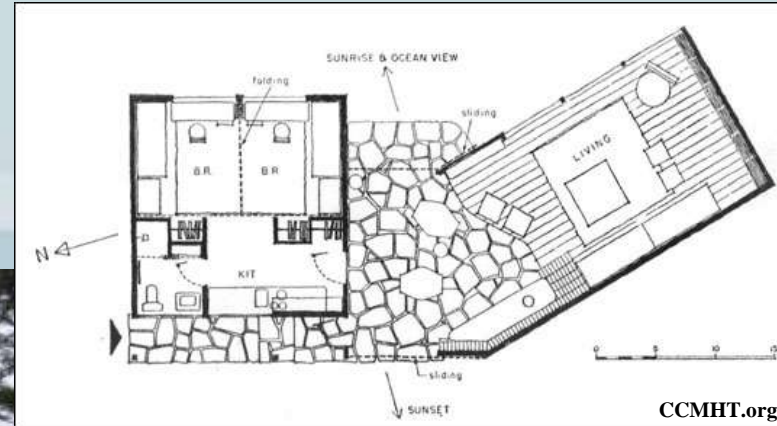
PAL, 2010

Marcel Breuer 1902-1981

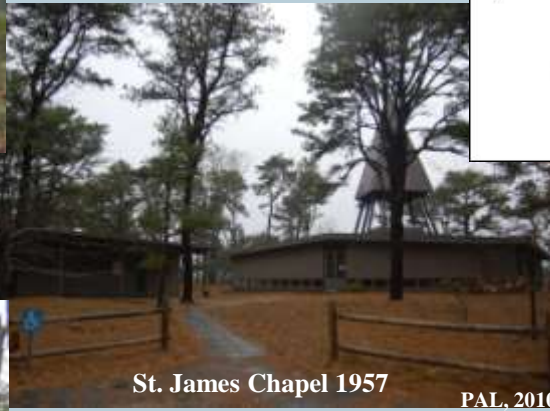


Interiors
1945

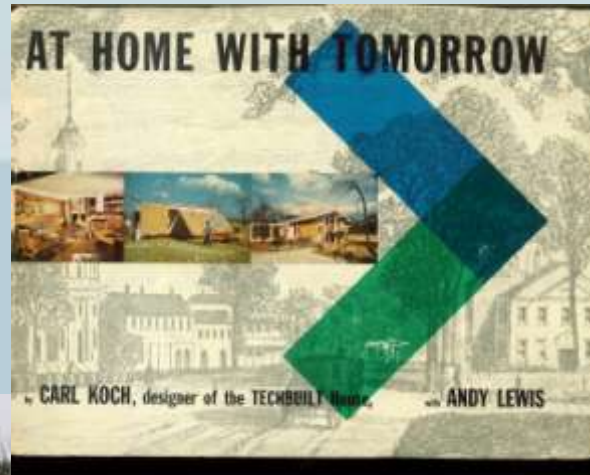
Olav Hammarstrom 1906-2002



Hammarstrom House in *Interiors*



Semi-Prefab – Tech Built Carl Koch 1912-1998



1958, Cover by Gyorgy Kepes



Hughes/Gussack House 1960-61

PAL, 2010



Maserian/Wilkinson House 1960

PAL, 2010

Various Architects



Grossman House 1953 Henry Hebbeln



Sirna Studio 1960 Victor Civkin



Vanderburgh House 1964 Ernest Vanderburgh



Charles Jencks House 1978



Garagia Rotunda Charles Jencks 1976-78



Coser House 1963-64 Harry Portnoy



Kohlberg House 1960 Ernest Vanderburgh

Charles Zehnder 1929-1985



Frombolutti House 1965 Charlie Zehnder



Katz House 1959 Charlie Zehnder



Frombolutti Studio



Peretz House 1958, 1972 Charlie Zehnder

Designer/Builders



Howard House 1960 Luther Crowell

PAL, 2010



Phillips House / Paper Palace 1936 Jack Phillips

PAL, 2010



Schlesinger House 1945 Jack Phillips

PAL, 2010



Walling House 1958 Hayden Walling

PAL, 2010



CCMHT.org



Conover House Surfside 1961

PAL, 2010



Hall Studio 1955-56 Jack Hall

PAL, 2010

NR Associated Property Types

- **Physical characteristics** – designer’s intent distilled from Modern aesthetics, Personal objectives, Client program, Site characteristics
 - Box – pure minimalist form
 - Geometric – single or multiple geometric units
 - Prefab subtype
 - World War II barracks subtype
- **Associative attributes** – themes of summer tourism, Modern architecture, social networks

National Register Nominations



Hatch Cottage 1960 Jack Hall, Wellfleet



Sirna Studio 1960, Victor Civkin



Weidlinger House 1953 Paul Weidlinger, Wellfleet



Kugel Gips House 1970 Charles Zehnder, Wellfleet



Kahn House 1960 Saltonstall and Morton, Wellfleet



Tisza House 1960 Olav Hammarstrom, Wellfleet

Thresholds/Framework For Inclusion in Survey

- Construction date through at least 1965 and up to 1979
- Characteristics of Mid 20th Century Modern
- Individual building or cluster of buildings
- Survey must be flexible to account for future additions

National Register Eligibility

- Integrity assessment - understand design intent, original design and materials.
- Criteria A, B, C, and D – applied within appropriate historic context and against relevant property types
- Consideration G (less than 50 years old, exceptional significance)
- Consideration E (evaluating work of a living designer)

Some Known Modern Houses on Cape Cod



Carl Murchison House 1957 TAC, Provincetown

Boston.com



Scott House 1947/48 Marcel Breuer, Dennis

Bing.com, 2012

Eliot Noyes House, Martha's Vineyard
Ben Thompson House, Barnstable

Unsurveyed Modern Houses - Truro



QUESTIONS



A History of Preservation and Progress Since 1982