



Dennis Historical Society

Newsletter

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**The Next Board Meeting will be held on Tuesday, March 8th, 2:00 pm at the Dennis Memorial Library
1020 Old Bass River Road, Dennis Village**

Members Welcome

Please send information & stories for the newsletter to Dave Talbott at the DHS Website email address: info@dennishistoricalsociety.org

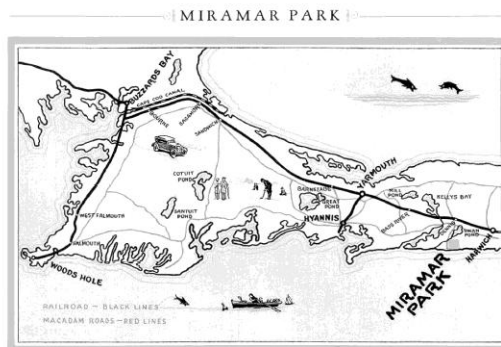
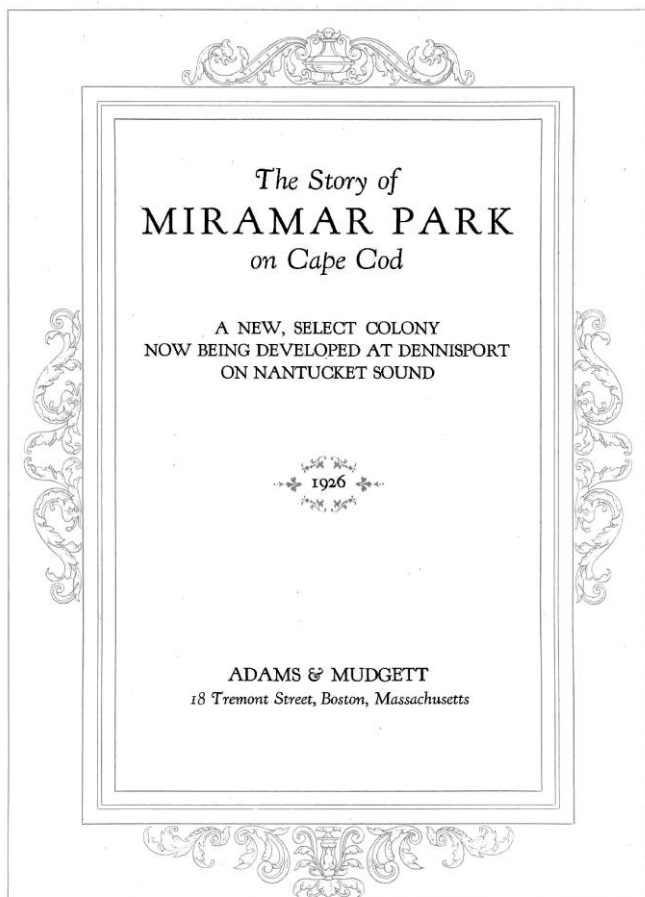
It is amazing the way things happen! This month, the newsletter’s feature a story is one which arrived serendipitously in the DHS email. It was sent on December 31, 2020 by Mark L. Scamman, who wrote -

I have recently had a 1926 brochure of Miramar Park, Dennis Port, reproduced as a Christmas gift for my wife. It is 14 pages and a beautiful cover; very near a perfect replica of the original. It was supposed to be a start of a colony here in Dennis. I have made extra copies and would like to know if you would want one.

I immediately responded - *Yes Mark, we would very much like to have a copy...thank you!* What follows is a fascinating bit of Dennis history which certainly was new to me, and I will wager to most of us. It is printed with permission of the provider, but not the producer, so I will credit this publication, copyright 1926, to *Adams & Mudgett Realtors of Boston Massachusetts*. The original brochure was 16 pages including bright green front and back covers. All the text and pictures are duplicated in this article; they were just moved around a bit to fit in the space available.....sorry about the small print. I found a magnifying glass helpful, and the extra effort worth it to read every word.

Thank you Mark!

Miramar Park



A map of the south shore of Cape Cod, showing the location of Miramar Park and Dennisport, as well as some of the ways leading thereto



HIS BOOK is written to acquaint future settlers on Cape Cod with one of the most delightful, select colonies which will ever be developed on the Cape. Miramar Park comprises a tract of land some twenty acres in extent, situated in the village of Dennisport. Reference to the map opposite shows that it lies along the shore of Nantucket Sound, where the waters are warmed by the Gulf Stream as it turns east on its long journey to Europe. As you read on you will appreciate that the development of Miramar Park offers a remarkable opportunity for building in a veritable Paradise.



AN OLD CAPE COD LIGHTHOUSE ON THE SOUTH SHORE. IN THE BACKGROUND, TO THE RIGHT, IS MIRAMAR BEACH AND THE PARK

The CAPE

CAPE COD has for many years been recognized as one of the most beautiful places in all America. In a book published during the early eighties, we read, "The salubrity of the climate, the remarkably even temperature, and the opportunities for pleasure bring hundreds of strangers to the Cape each year." This over forty years ago! Tradition and its natural beauty especially endear Cape Cod to those who are true lovers of nature, art, and literature, and who appreciate that sturdiness of spirit which we associate with the Bretons, the Dutch, the Flemings and the Highlanders in the Old World, and the Cape Codders in the New.

Officially, Bartholomew Gosnold discovered the Cape in 1602, but many were there before him. The sagas of old Iceland tell of the visit of that fearless Viking, Thorfinn Karlsefne, in 1006, and of his adventures on the shoals and banks off the eastern shore. Giovanni Verrazano made the first recognizable chart of Cape Cod. It was later charted more carefully by the renowned Champlain, geographer to the French king.

Writers, poets and painters have long known the glories of the Cape. Joseph C. Lincoln has immortalized its people in his many novels. However, it is only within the past few years that the nation has really recognized its possibilities as a home-site. Mary Rogers Bangs, in her book, "Old Cape Cod," ends one paragraph with these words. "One may concede at once that it is a country adapted to the pleasure of summer folk, if they be not set upon taking their pleasure too seriously."

There lies the whole secret of the Cape's popularity. The artificialities of our so-called civilization are superfluous. No Coney Islands, no large dance palaces are necessary for the perfect enjoyment of life. Indeed, such places would be a blot upon

the hallowed soil of the Cape. A short walk holds so much for eye and for ear; a swim in the Gulf-warmed waters is so exhilarating; boating, fishing, (both fresh and salt water) and duck shooting are fine, and even to sit with one's back to the trunk of a spreading pine tree and look out over the waters, or read a book, is a pleasure beyond the ken of the city dweller. We are not exaggerating when we say that the South Shore of Cape Cod is truly Arcadia in America.

From a mercenary viewpoint, the Cape is a safe place in which to invest, only requiring, as is always the case, a little judgment in the selection of the land. Prices are rising, and will continue to do so, and the next three or four years will see values far above their present level. It is not to be feared that Cape Cod will "boom" after the fashion of Florida. Rather, it is certain to prove a more sound investment, hardly speculative, but, like any good stock, steadily increasing in value and paying regular dividends once it gets over its first burst of activity. It is the fact that prices are still comparatively low, and that this burst of activity is just beginning, which makes possible a plan as fine as Miramar Park.

There are over 1115 miles of high-grade macadam roads in Barnstable County. Where it has been deemed desirable, for the preservation of the rural aspect of things, old cart roads have been treated with shell and now offer a perfect surface for the automobile. Many of these old roads have been utilized in the opening up of Miramar Park.

Particular mention must be made here of the wonderful drinking water available. On Miramar Park one need only drill fifteen feet below high-water mark to get the purest of crystal waters, unequalled anywhere.

Cape Cod is rapidly becoming noted for its fine golf courses. Within half an hour's ride of Miramar Park are five of the eleven on the Cape.



CAPE COD IS FAMOUS IN AMERICA AS THE HOME OF THE OLD WIND POWERED GRIST MILL. A FEW OF THESE MILLS REMAIN, THE MAJORITY WITHIN A SHORT RIDE OF MIRAMAR PARK

The TOWN of DENNIS

DENNIS was named after the Rev. Josiah Dennis, and was settled two years after Sandwich, which was the first settlement on the Cape (1637).

Dennisport, as its name implies, is the port of the town of Dennis. Back in the early days it was known as Crocker's Neck, and was the hub of a great fishing industry. From here, in the heyday of Massachusetts' maritime glory, sturdy little boats, with equally sturdy crews, went out to catch the fish that teem in the adjacent waters and speedy sloops and schooners served the packet trade, carrying passengers and freight to Boston and Providence. Such names as "Betsy" and "Combine" were popular with the skippers in those days, and appear to have been handed down from ship to ship, for there were many wrecks along the Cape. Salt making was a major industry throughout Dennis, and it would have gone hard with poor old Don Quixote had he attempted to tackle all those clacking windmills, busily pumping the sea-water into the salt vats. In 1837 the salt industry was at the peak of its prosperity, but by 1888 the last of the works had become an historic ruin. Dennisport built ships, too, but shipbuilding, along with packet trade, died out, and today only the fisherman's dory and an occasional catboat built for some yachtsman, claim the port as their cradle.

Cranberries, however, remain. It was here that the first berries were cultivated for sale, and the growth of the industry was phenomenal. Today the world owes a great delicacy to the old salts who in their spare time cultivated and turned to good

account what had heretofore been a wild and useless plant. But, taken all in all, Cape Cod was never a great industrial center, nor ever will be, so there is no fear of smoking stacks and poisoned streams upsetting the even tenor of Cape life.

Within the limits of, or very close to Dennisport there are some twelve lakes and ponds totalling over four hundred and fifty acres in extent. Many of them are stocked with fish. Out of one of these, known as the Swan Pond, flows the Swan Pond River, within a few feet of the western boundary of Miramar Park, adding still another touch of beauty to this already beautiful spot.

The topography at this point is ideal. The shoreline is formed by the silver sands of Miramar Beach, broken here and there by rifts of blue ocean where the deeper waters run in to form a cove or tiny harbor in which a yacht may be anchored, safe from any storm. Back from the beach are the little knolls covered with woods of pine and oak. A few miles to the north lies Cape Cod Bay, and across the cool waters of the Sound come the breezes that make the nights so pleasant.



A TYPICAL CAPE COD HOME AS SEEN FROM THE ROADWAY





A FEW OF THE SUMMER HOMES BEING ERRECTED ON CAPE COD. NOTE THE QUIANT ARCHITECTURE, TRADITIONAL, YET INCLUDING ALL THE CONVENIENCES REQUIRED FOR A MODERN HOME

Concerning MIRAMAR PARK

OUR purpose in developing Miramar Park is to make it a truly select colony, where one may make a home and rear a family in an attractive location and among congenial surroundings. A large tract of land would render such a plan impossible, but with only twenty acres altogether we believe we shall experience no trouble in keeping it within the limits we have set. The lure of high financial returns will not swerve us from our purpose, and we shall use the powers vested in us, as present owners of the property, to make Miramar Park an ideal small colony.

To properly carry out our plan, no money has been spared. Olmstead Brothers, famous landscape architects of Brookline, Mass., were retained to lay out and landscape Miramar Park. The end will justify the means. As far as is practicable the Cape Cod style of architecture will be maintained. A most artistic street lighting system is to be installed. In order that the prospective home builder may have the type of location best suited to his tastes, Miramar Beach is to be made the common property of all the landowners in the Park.

Apropos of the architecture of the Park, a Boston newspaper recently ran an editorial in which it was suggested that each town on the Cape offer a substantial prize every year for the house which is best in keeping with the beauty and utility of

Cape Cod architecture. The size of the house will not influence the award of the prize. In addition, taxes will be waived for one year after the completion of the winning house. We understand that the Cape Cod Chamber of Commerce has this matter now under consideration and is favorably inclined towards it.

Miramar Park is accessible. Secluded as it is, its location nevertheless puts it within a couple of hours ride of two of the leading New England cities, and within half an hour's ride of almost all the eleven golf courses on the Cape. In addition to excellent roads and rail service, those who have yachts may use the Sound as a short cut to New Bedford and Newport. New York City and points beyond are within easy reach, both by fast railroad trains and the boats from Boston, New Bedford and Fall River. All summer long special Pullman trains from New York and Boston terminate within fifteen minutes of Miramar Park.

The climate at Miramar Park is wonderful. Equable and healthy at all times, it is greatly improved by the fine soil and plant life. The rich, sandy loam produces a growth which, in its turn, produces oxygen to keep the air pure and clean. The contour of the Dennisport area gives perfect drainage, an important factor in the selection of land. The days and nights are delightful in this neighborhood, and when other localities are suffering from heat or



MIRAMAR BEACH AT LOW TIDE. THE FINE SANDY BOTTOM MAKES IT AN IDEAL BATHING BEACH

cold, the moderating influence of the Gulf Stream and the breezes over the Atlantic from the South tend to equalize the temperature and avoid extremes of either.

Let us now sum up what has been written and see just what advantages may be claimed for the Park as a summer and year-round home.

Its location is unequalled anywhere on the Cape. There is no finer beach on the whole Atlantic Coast. It is within a few hours ride of over 25,000,000 people. Special trains and the overnight boats make travel a pleasure. It is secluded and select. Handy to everywhere, it is nevertheless a place apart, where peace and quiet may be found at all times.

It is very beautiful. The combination of river, woods and sand dunes, and the sparkling waters of Nantucket Sound cannot be matched. It is a sound investment. Cape Cod real estate is rising, not through artificial stimulation or "booming", but because the steady growth or demand is fast exceeding the supply. Because of the limited amount of land available on the south shore, especially land with bathing privileges, we know that the purchaser of a lot in Miramar Park will find upon investigation that he has not only made a

one which will amply repay him in the future.

In conclusion, it is felt that Miramar Park is more than a commercial venture. It is our unqualified intention to permit nothing to prevent the carrying out of plans for the ultimate benefit of those who will build and live in Miramar Park and purchasers of home sites in the Park may be well assured that their interests and the interests in the community are of paramount concern.

May we have the pleasure of showing you Miramar Park and discussing its advantages and possibilities? We should be pleased, if you contemplate building, to place at your disposal the ability of our architect, Mr. John A. Turner, of Dennisport, a graduate of the Massachusetts Institute of Technology. Mr. Turner, through long association with Cape Cod traditions, can bring out the utmost in the style of architecture peculiar to the Cape, as well as the highest expression of other types. The experience of Mr. S. G. Sweetser, one of the oldest and ablest builders in Barnstable County, and the knowledge of our Mortgage Department, should you wish to buy on convenient terms, are also at your disposal.



THE TREES ON MIRAMAR PARK AFTER THE UNDERBRUSH HAD BEEN CUT AWAY. GROWTH OF THIS NATURE PERMITS GREAT VARIETY OF LAYOUT OF GROUNDS AROUND THE HOME

WHAT TO DO

NOW that you have read this book, there remains but one thing to do. Write to Messrs. Adams & Mudgett, Trustees of Miramar Park, and arrange for a representative to meet you, show you the property, and discuss the question of the type of home you wish to build. Please understand that we are at your service, ready to assist you in every way. We believe in Cape Cod and are prepared to do all in our power to help you secure a perfect summer home.

ADAMS & MUGGETT
 Rooms 213 & 214
 18 Tremont Street, Boston, Massachusetts

Telephone—Congress 2076
 BRANCHES
 Side Office: 284 Main Street, 214 Ocean Street
 Main Highway, South Yarmouth, Mass. Hyannis Office: 284 Main Street, 214 Ocean Street
 Telephone 137-2 Hyannis, Hyannis, Mass.

Dennis Historical Society
P.O. Box 607
South Dennis, MA 02660-0607

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Positive I.D. - email sent from longtime member Joan Nickerson. Hi. Re: Unknown location in Feb. issue of the newsletter. House with two chimneys in upper left hand corner is my home at 21 Old Bass River Road; barn on left margin still stands, painted red; men are walking on what is now called Amanda Trail. Partially shown house on far right belonged to Jonathan Bangs, and men are likely returning from cottages which the Bragdons owned further back on the property. Hope this helps. **Thank you Joan!**



It's Membership Renewal Time!

Don't just renew your membership; give a membership to a family member, or friend.

What a great gift!

Not only will that membership be appreciated, it will help us grow!

Please include a note with the name and mailing address of the gift recipient along with your payment.

You can do so online using **PayPal** at <http://www.dennishistoricalsociety.org/>

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After making your payment, email us at **info@dennishistoricalsociety.org** to send the name and mailing address of the lucky recipient.

Thank you!