

### Heritage Preservation

The built environment and natural landscapes as they have survived since the earliest era of our community comprise our heritage. Barnstable must do more than save landmark buildings, archaeological sites and historic houses. Our community heritage includes cultural landscapes, barns, houses of worship, schools, boundary fences and markers, stone walls, and streetscapes. These pieces of our community that remain shaped the town and give us our sense of place, our community character.

Heritage preservation takes place within the daily life of our town--change is inevitable. Seldom remaining static, buildings and neighborhoods grow or diminish and continue to evolve over decades and centuries to meet the needs and aspirations of individuals and families. We are still growing and changing by adding to history while protecting historical significance. The cultural and aesthetic value of buildings and sites deeply affects our sense of place. Community history must be preserved as it is irreplaceable; cultural assets are a non-renewable resource. The sense of place is palpable and evident in rooflines, structural massing and architectural details and materials. Protecting the distinctive Cape Cod ambience embodied in the historic architectural heritage and cultural assets of the town and region is essential to sustaining its economy.

### Section 6.1 Historic Resources

Barnstable's heritage resources are many and varied. Barnstable hosts nearly four centuries of post European development that occurred after centuries of pre-contact development, which has left countless archaeological artifacts. There are over 40 known sites of indigenous settlement activity that have archaeological value, 70 recorded 18th- and 19th-century historic archaeological sites, and 745 individually designated historic structures, estates, farmsteads and markers. To help protect these resources, there are 14 National Register Historic Districts, one regionally designated historic district, the Old King's Highway Regional Historic District (OKH), and one local historic district, the Hyannis Main Street Waterfront Historic District.

It is estimated that only about half of the known historic resources of Barnstable have been inventoried. The Growth Management Department is in the process of issuing a Request for Proposals for a town wide Historic Inventory and Analysis.

All areas of Barnstable outside the Hyannis Growth Incentive Zone (GIZ) are being inventoried for National Register eligibility. Within the villages of Marstons Mills, Osterville and Centerville substantial inventory work is required for completion in the required format for National Register nomination. In Barnstable, Cotuit and West Barnstable the work is substantially complete for properties dating from the 19<sup>th</sup> century or earlier.



Within the GIZ, an inventory of National Register properties is being conducted. Within the Hyannis Main Street Waterfront Historic District (HMSWHD), which is set within the GIZ itself, existing National Register forms will be supplemented. The HMSWHD work will also include identification of architectural and historic features, structures, and buildings that contribute to the District itself.

Local Historic Districts seek to protect historic properties from inappropriate alteration or demolition. In establishing a Local Historic District, the community acknowledges the importance of its architectural heritage and its vulnerability to inappropriate alterations without this local regulation. Areas that could be considered for the protection of a Local Historic District include Cotuit Village center, Cotuit/Santuit along a portion of Rt. 28, Centerville Main Street, Osterville Waterfront and an extension of the Hyannis Main Street Waterfront District to the East End, along Sea Street, to the West End rotary and North Street corridor.

### **National and State Register of Historic Places, National and State Register Districts**

The National Register of Historic Places is a federally-designated list of individual buildings, sites, structures, objects and districts deemed important in American history, culture, architecture or archaeology. Properties can be listed separately, or located within a National Register District. Unless a project involves federal licenses, permits or funding, the designation does not limit a property owner's actions with regard to the property. Cape Cod Commission review is triggered when demolition or substantial alteration of a National Register property is proposed. The designation provides national recognition plus federal tax incentives for the rehabilitation of income-producing properties.

The town has 476 contributing structures located in National Register Historic Districts and thousands more in the two local historic districts, the Old Kings Highway Historic District and the Hyannis Main Street Waterfront Historic District. The OKH and HMSWHD, created under different enabling legislation, have somewhat different regulatory powers.

In addition, there are 75 individual properties listed on the National Register of Historic Places and located outside National Register Districts.

The State Register of Historic Places includes properties listed on the national Register of Historic Places and contributing historic properties within both National Register Historic Districts and Local Historic Districts. Municipal and private nonprofit State Register properties are eligible to apply for State grants providing 50% reimbursement through the Massachusetts Preservation Projects Fund.

The town needs to continue identifying and pursuing nomination of properties for National Register listing, as the recognition aids in the preservation and rehabilitation of such properties. Boundaries of the National and State Register Districts should be evaluated for possible extension, and property owners and real estate agencies alerted to the designation of historic properties.

### **Historical Agencies**

#### **Barnstable Historical Commission**

Established in 1967 pursuant to Chapter 40 Section 8D of Massachusetts General Laws, The purpose of the Historical Commission is to preserve, protect, and develop the historic and archaeological assets of the Town. The Historical Commission surveys and compiles a listing of all historic sites and buildings within the Town, public and private. The Commission may conduct research for places of historic and archaeological value. It seeks to coordinate the activities of unofficial bodies organized for similar purposes and, for the purpose of protecting and preserving historic places, may make recommendations to the Town Council Town Manager on policies and legislation concerning the preservation, protection and development of historic or archaeological assets in the Town.

Deliberations of the Town's Community Preservation Committee routinely involve collaboration with the Historical Commission in determining the historical significance and eligibility for Community Preservation funding of properties not listed on the State or National Register of Historic Places.

#### **Old Kings Highway**

Those portions of the town north of the Mid-Cape Highway are located in the Old Kings Highway Regional Historic District, which extends from Sandwich in the west to Orleans. This regional historic district was established by a special act of the State Legislature, Ch. 470; it was accepted by referendum in 1974. The purpose of the Act is the preservation and protection of buildings, settings and places. The local Committee hears applications for changes to the exterior of buildings and structures, and their settings.

#### **Hyannis Main Street Waterfront Historic District**

This local historic District was established in 1996 pursuant to the provisions of Chapter 40C of Massachusetts General Laws 20 years after first being proposed. The District hears all applications for changes to the exterior of buildings and structures, and to the streetscape. Because of the rapid turnover of businesses, the District has been instrumental in overseeing building renovations befitting the commercial historic area.

#### **Historical Societies**

All of the villages except Hyannis have historical societies. In Hyannis, the civic association acts as the historical society. Cotuit, Barnstable, Centerville, and Osterville all operate museums from notable historic buildings.

### Threats to Historic Structures

Loss of historic element and landscape can be caused by neglect and market forces. Residential redevelopment is occurring without regard to surrounding neighborhood and streetscape scale and context. This needs to be addressed, after inventory, documentation, analysis, through incentives and regulation.



As vacant land becomes scarce, redevelopment pressure on historic structures and cultural landscapes increases. Structures are increasingly subject to demolition requests, and cultural landscapes are increasingly changed by development. Strategies may include strengthening the Demolition Delay Ordinance; additional requirements for Board of Appeals and Historic District for plan submissions to show proposed development and redevelopment in relation to surrounding neighborhood.

Barnstable's 1986 Historic Preservation Plan, last updated in 1990, must once again be thoroughly updated. This plan update will recommend appropriate preservation policies and tools, prioritize preservation efforts and set goals.

### Sensitive Archaeological Areas

When the European settlers first encountered Barnstable some 360 years ago, they found a land inhabited by indigenous people. These inhabitants, primarily Wampanoag, lived in this area for seven or eight millennia, hunting, fishing, gathering and growing crops on the land. During the summer months, they camped on Sandy Neck and the southern shorelines and spent winters on the northern side of Barnstable.

The first European colonists utilized trails and developed settlements near the Wampanoag. They also learned some of their survival and subsistence skills.

Much of what we know about the Wampanoag has been interpreted from long buried artifacts such as potshards and weapon and tool remnants. We now know that Wampanoag located their villages and summer encampments close to water, freshwater for drinking and farming, and sea water for fishing. Barnstable should ensure its stewardship of these historic and prehistoric resources. These valuable links to Barnstable's past must be respected, protected, and properly recorded to document this knowledge about the heritage of Barnstable and America.

Because of what we have learned about the way the land was used before European settlement, areas that are most likely to hold additional archaeological resources are known. These areas are categorized by their archaeological sensitivity - meaning that the likelihood that artifacts are present is rated according to location. The Archaeological Sensitivity Map, located in the Map Section of this plan shows these three areas:

**Primary:** Areas within 1,000 feet of a marine or marine related ecosystem. These areas have a high probability of containing prehistoric archaeological sites.

**Secondary:** Areas within 500 feet of a pond or lake greater than 500 feet in width. These areas are likely to contain prehistoric archaeological sites, particularly if found in association with a primary sensitivity area.

**Tertiary:** Areas immediately adjacent to ponds and lakes of less than 500 feet in width, and areas immediately adjacent to freshwater ecosystems. These areas may contain prehistoric archaeological sites, particularly when located in association with primary or secondary sensitivity areas.

Archaeological resources are protected in Barnstable through the Conservation Commission. Under town by-laws, the Commission has the authority to require, as a condition of a permit, archaeological surveys where proposed work within resource areas may have an impact on archaeological sites. The Conservation Commission works with the Historical Commission to determine which projects are likely to impact sites. The Historical Commission and Old Kings Highway Chairmen receive and review Conservation Commission agendas for work in areas likely to be archeological sites.

**Funding**

Government (federal, state, and local) grants and loans for historic preservation are very limited. Preservation incentive programs, such as tax credits and real estate tax abatements and a revolving loan fund for qualified private historic properties should be examined. Awareness and technical assistance programs have been initiated, but are in need of further development and refinement.



Certified Local Government designation is a venue open for the community to explore as an incentive for a funding source to support efforts in the town for further historic and community resource development.

The Community Preservation Act is also a source of funding for historic preservation consistent with adopted Town goals, policies and plans. The Historic Boards and Commissions should prepare a prioritized list of historic preservation projects.

It is recognized that historic preservation has economic benefits. As the town continues to evolve, and redevelopment activity surpasses development of new areas, there will be increasing pressure on significant historic structures and cultural landscapes. The village centers can support preservation through encouraging adaptive re-use of existing structures as a tool for revitalization and growth that will preserve and enhance community

heritage. All possible State and national recognition applicable to the Town's historic properties should be pursued.

**Section 6.1 Historic Resources**

**Consistency**

This plan adopts the Regional Policy Plan Goal 6.1. In lieu of adopting the Minimum Performance Standards the following sections outline Barnstable's action plan in support of this goals.

**Goals and Actions**

**Goal 6.1.1 Protect and preserve important historic and cultural features of Barnstable's landscape and built environment.**

**Action 6.1.1.1** Historic structures shall be properly maintained, consistent with the historic architectural style of such structures, and retained on-site in their historic settings. Relocation of a historic structure shall be permitted when the only other alternative is demolition.

**Action 6.1.1.2** Engage, through the Growth Management Department, a qualified historic preservation consultant to update and revise the Barnstable Historic Preservation Plan in consultation with the Historical Commission, consistent with its role per the Town's Administrative Code, and commit to review and update of the document at five-year intervals.

**Action 6.1.1.3** The Zoning Ordinance must encourage the adaptive reuse of historic buildings and structures. Where appropriate, larger historic structures should be permitted for uses such as home occupations and bed and breakfast operations.

**Action 6.1.1.4** Strengthen the Demolition Delay Ordinance to protect historic structures to the maximum extent possible from demolition and loss of historic character. Relocation of certain historic structures shall be permitted when demolition is the only other alternative, although relocation may compromise the structure's historic distinction and National Register eligibility.

**Action 6.1.1.5** On redevelopment sites, historic structures should be retained and incorporated into the development.

**Action 6.1.1.6** Repair, rehabilitate and restore historic structures according to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

**Action 6.1.1.7** Additions to historic structures should be consistent with the architectural style of the historic structure and not diminish its historic or architectural significance. Design guidelines such as those in the Downtown Hyannis Design and Infrastructure Plan and the Hyannis Main Street Waterfront Historic District Commission, Cape Cod Commission publications "Designing the Future to Honor the Past: Design Guidelines for Cape Cod" and draft "Design Guidelines for Large Retail Development on Cape Cod", should be referenced in the Zoning Ordinance to accomplish this.

**Action 6.1.1.8** Develop an historic resources education and outreach program for owners, real estate agencies and contractors describing the responsibilities and benefits of historic designation. Also develop recommended remodeling standards for historic structures. Town historic boards will coordinate this effort.

#### Strategies

- Develop a process to inform owners of National or State Register of Historic Places properties about this status, or to inform owners about their location within a National or State Register District, the Old Kings Highway Historic District or the Hyannis Main Street Historic District. The benefits and responsibilities of such designation must be included in this process. This information will also be provided to realtors and contractors.
- Provide information about restoration of historic buildings and provide maps to show Historic Districts at Town permitting agencies.
- Distribute this information through the Town Website, Barnstable Bulletin, Talk of the Town and flyers at permitting agencies.

**Action 6.1.1.9** Develop regulations to maintain distinguishing features of historic settings and cultural landscapes.

#### Strategy

- Historic markers, boulders, plaques, traffic islands, memorials and other important features should be catalogued. A brochure should be developed describing the history and location of historic markers.

**Action 6.1.1.10** Contract with a consultant to conduct a town wide Historic Inventory and Analysis that will review and update the existing historic inventory. Include local historical societies and other volunteers in this project.

#### Strategies

- Inventory buildings and structures that are architecturally and/or historically significant.
- Inventory qualifying 20th century sites and structures.
- Assess inventoried properties for National Register eligibility.
- Two phases are needed in the Hyannis Growth Incentive Zone (GIZ):
  - Review existing inventory for the Main Street Hyannis Waterfront Historic District to determine the contributing structures; and
  - Inventory remainder of the GIZ to determine the contributing historic structures.

**Action 6.1.1.11** Continue the historic marker program for significant historic buildings throughout Barnstable. Encourage local historical societies to support this program in their villages.

**Action 6.1.1.12** Develop regulations to protect historic stone walls located outside of local historic districts and scenic road layouts.

**Goal 6.1.2 Assess existing national, state and local historic districts and recommend appropriate expansion. Designate new local historic districts where appropriate.**

**Action 6.1.2.1** All fourteen (14) existing nationally designated historic districts should be reviewed for designation as local historic districts.

#### Strategy

The following areas are priorities for designation as Local Historic Districts: Pondville, Marstons Mills Village, Santuit, especially along Route 28, Cotuit Village Center, Wianno, Osterville Village, Centerville Village Center, Craigville, Hyannis Port, Yarmouth Campgrounds.

**Action 6.1.2.3** Expand the Hyannis Main Street Waterfront Historic District, as recommended in the evaluation dated June 7, 2001.

#### Strategy

- Expand the Hyannis Main Street Waterfront Historic District boundaries

east to the Yarmouth town line and around the hospital, and west to the West End rotary. Also include Sea Street to the Sea Street Beach, the north side of North Street and areas subject to re-zoning. If it is not possible to expand the Local Historic District to the East End of Hyannis, then establish a Neighborhood Conservation District.

**Action 6.1.2.4** Evaluate the boundaries for potential expansion of the 14 identified National and State Register Historic Districts.

**Action 6.1.2.5** Require submission of “to-scale” renderings showing the context with surrounding structures to ensure that they are compatible with neighborhood and village character.

**Action 6.1.2.6** Seek street and state highway signs indicating historic designations of districts informing residents and visitors about the significance of the area.

**Goal 6.1.3 Ensure that all archaeological sites are protected. Those threatened by construction will be properly investigated and professionally conserved.**

**Action 6.1.3.1** Require an evaluation by an archaeological professional before development when significant resources or prior uses of the land are found. Adjust design of the site to ensure no impact on found resources.

**Action 6.1.3.2** Protect archaeologically sensitive areas as shown on the Archaeological Sensitive Areas Map. Develop, in consultation with the Historical Commission, and adopt ordinances and regulations for Site Plan Review and other review boards.

**Strategy**

- Barnstable should consider adopting site-specific development review standards to help identify and protect archaeological resources.

**Action 6.1.3.3** Archeological sites determined to be eligible for listing on the National Register of Historic Places will not be disturbed and may be referred to the Cape Cod Commission, where appropriate.

**Goal 6.1.4 Obtain additional funding to preserve and restore historic structures, landscapes and sites.**

**Action 6.1.4.1** Explore Massachusetts Historical Commission Certified Local Government (CLG) process designation. CLG status allows the Town to use the following tools:

**Strategies**

- Access historic preservation funding available only to Certified Local Governments.
- Access training programs for local officials.
- Expedite designation of properties to the State and National Register.

**Action 6.1.4.2** Designate a proportionate share of funds from the Community Preservation Act (CPA) for historic preservation programs.

**Action 6.1.4.3** The Barnstable Historical Commission (BHC) will develop a prioritized list of historic properties and sites, both public and private, in need of funds from the CPA and other sources of funding.

**Strategies**

- The BHC shall work with Local Historic District Committees, village historical societies and civic associations for this purpose.
- Priority will be given to sites where CPA funds can be used to leverage other funds for maximum effectiveness.
- A preservation restriction will be recorded on properties, public or private, receiving public funds and tax breaks.

**Action 6.1.4.4** Adopt Historic Preservation Tax Credits for private restoration and reuse of historically significant buildings.

**Action 6.1.4.5** Develop private-public partnerships for preservation, restoration and reuse of historically important buildings. Explore use of Community Development Block Grant and Community Preservation funds to provide low interest loans for the restoration and re-use of privately-owned historic structures and elements, consistent with Federal standards for rehabilitating historic property and with historic preservation restriction consideration to protect the public interest.

## SECTION 6.2 Scenic Resources

### Consistency

This plan adopts the Regional Policy Plan Goal 6.2. In lieu of adopting the Minimum Performance Standards the following section outlines Barnstable's action plan in support of these goals.

### Scenic Resources and the Economy

There is a developing trend towards "Eco Tourism" and "Heritage Tourism". Historic resources, scenic resources and community character are the basis for this visitor based economic sector.

Facilities for visitors should be in keeping with the character and architecture of Barnstable. Overall, the town has made strides in providing public buildings that are attractive. Public and private parking lots need to be enhanced, signed, and appropriately landscaped.

### Barnstable Gateways

#### Existing Conditions

As in many historic New England towns, many of Barnstable's connecting roadways developed along historic routes, the oldest and best known of which is Rt. 6A, the Old King's Highway. Many of these historic routes now function as major roads and gateways to Barnstable and were not designed for the purpose they now serve. Only four major new roads have been added to the major network in the 20th Century – Rt. 132, Rt. 28, Rt. 6 and the extension of Attucks Way. These roads are congested and so subject to structural improvement.

#### Improving Gateway Streetscapes

The Town faces the challenge of improving conditions that cause congestion and, at the same time, improving these roadways to reflect the community character of the town. This is being implemented with the Route 132 roadway enhancements.

Wherever possible roadway medians should be landscaped or, where landscaping is not practical, textured paved surfaces should be used. Road edges should be defined without the use of dense graded stone and street trees planted along road edges.

The town should continue to improve these major arteries and protect historic, scenic roads by using context sensitive design. The town needs

ensure that all roadway designs are functional yet use design or enhancement features that are sensitive to surrounding context of the neighborhood or area.



### Traffic Lights

Traffic lights, signs, and roadway lighting can affect scenic resources. Traffic light design should fit the context of the roadway on which they are installed. Dark green or black traffic light, standard and arm finishes are strongly preferred over yellow or galvanized finishes.

### Potential Impacts to Scenic Resources

#### Signage

Signage needs to be reviewed town-wide for both aesthetics and function for the benefit of both residents and visitors. The Growth Management Department is working on a signage and wayfinding plan for Downtown Hyannis. This plan will look at the aesthetic and functional characteristics of signage. This process may be appropriate for other areas of Barnstable, for example the Route 132 Regional Commercial Center and Route 28. In the village centers signage should reflect the character the area.

**Lighting**

Especially intrusive on scenic roadways, light pollution needs to be addressed. Site lighting, both residential and commercial, should be included in the General Ordinance. Specific criteria for historic village centers should be included in the Zoning Ordinance for Site Plan Review.

**Street Trees**

Along public roads and in village centers, centuries old trees that have provided the backdrop to the town's historic properties have been decimated by age, disease and by inappropriate pruning by utility companies.

The replanting program needs to be supported, especially along Rt. 6A. Existing requirements for tree planting along the road frontage of commercial developments needs to be retained with appropriate enforcement. The town needs to continue its commitment to protecting street trees along its public roads, and supporting efforts to increase the planting of new street trees.

To avoid extreme tree pruning, utility lines should be placed underground along Scenic Roads, especially Rt. 6A and the village centers.

**Site Design**

Commercial establishments, as allowed by local ordinances and permit processes, have located parking lots at the front of buildings, removed vegetated buffers and installed inappropriate signs and lights.

In the Downtown Hyannis Growth Incentive Zone, the town has adopted landscape requirements for parking lots and requires parking to be located to the side or rear of buildings. Street trees are now required along the road frontage. The Town must also examine the purpose and utility of the front yard setback requirements, particularly in the HB Business Zoning District. The HB District is located along major roadways, principally Route 28 and West Main Street. Reducing the setback would allow buildings to be located closer to the street. Keeping the setback may allow for additional pedestrian or transportation amenities or streetscape elements to be appropriately located.

The town should develop and implement design guidelines for non-residential uses in areas where they do not currently exist. Current redevelopment trends provide an opportunity to improve building, site and landscape design.

**Land Clearing**

Clear-cutting of land prior to submission of a development application is not allowed. Naturally vegetated areas need to be retained as landscaped buffers within development sites and along roadways.

**Protecting Scenic Resources**

**Scenic Roads**

One method that may be used to protect roadway character is the Scenic Road designation. General Ordinance Chapter 180 protects trees and stone walls within the public right of way. The town has designated 62 roads as Scenic Roads. Additional tools or incentives may be needed to protect features that add to the scenic nature of the roadway that are located on private property. Scenic Roadways located on the north side are within the Old King's Highway Regional Historic District (OKH) and so receive some additional protection through the Old Kings Highway's Rules and Regulations landscape and site design requirements.

Roads that are historically and scenically important should be considered for designation as Scenic Roads to provide protection for trees and stone walls within the roadway layout.

**Route 6A**

Route 6A is one of New England's most notable historic and scenic roadways and is the longest, continuous National and State Registered Historic roadway. It is one of two American Automobile Association rated Blue Star Highways. Rt. 6A is designated a Scenic Road under the jurisdiction of the Old King's Highway. The road follows the contours of the land, in much the same location as the pathway used by indigenous peoples who first settled the shores of Barnstable Harbor. Rt. 6A is one of Barnstable's and Cape Cod's major scenic assets. Route 6A is not just a roadway, it is a destination.

Much of the roadway is in the State's jurisdiction and it is important that the town continue communications with the State to ensure that local concerns are supported. A small portion of Route 6A in Barnstable Village is town owned. Route 6A should not be widened or straightened, or its trees removed. The tree stock should be actively managed with new street trees planted to replace old, damaged or diseased trees.



**Scenic Resources**

This scenic resource list has been collected and catalogued over the years by Conservation and Marine Environmental Affairs Divisions. The town must develop a process to update and maintain this list. It is important that general agreement is reached on this list. Once identified, these areas and viewsheds must be evaluated to determine if regulations are needed to protect and preserve these resources so important to community character and our visitor based economy.

**Scenic Areas:**

- Sandy Neck and the Great Marsh
- Maraspin Creek along Commerce Road
- Harbor Point area by Bone Hill Road & Indian Trail Road
- Hallet's Mill Pond area and wetlands
- Cranberry bogs along Bog and River Roads
- Fullers Marsh and Pinquickset Cove
- Sampsons Island and Dead Neck Barrier Beach
- Centerville Harbor Area, including Dowses, Long, Craigville and Covell's Beaches
- Squaw Island and Hyannis Port Golf Course
- Hyannis Harbor, including Hyannis Port, Eugenia Fortes and Kalmus Beaches and Keyes Memorial
- Veteran's Memorial Park
- Pine Street and Parker Roads Area, including Whelden/Jenkins farmstead and cranberry bogs
- Mills River and Prince Cove Area
- Rushy Marsh Pond and Area including Loops Beach and Oregon Beach
- Scudder Lane
- Bridge Creek along Route 6A
- Little River Road
- Cordwood Rd
- Old Shore Road
- Oyster Place

**Scenic Vistas:**

- Mid-Cape Highway at Shoot Flying Hill looking over Lake Wequaquet to Centerville Harbor and north to Barnstable Harbor
- Craigville Center to Centerville River over wetlands including Centerville River Bridge and Bumps River Bridge.

- Sunset Hill overlook to Squaw Island and Hyannis Port Golf Course and Centerville Harbor
- Cape Cod Airfield on the Danforth Property
- Mystic Lake, small way to water and vista and then Little Pond vista all along Race Lane
- Audubon area at Bone Hill Road and Harbor Point Road
- Bridge Creek Conservation Area
- Hyannis Harbor view at Washington Ave and Hyannis Avenue
- Vistas of Dead Neck and Eel River at the end of Sea View Avenue
- Vista of Nantucket Sound at the end of Wianno Avenue
- Vistas to North Bay and West Bay from Bridge Street
- Vistas of all of Bumps River into Scudder Bay from Bay Lane

**Scenic Corridors:**

- Route 6A
- Route 149

**Goals and Actions**

**Goal 6.2.1 Ensure that Barnstable's roadways provide an attractive setting that enhances all areas of town - rural, residential and commercial.**

**Action 6.2.1.1** Protect the town's historic and scenic routes from widening and straightening, especially Rt. 6A, Rt. 149, and Rt. 28 and Rt. 130 in Cotuit. Widening of a historic or scenic route is not encouraged except to address clear and present public safety needs. Increasing roadway level of service by widening and intersection improvements shall be directed exclusively to the major arteries – Route 132, Yarmouth Road and Route 28 in Hyannis servicing the Growth Center and the Regional Commercial Center.

**Strategies**

- Use black on white street signage throughout the Town, particularly within the Old Kings Highway Historic District.
- Through a context sensitive design process, Department of Public Works should consider using double yellow roadway striping only where dictated by safety concerns.

**Action 6.2.1.2** Along Scenic Roads, allow natural vegetation on road shoulders. Protect stone walls and street trees along the roadway from removal, and trees from inappropriate pruning.

**Strategies**

- Explore using Town personnel and equipment to perform right of way tree pruning and maintenance for the public utilities.
- Enforce existing Town ordinances protecting the Town's public street trees through approval and recommendations of the Tree Warden and appropriate Town boards.

**Action 6.2.1.3** The appearance and function of the town's major arteries and gateway roads should be improved:

- Wherever possible, major roads should be divided by landscaped medians for enhanced circulation.
- Road edges and center medians should be landscaped.
- Architectural light standards and traffic signals shall be used. The town should request black or dark green light standards when Massachusetts Highway Department installs traffic lights.
- Roadway and median strip landscaping must include street trees to the maximum extent possible.
- Pavement edges must be defined with appropriate streetscape materials.

**Action 6.2.1.4** Improve the appearance of the following major roadways and gateways as follows:

- Route 132 south from Rt. 6: Install architectural quality traffic signals and light standards; extend the Route 132 enhancements along Iyannough Road to the Yarmouth Town line.
- Rt. 28 in Hyannis: Install architectural quality traffic signals and light standards; provide street trees along the road right of way.
- Bearses Way at the entrance to Hyannis: Extend sidewalks and plant street trees.
- Barnstable Road: Continue street tree planting program. Improve the appearance of the existing median with appropriate materials.
- Yarmouth Road: Streetscape improvements.

**Action 6.2.1.5** Extend the Downtown Hyannis GIZ signage and wayfinding plan to major roadways and gateways.

**Action 6.2.1.6** Examine the feasibility and evaluate impacts of changing setback requirements along major roadways.

**Action 6.2.1.7** Develop and implement design guidelines for non-residential uses in areas outside of the Downtown Hyannis GIZ and historic districts. The Cape Cod Commission publications "Designing the Future to Honor the Past" and the "Design Guidelines for Large Scale Development on Cape Cod" could provide interim review standards until the Town can develop and implement its design guidelines

**Action 6.2.1.8** Reduce pavement where possible and incorporate sidewalks and street trees when roadways are repaired or rebuilt.

**Action 6.2.1.9** Resident and civic associations should suggest additional roads to the Town Council for Scenic Road designation.

**Action 6.2.1.10** Develop a uniform road sign for the Scenic Roadways.

**Action 6.2.1.11** Document the character of designated Scenic Roads, with special attention to stone walls and trees, by inventory and video.

**Action 6.2.1.12** Continue to support the existing street tree planting program in the following priority locations:

- Rt. 6A, Scenic Roads, village centers.
- Major roads such as Routes 28, 132 and Yarmouth Road.
- Older neighborhoods where a majority of residential structures are 50 years or older.

**Goal 6.2.2** Ensure that Barnstable's vistas and viewsheds, both landward and seaward are protected and preserved to retain their community character defining and value enhancing functions.

**Action 6.2.2.1** Develop a process to update and maintain the Scenic Resources List.

**Strategies**

- Model the process on that used to develop the Department of Environmental Management Scenic Landscape Inventory.
- Once identified, evaluate areas and viewsheds to determine if regulations are needed to protect and preserve these resources, which are so important to community character and our visitor based economy.

**Action 6.2.2.3** Incorporate land acquisition or preservation to protect significant viewsheds in open space planning and the design of development.

**Action 6.2.2.4 Incorporate** viewshed protection as a performance standard when adopting structure height, vista pruning and land clearing regulations.

**Action 6.2.2.5** Maintain distinguishing features of original historic settings and landscapes. Locate and design new development to relate to and maintain the general scale and character defining features of the landscape.