

# BREWSTER RECONNAISSANCE REPORT

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## CAPE COD COMMISSION LANDSCAPE INVENTORY

### MASSACHUSETTS HERITAGE LANDSCAPE INVENTORY PROGRAM



Cape Cod Commission  
Boston University Preservation Studies Program  
Massachusetts Department of Conservation and Recreation

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### **Cover Photographs**

Higgins Windmill and the Harris-Black House located in Drummer Boy Park  
View from Stonybrook Grist Mill towards Lower Mill Pond  
Drummer Boy Park located on Main Street (Route 6A)

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## INTRODUCTION

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Heritage landscapes are special places created by human interaction with the natural environment that help define the character of a community and reflect its past. They are dynamic and evolving; they reflect the history of a community and provide a sense of place; they show the natural ecology that influenced land use patterns; and they often have scenic qualities. The wealth of landscapes is central to each community's character, yet heritage landscapes are vulnerable and ever changing. For this reason it is important to take the first steps towards their preservation by identifying those landscapes that are particularly valued by the community – a favorite local farm, a distinctive neighborhood or mill village, a unique natural feature or an important river corridor.

To this end, the Cape Cod Commission (CCC), Department of Conservation and Recreation (DCR), and Boston University Preservation Studies Program (BU) have collaborated to bring the Heritage Landscape Inventory program (HLI) to three communities on Cape Cod. The primary goal of the program is to help communities identify a wide range of landscape resources, particularly those that are significant and unprotected. The focus is on landscapes that have not been identified in previous survey efforts in a given community. Another important goal of the program is to provide communities with strategies for preserving heritage landscapes.

The methodology for the Heritage Landscape Inventory program was developed in a pilot project conducted in southeast Massachusetts and refined in Essex County. It is outlined in the DCR publication *Reading the Land* which has provided guidance for the program since its inception. In summary, each participating community appoints a Local Project Coordinator (LPC) to assist the DCR-CCC consulting team. The LPC organizes a heritage landscape identification meeting at which interested residents and town officials offer community input by identifying heritage landscapes. This meeting is followed by a fieldwork session including the consulting team and the LPC, often accompanied by other community members. This group visits the priority landscapes identified in the meeting and gathers information about the community. The final product is this Reconnaissance Report, prepared for each participating community. It outlines the history of the community; describes the priority heritage landscapes; discusses planning issues identified by the community; identifies planning tools available in the community; and concludes with preservation recommendations. A list of all of the heritage landscapes identified by the community is included in the Appendix.

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## **BREWSTER HISTORY**

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Native American Sauguatucketts and possibly Nauset or Nobscussett settled primarily around the north shore, with planting fields concentrated at Stony Brook and other sites on the shores of nearby ponds. The first European settlement occurred in the 1650's by John Wing, who may have moved to the area with his Quaker brothers in 1659 and settled on the west side of Paines' Creek/Stony Brook Valley. Early settlers called themselves the "Setucket Proprietors" and met to lay out roads and settle property disputes. In 1694, a township named Harwich was established as were the eastern and western boundaries of the town. The first meetinghouse was located in the Mill Pond area around 1675 for the congregation of praying Indians led by the missionary Richard Bourne. The first Congregational meetinghouse was established in 1700, while the first public house and store was located in Brewster by 1709. The town was known as "North Parish" of Harwich until it was officially incorporated as Brewster in 1803. The Town of Brewster consists of the villages of Brewster, East Brewster and West Brewster.

The earliest settled area at Stony Brook had plenty of natural resources such as ample salt meadows, fresh water with strong tidal flows for mills, woodlands, a herring fishery, and was close to Cape Cod Bay. At first, most settlers subsisted on agriculture. In addition to agricultural practices, homebuilding and shipbuilding caused massive deforestation; more than 31,000 acres on the Cape were lost by 1800. The first Grist Mill was built at Stony Brook in 1662 and other mills soon followed. A fulling mill was located on Stony Brook (also known as the Sauguatucket River) circa 1700; additionally a tidal mill was built on Stony Brook around 1750. Whale fishing also grew as an industry prior to the Revolution. Many inhabitants of the town made their living at sea, although in the late 1700's and early 1800's, the land-based production of salt grew quite large. The Stony Brook mill site also grew, containing a "Factory Village" that brought people from all over looking to buy cloth, boots, and food. The 1800's saw the arrival of travelers by boat, and later the railroads came through bringing even more travelers.

The decline of the saltworks meant the people of Brewster turned to the natural resource of water and used wetlands for the production of cranberries. Near the end of the 1800's, much of Brewster's land had been cleared and began to be covered in second-growth pine. At the end of the 1800's a knitting factory, Robbins & Everett, was opened, and knitting continued to impact the local economic base through the early 20<sup>th</sup> century. After the 1920's tourism became a major economic force in the town. Today, most of the residents of Brewster work outside of the Town.

Most early transportation routes followed the trails set out by the Native American settlers, most notably the County Road which was laid out in 1665 (near what is now Stony Brook Road and Route 6A), running east to west. A few early north/south corridors were established such as the Old Harwich Road

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(vicinity of Route 124), Old Harwich and Chatham Road (vicinity of Route 137), and the Millstone Road route. By 1775, the main highway remained the east-west County Road (near Stony Brook) that ran parallel to the shore of Cape Cod Bay. The east-west road became known as “King’s Highway” and remained the major transportation route between Barnstable and the Eastham-Orleans centers. By the early 1800’s, secondary east-west and north-south routes were established. Additionally Freeman’s Way and Millstone Road were also used during the 18<sup>th</sup> century. By the mid 19<sup>th</sup> century until the 1870’s boats traveled from Boston or New York to a wharf just north of Brewster Village carrying goods and passengers. The Cape Cod Central Railroad was established in 1865 and entered Brewster in the south and ran to the north, with a depot located on Long Pond Road. During the 1920’s local roadways were paved, Main Street (also known as County Road) became US Route 6, now Route 6A. Additionally, Pleasant Lake Road became a regional highway known as Route 124. Depot Road and Long Pond Road were also christened as a regional highway, Route 137.

The population of Brewster has varied with periods of intense growth and long periods of decline, generally following the rise of industries in the community. The Native American population steadily declined as the European settlement grew. It is difficult to determine what Brewster’s population was before 1810; prior to that Brewster was included in Harwich census reports. It is known that the town registered 17 male settlers before 1700 and an additional 21 male settlers came to Brewster by 1750 meaning the total population could have been from 190 to 800 people living in Brewster. Most settlement occurred along the “King’s Highway” at first, and it is interesting to note that the town’s population between 1810 and 1820 grew by a much higher average than the neighboring towns such as Harwich, but by 1830, it had the 3<sup>rd</sup> smallest population of any town on the Cape (1,418). This trend continued, and Brewster reached a peak of 1,525 people by 1855, and did not see this high a number again until the 1960’s. Only 4% of the population in 1855 was foreign-born, which was average for the county, and was made up mainly of Irish immigrants.

A sharp decline in population occurred between 1870 and 1910, following the downward trend across Cape Cod as maritime industries transitioned and shifted to other regions. In 1940 the population was 827. Many people spent their summers in Brewster by this time, but the number of year-round residents remained rather low. The idea of Brewster as a “summer escape” destination grew after the establishment of Nickerson State Park in the 1930’s and the construction of the new Route 6 in the 1950’s. After World War II the population slowly rose, especially in the 1970’s, and 1980’s. Growth slowed a little in the early 1990’s but has since increased in pace with intense development pressures. Brewster’s current year-round population is approximately 9,600 and grows to about 25,000 in the summer season.

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## **EXISTING RESOURCE DOCUMENTATION AND PLANNING TOOLS**

Brewster already has important planning tools in place to document current conditions within the town, identify issues of concern to town residents, and to help develop strategies for action. This section of the Reconnaissance Report identifies some of the existing planning documents and tools that provide information relevant to the Heritage Landscape Inventory program.

### **Inventory of Historic and Archaeological Assets**

The Massachusetts Historical Commission's (MHC) Inventory of Historic and Archaeological Assets is a statewide list that identifies significant historic resources throughout the Commonwealth. In order to be included in the inventory, a property must be documented on an MHC inventory form, which is then entered into the MHC database. This searchable database, known as MACRIS, is now available online at <http://www.sec.state.ma.us/mhc>.

According to the MHC, Brewster's inventory documents 360 historic resources ranging from the turn of the 18<sup>th</sup> century to the early 20<sup>th</sup> century, with the exception of one building erected in 1965. Much of the work was completed in 1969, then 1973, and 1979-80 by the Brewster Historical Commission and Brewster Historical Society. A large historic district was created in 1973 following Route 6A and covering portions of Brewster and five other Cape towns, the Old King's Highway Regional Historic District, but properties were not individually inventoried as part of the district's creation..

In 1995, inventory work along Route 6A was updated to support creation of the Brewster Old Kings Highway National Register District, which covers the heart of the Old Kings Highway District in Brewster. Additional inventory work was completed in 1999 to support the Stony Brook/Factory Village National Register District, listed on the Register in July of 2000.

To support any town-wide historic preservation efforts, a comprehensive survey of resources in Brewster should be conducted. No significant survey work has been conducted since 1999, in preparation for the Stony Brook/Factory Village National Register District nomination. In 1998 a few sites in Nickerson State Park were surveyed. Prior to that work, the last comprehensive survey was undertaken in 1990 and focused on cemeteries. Due to multiple survey efforts over the years, some buildings have multiple survey forms. Several properties have changed in the past twenty plus years and should be included in any new survey work, many additional properties town wide are over 50 years old, have not been surveyed, and are potentially eligible for the National Register. Much of the town has not been surveyed. In general the land south of Satucket Road and Main Street has not been surveyed with the exception of buildings along

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Long Pond Road, Tubman Road, and a handful of other structures throughout the town.

Brewster has identified archaeological sites within Nickerson State Park and Native American sites along many water bodies. Due to the known information about other regions as well as the apparent Native American activity in Brewster, it is likely that there will be more archaeological sites identified in the future.

### **State and National Registers of Historic Places**

The National Register of Historic Places is the official federal list of districts, sites, buildings, structures and objects that have been determined significant in American history, architecture, archaeology, engineering and culture. The Town of Brewster's National Register (NR) program began in 1975 with the listing of the Old Higgins Farm Windmill. In addition Brewster has two National Register Districts: Brewster Old King's Highway, and Stony Brook/Factory Village. There are two other individual listings on the National Register: the Dillingham House and Nickerson Mansion- Fieldstone Hall.

### **Preservation Restrictions**

A preservation restriction (PR) runs with the deed and is one of the strongest preservation strategies available. All properties that have preservation restrictions filed under the state statute are also automatically listed in the State Register. The Old Higgins Farm Windmill is protected by preservation restrictions drawn up in accordance with MGL Chapter 184, Sections 31-33. Properties that receive funding for historic rehabilitation work from the Community Preservation Committee are required to place a Preservation Restriction on the property.

### **Planning Documents and Tools**

The *Brewster Open Space and Recreation Plan* written in 1999 is currently being updated. Brewster has not adopted a Local Comprehensive Plan.

Preservation strategies adopted by Brewster include a regional historic district and a scenic roads bylaw. The Brewster Old Kings Highway Historic District Committee regulates changes made to the exterior architectural features of structures located in the Old King's Highway Regional Historic District which was created by an Act of the State Legislature in 1973. The district follows the route of main roads and historic settlements through town, but does not include areas beyond these established corridors. Brewster has not adopted design review standards and guidelines for its Old King's Highway Regional Historic District, but instead uses the limited guidelines contained in the Act creating the district. More detailed standards and guidelines are helpful tools for applicants and commissioners alike, and are highly recommended. Guidelines should offer a framework that preserves the town's physical and cultural character while allowing for some change to occur.

The Scenic Roads Bylaw regulates the removal of trees and stone walls within the right-of-way and applies to 20 Brewster roads, including Great Fields Road.

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It requires a planning board hearing to consider such proposals on town roads. On Route 6A, the Old Kings Highway Historic District Committee holds a similar hearing to consider proposals along the state highway.

At this time, Brewster does not have a Demolition Delay Bylaw though a warrant article for a demolition delay bylaw is being considered at an upcoming Town Meeting.

In 2005 Brewster adopted the Community Preservation Act at a 3% surcharge on real estate taxes; a portion of the proceeds must be used for historic preservation. The Brewster By-law requires that 50% must be spent or reserved for Open Space, 10% must be spent or reserved for Community Housing and 10% must be spent or reserved for Historic Preservation. The balance, 30%, may be spent for Community Housing or Historic Preservation areas plus Recreation purposes. This money is cumulative and can be spent in subsequent years. Several historic projects have been funded with CPA money such as the ongoing rehabilitation of the Old Higgins Farm Windmill, the digitizing of glass plate negatives, and support for the upkeep of the Town's cemeteries. The Brewster Historical Commission reviews applications for CPA funds and provides comments to the CPA Committee. The Brewster CPA Committee should also consider adopting priorities and criteria for reviewing historic resource proposals.

Brewster's Zoning Bylaw has a section that guides development in a way that is consistent with preservation of heritage landscapes: the Cluster Residential Development. The Cluster Residential Development Bylaw requires 60% of dedicated common land and seeks to maintain "the existing character of the Town" while promoting development that preserves "the natural landscape in large open areas" and "in preserving scenic views." The town also has a Corridor Overlay Protection District which effectively guides the size, scale and design of commercial development along Route 6A.

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## **PRIORITY HERITAGE LANDSCAPES**

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Brewster's Heritage Landscape Identification meeting was held on February 13, 2007 and was attended by approximately 5 residents, some representing town boards and local non-profit organizations. During the meeting residents compiled a lengthy list of the town's heritage landscapes, which is included in the Appendix. Once the comprehensive list was created, attendees were asked to articulate the value of each landscape and the issues relating to its preservation. Based on the information gathered, community members identified a group of priority landscapes to be visited by the consulting team during the fieldwork. Each of the priority landscapes is highly valued, contributes to community character and is not permanently protected or preserved. These landscapes, which are listed alphabetically, represent a range of scales and types of resources from individual sites such as the Cape Cod Sea Camps to the entire length of Old King's Highway in Brewster. The descriptions and recommendations included here are an initial step in identifying resources valued by the community and suggesting action strategies.

Several of these priority landscapes describe areas with multiple layers of interest. They are a combination of numerous heritage landscapes that appear in the heritage landscape identification list in the Appendix. Such layering shows the complexity and interdependence of many heritage landscapes.



### **Cape Cod Sea Camps**

3057 Main Street

#### ***Description***

Cape Cod Sea Camps were originally founded in 1922 by Robert J. Delahanty and Harriman C. Dodd as Camp Monomoy for boys in West Harwich. The Camp moved to Brewster in 1926 and was located approximately a half a mile away from its current site. In 1939, Camp Wono for girls was founded by Mrs. Delahanty at the camp's current location, directly on Cape Cod Bay and Main Street (Route 6A) near the Millstone Road intersection. The camps merged onto Camp Wono's 58 acre site in 1975, with an additional site of 78 acres on Long Pond used for access to the Pond. The main site located at 3057 Main Street, boasts a rolling sandy terrain, including open fields, woodlands, a pond and a bog, and a quarter mile beachfront on Cape Cod Bay. The oldest building on the site is a 1910 Queen Anne former residence that pre-existed the camp that is now utilized as the camp's main building and office. Approximately 50 structures exist on the site, from girls and boys dormitories, to an infirmary, store, arts and crafts facility, theater, and dining hall. The camp remains in the Delahanty family's possession and has been a seasonal destination for generations of day and resident campers.

#### ***Threats***

Heritage landscape meeting participants expressed concern about this heritage landscape including the possibility of development of the site. This property encompasses a great amount of acreage, and is the largest privately owned property on Main Street. The subdivision of this land would greatly impact the scenic view along Main Street, as well as the view from Cape Cod Bay.

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Approximately one third of the land is within the Old King's Highway Regional Historic District, but the remaining two-thirds acreage is not in the district. Without a town demolition delay bylaw, those structures outside the historic district could be easily demolished. With its beachfront and location on Main Street the land is a prime location for real estate development. The property is within the Residential Mid-Density Zoning District meaning that if the entire property was subdivided, up to 40 single family houses could be erected, or under M.G.L. Ch. 40B even more intense development could occur.

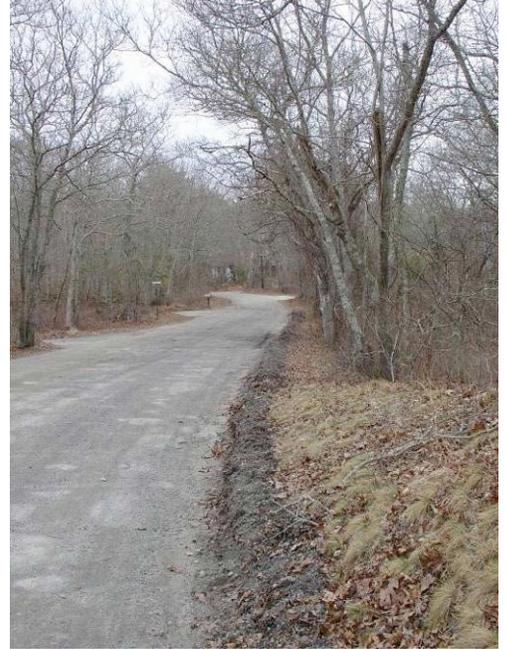
### ***Recommendations***

In addition to the recommendations below, refer also to **Village and Rural Neighborhood Character** under the General Preservation Planning Recommendations section of this report.

- Document the Cape Cod Sea Camps on an MHC Area Form using Heritage Landscape Inventory and MHC methodology to account for camp activities and extant resources.
- Determine eligibility for the National Register of Historic Places. If considered eligible work with the owners to submit a National Register nomination.
- Work with the property owners to develop strategies to permanently preserve the camp and beach through conservation and preservation restrictions using M.G.L. Chapter 184, Sections 31-33. A preservation restriction is a legal agreement between a property owner and another party, usually a non-profit organization or government body. Such an agreement governs changes to specific features and elements of the property by current and future owners. A preservation restriction may qualify as a charitable tax deduction. It may also reduce the assessed value of the property, resulting in property tax savings. For the community, the preservation restriction is a very effective method of preserving the structure and the setting.
- Consider signing a letter of agreement with the property owners providing the Town of Brewster or any applicable land trust with the first right of refusal if the owners wish to sell the land.
- Brewster should consider using CPA funds to purchase the land or development rights on key portions of the property. Additionally, if the site is listed on the National Register, the town can apply for acquisition funds through the Massachusetts Preservation Projects Fund (MPPF) administered by the Massachusetts Historical Commission.
- The town should consider zoning changes or a scenic resource overlay district that would limit future development along the distinctive streetscape and waterfront areas, and would identify areas where development would be more appropriate.



*Notice the transition from asphalt to compacted dirt on Great Fields Road*



*Great Fields Road has many scenic vistas and is known for its winding nature*

## **Great Fields Road**

### ***Description***

Great Fields Road begins near the intersection of Route 6A and Stonybrook Road and meanders south to Route 124. Although currently paved at both ends, a large portion of the middle section is currently under private ownership and unpaved. Much of this unpaved section appears to be rather wide, possibly to accommodate the many equestrian farms located along it. The viewshed from the road includes farms, wetlands, a wooded landscape, and some 19<sup>th</sup> century domestic architecture, although residential development also appears to have occurred during the 1980s.

### ***Threats***

Great Fields Road has been identified by the Town of Brewster as a Scenic Road, although there is currently a plan that proposes the purchase of the private sections. After the purchase of the private parcels, the plan recommends straightening and repaving of the entire road. At this point, there is concern that the public is not aware of the plan, although meetings on the topic have been open to the public. If this plan is carried out, Great Fields Road could become a heavily traveled route to circumvent much of the town as a shortcut from Route 6A to Route 124. Paving the road could enable further development and major subdivisions along the roadway.

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### ***Recommendations***

Many of Brewster's roads retain their rural character with narrow width, a tree canopy and stone walls that frame historic landscapes beyond. The town adopted a scenic roads bylaw in which 20 roads or sections of roads were designated. However, there is concern that the general character of these roads changes with new development bringing increased traffic, and with road improvements. Refer to **Scenic Roads** in the General Preservation Planning Recommendations section of this report for suggestions on ways to address these concerns.

- Inventory the scenic features and roadway characteristics that contribute to the road's distinctive character to guide its management and any regulatory decisions about future development along the roadway.
- Consider the adoption of a Scenic Overlay District which can help to limit development in scenic areas. Scenic Overlay Zoning can protect scenic vistas by providing for a no-disturb buffer on private lands, thereby allowing for the protection of scenic elements beyond what the Scenic Roads Bylaw can protect.
- Consider the adoption of a Scenic Vista Protection Bylaw that can help to limit development impacts. This bylaw requires additional design criteria for any proposals for new construction in areas that are determined to be a scenic vista.
- Work with the local Department of Public Works (or other responsible department) to maintain the sensitive management of this historic road.
- Pass a Demolition Delay Bylaw to help protect the homes and agricultural buildings that make up some of the scenic qualities of this road.



*Old King's Highway (Main Street)*



*Brewster General Store on Main Street is at the confluence of Routes 124 and 6A*

## **Old King's Highway**

### ***Description***

The Old King's Highway, also known as Main Street or Route 6A, forms the backbone of the Old King's Highway Regional Historic District (OKHRHD) in Brewster. Many of the most recognizable landscapes and iconic buildings in Brewster are located along this roadway, such as the Brewster Ladies Library, Drummer Boy Park, the Old Higgins Windmill, and the First Parish Church. The Historical Commission has documented properties along the Old King's Highway, and in 1973 the area was designated a regional historic district, which is under the purview of the Brewster Historic District Committee. In addition, the Old Kings Highway was designated a State Scenic Road in June of 1992 by the State Legislature. A portion of the roadway is included in a National Register district.

### ***Threats***

Heritage landscape meeting participants feel many of the issues along the Old King's Highway are primarily related to the highway itself. A particular threat articulated by concerned citizens is a further widening of the road by the Massachusetts Highway Department. Speeding on the road appears to be an issue, as well as an excessive number of highway signs that degrade the character of the district. Passing lanes are still allowed, and present a danger to the area, especially in the busy summer months.



*Old Town Hall (now the Council on Aging)  
on Old King's Highway*



*Heritage Landscape Participants noted the excess  
signage along Old Kings Highway*

### ***Recommendations***

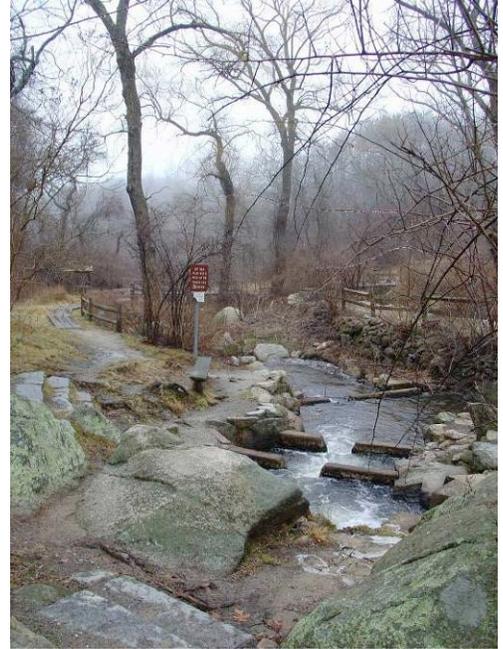
Due to the importance of this roadway in defining Brewster's character, it is important that the Historical Commission and the Historic District Committee work with other land use boards to preserve the area. To the extent that the roadway is a regional resource, coordination with other towns and regional and state entities will also be necessary. Presently some economic incentives may assist property owners along the corridor in saving important village resources. Community Preservation Act funds can be used to this end provided that a Preservation Restriction (PR) (M.G.L. Chapter 184, Section 31-33) is applied to the property in order to protect the public investment. In addition to the recommendations below, the town should refer to **Scenic Roads** in the General Preservation Planning section of this report.

- Consider amending the **National Register district** to include properties located in the Old King's Highway Regional Historic District that are not already in the National Register district. Consider also including distinctive aspects of the roadway corridor such as its narrow width or stone walls as part of the National Register listing. National Register listing will make certain income-producing properties eligible for tax credits when substantial rehabilitation takes place.
- Work with the Massachusetts Highway Department and the State's **Scenic Road Program** to ensure that the maintenance and signage of Route 6A, one of the State's scenic highways, does not further detract from the historic character of the district. Any proposal for widening the road or further signage should be reviewed by the Local Historic District Commission.

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- **Adopt design guidelines** for use by the Local Historic District Committee to help preserve the historic character of the roadway while providing guidance to property owners for the rehabilitation of structures within the district.
  - **Work with Planning Board** to understand adaptive reuse and development constraints that may inhibit the preservation of historic structures and ensure that zoning regulations support preservation of the various historic resources along the roadway.
  - The Brewster Historic District Committee should continue to meet with the other towns' OKHRHD committee members to **coordinate efforts**, track trends, and present a unified stance on preservation.
  - Consider coordination with the other OKHRHD towns in pursuing **grants for consultant assistance** and obtaining professional support staff that could better assist in administering the Regional Historic District as a whole.



*Wooded areas are characteristic of the Stonybrook Valley*



*Herring run at Paines Creek, opposite the Stonybrook Grist Mill*

## **Stony Brook Valley**

### ***Description***

The Stony Brook Valley encompasses a quarter of Brewster. Its boundaries include all of West Brewster. The boundaries are: to the north the shore of Cape Cod Bay, to the east Paines Creek Road and Run Hill Road, to the south the northwest edge of the Punkhorn Parklands, including Upper Mill Pond, Walker's Pond, Slough Pond, and Pine Pond provide the border, and to the west the Brewster/Dennis town line. This area includes Crowe's Pasture and Quivett Neck, which cross the town line into Dennis. Much of the area remains wetlands, such as Quivett Neck that previously produced cranberries and contains evidence of a Native American well. Stony Brook/Paines Creek is also an active herring run each spring.

Stony Brook Valley is rich with historic resources such as a grist mill from 1873 and early 18<sup>th</sup> century houses. As the area was once called "Indian Fields," Early, Middle, and Late Archaic archaeological sites along with Woodland sites have been identified, with additional resources suspected. Eighteenth and nineteenth century sites may also provide archaeological deposits in the form of privies, wells, and outbuilding remains.

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### *Threats*

The Town of Brewster's 1999 Open Space and Recreation Plan acknowledges, "Brewster's character probably can no longer be described as rural. It can, however, be defined as semi-rural with a consistent architectural and visual quality which embodies the unique historical atmosphere that makes up Cape Cod" (pg. 77). Community concerns focus on the threat of development in the Stony Brook Valley and the loss of its rural and architectural character. Many of the streets are tree lined, heavily forested and with buildings generously set back from the main roads. Especially worrisome is development near ponds and the herring run, which can impact the water quality and thriving ecological habitats. Portions of this area are within the Stony Brook/Factory Village National Register District and the Old King's Highway Regional Historic District, providing some protection. Additionally, most of the roads are listed in the town's Scenic Road bylaw.

The zoning within Stony Brook Valley is varied; the districts represented are Residential Rural, Residential Low-Density, Residential Mid-Density, and a small section of Village Business. Many properties within the area comprise several acres and could be subject to further subdivision. Of particular concern is the Stranahan Property, 8.8 acres off Main Street on Edwards Drive and very near Drummer Boy Park. This parcel is already in the process of subdividing. As it is within the Residential Mid-Density District, and if the entire property is subdivided to maximize the number of dwellings, up to 6 houses could be built.

Other properties within the area are also cause for development concern. For example, three contiguous parcels on the west side of A.P. Newcomb Road by the intersection of Satucket Road equal approximately 30 undeveloped acres, and within the current zoning up to 20 new structures could be built there. A relatively undeveloped section of the Stony Brook Valley is on the north side of Stony Brook Road, directly east of Herring Brook Lane where 3 privately held parcels equal roughly 34 acres (the land is also adjacent to the Stranahan property) and if developed under the current zoning, approximately 20 new structures could be built. Another sensitive area is on the south side of Satucket Road between Red Top Road and Doble Way. Here are some of the largest privately held parcels that also have frontage on Upper Mill Pond. If the 6 large parcels were combined, it would create 62 contiguous acres, and under the Residential Low-Density zoning up to 30 new dwellings could be supported there.



*View towards Wing's Island*



*Looking north towards Lower Mill Pond and the Stonybrook Grist Mill*

### ***Recommendations***

As the Stony Brook Valley is such a large section of Brewster with a variety of resource types, there are several tools and techniques that can be used to protect the landscape. For additional recommendations, see the general planning recommendations sections on preserving **Village and Neighborhood Character**, as well as **Burial Grounds and Cemeteries** to address the historic cemeteries located in this area.

- Develop **educational materials** for schools and the general public on the history of the entire valley focusing on how the area has developed over time and its special ecological conditions. Coupled with the Punkhorn Parklands, this portion of Town provides an area that has been minimally developed, characteristic of the semi-rural essence of Brewster.
- Create a plan for **additional inventory** work by compiling a list of significant resources in the Stony Brook Valley area that have not been documented. Document these resources on MHC forms. Engage a professional to document archaeological resources in the area. Consider amending the Stony Brook/Factory Village National Register District and the Old King's Highway Regional Historic District to include additional properties that contribute to the district.
- Continue to **enforce Wetlands Protection Bylaw**, Regulations and the Wetlands Conservancy District that was enacted to conserve the "natural character of the environment, wildlife, and open space for education and general welfare of the public."

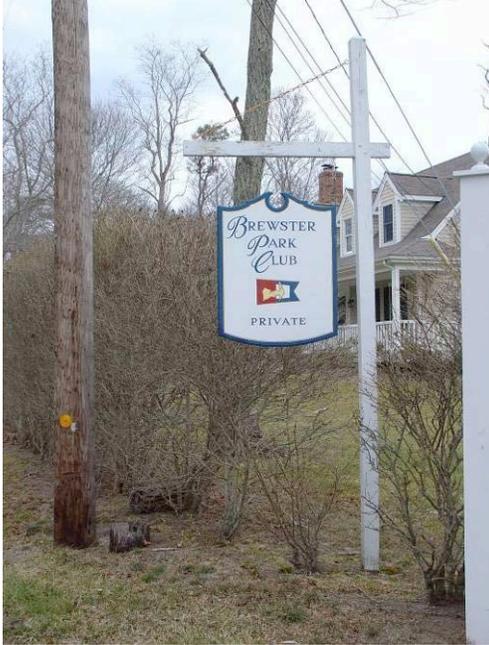
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- Consider amending the zoning to a less intense use for new development. A 2/3 majority at a town meeting may pass a **Downzoning bylaw** and increase the minimum required lot area. Additionally, the Cluster Residential Development Bylaw could be amended to require more than the current 60% of land required to be dedicated common open space.
  - Consider the adoption of a **Scenic Overlay District** that can help to limit development in scenic areas. Scenic Overlay Zoning can protect scenic vistas by providing for a no-disturb buffer on private lands, thereby allowing for the protection of scenic elements beyond what the Scenic Roads Bylaw can protect.
  - Consider the adoption of a **Scenic Vista Protection Bylaw** that can help to limit development impacts. This bylaw requires additional design criteria for any proposals for new construction in areas that are determined to be a scenic vista.
  - Talk to private land holders who own significant acreage in the Valley about placing a **conservation or preservation restriction** on their property.
  - The Town of Brewster and **Brewster Conservation Trust** should continue their public-private partnerships to preserve sensitive land through purchase of land or development rights in this area.
  - Pass a **Demolition Delay Bylaw** to provide some protection for historic resources not in the OKHRHD and the Stony Brook/Factory Village National Register District.
  - Consider designating the area as a **District of Critical Planning Concern (DCPC)**, available through the Cape Cod Commission Act, to establish special regulatory protections for this area. Stony Brook Valley's extensive water bodies, historic, and archaeological resources make it potentially eligible for becoming a DCPC. East Dennis has a DCPC of Quivett Neck/Crowe's Pasture that was designated in March 2002 to protect natural, historic, water, and coastal resources and to manage residential growth on nearly 250 acres. Brewster could adopt a DCPC in the Stony Brook Valley which would be adjacent to the one in East Dennis.

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## **CRITICAL CONCERNS**

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Critical issues are town-wide concerns that are linked to a range or category of heritage landscapes, not to a particular place. In addition to the priority landscapes listed in the previous section, local heritage landscape participants also identified critical issues related to heritage landscapes and community character. These issues are listed in alphabetical order. The participants also expressed interest in learning about preservation tools and strategies that have been effective in other Massachusetts communities and in identifying sources for preservation funding.



*Brewster Park is one of the many cottage communities within Brewster*



*Michael's Cottages on Main Street offers four cottages and two houses for vacation rental*

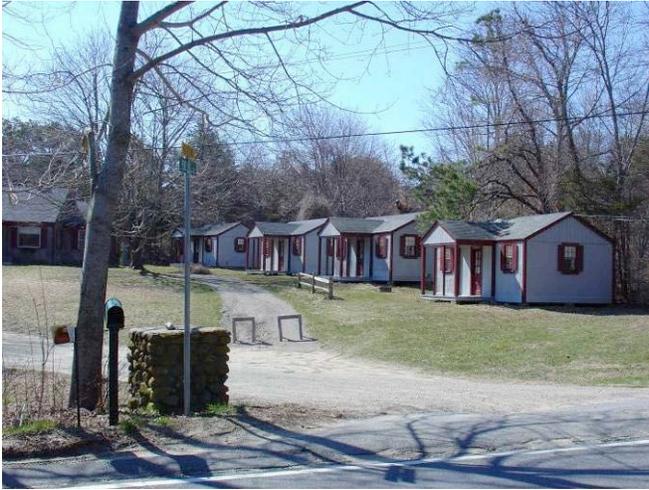
## **Critical Concerns: Cottage Colonies**

### ***Description***

Several cottage colonies were built in Brewster as the automobile industry revolutionized tourism during the first half of the 20<sup>th</sup> century. Many of these are located on the north end of town, often near the shore of Cape Cod Bay or along Route 6A. Some of these colonies, such as Brewster Park, are managed through neighborhood associations while others receive more protection through the Old King's Highway Regional Historic District.

### ***Threats***

A primary concern relates to the potential loss of character if these properties are sold and/or redeveloped. At least one colony owner has indicated an interest in selling their property (Pine Hill Cottages), and there is concern that development pressures may force other colonies that way too. Even within the historic district, there is concern that current regulations may not fully protect these resources. Other concerns expressed by the participants are the possible loss of character within some colonies, such as Ellis Landing. Although this colony is located within the OKHRHD, new construction, recent additions to historic properties, and special permits and variances being awarded are out of character in massing and scale for historic cottages.



*Pine Hills Cottages off Main Street across from Drummer Boy Park*



*Ellis Landing right off Cape Cod Bay is another of Brewster's cottage colonies*

### ***Recommendations***

The preservation of cottage colonies would help to retain much of Brewster's historic character and support its economy, which benefits greatly from the tourism industry.

- Conduct a **thematic survey program** working with the MHC to document all remaining cottage colonies, in the town and in the region.
- Request Massachusetts Historical Commission to determine which cottage colonies are eligible for listing on **the National Register**. If properties are determined eligible for listing on the National Register and are outside the OKHRHD, the Cape Cod Commission Act can provide protection from demolition and substantial alteration.
- Adopt **design guidelines** for the Old King's Highway Historic District Committee that address the development of historic cottage colonies and their impact on town character.
- Consider **amending the OKHRHD boundaries** in Brewster to protect the area along the shore of Cape Cod Bay which is currently not included.
- Alternatively, adopt a **Neighborhood Conservation District** to protect the area between the shore of Cape Cod Bay and the OKHRHD border. Neighborhood Architectural Conservation Districts (sometimes known as Neighborhood Conservation Districts) are local initiatives that recognize special areas within a community where the distinctive characteristics of the neighborhood are important. They are less restrictive than local historic

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districts but are established and operate in a similar manner. If an application does not require a building permit the project is exempt from review. Projects that are of minor alteration such as substitute siding only require a non-binding review. Therefore the replacement of wood shingles with siding could occur in a conservation district. Major alterations that require binding review are demolition and new construction, which require a certificate to alter from the neighborhood architectural conservation district commission. The creation of a Neighborhood Conservation District requires a majority vote at a Town Meeting.

- Work with **neighborhood associations** such as Brewster Park's to preserve the land and the character of the colonies through preservation restrictions, inclusion in OKHRHD, and educational efforts such as additional historic survey work.
- Adopt **special permit criteria** to guide town boards' review of future changes to cottage colonies. Criteria should address preservation of their historic and character-defining features such as spatial arrangement, scale and massing of buildings, and proximity to the street.



*A view of Upper Mill Pond from Run Hill Road*



*One of the public access points to Long Pond and Small Pond*

## **Critical Concerns: Ponds**

### ***Description***

With 48 ponds in Brewster, ponds are viewed as a collective landscape feature in the town covering more than 10% of the Town's surface area. The ponds have historically and currently sustain cranberry operation, are used for recreation, and some are stocked with fish.

**Long Pond** was chosen by the local heritage landscape participants as a focus because the problems it faces are indicative of all the challenges ponds in Brewster face. Located along the Brewster-Harwich border, it is the largest freshwater pond on Cape Cod. The pond covers over 700 acres with 372 acres in Brewster. The Brewster ramp provides boat access and can be reached from Route 124 by taking Crowells Bog Road to Mammon Cartway. This ramp is also next to the town beach and a parking lot which is restricted to town residents with a sticker from Memorial Day to Labor Day. Long pond is open for fishing, canoeing, swimming, bird and other wildlife watching. It is a natural kettle hole, formed by a receded glacier. Three small ponds are connected to the main pond by small channels: Black, Smalls and Greenland Ponds. The entire system drains into the Herring River.

### ***Threats***

Concern for Long Pond has been ongoing as it was listed as an important feature to the town in the Massachusetts Coastal Zone Management Plan of 1977. In 2001, a *Management Study of Long Pond* was prepared for the Cape Cod Commission and the towns of Brewster and Harwich. Local heritage landscape participants voiced concern about the impact of development and the interrelated

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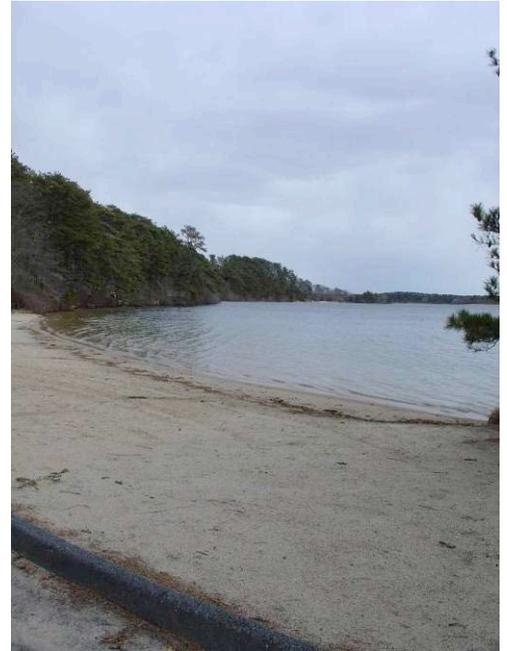
management of the pond ecosystem. The pond is threatened by algae fed from phosphorous loading within the pond and runoff sources. The view shed of Long Pond to the Brewster side is relatively undeveloped, whereas one can see the impacts of development by looking to the Harwich shore which has been more intensely developed. The challenge is to gain protection for nearly all the land adjacent to the pond which is in private ownership, and to manage the impacts of development and phosphorous loading to the pond.

Vistas of the pond can be seen from the Cape Cod Rail Trail, the public access on Mammon Cartway, and the access by Smalls Pond. The shoreline is moderately developed with houses, seasonal cottages, camps, and beaches. Almost no conservation land adjoins the Pond. The largest landholders along Long Pond who do not have conservation restrictions on their property are the Cape Cod Sea Camps with 74 acres, a privately owned parcel of 25 acres, another privately owned parcel with 9.7 acres, and a private partnership with 7.3 acres used for blueberry farming. As most of the lots on the pond shoreline are privately held, it is important to note that the area is zoned Rural Residential meaning at least 100,000 square feet are needed for any permitted structure or principal use. Combining the land holdings of the above-mentioned developable properties, up to 50 new residences could be constructed adjacent to the pond.

Since 1996 Long Pond has experienced unwanted algae blooms that threaten the delicate ecosystem of the pond. In March 2007, both the Harwich and Brewster Conservation Commissions voted in favor of a planned aluminum treatment that will bind the phosphorus in the pond, preventing algal blooms and fish kills. The aluminum application began in the fall of 2007.



*A view looking south towards Lower Mill Pond*



*Long Pond viewed from Crowell Bog Road*

### ***Recommendations***

The issues of land and pond protection require the involvement of many parties, including the Brewster Natural Resources/Conservation Department and Conservation Commission with the assistance of the Cape Cod Commission, Department of Environmental Protection, and Department of Conservation and Recreation. The towns of Brewster and Harwich, through their Planning Boards and Long Range Planning Committees, should also be involved to address issues of land use around the pond, and to foster land protection efforts. Other interested parties include the Long Pond Watershed Association and the many interested Brewster and Harwich residents involved in the Pond Stewards Program. .

- **Discuss land protection** with property owners along the shore line of ponds, by re-circulating the ENSR brochures created in 2001 for Long Pond entitled “How You as a Homeowner Can Protect Our Pond” or creating a new series of brochures for homeowners listing the ways they can protect the Pond by creating shoreline buffers, minimizing pesticides, and lessening fertilizer use.
- Identify **priority parcels** for acquisition or for purchase of development rights to reduce development potential around the ponds and to preserve their distinctive shorefront areas. Talk to private land holders who own significant acreage bordering a pond about placing a conservation restriction on all or a

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portion of their property. Brewster should consider using CPA funds to purchase land and development rights adjacent to ponds.

- Develop and accept a **Master Plan** for ponds and watersheds in Brewster including consideration of land acquisition or conservation restrictions for land that is not protected, and preservation management of land already in conservation, recognizing that if the sources of phosphorous are not diverted or lessened, the pond will continue to experience phosphorous overload.
- Continue to enforce **Wetlands Protection Bylaw**, Regulations and Wetlands Conservancy District.
- Consider developing a **zoning overlay district** to address development within the watershed of Brewster's many ponds. An overlay district could limit the visibility of new development by requiring significant pond buffers, and could also limit the effects of new development on the pond by limiting its size and proximity to the pond shore.



*A stone wall along Tubman Road*



*Most of Briar Lane is lined with stone walls*

### **Critical Concerns: Stone Walls**

#### ***Description***

Historic stone walls are found throughout Brewster – along scenic roads, in fields where they separate one pasture or meadow from another, as markers along property boundaries, and lining old cart paths. These stone walls provide a glimpse back to Brewster’s agricultural beginnings. Today, Brewster’s stone walls often mark property lines, particularly along Brewster’s scenic roads such as Lower Road, Paines Creek Road, Tubman Road, and most of Briar Lane. The town’s scenic road bylaw provides some protection for stone walls within the road right-of-way by requiring approval from the planning board for any demolition or alteration of the walls.

#### ***Threats***

Historic stone walls are vulnerable to loss in the face of new development. Residents expressed concern that they are important to the character of many of Brewster’s heritage landscapes. Concerned citizens particularly noted recent development in South Brewster as a threat to several stone walls in the area.

#### ***Recommendations***

The preservation of Brewster’s stone walls will help to maintain a link to the town’s agricultural past and protect the distinctive character they give to many of the town’s scenic roadways.

- Adopt a **Scenic Overlay District** which can help to limit new development in scenic areas with distinctive stone walls. Scenic Overlay Zoning can protect scenic vistas and views by providing for a no-disturb buffer on

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private lands, thereby allowing for the protection of scenic elements beyond what the Scenic Roads Bylaw can protect.

- Encourage stronger protection of stone walls within the OKHRHD, and through the State Legislation designating Route 6A as a **Scenic Roadway** by specifying stone walls as significant historic structures.
- Consider creating an **inventory** of stone walls in the town. For stone walls within National Register Historic districts, amend the National Register listing to include the stone walls as contributing elements of the district. For stone walls outside National Register Historic Districts, identify the stone walls as significant historic resources needing protection under the scenic road bylaw.

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## GENERAL PRESERVATION PLANNING RECOMMENDATIONS

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Recommendations pertaining to priority heritage landscapes can be found beginning on page 7 of this report. This section of the Reconnaissance Report offers more general recommendations relevant to preserving the character of the community that would be applicable to a wide range of community resources.

Brewster's residents highly value the community's strong sense of place, which is created by its varied natural features and land use patterns that flow from the fertile land. The town has already taken measures to document and evaluate its most significant buildings. It now needs to expand its documentation to include additional resources and even go beyond traditional resources and document landscapes, streetscapes, rural roads, 19<sup>th</sup> & 20<sup>th</sup> century neighborhoods and other natural and cultural assets that define the overall fabric of the community. Like most municipalities, Brewster is facing multiple pressures for change that threaten land-based uses and natural resources. Special places within the community that were once taken for granted are now more vulnerable than ever to change.

Preservation planning is a three-step process: **identification, evaluation and protection**. Four useful documents to consult before beginning to implement preservation strategies are:

- Department of Conservation and Recreation, *Reading the Land*
- Massachusetts Historical Commission, *Survey Manual*
- Massachusetts Historical Commission, *Preservation through Bylaws and Ordinance*

Recommendations that apply to a broad range of resources are discussed below. These recommendations are listed in the order in which they are most logically addressed when applying the three-step preservation planning process as described above. Thus the goal will be to (1) identify, (2) evaluate, (3) protect.

### **Inventory of Heritage Landscapes**

The goals and methodology of Brewster's previous historic survey and inventory work were similar to those of the Heritage Landscape Inventory Program and in some cases have addressed the resources in a similar fashion. Many resources will appear on both lists. The vital first step in developing preservation strategies for heritage landscapes is to record information about the resources on MHC inventory forms. One cannot plan or advocate for something unless one knows precisely what it is – the physical characteristics and the historical development. The resources discussed in this Reconnaissance Report that have not been documented should be included in the next inventory project. Thus, using the Massachusetts Historical Commission survey methodology:

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- Compile a list of resources that are under-represented or not sufficiently documented, beginning with heritage landscapes listed in this report.
  - Document unprotected resources first, beginning with the most threatened resources.
  - Make sure to document secondary features on rural, agricultural and residential properties, such as outbuildings, stone walls and landscape elements.
  - Record a wide range of historic and pre-historic resources including archaeological sites, landscape features and industrial resources.
  - Conduct a community-wide archaeological reconnaissance survey to identify patterns of ancient Native American and historic occupation and to identify known and probable locations of archaeological resources associated with these patterns. Known and potential ancient Native American and historic archaeological sites should be documented in the field for evidence of their cultural association and/or integrity. All survey work should be completed by a professional archaeologist who meets the professional qualifications (950 CMR 70.01) outlined in the State Archaeologist Permit Regulations (950 CMR 70.00). The Inventory of Archaeological Assets of the Commonwealth contains sensitive information about archaeological sites. The inventory is confidential; it is not a public record (G.L. c. 9, ss. 26A (1)). Care should be taken to keep archaeological site information in a secure location with restricted access. Refer to the MHC article "Community-Wide Archaeological Surveys" which appeared in the Preservation Advocate, Fall 2005 which can be found at the following MHC link: <http://www.sec.state.ma.us/mhc/mhcpdf/pafall05.pdf>.

#### **National Register Program**

Survey work will require an evaluation as to whether resources meet the qualifications for National Register listing. Using the information generated in the survey work and the accompanying National Register evaluations, expand Brewster's National Register program.

#### **Cape Cod Commission**

Resources listed on the National Register and outside of local historic districts or the OKHRHD are protected under the Cape Cod Commission Act, which requires review of demolition or substantial alteration by the Cape Cod Commission. For example, if a Local Historic District or a Local Architectural Conservation District is not created for Cottage Colonies not already listed in the Old King's Highway Regional Historic District, it is highly recommended that the colonies be evaluated for National Register eligibility and nominated for listing if appropriate. Therefore if demolition or significant alteration is proposed for a cottage listed on the National Register it must be reviewed by the Cape Cod Commission. The Cape Cod Commission will insure that a significant building's

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alteration or demolition will not go unnoticed and its historical integrity will be preserved.

- Develop a National Register listing plan, taking into consideration a property's integrity and vulnerability. Properties that are in need of official NR recognition in order to advance preservation strategies should be given priority.

### **Preservation Plan**

Brewster should consider creating a Preservation Plan under the auspices of the Planning Department and the Historical Commission. The plan could include all aspects of preservation activity in Brewster from administrative policies to survey to ordinances to outreach. Each recommendation should include the purpose of the action, a description of the tasks involved, a timeframe, a list of resources available, and who should execute the action. Joint review of the status of each of the recommendations contained in the plan by the Historical Commission and the Planning Department every five years would be an excellent way to begin to update the plan and to establish new preservation priorities for the town.

### **Burial Grounds and Cemeteries**

Brewster has a range of historic burial areas and cemeteries, under both public and private ownership. The documentation and preservation needs vary for each site. The DCR publication *Preservation Guidelines for Municipally Owned Historic Burial Grounds and Cemeteries* provides guidance on developing preservation plans for burial grounds, including identification and evaluation of the resources as well as preservation strategies. Using this guide Brewster should:

- Establish community support for burial ground preservation projects, through neighborhood groups who can act as watchdogs and advocates for burial grounds in addition to the Cemetery Commission.
- Explore a wide range of funding sources for capital projects such as tomb repair and monument conservation. These might include state grants, foundations, corporations, local businesses, and CPA funds. Use of community service groups may also be appropriate for some tasks.
- Provide specialized training for workers responsible for burial ground maintenance so they are aware of preservation practices appropriate for historic burying grounds. Develop maintenance plans and checklists specific to each burial ground.
- Install signage that includes cemetery regulations as well as basic interpretive information. Work with police to assure that regulations are enforced, particularly at night when vandalism is most likely to occur. Consider having interpreter on hand at downtown burial grounds during the intense periods of visitation during the summer to assure that use occurs in an appropriate

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manner that is not damaging to burial grounds and people may be informed of the historic nature of the site.

### **Village and Rural Neighborhood Character**

Nearly all preservation strategies address village and neighborhood character in some manner. As described above, thorough documentation on MHC inventory forms is an important first step in the preservation planning process, followed by National Register listing where appropriate. One of three traditional preservation strategies has been adopted by Brewster: a regional historic district bylaw (the Old Kings Highway Historic District was created by an Act of the State Legislature in 1973). A demolition delay bylaw is currently under review and should be adopted by the town at the next town meeting. A third strategy that may be useful in a mid 20<sup>th</sup> century neighborhood or area which has lost some of its historic fabric is a neighborhood architectural conservation district bylaw and designation.

- **Demolition delay bylaws** provide a time period in which towns can explore alternatives to demolition. Brewster is currently reviewing a bylaw draft to be presented at the Fall 2007 Town Meeting which calls for a 12 month delay period. The town should consider a demolition delay of 18 months so that applicants realize the serious stance the Town of Brewster places on demolition of structures that contribute to its history. The longer time period will allow for a more thorough examination of alternatives or a diligent search for interested parties who may move the structure rather than destroy it. The definition of a historic structure should be amended to include any building constructed in whole or part 50 years or more prior to the application for demolition, thereby including a significant portion of buildings. A specific clause should be added addressing the preservation and maintenance of Brewster's historic stone walls. An addition to the definition of demolition including neglect would be helpful to prevent owners from letting their buildings fall in to disrepair. Additionally a clause allowing the Town of Brewster the first right of refusal on properties threatened with demolition could be added. A simple majority at a town meeting can pass the Demolition Delay bylaw
  
- **Local historic districts**, adopted through a local initiative, recognize special areas within a community where the distinctive characteristics of buildings and places are preserved and protected by the designation. As Brewster knows from its Old Kings Highway Historic District, local historic district designation and regulation is the strongest form of protection for the preservation of historic resources. The town's existing district generally follows the town's historic roadway corridors including Route 6A, Setucket Road, Tubman Road and Route 137. The bylaw was adopted by a 2/3 vote of Town Meeting and is administered by the Town Historic District Committee appointed by the Board of Selectmen. The town should consider whether there are historic areas outside the current district boundaries that should be added to the district to protect other historic properties.

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- **Neighborhood architectural conservation districts** also are local initiatives that recognize special areas within a community where the distinctive characteristics of buildings and places are preserved and protected. They are less restrictive than local historic districts but still embrace neighborhood character. If an application does not require a building permit, the project is exempt from review of the conservation district commission. Projects that are of minor alteration such as substitute siding only require a non-binding review. Therefore the replacement of wood shingles with siding could occur in a conservation district. Major alterations that require binding review are demolition and new construction which require a certificate to alter from the neighborhood architectural conservation district commission. The creation of a neighborhood architectural conservation district would only require a majority vote at a Town Meeting. Neighborhood architectural conservation district designation may be appropriate for historic residential neighborhoods outside the Brewster Old Kings Highway Historic District that have lost some integrity and where more flexibility is needed in the review.
  
  - **Downzoning** changes the zoning to a less intense use in areas where the existing character of historic neighborhoods is less intensive and where open heritage landscapes are located. A 2/3 majority at a town meeting may pass a Downzoning bylaw that could additionally freeze new development and require a special permit for new construction outside of permitted accessory structures. For instance, it could propose a bylaw that prohibits the demolition of structures for a more intense use. The town of Brewster has already downzoned land surrounding Route 6A to limit large scale business while still allowing small scale business.
  
  - **District of Critical Planning Concern (DCPC)** is an area of critical value to Barnstable County which must be preserved or maintained due to one or more of the following factors: the presence of significant natural coastal, scientific, cultural, architectural, archaeological, historic, economic or recreational resources or values of regional, state-wide or national significance; the presence of substantial areas of sensitive ecological conditions which render the area unsuitable for development; the presence or proposed establishment of a major capital public facility or area of public investment. DCPCs may cover areas located in one or more than one town. Districts may be nominated and designated for many purposes. For example, they may protect a municipal investment, protect a critical natural resource, or provide incentives for economic development. Currently there are no DCPCs in Brewster, but East Dennis has a DCPC of Quivett Neck/Crowe's Pasture which was designated in March 2002 to protect natural, historic, water, and coastal resources and to manage residential growth on nearly 250 acres in East Dennis. The town should consider historic resource and heritage landscape protection in conjunction with any DCPCs proposed.

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### **Agricultural Landscapes**

Preservation of agricultural landscapes means preservation of the farming activities, particularly in Brewster where farms are declining and their character is integral to the community's past. It is important to know what the features of these agricultural landscapes are and which features the community treasures in order to make a case for preservation of these farms. Some preservation tools are available that can assist communities in preserving the actual farming activities even if only a few farms remain. Others are tools to preserve the landscape when the farm is sold. Brewster already has adopted the Cluster Residential Development Bylaw which requires 60% of dedicated common space, not including wetlands in a subdivision. The town may want to consider strategies that specifically support farming activities.

- Continue supporting the local agricultural commission which advocates for farming.
- Document additional farms that may not presently be included in Brewster's inventory of historic resources, using MHC survey forms.
- Adopt a right-to-farm bylaw which allows farmers to carry on farming activities that may be considered a nuisance to neighbors.
- Develop partnerships to raise funds to purchase development rights on farms or to assist farmers in the restoration of historic farm buildings for which the owner would be required to donate a preservation restriction (PR).
- Continue public-private partnerships to preserve farm land through purchase of conservation restrictions (CRs) or agricultural preservation restrictions (APRs).

### **Scenic Roads**

Scenic roads are an integral part of the historic fabric of the community. They are highly valued by Brewster residents and visitors alike as Great Fields Road was listed as a critical concern. Roads must also accommodate modern transportation needs and decisions regarding roadways are often made with travel requirements as the only consideration. Brewster already has adopted the Scenic Roads Act (MGL Chapter 40-15C) and designated 20 roads for which there must be review and approval for the removal of trees and stone walls that are within the right-of-way. Yet, in addition to roadway issues, much of what we value about scenic roads – the stone walls, views across open fields – is not within the public right-of-way. The preservation and protection of scenic roads therefore requires more than one approach.

- Complete an inventory with descriptions and photo documentation of each of the roads in Brewster including the character defining features to assist in review under the Scenic Roads Bylaw.

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- Amend the Scenic Roads Bylaw by adding design criteria to be considered when approving removal of trees and stone walls; such as a provision allowing only one driveway cut per property on scenic roads. Coordinate procedures between Highway Department and Planning Board.
  - Consider a scenic overlay district which may provide a no-disturb buffer on private property bordering on scenic roads or adopt flexible zoning standards to protect certain views. Such bylaws could be written to apply to the numbered routes, which are not protected under the Scenic Roads Bylaw.
  - Develop policies and implementation standards for road maintenance and reconstruction, including bridge reconstructions, which address scenic and historic characteristics while also addressing safety. This is an important public process in which the community may have to accept responsibility for certain costs to implement standards that are not acceptable to projects funded by the Massachusetts Highway Department. Such standards should have a section addressing the way in which the local Highway Department maintains roads, for example requiring a public hearing if any additional pavement is to be added to a town road during reconstruction or repair. Policies can be adopted by local boards having jurisdiction over roads, or can be adopted at Town Meeting through a bylaw. In developing policies consider factors such as road width, clearing of shoulders, walking paths, posted speeds. A delicate balance is required.

#### **Raise Awareness**

Raise Awareness among the citizens and visitors of Brewster, educating the general public of the Town's history, which is unique and embodied in the development pattern and architecture. People underestimate the historic nature of Brewster, it is a vibrant semi-rural enclave that, offering respite to the year around resident or the weary traveler vacationing on the Cape.

- **Plaque Program** could be continued by the Brewster Historical Society and offer plaques to properties over fifty years old that contribute to Brewster's character as a picturesque community and whose dates and historical associations have been researched. The plaques would be seen year around, affirming Brewster's historic nature to residents, tourists, and the passersby. Some plaques could include a paragraph about the properties significance. For example a plaque could be placed at the entrance of Brewster Park, outlining the development history of the special community that continues to thrive today.
- **Tours** sponsored by the Local Historical Commission or the Brewster Historical Society such as trolley tours, especially during the summer months. The tours could kick-start in May, Preservation Month, and be held in conjunction with various owners of cottage colonies, bed and breakfasts, the Cape Cod Museum of Natural History, the Brewster Historical Society, and the Brewster Historical Commission. In addition to the tour participants should be given a pamphlet that has historic photos of the area, and of

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specific buildings. Noting which parts of the landscape have remained the same and which have changed. Particularly poignant would be photos or renderings of structures or vistas of Brewster that would still contribute to the area's character if not lost to demolition, insensitive alteration, or development.

- **Museum Exhibits** concerning Brewster should be held at the Brewster Ladies Library, Cape Cod Museum of Natural History, or the Brewster Historical Society Museum. Exhibits could share information similar to a walking tour; it would describe Brewster's evolution into a unique, special place through its geography, development pattern, industry, and architecture. Holding such an exhibit during the summer would expose many tourists to the special character of Brewster.

### **Funding of Preservation Projects**

Funding for preservation projects is an important aspect of implementing preservation strategies. Both the MHC and DCR have had funding programs to assist communities in preservation-related issues including:

- **Survey and Planning Grants**, administered by the MHC, support survey, National Register and preservation planning work.
- The **Massachusetts Preservation Projects Fund (MPPF)** administered by the MHC, funds restoration and rehabilitation projects.
- The **Historic Landscape Preservation Grant Program (HLPGP)**, administered by DCR, funds planning, rehabilitation, education and stewardship projects focused on historic landscapes, including cemeteries.

Funding for state programs varies from year to year. When planning Brewster's heritage landscape inventory program, contact relevant agencies to determine whether funding is available.

Brewster adopted the Community Preservation Act in 2005 with a 3% surcharge on each real estate tax bill. This has proved to be an excellent source of funding for many heritage landscape projects. Brewster already is aware of the way in which the CPA fosters partnerships among historic preservationists, conservationists and affordable housing advocates. Many of the recommendations in this report could be funded with CPA money, including survey and National Register projects, preservation and conservation easements, agricultural preservation restrictions (APRs) and land acquisition. Additional information about the CPA can be found at [www.communitypreservation.org](http://www.communitypreservation.org).

Towns like Brewster that have a local historic district bylaw may apply for **Certified Local Government (CLG)** status that is granted by the National Park Service (NPS) through the MHC. At least 10% of the MHC's yearly federal funding allocation is distributed to CLG communities through Survey and

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Planning matching grants. To become a CLG, the town completes an application; after being accepted as a CLG, it files a report yearly on the status of applications, meetings, and decisions; in return the town may apply for the matching grant funding that the MHC awards competitively to CLGs annually. Presently 17 cities and towns are CLGs in Massachusetts.

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## CONCLUSION

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The Brewster Reconnaissance Report is a critical tool in starting to identify the rich and diverse heritage landscapes in Brewster and in beginning to think about preservation strategies. However, it is only the first step in the planning process. Landscapes identified in this report, especially the priority landscapes, will typically need further documentation on MHC inventory forms. The documentation in turn can be used in publicity efforts to build consensus and gather public support for their preservation. Implementation of recommendations will require a concerted effort of and partnerships with municipal boards and agencies, local non-profits, and state agencies and commissions.

Distribution of this Reconnaissance Report to town land use boards and commissions will assist in making this one of the planning documents that guides Brewster in preserving important features of the community's character. The tasks that are recommended will require cooperation and coordination among boards and commissions, particularly Brewster's Historical Commission, the Planning Board, the Conservation Commission and the Brewster Open Space Committee. It also is advisable to present this information to the Board of Selectmen, to insure they are aware of these resources and the action they may take to preserve these special places. Finally distribution of the report to the Brewster Historical Society and Museum, the Brewster Conservation Trust, and any other preservation minded organizations will broaden the audience and assist in gathering interest and support for Brewster's heritage landscapes.

**APPENDIX: HERITAGE LANDSCAPES IDENTIFIED BY  
COMMUNITY**

Landscapes are grouped by type. The chart has two columns – the name of the resource and the location are in the first and notes about the resource are in the second. Abbreviations used are listed below. These landscapes were identified February 13, 2007 by the local Heritage Landscape participants, with additional landscapes identified in the 1999 and 2007 draft of Open Space and Recreation Plans.

- |                                                                                                      |                                                          |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| APR = Agricultural Preservation Restriction                                                          | CR = Conservation Restriction                            |
| LHD = Local Historic District                                                                        | NR = National Register                                   |
| PR = Preservation Restriction                                                                        | NR-OKH= National Register Old King’s Highway             |
| TTOR = The Trustees of Reservations                                                                  | NR-SB/FV= National Register Stony Brook/ Factory Village |
| # = Identified by the Open Space Plan (1999 Draft), not specifically mentioned at the public meeting | *= Priority Landscape Old King’s Highway LHD             |
|                                                                                                      | ** = Priority Landscape: Critical Concern: Ponds         |
|                                                                                                      | ***== Priority Landscape: Stony Brook Valley             |

<b>Priority Landscapes</b>	
<i>Cape Cod Sea Camps</i> 3057 Main Street	See page 8. This seasonal recreational facility is the largest amount of privately owned land on Main Street.
<i>Great Fields Road</i>	See page 10. A local scenic road known for its meandering path and vistas, portions unpaved.
<i>Old King’s Highway</i> Main Street (Route 6A)	See page 12. This district encompasses all of Main Street (Route 6A), lined with several historic structures.
<i>Stonybrook Valley</i>	See page 15. Encompasses almost a quarter of the town of Brewster, including all of West Brewster.
<i>Critical Concern: Cottage Colonies</i>	See page 20. Small cottage communities located along Cape Cod Bay or Main Street (Route 6A).
<i>Critical Concern: Ponds</i>	See page 23. Approximately 48 ponds, a collective landscape feature covering 10% of the Town’s surface area.
<i>Critical Concern: Stone Walls</i>	See page 27. Historic stone walls act as property markers and reference Brewster’s agricultural past.
<b>Agriculture</b>	
<i>Woodsong Farm Equestrian Center</i> 121 Lund Farm Way	An old dairy farm converted to an equestrian center in 1967.
<i>Nevins Farm</i> *** 27 Lower Road	An old cattle farm at the intersection of Paines Creek Road and Lower Road.
<i>Ellis Farm</i> Slough Road ***	Working landscapes in Brewster

<b>Namskaket Marsh</b> East Brewster: Namskaket Creek	At one time salt hay was harvested from the marshes along Namskaket Creek.
<b>Consodine Ditch #</b>	Freemans Pond Drainage Network, developed to remove surface water from low-lying wetlands and provide flood relief by discharging water into Breakwater Beach.
<b>Captain Tully Crosby's Farm</b> 2389 Main St.	NR-OKH. 5 acre property with a 1850s Greek Revival House with barns, fields, a market garden 5 acres, remains semi-agricultural (p. 26 of Route 6A, Cape Cod)
<b>Burial Grounds and Cemeteries</b>	
<b>Brewster Old Burying Ground*</b> (First Parish Burial Ground) Route 6A and Breakwater Road	NR-OKH. Most of the 596 graves date from 1750-1850 while the earliest date is 1707; contains approximately 260 gravestones.
<b>Dillingham Cemetery*</b> Stony Brook Road	Also in two priority landscapes, Old King's Highway RHD and Stony Brook Valley NR-SB/FV. Private 18 <sup>th</sup> century New England family burying ground containing approximately 170 gravestones, located near Factory Village.
<b>Red Top Cemetery***</b> Stony Brook Road and Red Top Road	Old graveyard still in use with approximately 190 gravestones.
<b>Sears Cemetery***</b> Old County Road and Airline Road	Oldest legible date 1726. Graphic record of historic local family with approximately 118 gravestones.
<b>Brewster Cemetery/Lower Road Cemetery</b> 451 Lower Road	First burial occurred in 1816, but some memorial pre-date 1816, though the land was not purchased until 1841. This non-secretarian cemetery of 10.5 acres was laid out in a geometric order-somewhat modeled after Mt. Auburn Cemetery by the Brewster Cemetery Association. Though presently in a less formal design, it currently contains approximately 1800 gravestones. The current Board of Trustees consists of descendants.
<b>Pine Grove Cemetery (Sea Pines Cemetery)</b> Foster Road and Old Cemetery Road	Private 19 <sup>th</sup> century graveyard that appears to be still in use.
<b>Foster Cemetery</b> Long Pond Road near No Bottom Pond	Public two acre cemetery containing approximately 150 gravestones, the earliest dating to 1855.
<b>Civic Centers/Institutional</b>	
<b>General/County Store</b> 1935 Main St. #*	NR-OKH. Originally constructed as the Universalist Church in 1852, it became the store in 1858 and was then enlarged.
<b>Brewster Town Hall*</b> 2198 Main St	NR-OKH.

<b><i>Brewster Council on Aging*</i></b> 1673 Main Street	NR-OKH. Originally built in 1881 as the Town Hall for approximately \$10,000 and was designed by Walter Winslow in the Queen Anne style.
<b><i>Brewster Ladies' Library*</i></b> 1822 Main Street	NR-OKH. Originally constructed in 1868 in the Stick Style and modified with 1877, 1976, 1985, and 1997 complementing additions.
<b><i>Ocean Edge Conference Center *</i></b> 2871 Main Street	NR. The Mansion resembles an English country manor with an eclectic blend of Renaissance Revival and Gothic themes. Though the Mansion dates from 1912, its origins date years earlier to the original house on the site, Fieldstone Hall, which was built in 1890 by Samuel Mayo Nickerson. In 1906, Fieldstone Hall inexplicably burned to the ground. The new 1912 mansion included 16 rooms, each named after an historic U.S. Naval commander, and all luxuriously outfitted. The old carriage house was re-faced in stucco to match the new Mansion. The Mansion remained in the Nickerson family until 1945, when it was sold to the LaSalette religious order, which used it as a seminary and home for wayward boys. The property was purchased in 1980 and has been operating as a resort since 1986.
<b><i>1<sup>st</sup> Parish Church*</i></b> 1969 Main Street	NR-OKH. 3 <sup>rd</sup> incarnation on this site, the original church was built in 1700 then a second building in 1722. The present building was constructed in 1834 using the designs of Whittemore Peterson of Duxbury using the 1833 First Parish Church of Sandwich as a model.
<b><i>Baptist Church*</i></b> 1848 Main Street	NR-OKH. The church was enlarged in 1860, and remodeled again in 1881 after a steeple fire with several 20 <sup>th</sup> century additions.
<b>Industrial</b>	
<b><i>Saltworks Wing's Island*</i></b>	Also in two priority landscapes, Old King's Highway LHD and Stony Brook Valley. Town Property, still in existence is a pipe from Cape Cod Bay that led to the saltworks.
<b><i>Higgins Windmill</i></b> 785 Main Street	Also in two priority landscapes, Old King's Highway LHD and Stony Brook Valley. NR. Part of Drummer Boy Park and dates from the 18 <sup>th</sup> Century, octagon, moved to site in 1974 from Ocean Edge Conference Center, the site of the Nickerson Family Estate.
<b><i>Cobb's Pond 2 Ice Houses</i></b>	At one point, two ice houses existed, but it is not known if either still exists.
<b><i>Ellis Landing (Saltworks) Fish Weirs</i></b>	Pipe from bay to saltworks and stakes are visible in Cape Cod Bay during the low tide.
<b><i>Robbins Hill Beach Fish Weirs, Salt Works ***</i></b>	Benjamin Bang's diary describes the area in 1742 where ships anchored, currently stakes visible in the bay when low tide.
<b><i>Point of Rocks *</i></b>	Benjamin Bang's diary describes the area in 1742 where ships anchored, later became the packet landing.
<b>Military</b>	
<b><i>The Egg-Town common*</i></b> Main Street at Breakwater Road	NR-OKH. Main Street at Breakwater Road Militia training performed there.
<b>Open Space /Parks/Recreation</b>	
<b><i>Punkhorn Parklands</i></b>	Town owned area in the southwest section consisting of 800 acres with recreational activities such as fishing, hiking, canoeing, and picnicking.

<b><i>Captains Golf Course</i></b> 1000 Freeman's Way	Town owned golf course one of the top 25 public links in the nation.
<b><i>The Egg-Town Common*</i></b> Main Street at Breakwater Road	NR-OKH. Town owned, landscaped slightly egg-shaped. Once used as military training field and town pound, the 1902 stone arch and pump was designed by Amy Hawes as a memorial to tea merchant.
<b><i>Robbins Hill Beach</i></b> *** Robbins Hill Road	Public access beach
<b><i>Nickerson State Park</i></b> Route 6A	Donated in 1934, as the first state park in Massachusetts. Previously Roland Nickerson's private game reserve called Bungalow Estate. Also contains a Crosby family cemetery (near Deer Park Road) with two gravestones remaining, though more than two people may be buried there. In addition, it is believed at one point two ice houses were located on the site.
<b><i>Sea Pines Inn *</i></b> 2553 Main Street	NR-OKH. The Bickford family started a summer camp in 1907 that quickly became a finishing and college preparatory school for females, Sea Pines School of Charm and Personality for Young Women. The federal style house's wings were destroyed in a fire in 1940. The institution remained a school through the 1960's and was a summer camp through the 1970's at which time it was converted to an inn.
<b><i>Mitton Camp***</i></b> 46 Featherbed Lane	Co-ed 4H summer camp.
<b><i>Camp Favorite</i></b> 208 Crowells Bog Road	CR. Girl scout summer camp on Long Pond.
<b>Residential</b>	
<b><i>Brewster Park</i></b> Along Center Street off Lower Road	CR. A cottage colony circa 1915, according to local lore was established by teachers from New York and New Jersey, with the residents from each state gathering on opposing sides of the street.
<b><i>Crosby Mansion*</i></b> 163 Crosby Lane	"Tawasentha" Victorian mansion built in 1887, once a girl's sailing camp
<b><i>Dillingham House*</i></b> 597 Main Street	NR. One of the oldest houses in Brewster built by John Dillingham a Quaker from England.
<b><i>Sautuckett Club</i></b>	One remaining salt house from 1810
<b><i>Garden next to Old Manse (or Residential)*</i></b> 1861 Main Street	NR-OKH. Designed Landscape
<b>Transportation</b>	
<b><i>Railroad/Cape Cod Rail Trail</i></b>	Old Railroad right of way, now Cape Cod Rail Trail-bike path. A small portion goes through the Old King's Highway LHD, priority landscape.

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<b><i>Scenic Roads</i></b>	Such as Briar Lane Road, Stony Brook Road, Satucket Road, Lower Road, Paines Creek Road, Slough Road, Tubman Road, Robbins Hill Road, Red Top Road (from Stony Brook Road to Satucket Road), Great Fields Road, Breakwater Road, Pont of Rocks Road, Old North Road, Cathedral Road, Foster Road, Ellis Landing Road, Linnell Landing Road, Crosby Lane, Millstone Road, & Run Hill Road from Stony Brook Road as far as Millpond Drive. Many of these roads go through or are located in the Old King's Highway LHD, priority landscape, the Stony Brook Valley, priority landscape, the Old King's Highway National Register District, or the Stony Brook/Factory Village National Register.
<b><i>Berkshires to Cape Cod #</i></b>	Bridle Trail-dirt road/trail in Nickerson State Park
<b><i>Tubman Road</i></b>	Oral history describes the road as in the past being called "Poverty Lane", it is a local scenic road.

**Waterbodies**  
*Brooks, Ponds, Rivers*

<b><i>Stony Brook*</i></b>	1662 Grist Mill. Textile mill. A wildlife migration corridor. Alewives from the Bay swim up Stony Brook to spawn in Lower and Upper Mill Ponds.
<b><i>Namshaket Creek</i></b>	A wildlife migration corridor and Cape Cod Bay an Area of Critical Environmental Concern
<b><i>Paine's Creek Marsh at Route 6A</i></b>	Paine's Creek is a herring run
<b><i>Bakers Pond**</i></b>	4 acres, stocked with fish, public access, in 1999 Open Space Plan
<b><i>Black Pond**</i></b>	6 acres, informal access, in 1999 Open Space Plan
<b><i>Blueberry Pond**</i></b>	25 acres, informal access, in 1999 Open Space Plan
<b><i>Cahoon Pond**</i></b>	23 acres, stocked with fish, no public access, in 1999 Open Space Plan
<b><i>Calf Field Pond**</i></b>	3 acres, private access, in 1999 Open Space Plan
<b><i>Canoe Pond**</i></b>	15 acres, connects to Cape Cod Bay, private access, in 1999 Open Space Plan
<b><i>Cliff Pond**</i></b>	19 acres, stocked with fish, has a swimming beach, 90 feet deep, part of Nickerson State Park, in 1999 Open Space Plan
<b><i>Cobb's Pond**</i></b>	21 acres, connects to Cape Cod Bay, private access, had ice houses, in 1999 Open Space Plan
<b><i>Dark Bottom Pond**</i></b>	5 acres, private access, in 1999 Open Space Plan
<b><i>Eel Pond**</i></b>	3 acres, in 1999 Open Space Plan
<b><i>Elbow Pond**</i></b>	31 acres, public access, connects to Cape Cod Bay, cranberry bogs, in 1999 Open Space Plan
<b><i>Flax Pond**</i></b>	48 acres, stocked with fish, part of Nickerson State Park, in 1999 Open Space Plan
<b><i>Freemans Pond**</i></b>	8 acres, isolated by swamp, in 1999 Open Space Plan
<b><i>Grassy Pond**</i></b>	6 acres, isolated, in 1999 Open Space Plan
<b><i>Grassy Nook Pond**</i></b>	10 acres, part of Nickerson State Park, in 1999 Open Space Plan
<b><i>Greenland Pond**</i></b>	38 acres, private access, in 1999 Open Space Plan
<b><i>Griffiths Pond**</i></b>	30 acres, pay access, in 1999 Open Space Plan
<b><i>Higgins Pond**</i></b>	25 acres, stocked with fish, part of Nickerson State Park, in 1999 Open Space Plan
<b><i>Keeler Pond**</i></b>	4 acres, part of Nickerson State Park, in 1999 Open Space Plan
<b><i>Lees Pond**</i></b>	3 acres, private access, in 1999 Open Space Plan
<b><i>Little Cliff Pond**</i></b>	33 acres, stocked with fish, part of Nickerson State Park, in 1999 Open Space Plan
<b><i>Lower Mill Pond**</i></b>	23 acres, connects to Cape Cod Bay. Alewives from the Bay swim up Stony Brook to spawn in Lower and Upper Mill Ponds. Access is informal, in 1999 Open Space Plan
<b><i>Mill Pond**</i></b>	4 acres, isolated, in 1999 Open Space Plan
<b><i>Mud Pond**</i></b>	5 acres, private access, in 1999 Open Space Plan
<b><i>Myricks Pond**</i></b>	5 acres, private access, in 1999 Open Space Plan
<b><i>No Bottom Pond**</i></b>	2 acres, private access, in 1999 Open Space Plan
<b><i>Owl Pond**</i></b>	4 acres, private access, in 1999 Open Space Plan
<b><i>Pine Pond**</i></b>	25 acres coastal plain pond connected to Cape Cod Bay with documented rare species and excellent water quality due to minimal development in the area. Also has cranberry bogs and public swimming. in 1999 Open Space Plan
<b><i>Rafes Pond**</i></b>	10 acres, stocked with fish, informal access, in 1999 Open Space Plan
<b><i>Round Pond**</i></b>	3 acres, isolated, in 1999 Open Space Plan
<b><i>Ruth Pond**</i></b>	8 acres, stocked with fish, part of Nickerson State Park, in 1999 Open Space Plan
<b><i>Schoolhouse Pond**</i></b>	7 acres, has a boat ramp for public access, connects to Cape Cod Bay, in 1999 Open Space Plan
<b><i>Seymour Pond**</i></b>	81 acres, public access, in both Open Space Plans

<i>Sheep Pond**</i>	148 acres, has a boat ramp for public access, is stocked with fish
<i>Slough Pond**</i>	27 acres, has a boat ramp for public access, connects to Cape Cod Bay, in 1999 Open Space Plan
<i>Smalls Pond Herring Run** Nantucket Sound</i>	19 acres, private access, in both Open Space Plans
<i>Smith Pond**</i>	12 acres, private access, in 1999 Open Space Plan
<i>Sols Pond**</i>	5 acres, private access,
<i>Triangle Pond**</i>	in 1999 Open Space Plan
<i>Tuckers Pond**</i>	3 acres, private access, in 1999 Open Space Plan
<i>Upper Mill Pond**</i>	253 acres, Alewives from the Bay swim up Stony Brook to spawn in Lower and Upper Mill Ponds. Has a boat ramp that allows public access , in 1999 Open Space Plan
<i>Vespers Pond*</i>	4 acres, public access, in 1999 Open Space Plan
<i>Walkers Pond**</i>	105 acres, connects to Cape Cod Bay, has cranberry bogs and a has a boat ramp for public access, in both Open Space Plans
<i>Widgeon Pond**</i>	4 acres, private access, in 1999 Open Space Plan
<b>Identified in Open Space Plan (not at Public Meeting)</b>	
<i>Washington Chase Bog, Latham Bog, Chase Bog #</i>	Identified as agricultural landscape with cranberry bogs, near past police chief's house
<i>Consodine Ditch #</i>	An agricultural Freemans Pond Drainage Network, developed to remove surface water from low-lying wetlands and provide flood relief by discharging water into Breakwater Beach.
<i>Bogs in Punkhorn #</i>	Relics of water pumping systems show early industrialization
<i>Punkhorn River Pumping System/Matott House #</i>	Working landscapes in Brewster
<i>Hunting Camps in Punkhorn/Walkers Pond #</i>	Working landscapes in Brewster
<i>Nickerson State Park #</i>	Currently a 1900 acre State Park; site of former military training camps and Civilian Conservation Corp camp
<i>Sheep Common #</i>	Agricultural site between East and West Gate Roads in the Punkhorn Parklands
<i>Nickerson State Park #</i>	Former house sites that are now represented by cellar holes, foundations, bottle dumps and an additional site
<i>Ponds #</i>	Numerous documented prehistoric sites along ponds in town
<i>Old Railway Station Underpass Road #</i>	???
<i>Drummer Boy* # 785 Main Street</i>	Also in two priority landscapes, Old King's Highway LHD and Stony Brook Valley. Planned landscape with Higgins Windmill and the Harris-Black House owned by Brewster Historical Society, and the parkland owned by the town of Brewster.
<i>Berkshires to Cape Cod #</i>	Bridle Trail-dirt road/trail in Nickerson State Park