

PH0693359

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED DEC 12 1978
DATE ENTERED MAR 2 1979

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME *Wianno Club*

HISTORIC
Cotocheset Hotel

AND/OR COMMON
Wianno Club (preferred)

2 LOCATION

STREET & NUMBER
Seaview Avenue

CITY, TOWN
Wianno, Osterville

STATE
Massachusetts

VICINITY OF
12th

COUNTY
Barnstable

CONGRESSIONAL DISTRICT
12th

CODE
025

CODE
001

NOT FOR PUBLICATION

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input checked="" type="checkbox"/> ENTERTAINMENT
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input type="checkbox"/> PARK
			<input type="checkbox"/> PRIVATE RESIDENCE
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input checked="" type="checkbox"/> OTHER: <i>Club</i>

4 OWNER OF PROPERTY

NAME
Stockholders of the Wianno Club

STREET & NUMBER
Seaview Avenue

CITY, TOWN
Osterville

STATE
Massachusetts

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Barnstable County Courthouse (Registry of Deeds)

STREET & NUMBER
Route 6A

CITY, TOWN
Barnstable

STATE
Massachusetts 02630

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Inventory of the Historic Assets of the Commonwealth

DATE
1978

DEPOSITORY FOR SURVEY RECORDS
Massachusetts Historical Commission

CITY, TOWN
Boston

STATE
Massachusetts

FEDERAL STATE COUNTY LOCAL

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Wianno Club faces northwest on Seaview Avenue in Osterville, a village of Barnstable. Its long, narrow lot has 980' of frontage on Nantucket Sound and consists of a well landscaped lawn separated from a sandy beach by a wall of riprap. The former late nineteenth century hotel is surrounded by large summer houses of similar style and period.

When constructed in 1887 the building consisted of a large three story main block with a smaller two story rear ell. Between 1916 and 1920 a one story wing was added to the northeast elevation. Recently another one story wing has been added to the southeast elevation. The original portion is shingled while the additions are clapboarded.

The main block has a mansard roof with a large overhanging gambrel cross gable on the ocean elevation, two attached polygonal towers on the street facade and dormers with low hipped roofs. It is terminated at the northeastern end by a two bay cross-axial gable roof section. The rear ell has a mansard roof with two large gambrel cross gables and shed roof dormers. Originally the main block had balconies between the facade towers at the second floor level and on the southwest elevation at the third floor level.

The original facade porch was replaced in 1920 by one with a Colonial Revival appearance. It is now screened and has an asphalt shingle roof supported by filleted Doric columns. The roof of the earlier porch was covered with wood shingles and was simply an extension of the second story siding. The original roof of the building itself has also been replaced by asphalt shingles. Exterior trim was originally painted a dark color, but by c. 1910 was painted white, and is presently white with green shutters.

While the third floor gable overhangs are still bracketted, as in the original design, oval windows have been removed from all of the gable peaks. Nearly all of the rest of the sash, varying in configuration from 12/2 to 8/2 to 6/2, appears to be original.

Although interior spaces have been somewhat altered, the large living hall retains much original material. High wainscoting, a large open stairway with spindle balustrade, a fireplace in an angled wall, and much of the paneling around the check-in desk appear to date from 1887. Door casings and mouldings in this area also appear to be original. The Colonial Revival period is represented by two paneled fireplaces, dentiled cornice moldings and painted woodwork.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) Resort
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1887, c. 1916-1920 BUILDER/ARCHITECT believed to be Horace Frazier

STATEMENT OF SIGNIFICANCE

The Wianno Club is significant as one of the few surviving large Shingle Style hotels representative of the early period of Cape Cod's development as a summer resort area. Its fine architectural design adds to its significance.

Cape Cod began to develop as a major summer resort area in the years following the Civil War, when rail service began to make it accessible to large numbers of people. Development of the area near Osterville began in the 1870's. The Osterville Land Company, formed in 1873, included in its Articles of Association the provision that a hotel costing not more than \$15000 would be built on a lot fronting the ocean near the middle of the approximately 120 other lots the Company had laid out.

The hotel, known as the Cotocheset House after the Indian tribe which had originally inhabited the area, was built before the end of 1873. This building burned in 1886, but construction of a new hotel on the same site was begun immediately. Photos, reportedly taken in January of 1888, show the main and two subsidiary blocks of the new Cotocheset Hotel nearly finished. It is likely that Horace Fraser, architect of a number of the houses in the area, also designed the hotel. Frazer (1862-1931) served as a draftsman with Peabody and Stearns in 1885 before joining with J.G. Chapman to form Chapman and Frazer in 1890.

The Cotocheset Hotel was purchased from the Cotocheset Land Company by the Wianno Club in 1916. While adding the Colonial Revival elements, the Club has not made any serious alterations to the hotel. It stands as an important reminder of the origins of Cape Cod's most important modern industry -- tourism.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Barnstable National Bicentennial Commission, The Seven Villages of Barnstable. Town of Barnstable; Barnstable, MA., 1976. pp.172-175.
 Deyo, Simeon L., ed. History of Barnstable County. New York, H.W. Blake & Co. 1890
 Trayser, Donald G. Barnstable: Three Centuries of a Cape Cod Town. Hyannis, MA F.B. and F.P. Goss, 1939. pp. 436-438.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one acre

UTM REFERENCES

A	1 9	3 8 5 ^{7 5 0} 7 1 0	4 6 0 7 8 4 0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

Bounded on the northwest by Seaview Avenue, northeasterly on the Town of Barnstable right-of-way to the water, southeasterly on Nantucket Sound, southwesterly by land owned by Anne Marie Healey as shown in Lank Court Plan 15109-A, Barnstable County Assessors' Office.

Also refer to the boundaries outlined in red on the attached map.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE	Sara B. Chase
Candace Jenkins, National Register Coordinator	Society for the Preservation of N.E. Antiquities
ORGANIZATION	DATE
Massachusetts Historical Commission	October 25, 1978
STREET & NUMBER	TELEPHONE
294 Washington St.	(617) 727-8470
CITY OR TOWN	STATE
Boston	Massachusetts

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE ___ LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE Peter L. Weseloh DATE 12/6/78

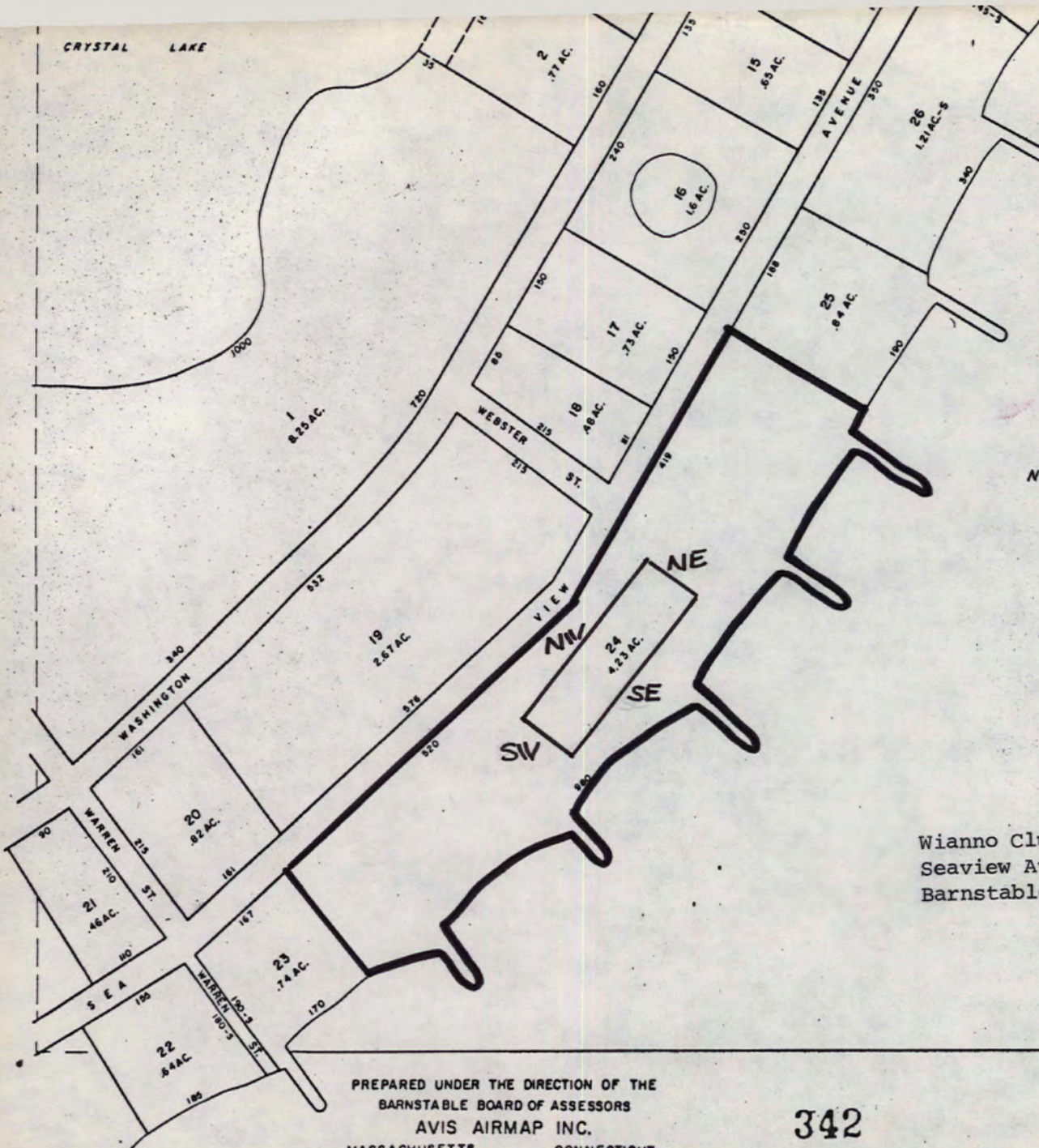
TITLE Exec. Director, Mass. Historical Commission DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION	DATE <u>3-2-79</u>
ATTEST: <u>[Signature]</u>	KEEPER OF THE NATIONAL REGISTER
KEEPER OF THE NATIONAL REGISTER	DATE <u>3/2/79</u>

CRYSTAL LAKE

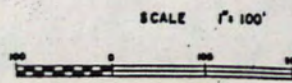


N A N T U C K E T

Wianno Club
Seaview Avenue
Barnstable, MA

PREPARED UNDER THE DIRECTION OF THE
BARNSTABLE BOARD OF ASSESSORS
AVIS AIRMAP INC.
MASSACHUSETTS CONNECTICUT

342



WINDMILL
SOUTH SIDE
OF RIVER

MAR 2 1979

Property Wianona Club

State Mass.

Working Number 12.12.78.4745

TECHNICAL

Photos 3
Maps 1, sketch

History increased

CONTROL

OK - 12.12.78

~~Large ocean-side hotel representative~~ **HISTORIAN**
of the early period of Cape Cod's development as a resort area; *Accept*
hotel was important impetus to the development of the Osterville *Osterville*
Area. Refer to architectural historian for stated significance of *Single Style architecture.*
2-26-79

ARCHITECTURAL HISTORIAN

ARCHEOLOGIST

OTHER

HAER

Inventory _____

Review _____

GOOD EXAMPLE OF RESORT ARCHITECTURE ON CAPE COD.

REVIEW UNIT CHIEF

ACCEPT
ML BOBSON
2-28-79

BRANCH CHIEF

KEEPER

National Register Write-up _____

Federal Register Entry _____

4-3-79

Send-back _____

Re-submit _____

Entered MAR 2 1979



MAR 2 1979

Wianno Club

Barnstable, MA

Sara B. Chase 1978

SPNEA, Boston

Photo #1

Facade from the
west

Barnstable County

DEC 12 1978



Wianno Club
Barnstable, MA

Wianno Club

MAR 2 1979

Sara B. Chase 1978

SPNEA, Boston

Barnstable County

Photo #2

Facade from the north

DEC 12 1978



WIANNO CLUB

MAR 2 1979

Wianno Club
Barnstable, MA

Sara B. Chase 1978

SPNEA, Boston

DEC 12 1978

Barnstable County

Photo #3

northeast and southeast elevations

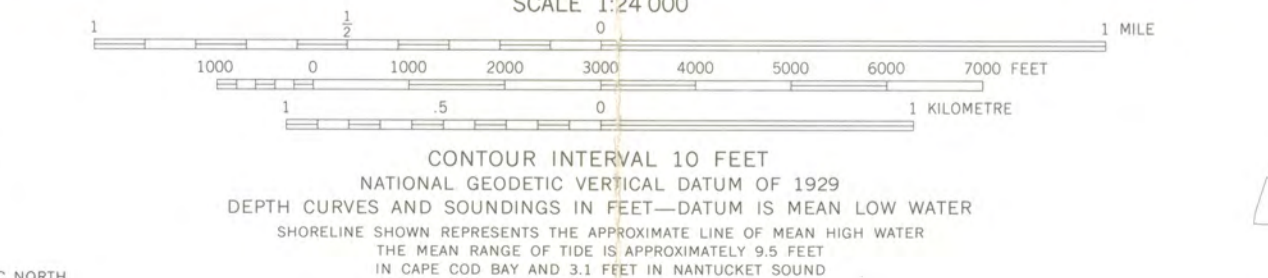
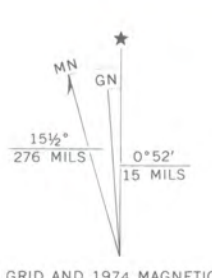




Wianno Club
Seaview Avenue
Barnstable, MA

UTM COORDINATES:
19/385110/4607840

Mapped, edited, and published by the Geological Survey
Control by USGS, NOS/NOAA, and Massachusetts Geodetic Survey
Planimetry by photogrammetric methods from aerial photographs
taken 1939. Topography by planetable surveys 1939
Revised from aerial photographs taken 1973.
Field checked 1974.
Selected hydrographic data compiled from NOS 258 (1972)
and 339 (1973). This information is not intended for navigational purposes
Polyconic projection. 1927 North American datum
10,000-foot grid based on Massachusetts coordinate system,
mainland zone
1000-metre Universal Transverse Mercator grid ticks, zone 19, shown in blue
Boundaries in tidal water area from information furnished
by Massachusetts Department of Public Works
Red tint indicates areas in which only landmark buildings are shown



ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U.S. Route
	State Route

RECEIVED
DEC 12 1970
NATIONAL REGISTER

HYANNIS, MASS.
N4136.5—W7015.8 X 7.5
1974
AMS 6967 III NE—SERIES V814

MAR 2 1979

YP

112 Scudder Lane
West Barnstable, Massachusetts
02668

1.20.79

H32-NR

Dear Mr. Muntagh -

FR 10/27/78

Your letter of Dec. 19th. 1978, concerning
the listing of the Wianno Club, Sea View Ave.,
Osterville, MASS. Barnstable Co.
Osterville, Mass. 02655, in the National
Register finally reached me after several
interim stops.

As chairman of the Wianno Club Historical
Committee, I am happy to reply that we are
delighted to be considered for the National
Register & look forward to receiving
notification of our listing as soon as it
occurs.

I remember with pleasure meeting
you at a seminar at the old courthouse
in Dayton, Ohio, several years ago.

Sincerely,

Ruth Peterson Spang
(Mrs. Carl T. Spang)

THE NATIONAL REGISTER OF HISTORIC PLACES

DATE REC'D JAN 29 1979

 INDIVIDUAL RESPONSE (ATTACHED)

/ INFORMATIONAL MATERIAL SENT

 TELEPHONE CALL (ATTACHED)

DATE ACTION TAKEN

INITIALS 2/6/79 ALM

ENTRIES IN THE NATIONAL REGISTER

STATE MASSACHUSETTS

Date Entered MAR 2 1979

Name

Location

Locke, Capt. Josiah, House

Winchester
Middlesex County

Wianno Club

Osterville
Barnstable County

Also Notified

Honorable Paul G. Tsongas
Honorable Edward M. Kennedy
Honorable Edward J. Markey
Honorable Gerry E. Studs

State Historic Preservation Officer
Mrs. Patricia L. Weslowski
Executive Director
Massachusetts Historical Commission
294 Washington Street
Boston, Massachusetts 02108

NR Byers/bjr 3/6/79

For further information, please call the National Register at (202)343-6401.

NATIONAL REGISTER DATA SHEET

① NAME as it appears on federal register: **Wianno Club** ② OTHER NAMES: **Cotocheset Hotel** ③ date of entry: **MAR 2 1979** ④ county code: **1**

⑤ LOCATION street & number: **Seaview Ave.** city / town: **Osterville** vicinity of: _____ state: **MA** county: **Barnstable** ⑥ NPS REGION: **NE**

⑦ OWNER PRIVATE STATE MUNICIPAL COUNTY MULTIPLE FEDERAL (agency name) _____ ⑧ ADMINISTRATOR: _____

⑨ EXISTING SURVEYS HABS HAER NHL ⑩ FUNDED? YES NO ⑪ CONGRESS. DISTRICT: **12** ⑫ SOURCE of NOMINATION STATE FEDERAL _____
if state who prepared form? _____

⑬ WITHIN NATIONAL REGISTER HISTORIC DISTRICT? YES, NAME _____ NO ⑭ WITHIN NATIONAL HISTORIC LANDMARK? YES, NAME _____ NO ⑮ ACREAGE _____
 LOCAL PRIVATE ORGANIZATION

⑯ CONDITION deteriorated altered original site excellent ruins unaltered moved good unexposed reconstructed unknown fair unexcavated excavated

⑰ features: INTERIOR SUBSTANTIALLY INTACT-1 NOT INTACT-0 UNKNOWN-4 NOT APPLICABLE-7 EXTERIOR SUBSTANTIALLY INTACT-2 NOT INTACT-0 UNKNOWN-5 NOT APPLICABLE-8 ENVIRONS SUBSTANTIALLY INTACT-3 NOT INTACT-0 UNKNOWN-6 NOT APPLICABLE-9

⑱ ACCESS YES-Restricted YES-Unrestricted No Access Unknown ⑲ ADAPTIVE USE YES NO ⑳ SAVED? YES NO ㉑ IS PROPERTY A HISTORIC DISTRICT? yes no

㉒ AREAS OF SIGNIFICANCE: ARCHEOLOGY-prehistoric-2 ARCHEOLOGY-historic-1 AGRICULTURE-3 ARCHITECTURE-4 ART-5 COMMERCE-6 COMMUNICATIONS-7 CONSERVATION-8 ECONOMICS-9 EDUCATION-10 ENGINEERING-11 ENTERTAINMENT-26 HEALTH-27 INDUSTRY-13 INVENTION-14 LANDSCAPE ARCH.-15 LAW-16 LITERATURE-17 MILITARY-18 MUSIC-19 PHILOSOPHY-20 POLITICS / GOVT.-21 RELIGION-22 SCIENCE-23 SOCIAL / HUMANITARIAN-24 SOCIAL / CULTURAL-30 TRANSPORTATION-25 RECREATION-28 SETTLEMENT-29 URBAN PLANNING-31 OTHER (SPECIFY) _____

㉓ CLAIMS: explain 'first' 'oldest' 'only'

㉔ functions WHEN HISTORICALLY SIGNIFICANT: _____ CURRENTLY: _____ ㉕ dates of initial construction: _____ major alterations: _____ historic events: _____ ㉖ ETHNIC GROUP ASSOCIATION _____

㉗ architectural style(s): _____ ㉘ architect: _____ ㉙ master builder: _____ ㉚ engineer: _____

㉛ landscape architect / garden designer: _____ ㉜ interior decorator: _____ ㉝ artist: _____ ㉞ artisan: _____ ㉟ builder/contractor: _____

㊱ NAMES give role & date PERSONAL: _____ EVENTS: _____ INSTITUTIONAL: _____

㊲ NATIONAL REGISTER WRITE-UP