

FORM B - BUILDING

Barnstable, MA MRA

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

<u>AREA</u>	<u>FORM NO.</u>
CTC	45

Photo (3"x3" or 3"x5", black and white) Indicate address of property on back of photo. Staple to left side of form.

Town Barnstable (Cotuit-Highground)

Address 43 Ocean View Avenue

Historic Name Col. Charles Codman Estate

Use: Present dwelling

Original dwelling

DESCRIPTION

Date c1870

Source Santuit-Cotuit Historical Society

Style Queen Anne/Shingle

Architect John R. Sturgis

Exterior Wall Fabric shingle

Outbuildings none

Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s).
Indicate north

Major Alterations (with dates) dormers

changed and decorative shingle siding removed; early 20th century.

Condition _____

excellent

Moved No Date _____

Acreage 3.39 34/69

Setting Cotuit Bay, 1/2 mile back from street overlooking harbor.

see attached assessors' map

UTM REFERENCE 19/380560/4607360

USGS QUADRANGLE Cotuit, MA

SCALE 1:25,000

Recorded by Candace Jenkins

Organization Barnstable Historical Comm.

Date 1986

Photo #

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Colonel Charles Codman Estate possesses integrity of location, design, setting, materials, workmanship, feeling and association. It is significant for its role in Cotuit's limited summer resort development, and as a fine example of seaside resort architecture. It thus meets criteria A and C of the National Register of Historic Places.

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

The Codman Estate is a fine example of late 19th century summer resort architecture, originally designed in the Queen Anne style by architect John Sturgis of Boston in 1867 and altered in the early 20th century to reflect the Colonial Revival style. It is a large rambling structure built on an L-shaped plan, and enclosed by hip and gable roofs pierced by gable dormers and tall chimneys. The building is shingled and devoid of trim. A one story verandah wraps around one corner with a bowed projection. Windows contain 6/6 sash. Although the building retains its basic 1867 form and massing, its overall effect was greatly changed in the early 20th century when it was successfully remodeled in the Colonial Revival/Shingle style. Major alterations include replacement of original decorative shingling which divided the building's elevations into four subtle horizontal bands. Further, jerkinheaded dormers, sometimes with bargeboards, were given new gable silhouettes and in some cases linked. Otherwise, the exterior remains unaltered.

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

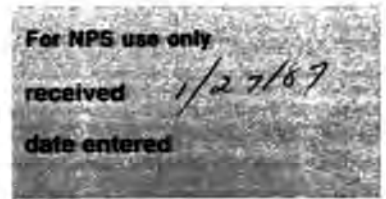
In the 1770s, this land was owned by the Sampsons, Josiah and William, extending from the road to the shore. In 1848 a part of it was sold to Capt. Lewis Phinney who built the present Hill House facing the road at the north end of the property. In 1856 this house and the surrounding acres were acquired by Charles C. Bearse, of the financiers of the village. In 1859 he sold this for \$1,137.50 to Nathan Buck of Chatham. Mr. Buck resided in the old Phinney House until 1870 when he sold the house and all the land for \$5,424 to Col. Codman, a veteran of the Civil War. The present estate house was then built by him for a summer residence. The Colonel had been at Cotuit for twenty summers, buying the Andrew Lovell House in 1857 after having rented other places in the village. He and several of his friends, including the Lowells, Coolidges, and Tausigs of Boston had first come here to visit at the home of the first summer resident, Samuel Hooper. After the death of Col. Codman, the estate was sold by his heirs to Mrs. Natalie Alsop of Boston. At the latter's decease, the place was purchased by the Kirkman's of New York for a summer residence and later by the Gustin family of St. Louis. The house was altered from its original Queen Anne style appearance to one more reflective of the Colonial Revival style in the early 20th century.

BIBLIOGRAPHY and/or REFERENCES

Barnstable County Atlases. 1880, 1907.
Santuit-Cotuit Historical Society. Cotuit Library.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

Name Barnstable MRA
State Barnstable County, MA

Nomination/Type of Review

Date/Signature

31. Building at 600 Main Street

Entered in the National Register

Keeper

Alvina Byers 3-13-87

Attest

32. Building at 606 Main Street

Entered in the National Register

Keeper

Alvina Byers 3-13-87

Attest

33. Building at 614 Main Street

Entered in the National Register

Keeper

Alvina Byers 3-13-87

Attest

34. Campbell, Collen C., House

Entered in the National Register

Keeper

Alvina Byers 3-13-87

Attest

35. Canary--Hartnett House

Substantive Review

Keeper

Patrick Anders 3/13/87

Attest

Bob Savage 3/13/87

36. Chase, Lemuel B., House

Entered in the National Register

Keeper

Alvina Byers 3/13/87

Attest

37. Codman, Col. Charles, Estate

Substantive Review

Keeper

Patrick Anders 3/13/87

Attest

Bob Savage 3/13/87

38. Crocker, Capt. Alexander, House

Entered in the National Register

Keeper

Alvina Byers 3/13/87

Attest

39. Crocker, Benomi and Barnabas, House

Entered in the National Register

Keeper

Alvina Byers 3/13/87

Attest

40. Crocker, Ebenezer Jr., House

Substantive Review

Keeper

Patrick Anders 11/10/87

Attest

Bob Savage 11/10/87

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Codman, Col. Charles, Estate (Barnstable MRA)
Barnstable County
MASSACHUSETTS

Substantive Review Working No. JAN 27 1987
Fed. Reg. Date: 2/2/88
Date Due: 2/26/87 - 3/13/87
Action: ACCEPT 3-13-87
RETURN
REJECT
Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

*Locally significant example
of resort architecture reflects
importance of development of
seaside tourism to the area and*

Recom./Criteria Accept
Reviewer J. Walsh
Discipline Arch. History
Date 3/13/87

see continuation sheet

Nomination returned for: technical corrections cited below
 substantive reasons discussed below

*changing aesthetic tastes as
they evolved from the late
19th into the early 20th
century and the house was
remodelled from the Queen
Anne to reflect Colonial
Revivalism.*

- 1. Name
- 2. Location
- 3. Classification

Category Ownership Status Present Use
Public Acquisition Accessible

- 4. Owner of Property
- 5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition excellent good fair deteriorated ruins unexposed

Check one unaltered altered

Check one original site moved date _____

Describe the present and original (if known) physical appearance

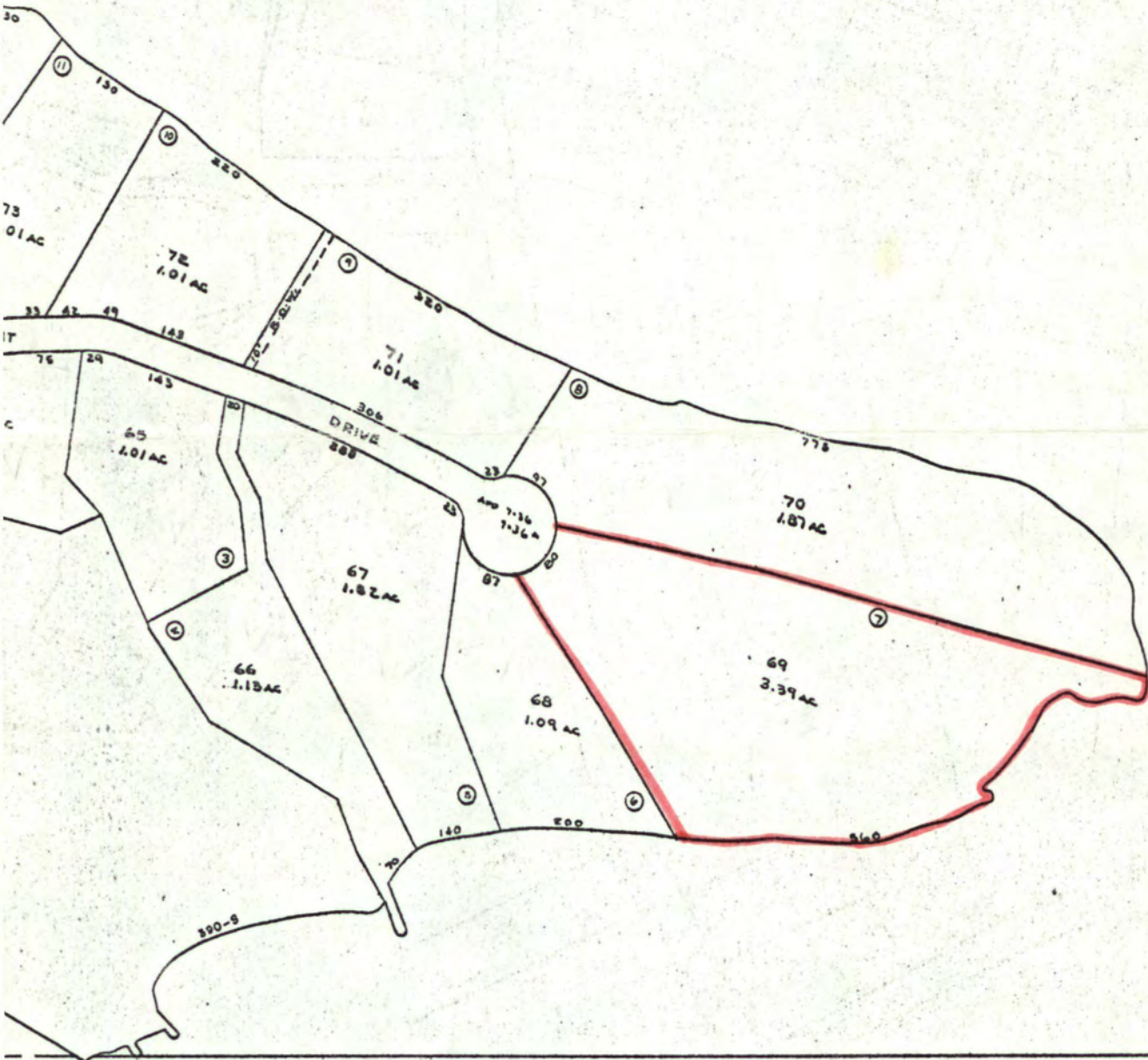
- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection



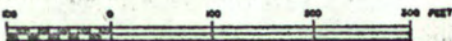
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Barnstable, Mass. MRA CTC45

Col. Charles Codman Est.
43 Blue Point Dr. 1979
Facing E



SCALE 1" = 100'



69



Barnstable, MA MRA
 Col. Charles Codman Estate
 43 Ocean View Dr., Cotuit
 Assessors' map, Scale: 1"=100'



Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000271