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Sandwich

MM-N 23

Massachusetts Historical Commission  
 Massachusetts Archives Building  
 220 Morrissey Boulevard  
 Boston, Massachusetts 02125

Place (*neighborhood or village*) BARNSTABLE  
 Newtown (Marstons Mills)

Address: 354 Mystic Dr.

Historic Name: "The Cape"/ Run Pond Farms

Uses: Present: Residence

Original: Hunting Lodge

Date of Construction: 1915

Source: Barn. Deed 330/435

Style/Form: Adirondac style cottage

Architect/Builder: Joseph C. Phelan (owner); probably  
 Boston architect

Exterior Material:

Foundation: Concrete

Wall/Trim: Clapboard

Roof: Composition shingle

Outbuildings/Secondary Structures: 3 car garage to south  
 dates to 1916; 2 car garage 1970; Cottage to  
 north 1957.

Major Alterations (*with dates*): Toilet added at back c.  
 1920. Converted and remodeled Kitchen and  
 pantry opened up 1966. Red asbestos tile  
 roof replaced with comp., solar panels added  
 on south; front porch refinished with storm  
 windows 1986.

Condition Close to original

Moved  no  yes Date:

Acreage: 6.75

Setting: In rural setting between Middle Pond  
 and Hamblin Pond.

### Photograph

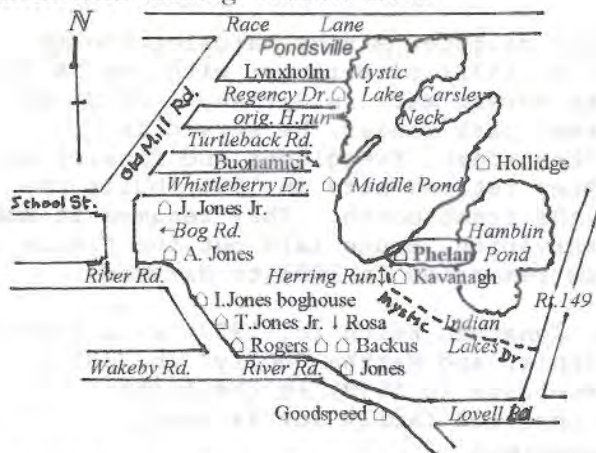
(3" x 3" or 3-1/2" x 5" black and white only)  
 Label photo on back with town and property  
 address. Record film roll and negative numbers  
 here on the form. Staple photo to left side of form  
 over this space. Attach additional photos to  
 continuation sheets.

Roll Negative(s)

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### Sketch Map

Draw a map showing the building's location in  
 relation to the nearest cross streets and/or major  
 natural features. Show all buildings between  
 inventoried building and nearest intersection or  
 natural feature. Label streets including route  
 numbers, if any. Circle and number the  
 inventoried building. Indicate north.



Recorded by James W. Gould

Organization: Marstons Mills  
 Historical Society

Date (month / year) 23 Oct. 2000

## **BUILDING FORM**

### **ARCHITECTURAL DESCRIPTION** *see continuation sheet*

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

"The Cape" was built as a hunting lodge in what the owner calls "Adirondac Style", with a gently pitched roof overhanging a front porch that is common in the Shingle Style. The basic plan is rectangular, set on a full concrete basement. There are three sided bay windows on each gable end, the eastern one extending to the ground, the western one with a concave support. It is clad in clapboard, painted white, with white trim, and black shutter with Greek cross cutouts. The original red asbestos tile roof has been replaced by composition shingle. At the peak is a large chimney of squared dressed stone.

The interior is unusual, with a spacious cathedral ceilinged living room facing a large brick fireplace on the south side, and a double staircase on the north, above which is a balcony with four doors opening into small bedrooms and onto the second floor front porch. The room is panelled in cypress, with some fine detailing. From the ceiling are suspended two chandeliers in the form of wheels of wrought iron.

There are three outbuildings: The oldest is the three car garage to south, built in 1916, side gabled with two shallow cross gables facing out with the three doors, which are enclosed in arches topped with a keystone. This is clad in grey shingle with white trim and dark green doors. Southeast of this is a two car garage built about 1970, clad the same. About 100 yards north of the big house is "the Little House", a one story gabled cottage built in 1957.

### **HISTORICAL NARRATIVE** *see continuation sheet*

*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.*

"The Cape" was built in 1915 by a local builder (Charles L. Hamblin?) on plans of a skilled architect, probably from Boston. It was built for Joseph Charles Phelan (1878-1931), owner of several shoe plants in Lynn, and his wife Adeline (1879-1966), daughter of Charles Vander Poele, the inventor of the electric trolley, an associate of Edison and a founder of General Electric Co. This was built as a duck camp and summer retreat, the second on Middle (Run) Pond after the Buonamici house. The location is at the south end of an esker separating Middle and Hamblin Ponds, which Phelan bought from Louis Kleinschmidt for \$2500, 6 3/4 acres of the 200 acre Andrew Bodge homestead which Kleinschmidt had bought in 1898.

The house was inherited by the Phelan's son John "Jack" V. Phelan (1906-70), graduate of Exeter, Dartmouth and Harvard Law School, who became an attorney in Boston. He was twice married, to Martha Margaret Holland (1903-64), daughter of Francis and Martha Holland, and secondly to Grace. A horse barn on the water had been converted to a cottage in the twenties, demolished in 1957 by George Gifford, who designed and built the present "Little House".

The property came in the third generation to their daughter Martha Margaret Phelan (1933-85) who married in 1956 Douglas Bruce McHenry (b. 1932) park ranger with the US Park Service, who had served as a pilot in the Army in the Korean War (in Germany), BS U. of Wyoming 1954, MS Ecology Utah State. Son of a national park ranger, he served in Yorktown, Rock Creek Park, Grand Canyon, Big Bend, Shenandoah, Everglades and finally as chief of interpretation for the Northeast Region. They retired here in 1986, built the solar heating system and had Stephen Bishopric redo the front porch. They renamed it Run Pond Farms, where they raised goats. Active in conservation, Bruce laid out the trails on Long Pond and Sandy Neck. After Martha's death Bruce remarried in 1991 to Harvard Observatory astronomer Martha Hazen (b. 1931).

The heirs are the first Martha's three children, Jonathan Keith (b. 1957) an artist in Kansas City, Kenneth Bruce (b. 1959) musician in Hyannis, and Martha "Dolly" (b. 1963), married to Greg Robinson, with son Matthew McHenry Robinson (b.1998) in the fifth generation from the builder. The house has been in the same family for 84 years.

### **BIBLIOGRAPHY and/or REFERENCES** *see continuation sheet*

Barnstable deeds 236/367, 223/192, 297/321, 330/435.  
Barnstable probate 85P 0735E1 (Martha McHenry).  
Interviews with Bruce McHenry 27 April 1997, 23 Oct. 2000.  
*Barnstable Patriot*, 2 Nov. 2000.

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

