United States Department of the Interior

NATIONAL PARK SERVICE
Cape Cod National Seashore
99 Marconi Site Road
Wellfleet, MA 02667

IN REPLY REFER TO:

H30

September 9, 2011

Brona Simon
State Historic Preservation Officer
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125

RE: Demolition of six North Beach Island Cottages in Chatham: Sampson-Bloomer, Crowell, Crowell Shed, Dubis, Pratt-Carroll, and Lumpkin Cottages

Dear Ms. Simon:

Pursuant to Sections 106 and 110 of the National Historic Preservation Act, Advisory Council regulations 36CFR 800, and the 2008 Servicewide Programmatic Agreement, we ask for your concurrence in our finding of no historic properties affected for demolition of six cottages on North Beach Island, Chatham, owned by the National Park Service (NPS). All six cottages were rebuilt in the early 1990s after being destroyed during the "No Name Storm" in 1991.

North Beach Island is a rapidly eroding sand island that became separated from the mainland at Nauset Beach in 2008. The island is eroding at approximately 80 feet per year in some areas and is fully exposed to the forces of any storms, especially hurricanes. Because of the rapid rate of erosion, the NPS plans to remove these six cottages before they are destroyed by wave action or storms. An overwash of these cottages would result in them washing into Pleasant Bay, creating a serious environmental and safety hazard.

Since 1998, the NPS and your office have evaluated four of the six cottages for eligibility for the National Register of Historic Places. In your letter to our office dated August 6, 1998, you concurred with our finding that the Pratt-Carroll, Sampson-Bloomer, and Crowell Cottages were ineligible for listing in the National Register of Historic Places. On January 29, 2008, you concurred with our determination of no historic properties affected for demolition of the Crowell Cottage Shed. Since then, we have acquired the Dubis and Lumpkin cottages. Please find attached for your review Building Forms documenting those cottages. In those forms, we reference information found in the book, Drifting Memories:The Nauset Beach Camps on Cape Cod, by Frances L. Higgins (2004). The NPS has concluded that those two cottages are ineligible for the National Register because of their recent construction and their failure to meet Criteria Consideration G.

We are currently determining the most feasible means of demolition. The location is difficult to access with heavy equipment. The cottages will be burned or taken down with a front end loader. They sit on pilings, so it is anticipated that neither demolition method will involve significant ground disturbance. Park archeologist Freddie Dimmick has assessed the effects of the two potential methods of demolition and has found no historic properties affected.

Enclosed is an Assessment of Effect Form, two Building Forms and a map showing locations of the six properties. We have included additional consulting parties listed below per 36CFR 800.2 at the request of the local community. Should you have any questions regarding this proposal, please contact William Burke at (508) 255-3421, ext. 14.

Sincerely,

George E. Price, Jr.
Superintendent

I concur with the above stated determination of no historic properties affected for the demolition of the Sampson-Bloomer, Crowell, Crowell Shed, Dubis, Pratt-Carroll, and Lumpkin cottages.

_____

Massachusetts State Historic Preservation Officer

Enclosures

cc: Chatham Historical Society
Chatham Historical Commission
Chatham Board of Selectmen
Chatham Town Manager
Chatham Conservation Commission
Wampanoag Tribe of Gay Head (Aquinnah)
Mashpee Wampanoag Tribe
Katry Harris, Advisory Council on Historic Preservation
NPS Permit Holders: Crowell, Sampson-Bloomer, Dubis, Pratt-Carroll, Lumpkin

National Park Service
U.S. Department of the Interior

Cape Cod National Seashore
Date: 09/09/2011

ASSESSMENT OF ACTIONS HAVING AN EFFECT ON CULTURAL RESOURCES

A. DESCRIPTION OF UNDERTAKING

1. **Park:** Cape Cod National Seashore

2. **Project Description:**

Project Name: Removal of 6 structures from North Beach Island, Chatham, MA
Prepared by: Sue Moynihan **Date Prepared:** 08/24/2011 **Telephone:** 508-957-0738
PEPC Project Number: 38597
Locations:
Describe project and area of potential effects (as defined in 36 CFR 800.16[d])
Remove and dispose of the five houses owned by the National Park Service (NPS) known as the Bloomer, Carroll, Crowell, Dubis and Lumpkin cottages, complete and in their entirety, from the north end of North Beach Island in Chatham, MA. A small NPS-owned shed (approximately 10' X 10') on the eastern shore of the island that is currently used by the Town may also be included in the removal contract. All tenants will have removed personal possessions and vacated the structures prior to commencement of demolition. Demolition may be preceeded by burning of one or more of the structures.

North Beach Island is a rapidly eroding sand barrier beach island recently separated from the mainland at Nauset Beach. Site conditions change with each tidal cycle. Some offshore areas are very shallow, while others drop off to depth quickly. The island is eroding at approximately 75 feet per year in some areas and is fully exposed to the forces of any storms, especially hurricanes and nor'easters. Because of the rapid rate of erosion, the NPS plans to remove these five houses and one shed before they are destroyed by wave action or storms.

All five houses and the shed were rebuilt on pilings in the early 1990s after being destroyed during the No Name Storm of 1991.

3. **Has the area of potential effects been surveyed to identify cultural resources?**

___ No
X Yes
Source or reference: MHC Building Forms: Pratt- Carroll, Crowell, Sampson- Bloomer, Dubis, Lumpkin Cottages
X **Check here if no known cultural resources will be affected. (If this is because area has been disturbed, please explain or attach additional information to show the disturbance was so extensive as to preclude intact cultural deposits.)**

4. **Potentially Affected Resource(s):**

5. **The proposed action will: (check as many as apply)**

No **Destroy, remove, or alter features/elements from a historic structure**

No Replace historic features/elements in kind

No Add non-historic features/elements to a historic structure

No Alter or remove features/elements of a historic setting or environment (inc. terrain)

No Add non-historic features/elements (inc. visual, audible, or atmospheric) to a historic setting or cultural landscape

No Disturb, destroy, or make archeological resources inaccessible

No Disturb, destroy, or make ethnographic resources inaccessible

No Potentially affect presently unidentified cultural resources

No Begin or contribute to deterioration of historic features, terrain, setting, landscape elements, or archeological or ethnographic resources

No Involve a real property transaction (exchange, sale, or lease of land or structures)

____ Other (please specify):

6. Supporting Study Data:
(Attach if feasible; if action is in a plan, EA or EIS, give name and project or page number.)

B. REVIEWS BY CULTURAL RESOURCE SPECIALISTS

The park 106 coordinator requested review by the park's cultural resource specialist/advisors as indicated by check-off boxes or as follows:

[X] Archeologist
Name: Frederica Dimmick
Date: 08/23/2011
Comments: Five cottages and a shed are threatened on North beach with being swept away by an ocean breach into the thin barrier beach on which they sit. This barrier beach may never have been much used by native peoples, although they may have passed over the area occasionally. There is no known archeological site here. The structures should be demolished and their pieces carried away. Evaluation of other structures has been carried out in 2007 when another cottage was demolished within the APE.

Check if project does not involve ground disturbance [X]
Assessment of Effect: X No Historic Properties Affected __ No Adverse Effect __ Adverse Effect
X Streamlined Review
Recommendations for conditions or stipulations:

Doc Method: Streamlined Review (PA)
Streamlined Activity: 3. Repair/Resurfacing/Removal of Existing, Roads, Trails and Parking Areas

[X] Historical Architect
Name: Richard Crisson
Date: 08/23/2011
Comments: I concur with the park's determination that the project titled "Demolition & Removal of Bloomer, Carroll, Crowell, Dubis, Lumpkin Cottages & Crowell Shed" at Cape Cod National Seashore will have no effect on historic properties. Based on a review of the documentation compiled for the proposed demolition, the 6 structures located in North Beach Island in Chatham were built c.1992 & are not historically significant.

Check if project does not involve ground disturbance [ ]

Assessment of Effect: _X_ **No Historic Properties Affected** __ **No Adverse Effect** __ **Adverse Effect** __ **Streamlined Review**

Recommendations for conditions or stipulations: Basic photo documentation should be prepared prior to demolition, and the photos should be kept in park archives with accompanying documentation.

Doc Method: No Potential to Cause Effects [800.3(a)(1)]

[X] **Historian**

Name: Bill Burke

Date: 09/09/2011

Comments: All six cottages are ineligible for the National Register of Historic Places due to their recent construction. The area's history is well-documented in the book: "Drifting Memories: The Nauset Beach Camps on Cape Cod " by Frances L. Higgins. (2004)

Check if project does not involve ground disturbance [ ]

Assessment of Effect: _X_ **No Historic Properties Affected** __ **No Adverse Effect** __ **Adverse Effect** __ **Streamlined Review**

Recommendations for conditions or stipulations: Archeologist to review final demo plan prior to implementation

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[X] **106 Advisor**

Name: Bill Burke

Date: 09/09/2011

Comments: The six structures have all been documented on MHC Building Forms and are not eleigible for the National Register due to their recent construction . The beach camps' history in the area is well- documented in the book: "Drifting Memories: The Nauset Beach Camps of Cape Cod" by Frances L. Higgins (2004).

Check if project does not involve ground disturbance [ ]

Assessment of Effect: _X_ **No Historic Properties Affected** __ **No Adverse Effect** __ **Adverse Effect** __ **Streamlined Review**

Recommendations for conditions or stipulations: Archeologist Frederica Dimmick to review demolition plan prior to implementing the proposal

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[X] **Historical Landscape Architect**

Name: Margie Coffin Brown

Date: 08/23/2011

Comments: I concur with the removal of six structures from North Beach Island in Chatham before they are overwashed or broken apart by storm waves or erosion, which have had a greater effect on the coastal area since the breaches in 1987 and 2008. Based on a review of the documentation compiled for the proposed demolition, there are no historically significant landscapes that will be affected by the removals.

Check if project does not involve ground disturbance [ ]

Assessment of Effect: _X_ **No Historic Properties Affected** __ **No Adverse Effect** __ **Adverse Effect** __ **Streamlined Review**

Recommendations for conditions or stipulations:

No Reviews From: Curator, Other Advisor, Anthropologist

C. PARK SECTION 106 COORDINATOR'S REVIEW AND RECOMMENDATIONS

1. Assessment of Effect:

X	No Historic Properties Affected	No Adverse Effect	Adverse Effect

2. Documentation Method:

[X] A. STANDARD 36 CFR PART 800 CONSULTATION
Further consultation under 36 CFR Part 800 is needed.

[ ] B. STREAMLINED REVIEW UNDER THE 2008 SERVICEWIDE PROGRAMMATIC AGREEMENT (PA)

The above action meets all conditions for a streamlined review under section III of the 2008 Servicewide PA for Section 106 compliance.

APPLICABLE STREAMLINED REVIEW Criteria
(Specify 1-16 of the list of streamlined review criteria.)

[ ] C. PLAN-RELATED UNDERTAKING

Consultation and review of the proposed undertaking were completed in the context of a plan review process, in accordance with the 2008 Servicewide PA and 36 CFR Part 800.
Specify plan/EA/EIS:

[ ] D. UNDERTAKING RELATED TO ANOTHER AGREEMENT
The proposed undertaking is covered for Section 106 purposes under another document such as a statewide agreement established in accord with 36 CFR 800.7 or counterpart regulations.
Specify: _____

[ ] E. COMBINED NEPA/NHPA Document
Documentation is required for the preparation of an EA/FONSI or an EIS/ROD has been developed and used so as also to meet the requirements of 36 CFR 800.3 through 800.6

[ ] F. No Potential to Cause Effects [800.3(a)(1)]

[X] G. Memo to SHPO/THPO

Explanation: Standard 4-Step Process, 36 CFR Part 800 Consultation

[ ] H. Memo to ACHP

3. Additional Consulting Parties Information:

Additional Consulting Parties: Yes
Additional Consulting Parties Notes: Mashpee Wampanoag tribe Wampanoag Tribe of Gay Head-Aquinnah Chatham Historical Commission Chatham Historical Society Chatham Board of Selectman Chatham Town Manager Chatham Conservation Commission NPS Permit Holders for the six structures

4. Stipulations and Conditions:

Following are listed any stipulations or conditions necessary to ensure that the assessment of effect above is consistent with 36 CFR Part 800 criteria of effect or to avoid or reduce potential adverse effects.

5. Mitigations/Treatment Measures:

Measures to prevent or minimize loss or impairment of historic/prehistoric properties:
(Remember that setting, location, and use may be relevant.)

No Assessment of Effect mitigations identified.

D. RECOMMENDED BY PARK SECTION 106 COORDINATOR:

Compliance Specialist:
NHPA Specialist
Bill Burke Date:

E. SUPERINTENDENT'S APPROVAL

The proposed work conforms to the NPS *Management Policies* and *Cultural Resource Management Guideline*, and I have reviewed and approve the recommendations, stipulations, or conditions noted in Section C of this form.

Signature

Superintendent: Date: 9/9/10

George E. Price, Jr.

FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
41-8107	Chatham		

Town/City: Chatham

Place: *(neighborhood or village)*: North Beach (nr. Nauset Bch.)

Address: No number, sandy road

Historic Name: Dubis Cottage

Uses: Present: Single-Family Residence

Original: Single Family Residence

Date of Construction: 1992

Source: 2004 Appraisal and CACO Land Record

Style/Form: "Contemporary-style" Cottage

Architect/Builder: Unknown

Exterior Material:

Foundation: Pressure treated wood pilings

Wall/Trim: Wood frame clad with vertical wood siding

Roof: Gable covered with asphalt shingles

Outbuildings/Secondary Structures: outdoor shower stall

Major Alterations *(with dates)*: 1992 replacement of former ca. 1963 cottage that was destroyed during an Oct. 1991 storm. The 1963 cottage had replaced the original ca. 1959 cottage that had burned down.

Condition: Good

Moved: no X☐ yes ☐ **Date:**

Acreage:

Setting: Beach-front property, flat and open sandy lot

Photograph

Insert here or on a Continuation Sheet a digital photograph (either color or black and white).

A paper photographic print (3½x5¼" or 4x6" must ***also*** *be attached to the form in this space or to a Continuation Sheet. Prints, from a photo-quality inkjet printer, must use brand name paper and inks approved by MHC. Attached photographs should be clearly identified with town name and property address. See MHC's Guidelines for Inventory Form Photographs.*

Locus Map

Insert here or on a Continuation Sheet a map clearly showing the location of the property including the name of the nearest road or street and at least one other intersecting road or feature.

Assessor's maps are preferred, but other forms of detailed plans such as an excerpt from a USGS topographic map or an aerial or satellite photo clearly marked are also acceptable. See MHC's Guidelines for Inventory Form Locational Information.

Recorded by: William Burke
Organization: National Park Service
Date *(month / year)*: September 2011

INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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

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

ARCHITECTURAL DESCRIPTION:

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

Raised one and a half -story gabled cottage, square in plan; with metal chimney stack; with an open wrap-around deck level with first story. The roof of the cottage is gabled clad with asphalt shingles, the walls are clad with stained vertical wood siding; there are a variety of window styles including double-hung 9/9 and casement type wood sash with storm/screen combination sash, and a glazed door. The building sits on pressure-treated wood pilings directly on sand without basement, one open staircase leads from ground to first story. There are 4 rooms, 2 bedrooms and .5 bath in 576 square feet of living area.

HISTORICAL NARRATIVE

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

Development of this property was associated with the massive increase in single family seasonal housing on Cape Cod after World War II, a trend which eventually added momentum to efforts to preserve a portion of the area as Cape Cod National Seashore. Joe Dubis, Sr. built a cottage on this property in 1959 shortly after the September 1, 1959 cutoff date which protected improved properties from condemnation under the legislation which created the Cape Cod National Seashore. The property had been acquired by Joe Dubis, Sr. from George Bearse in the fall of 1959. The structure was destroyed by fire in 1963 and rebuilt by the family. The Dubis family sold it to the federal government in 1975, retaining a 25-year Use and Occupancy permit. The structure was destroyed in the storm of October 30, 1991, and the Dubis family constructed the current cottage the following year. Since 2000, the Dubis family has continued to use the property under an annual special use permit from the NPS.

BIBLIOGRAPHY and/or REFERENCES

Cape Cod National Seashore Land Records.
Drifting Memories: The Nauset Beach Camps on Cape Cod,
Frances L. Higgins, 2004.

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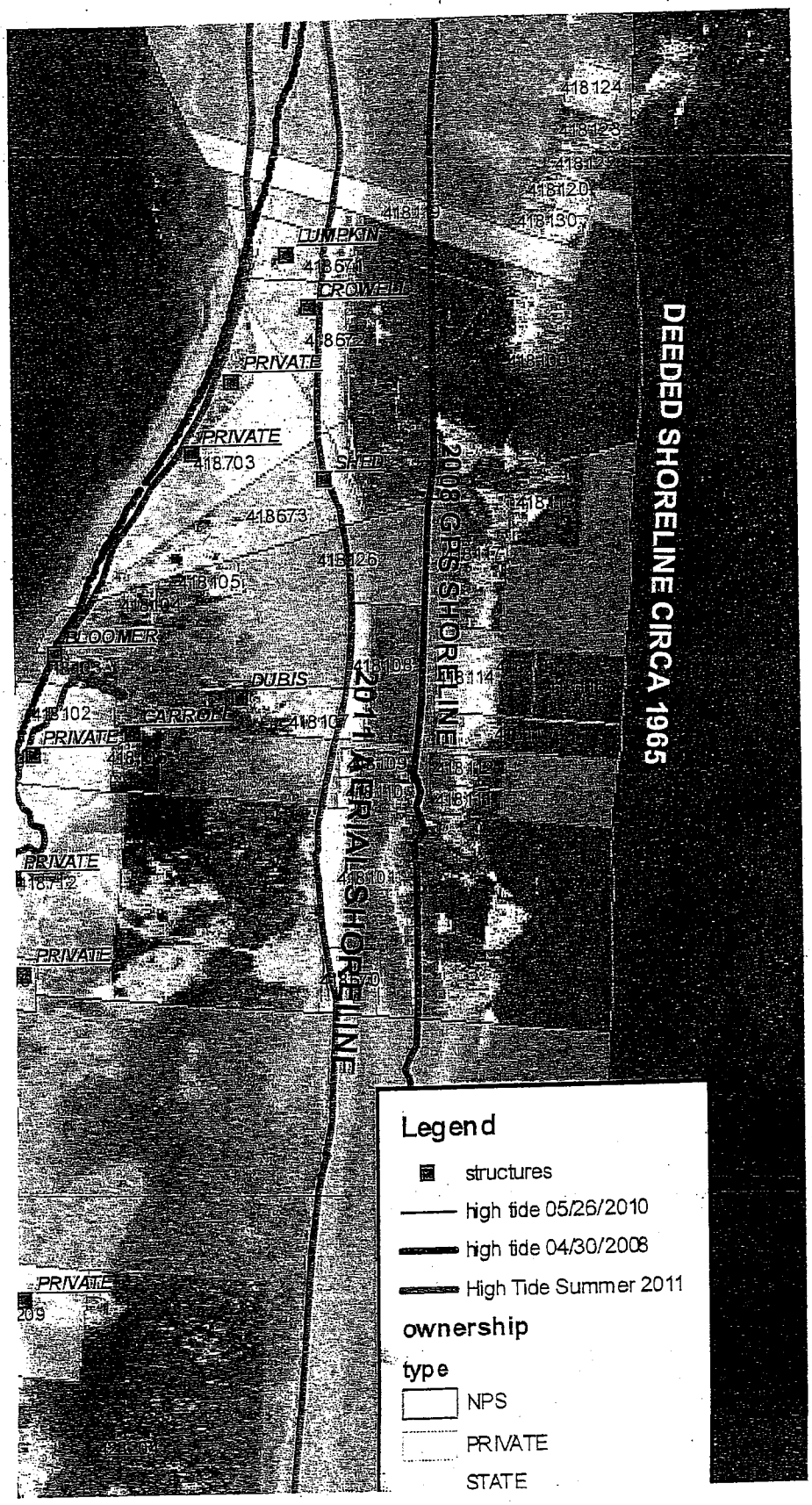

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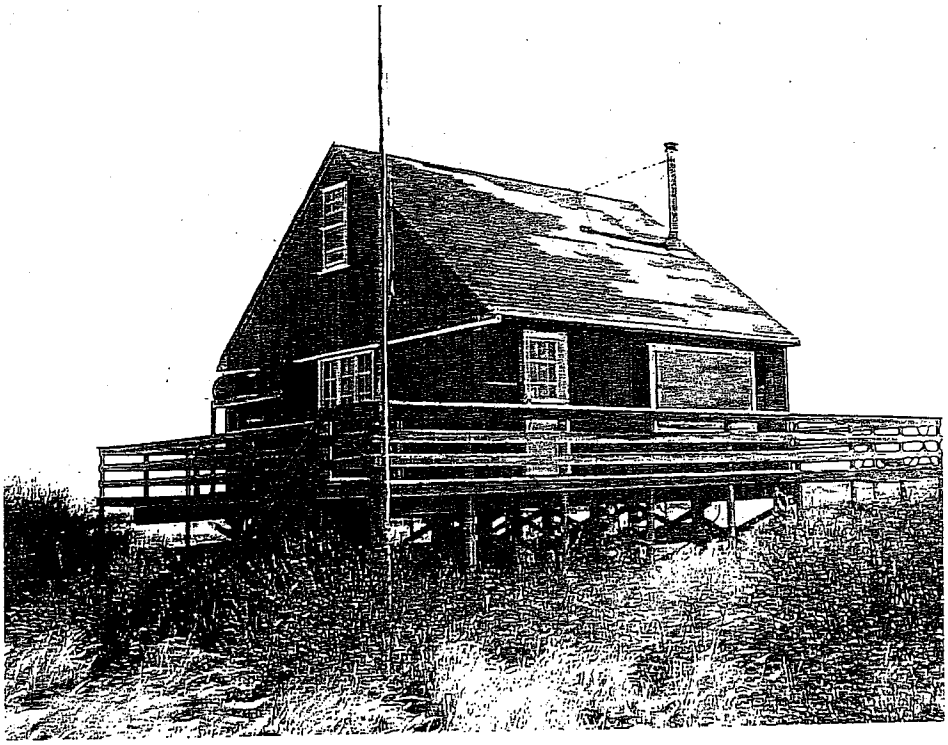
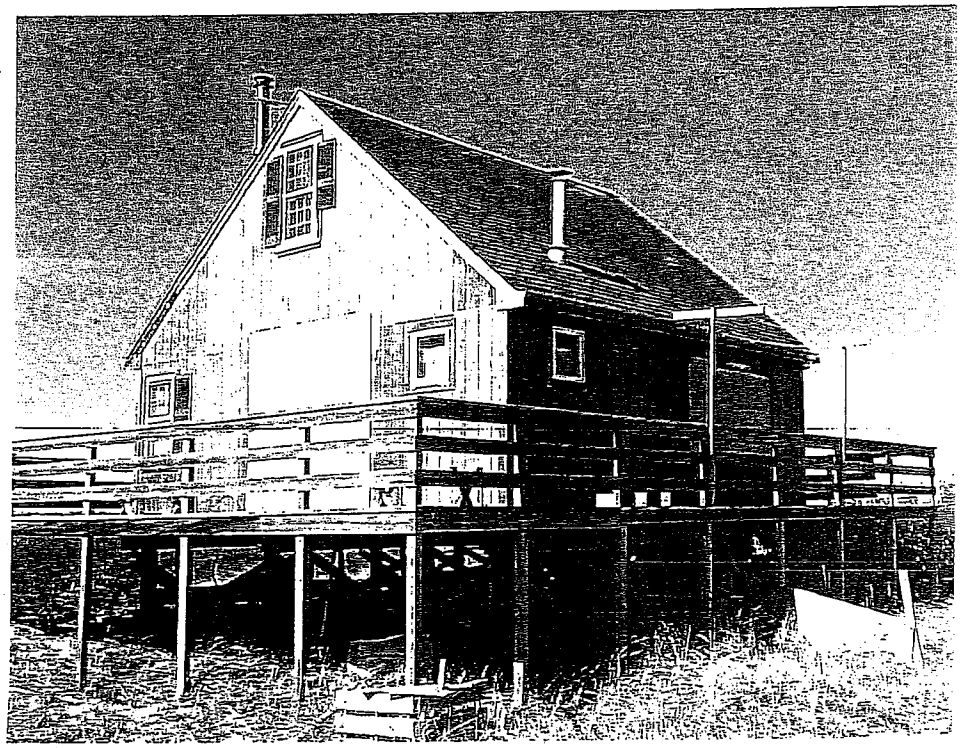


Dubis Cottage – NW Elevation



Dubis House – SE Elevation

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Assessor's Number	USGS Quad	Area(s)	Form Number
41-8671	Chatham		

Town/City: Chatham

Place: *(neighborhood or village)*: North Beach (nr. Nauset Bch.)

Address: No number, sandy road

Historic Name: Lumpkin Cottage

Uses: Present: Single-Family Residence

Original: Single Family Residence

Date of Construction: 1992

Source: 2004 Appraisal and CACO Land Record

Style/Form: "Contemporary-style" Cottage

Architect/Builder: Unknown

Exterior Material:

Foundation: Pressure treated wood pilings

Wall/Trim: Wood frame clad with vertical wood siding

Roof: Gable covered with asphalt shingles

Outbuildings/Secondary Structures: outdoor shower stall

Major Alterations *(with dates)*: 1992 replacement after original cottage that was destroyed during an Oct. 1991 storm.

Condition: Good

Moved: no X☐ yes ☐ **Date:**

Acreage: 1.8 acres

Setting: Beach-front property, flat and open sandy lot

Photograph

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

Raised one and a half -story gabled cottage, square in plan; with two metal chimney stacks; with an open wrap-around deck level with first story. The roof of the cottage is gabled clad with asphalt shingles, the walls are clad with stained vertical wood siding; there are a variety of window styles including double-hung 6/6 and casement type wood sash with storm/screen combination sash, and a glazed door. The building sits on pressure-treated wood pilings directly on sand without basement, one open staircase leads from ground to first story. There are 4 rooms, 2 bedrooms and .5 bath in 576 square feet of living area.

HISTORICAL NARRATIVE

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

Development of this property was associated with the massive increase in single family seasonal housing on Cape Cod after World War II, a trend which eventually added momentum to efforts to preserve a portion of the area as Cape Cod National Seashore. Richard and Gladys Lumpkin along with Isabel and Norman Nickerson acquired the original cottage in 1959 from David Ryder. The Lumpkin family sold it to the federal government in 1979, retaining a 25-year Use and Occupancy permit. The structure was destroyed in the storm of October 30, 1991 and was rebuilt the following year, Since 2004, the NPS has issued annual special use permits for use of the property.

BIBLIOGRAPHY and/or REFERENCES

Cape Cod National Seashore Land Records.
Drifting Memories: The Nauset Beach Camps on Cape Cod,
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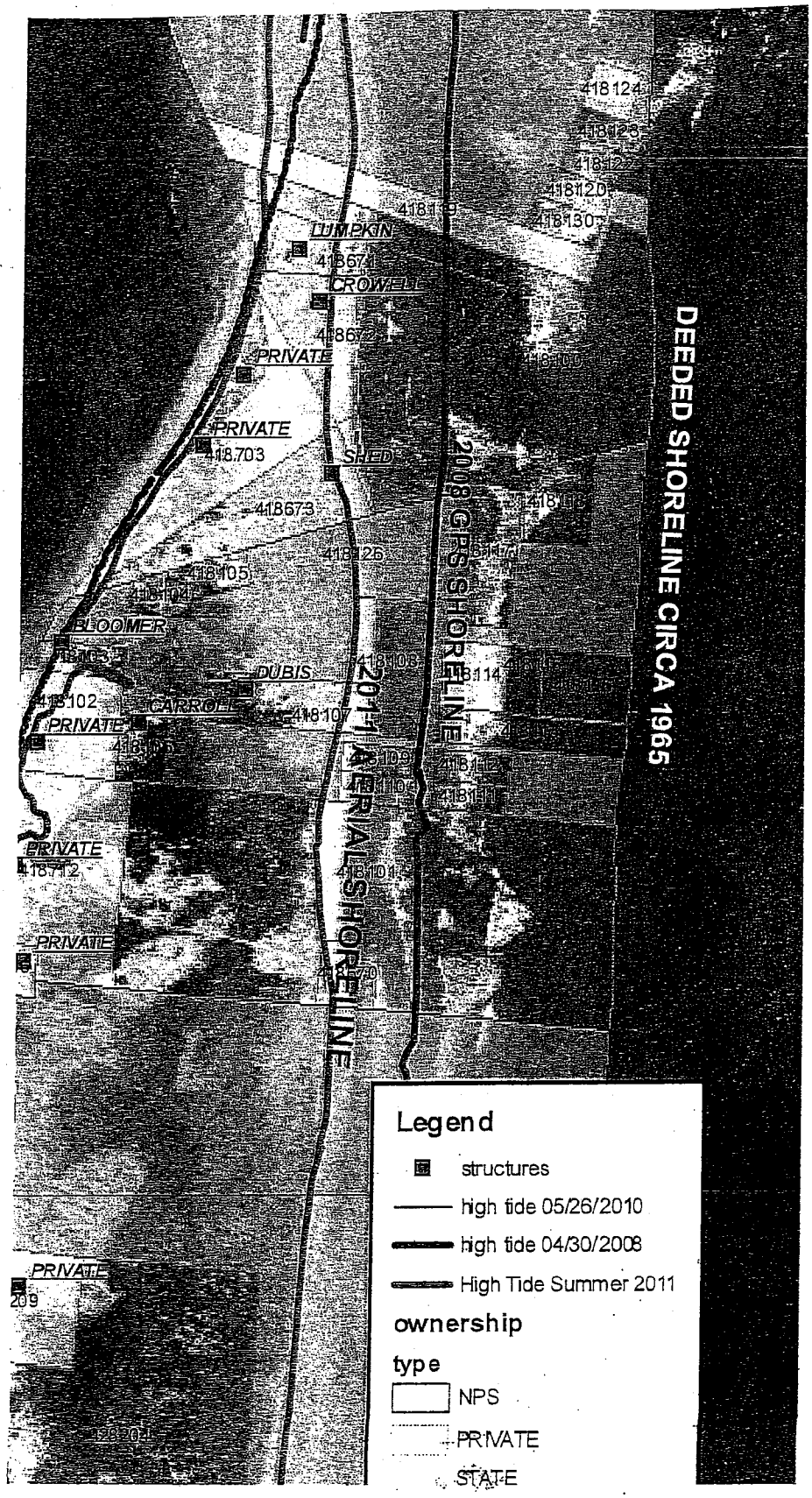

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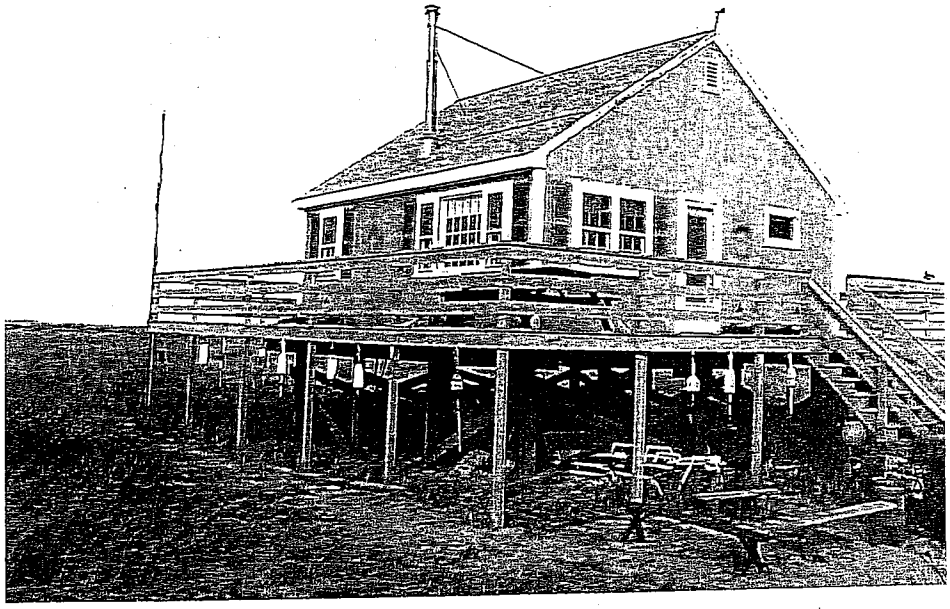

Lumpkin Cottage - SW Elevation