

116
M A - AREA

Barnstable, MA MRA
Area Letter Form numbers in this Area

| | |
|-------|--|
| CTB/C | |
|-------|--|

MASSACHUSETTS HISTORICAL COMMISSION
BOYLSTON STREET, BOSTON, MA 02116



Barnstable (Cotuit)

of Area (if any) Cotuit Historic
District

Use residential, commercial,
institutional

al Date or Period 19th and early
20th centuries

al Condition good to excellent

ge c. 95A (see sdata sheets)

ded by Candace Jenkins

Organization Barnstable Historical Comm.

Date 1986

Number each property for which individual
inventory forms have been completed.
Label streets including route numbers, if
any. Indicate north. (Attach a separate
sheet if space here is not sufficient).

see attached map

The Cotuit Historic District includes 107 buildings, and encompasses the areas
historically known as Cotuit Port and Cotuit Highground. Boundaries were selected
to encompass the areas of densest 19th century development, when this part of
Cotuit assumed the leading village role from the inland area of Santuit (Area CTA).

JTM REFERENCE A 191380 260 / 4608800
B 191380 010 / 4607030
C 191380 280 / 4607190
D 191380 480 / 4608610
USGS QUADRANGLE COTUIT
SCALE 1:25 000

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Cotuit Historic District possesses integrity of location, design, setting, materials, workmanship, feeling and association. It is significant as a major collection of 19th and early 20th century buildings related to both maritime industries and summer resort activities. It was home to many distinguished sea captains and summer visitors alike, and continues to reflect, in an unusually well preserved fashion, the patterns of 19th and early 20th century lifestyles on Cape Cod. Thus, the Cotuit Historic District meets criteria A, B, and C of the National Register of Historic Places.

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

Cotuit, the westernmost of Barnstable's villages, occupies a long neck of land surrounded by water: Popponessett Bay to the west, Osterville Harbor to the east, and Nantucket Sound to the south. The Cotuit Historic District is the area historically known as Cotuit Port (north) and Cotuit Highground (south). It begins at the intersection of Main Street and Lowell Avenue, and continues southward on Main Street to include most of the loop formed by Ocean View Avenue. Approximately 125 buildings are included in the district; most are residences, but a number of commercial and institutional buildings are found as well. Most date from the mid 19th to the early 20th century which is the district's period of greatest significance. Almost without exception, the district's buildings are of wood frame construction and 1 and 1/2 to 2 and 1/2 story height. The Federal and Greek Revival styles represent the district's early seafaring history, while later examples of the Italianate, Second Empire, Gothic Revival, Queen Anne and Colonial Revival styles reflect the area's ensuing development as a quiet summer resort favored by established Boston families. Buildings are generally set close to the street on lots of an acre or less.

HISTORICAL SIGNIFICANCE Explain historical importance of area and how the area relates to the development of other areas of the community.

The Cotuit Historic District is a remarkably large, cohesive and well preserved reflection of the rapid growth experienced by Barnstable's southern villages in the mid 19th century. The prosperity, diversity and sophistication which burst forth in this period produced an impressive village center which survives intact. The village of Cotuit was originally settled in the early 18th century in the area now known as Santuit (Area CTA); settlement occurred here because of fertile lands and its location at the intersection of major roads leading to neighboring towns. As maritime activities gradually replaced land based travel and resources in the early 19th century, the settlement center shifted southward toward Cotuit's extensive coast. That coast fostered not only early maritime industries such as ship building, salt making and shipping, but also later 19th and early 20th century summer resort development. To this day, Cotuit continues to epitomize a quiet Cape Cod village.

The Cotuit Historic District, known throughout the 19th century as Cotuit Port and Cotuit Highground, was sparsely settled at the beginning of the century. In the mid 19th century, an explosion of building occurred, fueled by the industries of oyster packing, fishing, ship building, salt making and coastal shipping. Many of the houses in the district were built by ship captains and reflect their wealth and social standing. Captains Benjamin F. Crosby, Alexander Childs, Pardon Burlingame, Francis Coleman, Thomas Chatfield, and Jarvis Nickerson all lived the Cotuit Port area, while Captains Richard Snow Handy, Lewis Phinney, Isaiah Fisher, Zideon Butler and Horace Nickerson lived in the Highground section.

BIBLIOGRAPHY and/or REFERENCES

CONT

- Barnstable County Atlases. 1858, 1880, 1907.
- Santuit-Cotuit Historical Society Records.
- Town of Barnstable Assessors and Clerk's Records.
- Trayser, Donald G. Barnstable, Three Centuries of a Cape Cod Town. 1939.
- The Seven Villages of Barnstable. 1976.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

| | |
|---|-------------------|
| Community: Barnstable (Cotuit) | Form No: CTB/C |
| Property Name: Cotuit Historic District | |

Indicate each item on inventory form which is being continued below.

Architectural Significance (cont)

Representative structures are described below:

CTC59- Samuel Dottridge House (c1790). Now owned by the Santuit-Cotuit Historical Society and operated as a museum, this is one of the oldest houses in the district. It is a full five bay, 1 and 1/2 story cottage which is believed to have originated as a three bay structure. Its symmetrical facade is centered around an entry with transom and simple surround. Windows are set in projecting frames directly beneath the cornice and contain 9/6 sash. A large central chimney pierces the ridge of the gable roof. The house is shingled.

CTC46- Captain Lewis Phinney House (c1849). Although much later in date, the Phinney House is similar to the Dottridge House and reflects the continuation of traditional building practices. Now a full five bay, 1 and 1/2 story cottage, it began as a three bay structure enclosed by a gable roof. Its entry is headed by a transom, while windows have splayed lintels and contain 6/6 sash. At some time in the later 19th century, the house was expanded by a one story side ell containing an entry of its own. At a still later date, the cottage was expanded to a full five bays. A four bay shed roof dormer has been added to the front slope of the roof. These changes are typical of houses in the district and reflect their evolutionary history.

CTB36- Hezekiah Coleman House (c1787). Owned by a successful sea captain and businessman, the Coleman House is a full two story example of the Federal period style enclosed by a fashionable hip roof with end chimneys. Its four bay facade includes an entry with entablature and lintel shelf, and simply framed windows with 6/6 sash. A long two story gable roof rear ell has a one story porch along its eastern flank. The entire structure is shingled.

CTC56- General John Mather House (c1830). Known by the name of a later summer owner, the Mather House is a four bay, 2 and 1/2 story structure enclosed by an overhanging gable roof characteristic of the mid-late 19th century. Tradition asserts that it originated as a 1 and 1/2 story cottage. Its asymmetrical facade is focused on an entry with what appears to be an early 20th century pedimented surround, perhaps added by Mather to update his new summer residence. The gable roof is pierced by end chimneys, and the house is extended by a two story ell to the side and rear. The house is clapboarded while the ell is shingled. Windows have wide lintels and contain 6/6 sash.

CTB17- Captain Alexander C. Childs House (c1833-34). Located on an exceptionally large lot at the corner of Main Street and Putnam Avenue, the Childs House forms an imposing estate that originally had a fine view of the harbor. It is a relatively grand example of the Greek Revival style, rising a full 2 and 1/2 stories to a gable roof, and boasting an enclosed porch across the facade. The house is trimmed by a wide frieze and projecting lintels over the windows. It is clapboarded and extended by a long rear ell. Captain Childs, later called the "Squire", was most successful on his long whaling voyages and later in the Pacific fur trade; sound investments assured his prosperity and probably led to his nickname.

CONT

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INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

| | |
|--|-------------------|
| Community: Barnstable (Cotuit) | Form No: CTB/C |
| Property Name: Cotuit Historic District | |

Indicate each item on inventory form which is being continued below.

Architectural Significance (cont)

CTB23- Captain Francis Coleman House (c1859). The Coleman House is a 1 and 1/2 story, sidehall Greek Revival style cottage enclosed by a gable roof and extended by a side wing, with an interesting twist to this common form. In the late 19th century, a two story bowed bay was added in the Queen Anne style complete with decorative shingling. The cottage itself is trimmed with cornerboard pilasters and a fully articulated entablature; windows have slightly projecting lintels and the entry is formally treated with a tra-beated surround incorporating narrow sidelights.

CTC58- Captain Horace Nickerson House (c1842). The Nickerson House is a rambling, shingle clad, 1 and 1/2 story cottage which has been greatly expanded from its original sidehall form. The original section is trimmed with corner pilasters carrying a full entablature under the eaves, and by an entry with sidelights and a shaped lintel. Later additions, while not copying these elements of the Greek Revival style, harmonize in terms of scale and materials to form a coherent whole. The house now reflects the appearance of a summer resort cottage as well as that of a mid 19th century captain's residence.

CTB27- Captain Jarvis Nickerson House (c1846). This house is a good vernacular example of the Gothic Revival style, and one of its rare occurrences in Barnstable. It is square in plan and rises 2 and 1/2 stories to intersecting gable roofs. The gables are trimmed with fancifully carved vergeboards whose design is repeated on a gable roof above the entry. Captain Nickerson is said to have fashioned these decorative elements on one of his long sea voyages. A bay window is located next to the entry and a lancet window is found in the gable field; elsewhere windows have wide lintels and contain 1/1 replacement sash. The house is sheathed with clapboards. After Captain Nickerson's death in 1892, his wife took in summer boarders and named the house the "Bay View House".

CTB39- James West House (c1850). This modest mid 19th century cottage was built by its carpenter owner. It is a variant on the typical mid 19th century cottage facing gable end to the street and extended by a side wing. In this case, the details are taken from the Gothic Revival and Italianate styles rather than the more common Greek Revival style. Gothic Revival features are confined to decorative lintels over the windows which contain 2/2 sash, while Italianate features include a bracketed cornice. Also reflecting the Gothic Revival style is the steeply pitched gable roof.

CTB15- Captain Benjamin Crosby House (1870's). The Crosby House appears to have evolved in two sections. The first is a 1 and 1/2 story gable roof section distinguished by windows with boldly projecting lintels and a bay window, both elements of the Italianate style popular in the 1850's-1870's. The second is a 1 and 1/2 story cross gable section with large pedimented dormers and wrap around porch with turned posts characteristic of the turn-of-the-century Queen Anne and Colonial Revival styles. Both parts form a harmonious whole.

CTB20- Captain John Handy House (1860's). Upon construction, the Captain John Handy House was a typical 2 and 1/2 story Italianate style house with its entry located on the long side, and with a rear ell. It is trimmed with a wide cornice, cornerboards treated as pilasters, and windows with projecting lintels and 2/2 sash. It is separated from the street by a handsome wooden picket fence with a scalloped profile. In the early 20th century, the house was updated in the currently popular Colonial Revival style. Alterations include an elaboration of the cornice along with new window surrounds and 6/6 sash. The house thus represents two important periods of Cotuit's history: seafaring and summer resort.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

| | |
|--|-------------------|
| Community: Barnstable (Cotuit) | Form No: CTB/C |
| Property Name: Cotuit Historic District | |

Indicate each item on inventory form which is being continued below.

Architectural Significance (cont)

Several non-residential buildings are included in the district.

CTB19- Milton Crocker Store (c1863). One of several late 19th century stores remaining in Barnstable's various villages, the Crocker Store is a particularly handsome example. It is made up of two separate buildings dating from c1863 that were joined in the mid 20th century. Both original sections are 2 and 1/2 story wood frame structures enclosed by gable roofs, facing gable end to the street. Their major stylistic features are Italianate paired brackets that run beneath the eaves. The buildings are now connected by a two story section and by a one story porch which runs across the entire facade.

CTB28- Freedom Hall (1860-61). Freedom Hall was erected in a central location in the newly emerging village center at Cotuit Port. Its erection as a place of assembly and free speech followed the pattern of other villages in Barnstable in the mid-19th century. It is a handsome local example of the Greek Revival style, rising 1 and 1/2 stories to a gable roof and facing gable end to the street. It is trimmed with paneled pilasters as cornerboards, and a wide, fully articulated entablature. The entry, which is framed by pilasters and a shaped lintel, is centered on the three bay facade. Windows have projecting lintels and contain 12/12 sash.

CTB29- Union Meeting House (1846). Adjacent to Freedom Hall is the village meeting house which was constructed as a place for all existing denominations- Baptist, Methodist, and Congregational-----to worship together; this spirit of cooperation also followed the pattern of other Barnstable villages. It was designed in the Greek Revival style with its broad gable end facing the street and containing the entry. In 1872, the building was remodeled with the addition of an offset steeple whose design was copied from the church in Centerville (Area CVC).

Historical Significance (cont)

In the mid 19th century, the Cotuit Historic District began to develop as the center of village life, usurping the position formerly held by Santuit (Area CTA). Several shops (CTB19), along with Freedom Hall (CTB28) a village gathering place, and Union Meeting House (CTB29) a multi-denominational church, formed the core of the newly emerging community.

During the later 19th century, Cotuit, as well as most of Cape Cod, was becoming a popular summer resort. Cotuit developed several inns during this period to serve the growing numbers of summer visitors, all of whom could not afford to purchase their own summer homes. The inns included the Santuit House, the Cotuit Inn, Bay View House, all in Cotuit Port, and the Pines in Cotuit Highground. Samuel Hooper, a wealthy Bostonian married to Anne Sturgis of the noted Barnstable Village family, is generally recognized as Barnstable's first summer visitor. He purchased the Braddock Crocker House (c1783; CTB41) overlooking Upper Cotuit Harbor in Cotuit Port in 1849. Hooper, who served six terms in the U.S. Congress beginning in 1861, was the first of several distinguished

CONT

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INVENTORY FORM CONTINUATION SHEET

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| | |
|--|-------------------|
| Community: Barnstable (Cotuit) | Form No: CTB/C |
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Indicate each item on inventory form which is being continued below.

Historical Significance (cont)

Bostonians to adopt Cotuit as their summer home. By 1866, they included Judge Fletcher, Col. Charles R. Codman (CTC45), George G. Lowell, John T. Coolidge, James Parker and Augustus T. Perkins. According to Trayser, many others followed in the next decade.

One Boston correspondent described Cotuit thus in the 1870s: "Very pretty, very small, very quaint, and very Puritanical. Unlike Newport or Saratoga, everything and everybody is at rest and silent on Sunday; no racing teams and gaily attired ladies on the road; no bathers or promenaders on the beach; no white sails flitting across the waters of the bay. But they made plenty of noise during week-days, in fact they make an extra good row, in order to make up for Sundays." (Trayser, 1939; p.397).

Cotuit retains much of this character today.

END

Staple to Inventory form at bottom

Cotuit

Village:

District Name: Cotuit

| Map & Parcel | Acreage | Street Address | Historic Name/Inventory # | Date | Style | Status |
|--------------|---------|-----------------|--|----------|------------------------------|--------|
| 36/063 | 1.28 | Main Street | garage, shed | | | NC |
| 36/017 | 1.03 | 651 Main Street | Gilbert F. Crocker House CTB64 | c.1860 | Greek Revival | C |
| 36/016 | 1.3 | Main Street | new house | c.1950 | Repro Cape | NC |
| 36/015 | 2.38 | 671 Main Street | Gardner House CTB66 | Pre-1858 | Greek Revival/ Italianate | C |
| 36/013 | .42 | 689 Main Street | Phinney House CTB67 | c.1857 | Italianate | C |
| 36/010 | .43 | 701 Main Street | Betsy Lovell House CTB16 | c.1857 | Greek Revival | C |
| 36/009 | 1.43 | 709 Main Street | Capt. James Coon House CTB68 | c.1860 | Greek Revival | C |
| 36/008 | 1.09 | 727 Main Street | Charles C. Bearnse House CTB69 | Pre-1858 | Greek Revival | C |
| 36/046 | 1.6 | 737 Main Street | Milton Crocker Store CTB19 | c.1863 | Greek Revival | C |
| 36/007 | 1.09 | Main Street | Vacant | n/a | n/a | NC |
| 36/006 | .4 | 759 Main Street | Capt. John Handy CTB20 | c.1860 | Italianate/ Greek Revival | C |
| 36/030 | .79 | 658 Main Street | Elijah Turner House (guest house) CTB65 | c.1860 | Greek Revival | C |
| 36/031 | .56 | 674 Main Street | Capt. Benj. Crosby CTB15 | c.1870 | Italianate/QA | C |
| 36/032 | .68 | Main Street | Vacant | n/a | n/a | NC |
| 36/049 | .68 | 700 Main Street | new house | Recent | Repro-Cape | NC |
| 36/033 | .78 | 10 Putnam Ave. | Alex Childs House CTB17 | c.1833 | Greek Revival | C |

Cotuit

Village:

District Name: Cotuit

| Map & Parcel | Acreage | Street Address | Historic Name/Inventory # | Date | Style | Status |
|--------------|---------|----------------------|-----------------------------------|--------|-----------------------|--------|
| 36/034 | .22 | 5 Putnam Avenue | Capt. Randall Kelley CTB18 | c.1850 | Federal/Greek Revival | C |
| 36/043 | .28 | 15 Putnam Avenue | Luther K. Baker CTB70 | c.1860 | Mansard | C |
| 36/035 | .44 | 746 Main Street | Capt. Asa Coleman CTB71 | 1846 | Federal/Greek Revival | C |
| 36/049 | 1.73 | 756 Main Street | Hezekiah Coleman CTB72 | 1826 | Federal | C |
| 35/037 | .29 | Main/9 Coolidge | new house | n/a | n/a | NC |
| 35/41 | 1.35 | 775 Main Street | Burlingame House CTB21 | c.1843 | Greek Revival | C |
| 35/068 | 1.01 | 785 Main Street | James Coleman House CTB74 | 1846 | Greek Revival | C |
| 35/103 | 1.02 | 801 Main Street | new house | c.1950 | n/a | NC |
| 35/067 | .32 | 809 Main Street | Alfred Bearse House CTB75 | 1849 | Federal/Greek Revival | C |
| 35/064 | .19 | 819 Main Street | Bearse-Parker House CTB22 | c.1890 | Vernacular | C |
| 35/063 | .22 | 825 Main Street | Grafton Phinney House CTB76 | 1834 | Federal | C |
| 35/059 | 2.08 | 845 Main Street | Capt. Francis Coleman CTB23 | 1859 | Greek Revival | C |
| 35/058 | .37 | 857 Main Street | Franklin Carnett House CTB79 | 1863 | Greek Revival | C |
| 35/055 | .48 | Main Street | Cotuit Library CTB80 | c.1910 | Classical Revival | C |
| 35/051 | 1.19 | Main Street | Memorial Park CTB25 | 1946 | n/a | C |
| 35/090 | .22 | 906 Main/School Sts. | Gas Station | Recent | n/a | NC |
| 35/051 | | Main Street | World War I Veterans Mem. CTB907 | 1920 | n/a | C |
| 35/051 | | Main Street | World War II Veterans Mem. CTB908 | 1950 | n/a | C |

Cotuit

Village:

District Name: Cotuit

| Map & Parcel | Acreage | Street Address | Historic Name/Inventory # | Date | Style | Statu | |
|--------------|---------|-------------------|-------------------------------|--------|------------|-----------------------|----|
| 35/099 | .24 | 911 Main Street | H.F. Scudder House | c.1900 | QA | C | |
| 35/012 | .97 | 933 Main Street | Central House | CTB86 | 1840s | QA | C |
| 35/100 | .72 | Main Street | new small building | Recent | n/a | N C | |
| 35/011 | 1 | 941 Main Street | new house | Recent | Repro-Cape | NC | |
| 35/010 | .29 | 957 Main Street | Whipple House | CTB87 | 1872 | Vernacular | C |
| 35/009 | .41 | 965 Main Street | Capt. Hallett House | CTB88 | 1872-73 | Vernacular | C |
| 35/008 | .42 | 975 Main Street | "Fish" House | CTB90 | 1830 | Greek Revival | C |
| 35/105 | 1.09 | 790 Main Street | John Coleman's Hardware Store | CTB73 | c.1880 | QA | C |
| 35/069 | .63 | 804 Main Street | | Recent | n/a | NC | |
| 35/070 | .67 | 820 Main Street | | Recent | Repro Cape | NC | |
| 35/075 | .12 | 842 Main Street | Old Post Office | CTB77 | 1870 | Vernacular | C |
| 35/074 | 1.1 | 15 Old Shore | Childs Homestead | CTB78 | c.1820 | Federal | C |
| 35/076 | .62 | 854 Main Street | Capt. Thos. Chatfield | CTB24 | c.1860 | Federal/Greek Revival | C |
| 35/077 | .61 | 868 Main Street | Federated Church Parsonage | CTB81 | | | C |
| 35/078 | 2.5 | Main Street | Frontage | | n/a | n/a | NC |
| 35/087 | .45 | 886 Main/OP | Irving Phinney House | CTB83 | c.1860s | Mansard | C |
| 35/091 | .21 | Main/Oyster Place | Office | | Recent | n/a | NC |

Cotuit

Village:

District Name: Cotuit

| Map & Parcel | Acreage | Street Address | Historic Name/Inventory # | Date | Style | Statu | |
|--------------|---------|-----------------------|------------------------------------|--------|---------|---------------|----|
| 35/090 | .6 | 910 Main/Oyster Place | Frontage (new house on lot) | n/a | n/a | NC | |
| 35/092 | 1.1 | 916 Main Street | Jarvis Nickerson | CTB27 | 1846 | Gothic | C |
| 35/093 | .92 | 932 Main Street | Capt. Washington Robbins Hse. | CTB85 | c.1900 | Colonial Rev. | C |
| 35/094 | .68 | 944 Main Street | | | Recent | Repro Cape | NC |
| 35/095 | .46 | 960 Main Street | | | Recent | n/a | NC |
| 35/096 | .97 | Main Street | W.T. Jenney Estate | CTB89 | | | C |
| 34/030 | .35 | Main Street | Freedom Hall | CTB28 | 1860-61 | Greek Revival | C |
| 34/031 | .28 | 988 Main Street | Union Meetinghouse | CTB29 | 1846 | Greek Revival | C |
| 34/036 | .25 | 990 Main Street | new house | | Recent | n/a | |
| 34/062 | 1.04 | 996 Main Street | new house | | Recent | n/a | NC |
| 34/061 | .96 | 1000 Main Street | new house | | Recent | n/a | NC |
| 35/038 | 1.55 | Main Street | vacant | | n/a | n/a | NC |
| 34/039 | 1.59 | 1036 Main Street | Cephas Baker/ Ozial Baker House | CTB98 | c.1854 | Greek Revival | C |
| 34/040 | .68 | Ocean View | Vacant | | n/a | n/a | NC |
| 34/041 | .38 | 19 Ocean View | Levi Nickerson House | CTC44 | 1858 | Greek Revival | C |
| 34/077 | .15 | 35 Ocean View | new house | | Recent | n/a | NC |
| 34/044 | 1.01 | 61 Ocean View | Capt. Lewis Phinney House | CTC46 | c.1849 | Federal | C |
| 34/045 | 10.87 | 69 Ocean View | Frontage (E20th house on lot) | | n/a | n/a | NC |
| 34/060 | .55 | 131 Ocean View | Rothwell Carriage Hse. | CTC131 | c.1900 | vernacular | C |
| 34/015 | 1.6 | 149 Ocean View | Samuel Nickerson Hse. | CTC53 | c.1811 | L. Georgian | C |

DISTRICT DATA SHEET

Barnstable MA, MRA
Cotuit

Village:

District Name: Cotuit

| Map & Parcel | Acreeage | Street Address | Historic Name/Inventory # | Date | Style | Status |
|--------------|----------|--------------------|--------------------------------|--------|-----------------------|--------|
| 34/057 | .42 | DB Main/Ocean View | Capt. Nickerson's Store CTC101 | c.19th | Vernacular | C |
| 34/056 | .36 | 38 Ocean View | Gustavus Scudder Hse. CTC132 | c.1870 | Mansard | C |
| 34/055 | .83 | Ocean View | Vacant | n/a | n/a | NC |
| 34/054 | .27 | 72 Ocean View | Capt. Leander Nickerson CTC47 | c.1820 | Federal | C |
| 34/053/1 | .78 | 80 Ocean View | Capt. Richard Snow Handy CTC48 | c.1840 | Greek Revival | C |
| 34/052 | .39 | 92 Ocean View | Capt. Isaiah Fisher CTC49 | c.1880 | Vernacular | C |
| 34/050 | .47 | 110 Ocean View | John Dottridge Homestead CTC50 | 1842 | Greek Revival | C |
| 34/049 | .32 | 120 Ocean View | Nickerson Cottage CTC51 | c.1850 | Federal/Greek Revival | C |
| 34/048 | .24 | 128 Ocean View | Oliver Nickerson House CTC52 | c.1850 | Greek Revival | C |
| 34/047 | .67 | 134 Ocean View | Solomon Haskins Hse. CTC130 | c.1890 | QA | C |
| 33/028 | .51 | 142 Ocean View | Rothwell Gardener's Hse CTC129 | c.1860 | Mansard | C |
| 34/029 | .53 | 989 Main Street | James Fish House CTB92 | c.1823 | Federal/Greek Revival | C |
| 34/027 | .38 | .995 Main Street | Capt. Aaron Nickerson CTB93 | c.1843 | Greek Revival | C |
| 34/026 | 1.24 | 1011 Main Street | Capt. Austin Burlingame CTB94 | c.1840 | Greek Revival | C |
| 34/023 | .94 | 1019 Main Street | Capt. Shedrick Nickerson CTB95 | c.1842 | Greek Revival | C |
| 34/025 | .39 | 12 Piney Road | Harvey Fisher House CTC96 | c.1872 | QA | C |

DISTRICT DATA SHEET

Barnstable MA, MRA

Cotuit

Village:

District Name: Cotuit

| Map & Parcel | Acreage | Street Address | Historic Name/Inventory # | Date | Style | Statu |
|--------------|---------|------------------|-----------------------------------|---------|---------------|-------|
| 34/018 | .37 | 1035 Main Street | Ursalind Nickerson Hse CTB97 | c.1910 | CR | C |
| 34/017 | 1.75 | 1045 Main Street | Edward Meacham Hse. CTC99 | c.1910 | CR | C |
| 34/016 | 1.81 | 1055 Main Street | Gilbert Nickerson CTC100 | c.1870 | Mansard | C |
| 34/015 | .59 | 1067 Main Street | | Recent | n/a | NC |
| 34/059 | .37 | Main Street | | Recent | n/a | NC |
| 34/014 | .46 | 1081 Main Street | Wesley Wright CTC102 | c.1880s | Vernacular | C |
| 34/011 | .34 | 1089 Main Street | Ellen A. Cash CTC103 | c.19th | Vernacular | C |
| 34/010 | .72 | 1097 Main Street | Snow House CTC104 | 1890 | Vernacular | C |
| 34/009 | 1.0 | 1109 Main Street | Capt. Bennett Dottridge CTC105 | c.1870 | Mansard | C |
| 34/008 | .8 | 1119 Main Street | Capt. Wendell Nickerson CTC106 | c.1870 | Mansard | C |
| 34/005 | .37 | 1131 Main Street | Alexander E. Nickerson, Jr CTC107 | c.1900 | CR | C |
| 34/004 | .75 | 1141 Main Street | Horace Nickerson House CTC108 | 1874 | Vernacular | C |
| 34/002 | .49 | 1151 Main Street | Alexander Nickerson CTC109 | c.1864 | Greek Revival | C |
| 34/001 | .50 | 1159 Main Street | Union Parsonage CTC110 | 1854 | Greek Revival | C |
| 34/053/2 | .36 | 1106 Main Street | | Recent | n/a | N |
| 34/051 | .56 | Main Street | Samuel Dottridge House CTC59 | c.1790 | Federal | C |
| 34/058 | .32 | 1160 Main Street | Capt. Orin Nickerson CTC111 | c.1875 | Vernacular | C |

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Village:

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| Map & Parcel | Acreage | Street Address | Historic Name/Inventory # | Date | Style | Status |
|--------------|---------|------------------|------------------------------------|----------|--------------------------|--------|
| 33/011 | .39 | 164 Ocean View | Fisher Cottage CTC54 | c.1850 | Federal | C |
| 33/010 | .51 | 172 Ocean View | Capt. Zideon Butler CTC55 | c.1880 | Vernacular | C |
| 33/009 | 1.07 | 188 Ocean View | General Mather House CTC56 | c.1830 | Federal/Greek Revival | C |
| 33/033 | .28 | 1180 Main Street | Capt. Richard Handy, Jr. CTC113 | | | |
| 33/034 | .26 | 1194 Main Street | Capt. Edric Cash Hse. CTC114 | | | |
| 33/012 | .4 | 1202 Main Street | Capt. Oliver Lumbert CTC116 | c.1880 | CR | C |
| 33/013 | .54 | 1220 Main Street | Capt. Edson Nickerson CTC118 | c.1880 | Mansard | C |
| 33/005 | .28 | 4 Sea Street | Capt. Seth Handy CTC121 | c.1860 | Greek Revival | C |
| 18/077 | .56 | 1257 Main Street | Green Schoolhouse CTC123 | c.1860 | Greek Revival | C |
| 18/078 | .46 | 1243 Main Street | William H. Sturgis CTC122 | c.1850 | Greek Revival | C |
| 18/060 | .71 | 1288 Main Street | Capt. Richard Handy, Sr. CTC120 | Pre-1840 | Greek Revival | C |
| 18/061 | .24 | 1221 Main Street | Capt. Frederick Rogers CTC119 | c.1845 | Greek Revival | C |
| 18/066 | .78 | 1207 Main Street | Andrew C. Nickerson CTC117 | c.1880 | Mansard | C |
| 19/165 | .46 | 1199 Main Street | Capt. Ulysses Hull Hse. CTC115 | c.1860 | Greek Revival | C |
| 19/164 | .46 | 20 Hull Lane | | c.1870 | Mansard | C |
| 19/130 | 2.89 | 1169 Main Street | Capt. Urial Hutchins CTC112 | Pre-1880 | Board & Batten | C |

87000317
Criteria B

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Cotuit Historic District (Barnstable MRA)
Barnstable County
MASSACHUSETTS

Substantive Review

JAN 27 1987

Working No. _____
Fed. Reg. Date: _____
Date Due: 2/26/87 - 3/13/87
Action: ACCEPT
 RETURN 3-13-87
 REJECT _____
Federal Agency: _____

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

Substantive Review: sample request appeal NR decision

Reviewer's comments:

*see general comments
for MRA.*

Recom./Criteria Return
Reviewer Stewart
Discipline Architectural History
Date 3/13/87
_____ see continuation sheet

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

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 unaltered altered original site moved date _____

Describe the present and original (if known) physical appearance

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

8. Significance

Period _____ Areas of Significance—Check and justify below _____

Specific dates _____ Builder/Architect _____

Statement of Significance (*in one paragraph*) _____

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature _____

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed Patrick Andrews Date 3/13/87 Phone: _____

FORM A - AREA

Area Letter Form numbers in this Area

| | |
|-------|--|
| CTB/C | |
|-------|--|

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET, BOSTON, MA 02116

Town Barnstable (Cotuit)

Name of Area (if any) Cotuit Historic District

Present Use residential, commercial, institutional

General Date or Period 19th and early 20th centuries

General Condition good to excellent

Acreage c. 95A (see data sheets)

Recorded by Candace Jenkins

Organization Barnstable Historical Comm.

Date 1986

Photos (3"x3" or 3"x5" black & white) - Indicate on back of each photo street addresses for buildings shown. Staple to left side of form.

Sketch Map. Draw a general map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Indicate north. (Attach a separate sheet if space here is not sufficient).

see attached map

The Cotuit Historic District includes 108 buildings, and encompasses the areas' historically known as Cotuit Port and Cotuit Highground. Boundaries were selected to encompass the areas of densest 19th century development, when this part of Cotuit assumed the leading village role from the inland area of Santuit (Area CTA).

CONTRIBUTING/NONCONTRIBUTING STATUS

| | | |
|--------------|------|------|
| Buildings: | 88C, | 20NC |
| Structures*: | 17C, | 37NC |
| Monuments: | 1C, | 1NC |
| Park: | | 1NC |
| Vacant lots: | | 8NC |

*garages, sheds, barns, guesthouses, and cottages were counted as structures because of their temporary nature.

UTM REFERENCE A 191380 260 / 4608800
B 191380 010 / 4607030
C 191380 280 / 4607190
D 191380 480 / 4608610

USGS QUADRANGLE COTUIT
SCALE 1:25 000

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Cotuit Historic District possesses integrity of location, design, setting, materials, workmanship, feeling and association. It is significant as a major collection of 19th and early 20th century buildings related to both maritime industries and summer resort activities. It was home to many distinguished sea captains and summer visitors alike, and continues to reflect, in an unusually well preserved fashion, the patterns of 19th and early 20th century lifestyles on Cape Cod. Thus, the Cotuit Historic District meets criteria A, and C of the National Register of Historic Places.

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

Cotuit, the westernmost of Barnstable's villages, occupies a long neck of land surrounded by water: Popponessett Bay to the west, Osterville Harbor to the east, and Nantucket Sound to the south. The Cotuit Historic District is the area historically known as Cotuit Port (north) and Cotuit Highground (south). It begins at the intersection of Main Street and Lowell Avenue, and continues southward on Main Street to include most of the loop formed by Ocean View Avenue. Approximately 125 buildings are included in the district; most are residences, but a number of commercial and institutional buildings are found as well. Most date from the mid 19th to the early 20th century which is the district's period of greatest significance. Almost without exception, the district's buildings are of wood frame construction and 1 and 1/2 to 2 and 1/2 story height. The Federal and Greek Revival styles represent the district's early seafaring history, while later examples of the Italianate, Second Empire, Gothic Revival, Queen Anne and Colonial Revival styles reflect the area's ensuing development as a quiet summer resort favored by established Boston families. Buildings are generally set close to the street on lots of an acre or less.

HISTORICAL SIGNIFICANCE Explain historical importance of area and how the area relates to the development of other areas of the community.

The Cotuit Historic District is a remarkably large, cohesive and well preserved reflection of the rapid growth experienced by Barnstable's southern villages in the mid 19th century. The prosperity, diversity and sophistication which burst forth in this period produced an impressive village center which survives intact. The village of Cotuit was originally settled in the early 18th century in the area now known as Santuit (Area CTA); settlement occurred here because of fertile lands and its location at the intersection of major roads leading to neighboring towns. As maritime activities gradually replaced land based travel and resources in the early 19th century, the settlement center shifted southward toward Cotuit's extensive coast. That coast fostered not only early maritime industries such as ship building, salt making and shipping, but also later 19th and early 20th century summer resort development. To this day, Cotuit continues to epitomize a quiet Cape Cod village.

The Cotuit Historic District, known throughout the 19th century as Cotuit Port and Cotuit Highground, was sparsely settled at the beginning of the century. In the mid 19th century, an explosion of building occurred, fueled by the industries of oyster packing, fishing, ship building, salt making and coastal shipping. Many of the houses in the district were built by ship captains and reflect their wealth and social standing. Captains Benjamin F. Crosby, Alexander Childs, Pardon Burlingame, Francis Coleman, Thomas Chatfield, and Jarvis Nickerson all lived the Cotuit Port area, while Captains Richard Snow Handy, Lewis Phinney, Isaiah Fisher, Zideon Butler and Horace Nickerson lived in the Highground section.

BIBLIOGRAPHY and/or REFERENCES

CONT

- Barnstable County Atlases. 1858, 1880, 1907.
- Santuit-Cotuit Historical Society Records.
- Town of Barnstable Assessors and Clerk's Records.
- Trayser, Donald G. Barnstable, Three Centuries of a Cape Cod Town. 1939.
- The Seven Villages of Barnstable. 1976.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

| | |
|--|-------------------|
| Community: Barnstable (Cotuit) | Form No: CTB/C |
| Property Name: Cotuit Historic District | |

Indicate each item on inventory form which is being continued below.

Architectural Significance (cont)

Representative structures are described below:

CTC59- Samuel Dottridge House (c1790). Now owned by the Santuit-Cotuit Historical Society and operated as a museum, this is one of the oldest houses in the district. It is a full five bay, 1 and 1/2 story cottage which is believed to have originated as a three bay structure. Its symmetrical facade is centered around an entry with transom and simple surround. Windows are set in projecting frames directly beneath the cornice and contain 9/6 sash. A large central chimney pierces the ridge of the gable roof. The house is shingled.

CTC46- Captain Lewis Phinney House (c1849). Although much later in date, the Phinney House is similiar to the Dottridge House and reflects the continuation of traditional building practices. Now a full five bay, 1 and 1/2 story cottage, it began as a three bay structure enclosed by a gable roof. Its entry is headed by a transom, while windows have splayed lintels and contain 6/6 sash. At some time in the later 19th century, the house was expanded by a one story side ell containing an entry of its own. At a still later date, the cottage was expanded to a full five bays. A four bay shed roof dormer has been added to the front slope of the roof. These changes are typical of houses in the district and reflect their evolutionary history.

CTB36- Hezekiah Coleman House (c1787). Owned by a successful sea captain and businessman, the Coleman House is a full two story example of the Federal period style enclosed by a fashionable hip roof with end chimneys. Its four bay facade includes an entry with entablature and lintel shelf, and simply framed windows with 6/6 sash. A long two story gable roof rear ell has a one story porch along its eastern flank. The entire structure is shingled.

CTC56- General John Mather House (c1830). Known by the name of a later summer owner, the Mather House is a four bay, 2 and 1/2 story structure enclosed by an overhanging gable roof characteristic of the mid-late 19th century. Tradition asserts that it originated as a 1 and 1/2 story cottage. Its asymmetrical facade is focused on an entry with what appears to be an early 20th century pedimented surround, perhaps added by Mather to update his new summer residence. The gable roof is pierced by end chimneys, and the house is extended by a two story ell to the side and rear. The house is clapboarded while the ell is shingled. Windows have wide lintels and contain 6/6 sash.

CTB17- Captain Alexander C. Childs House (c1833-34). Located on an exceptionally large lot at the corner of Main Street and Putnam Avenue, the Childs House forms an imposing estate that originally had a fine view of the harbor. It is a relatively grand example of the Greek Revival style, rising a full 2 and 1/2 stories to a gable roof, and boasting an enclosed porch across the facade. The house is trimmed by a wide frieze and projecting lintels over the windows. It is clapboarded and extended by a long rear ell. Captain Childs, later called the "Squire", was most successful on his long whaling voyages and later in the Pacific fur trade; sound investments assured his prosperity and probably led to his nickname.

CONT

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

| | |
|--|-------------------|
| Community: Barnstable (Cotuit) | Form No: CTB/C |
| Property Name: Cotuit Historic District | |

Indicate each item on inventory form which is being continued below.

Architectural Significance (cont)

CTB23- Captain Francis Coleman House (c1859). The Coleman House is a 1 and 1/2 story, sidehall Greek Revival style cottage enclosed by a gable roof and extended by a side wing, with an interesting twist to this common form. In the late 19th century, a two story bowed bay was added in the Queen Anne style complete with decorative shingling. The cottage itself is trimmed with cornerboard pilasters and a fully articulated entablature; windows have slightly projecting lintels and the entry is formally treated with a tra-beated surround incorporating narrow sidelights.

CTC58- Captain Horace Nickerson House (c1842). The Nickerson House is a rambling, shingle clad, 1 and 1/2 story cottage which has been greatly expanded from its original sidehall form. The original section is trimmed with corner pilasters carrying a full entablature under the eaves, and by an entry with sidelights and a shaped lintel. Later additions, while not copying these elements of the Greek Revival style, harmonize in terms of scale and materials to form a coherent whole. The house now reflects the appearance of a summer resort cottage as well as that of a mid 19th century captain's residence.

CTB27- Captain Jarvis Nickerson House (c1846). This house is a good vernacular example of the Gothic Revival style, and one of its rare occurrences in Barnstable. It is square in plan and rises 2 and 1/2 stories to intersecting gable roofs. The gables are trimmed with fancifully carved vergeboards whose design is repeated on a gable roof above the entry. Captain Nickerson is said to have fashioned these decorative elements on one of his long sea voyages. A bay window is located next to the entry and a lancet window is found in the gable field; elsewhere windows have wide lintels and contain 1/1 replacement sash. The house is sheathed with clapboards. After Captain Nickerson's death in 1892, his wife took in summer boarders and named the house the "Bay View House".

CTB39- James West House (c1850). This modest mid 19th century cottage was built by its carpenter owner. It is a variant on the typical mid 19th century cottage facing gable end to the street and extended by a side wing. In this case, the details are taken from the Gothic Revival and Italianate styles rather than the more common Greek Revival style. Gothic Revival features are confined to decorative lintels over the windows which contain 2/2 sash, while Italianate features include a bracketed cornice. Also reflecting the Gothic Revival style is the steeply pitched gable roof.

CTB15- Captain Benjamin Crosby House (1870's). The Crosby House appears to have evolved in two sections. The first is a 1 and 1/2 story gable roof section distinguished by windows with boldly projecting lintels and a bay window, both elements of the Italianate style popular in the 1850's-1870's. The second is a 1 and 1/2 story cross gable section with large pedimented dormers and wrap around porch with turned posts characteristic of the turn-of-the-century Queen Anne and Colonial Revival styles. Both parts form a harmonious whole.

CTB20- Captain John Handy House (1860's). Upon construction, the Captain John Handy House was a typical 2 and 1/2 story Italianate style house with its entry located on the long side, and with a rear ell. It is trimmed with a wide cornice, cornerboards treated as pilasters, and windows with projecting lintels and 2/2 sash. It is separated from the street by a handsome wooden picket fence with a scalloped profile. In the early 20th century, the house was updated in the currently popular Colonial Revival style. Alterations include an elaboration of the cornice along with new window surrounds and 6/6 sash. The house thus represents two important periods of Cotuit's history: seafaring and summer resort.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

| | |
|--|-------------------|
| Community: Barnstable (Cotuit) | Form No: CTB/C |
| Property Name: Cotuit Historic District | |

Indicate each item on inventory form which is being continued below.

Architectural Significance (cont)

Several non-residential buildings are included in the district.

CTB19- Milton Crocker Store (c1863). One of several late 19th century stores remaining in Barnstable's various villages, the Crocker Store is a particularly handsome example. It is made up of two separate buildings dating from c1863 that were joined in the mid 20th century. Both original sections are 2 and 1/2 story wood frame structures enclosed by gable roofs, facing gable end to the street. Their major stylistic features are Italianate paired brackets that run beneath the eaves. The buildings are now connected by a two story section and by a one story porch which runs across the entire facade.

CTB28- Freedom Hall (1860-61). Freedom Hall was erected in a central location in the newly emerging village center at Cotuit Port. Its erection as a place of assembly and free speech followed the pattern of other villages in Barnstable in the mid-19th century. It is a handsome local example of the Greek Revival style, rising 1 and 1/2 stories to a gable roof and facing gable end to the street. It is trimmed with paneled pilasters as cornerboards, and a wide, fully articulated entablature. The entry, which is framed by pilasters and a shaped lintel, is centered on the three bay facade. Windows have projecting lintels and contain 12/12 sash.

CTB29- Union Meeting House (1846). Adjacent to Freedom Hall is the village meeting house which was constructed as a place for all existing denominations- Baptist, Methodist, and Congregational-----to worship together; this spirit of cooperation also followed the pattern of other Barnstable villages. It was designed in the Greek Revival style with its broad gable end facing the street and containing the entry. In 1872, the building was remodeled with the addition of an offset steeple whose design was copied from the church in Centerville (Area CVC).

Historical Significance (cont)

In the mid 19th century, the Cotuit Historic District began to develop as the center of village life, usurping the position formerly held by Santuit (Area CTA). Several shops (CTB19), along with Freedom Hall (CTB28) a village gathering place, and Union Meeting House (CTB29) a multi-denominational church, formed the core of the newly emerging community.

During the later 19th century, Cotuit, as well as most of Cape Cod, was becoming a popular summer resort. Cotuit developed several inns during this period to serve the growing numbers of summer visitors, all of whom could not afford to purchase their own summer homes. The inns included the Santuit House, the Cotuit Inn, Bay View House, all in Cotuit Port, and the Pines in Cotuit Highground. Samuel Hooper, a wealthy Bostonian married to Anne Sturgis of the noted Barnstable Village family, is generally recognized as Barnstable's first summer visitor. He purchased the Braddock Crocker House (c1783; CTB41) overlooking Upper Cotuit Harbor in Cotuit Port in 1849. Hooper, who served six terms in the U.S. Congress beginning in 1861, was the first of several distinguished

CONT

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INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

| | |
|---|-------------------|
| Community: BARNSTABLE (Cotuit) | Form No: CTB/C |
| Property Name: Cotuit Historic District | |

JAN 27 1967

Indicate each item on inventory form which is being continued below.

Historical Significance (cont)

Bostonians to adopt Cotuit as their summer home. By 1866, they included Judge Fletcher, Col. Charles R. Codman (CTC45), George G. Lowell, John T. Coolidge, James Parker and Augustus T. Perkins. According to Trayser, many others followed in the next decade.

One Boston correspondent described Cotuit thus in the 1870s: "Very pretty, very small, very quaint, and very Puritanical. Unlike Newport or Saratoga, everything and everybody is at rest and silent on Sunday; no racing teams and gaily attired ladies on the road; no bathers or promenaders on the beach; no white sails flitting across the waters of the bay. But they made plenty of noise during week-days, in fact they make an extra good row, in order to make up for Sundays." (Trayser, 1939; p.397).

Cotuit retains much of this character today.

END

Staple to Inventory form at bottom

Cotuit

Village:

District Name: Cotuit

| Map & Parcel | Acreage | Street Address | Historic Name/Inventory # | Date | Style | Status |
|--------------|---------|-----------------|--|-------|----------|--------------------------------|
| 36/063 | 1.28 | Main Street | NC garage, shed NC | n/a | n/a | NC |
| 36/017 | 1.03 | 651 Main Street | Gilbert F. Crocker House garage NC | CTB64 | c.1860 | Greek Revival C |
| 36/016 | 1.3 | Main Street | new house | | c.1950 | Repro Cape NC |
| 36/015 | 2.38 | 671 Main Street | Gardner House Cottage NC | CTB66 | Pre-1858 | Greek Revival/ Italianate C |
| 36/013 | .42 | 689 Main Street | Phinney House | CTB67 | c.1857 | Italianate C |
| 36/010 | .43 | 701 Main Street | Betsy Lovell House | CTB16 | c.1857 | Greek Revival C |
| 36/009 | 1.43 | 709 Main Street | Capt. James Coon House barn C | CTB68 | c.1860 | Greek Revival C |
| 36/008 | 1.09 | 727 Main Street | Charles C. Bearnse House garage NC | CTB69 | Pre-1858 | Greek Revival C |
| 36/046 | 1.6 | 737 Main Street | Milton Crocker Store garage NC | CTB19 | c.1863 | Greek Revival C |
| 36/007 | 1.09 | Main Street | Vacant | | n/a | n/a NC |
| 36/006 | .4 | 759 Main Street | Capt. John Handy House | CTB20 | c.1860 | Italianate/ Greek Revival C |
| 36/030 | .79 | 658 Main Street | Elijah Turner House (guest house) C carriage house C | CTB65 | c.1860 | Greek Revival C |
| 36/031 | .56 | 674 Main Street | Capt. Benj. Crosby House (barn) C | CTB15 | c.1870 | Italianate/QA C |
| 36/032 | .68 | Main Street | Vacant | | n/a | n/a NC |
| 36/049 | .68 | 700 Main Street | new house | | Recent | Repro-Cape NC |
| 36/033 | .78 | 10 Putnam Ave. | Alex Childs House | CTB17 | c.1833 | Greek Revival C |

Cotuit

Village:

District Name: Cotuit

| Map & Parcel | Acreage | Street Address | Historic Name/Inventory # | Date | Style | Status | |
|--------------|---------|----------------------|--|--------|--------|--------------------------|----|
| 36/034 | .22 | 5 Putnam Avenue | Capt. Randall Kelley House | CTB18 | c.1850 | Federal/Greek Revival | C |
| 36/043 | .28 | 15 Putnam Avenue | Luther K. Baker House barn C | CTB70 | c.1860 | Mansard | C |
| 36/035 | .44 | 746 Main Street | Capt. Asa Coleman House (garage) NC | CTB71 | 1846 | Federal/Greek Revival | C |
| 36/049 | 1.73 | 756 Main Street | Hezekiah Coleman House garage NC | CTB72 | 1826 | Federal | C |
| 35/037 | .29 | Main/9 Coolidge | new house | | n/a | n/a | NC |
| 35/41 | 1.35 | 775 Main Street | Burlingame House | CTB21 | c.1843 | Greek Revival | C |
| 35/068 | 1.01 | 785 Main Street | James Coleman House shed C | CTB74 | 1846 | Greek Revival | C |
| 35/103 | 1.02 | 801 Main Street | new house | | c.1950 | n/a | NC |
| 35/067 | .32 | 809 Main Street | Alfred Bearse House garage NC | CTB75 | 1849 | Federal/Greek Revival | C |
| 35/064 | .19 | 819 Main Street | Bearse-Parker House | CTB22 | c.1890 | Vernacular | C |
| 35/063 | .22 | 825 Main Street | Grafton Phinney House garage NC | CTB76 | 1834 | Federal | C |
| 35/059 | 2.08 | 845 Main Street | Capt. Francis Coleman House barn C | CTB23 | 1859 | Greek Revival | C |
| 35/058 | .37 | 857 Main Street | Franklin Carnett House shed NC | CTB79 | 1863 | Greek Revival | C |
| 35/055 | .48 | Main Street | Cotuit Library | CTB80 | c.1910 | Classical Revival | C |
| 35/051 | 1.19 | Main Street | Memorial Park | CTB25 | 1946 | n/a | NC |
| 35/090 | .22 | 906 Main/School Sts. | Gas Station | | Recent | n/a | NC |
| 35/051 | | Main Street | World War I Veterans Mem. | CTB907 | 1920 | n/a | C |
| 35/051 | | Main Street | World War II Veterans Mem. | CTB908 | 1950 | n/a | NC |

Village: Cotuit

District Name: Cotuit

| Map & Parcel | Acreage | Street Address | Historic Name/Inventory # | Date | Style | Status | |
|--------------|---------|-------------------|---|-------|---------|--------------------------|-----|
| 35/099 | .24 | 911 Main Street | Eugene Savery House (garage, shed) NC, NC | CTB84 | c.1900 | QA | C |
| 35/012 | .97 | 933 Main Street | new building (replaced Central House, 1840s) | | 1986 | N/A | NC |
| 35/100 | .72 | Main Street | new small building | | Recent | n/a | N C |
| 35/011 | 1 | 941 Main Street | new house | | Recent | Repro-Cape | NC |
| 35/010 | .29 | 957 Main Street | Whipple House | CTB87 | 1872 | Vernacular | C |
| 35/009 | .41 | 965 Main Street | Capt. Hallett House | CTB88 | 1872-73 | Vernacular | C |
| 35/008 | .42 | 975 Main Street | "Fish" House shed NC | CTB90 | 1830 | Greek Revival | C |
| 35/105 | 1.09 | 790 Main Street | John Coleman's Hardware Store | CTB73 | c.1880 | QA | C |
| 35/069 | .63 | 804 Main Street | New House | | Recent | n/a | NC |
| 35/070 | .67 | 820 Main Street | New House | | Recent | Repro Cape | NC |
| 35/075 | .12 | 842 Main Street | Old Post Office | CTB77 | 1870 | Vernacular | C |
| 35/074 | 1.1 | 15 Old Shore | Childs Homestead | CTB78 | c.1820 | Federal | C |
| 35/076 | .62 | 854 Main Street | Capt. Thos. Chatfield House garage, shed - NC, NC | CTB24 | c.1860 | Federal/Greek Revival | C |
| 35/077 | .61 | 868 Main Street | Federated Church Par- sonage garage NC | CTB81 | c.1900 | | C |
| 35/078 | 2.5 | Main Street | Frontage (vacant) | | n/a | n/a | NC |
| 35/087 | .45 | 886 Main/OP | Irving Phinney House | CTB83 | c.1860s | Mansard | C |
| 35/091 | .21 | Main/Oyster Place | Office | | Recent | n/a | NC |

Cotuit

Village:

District Name: Cotuit

| Map & Parcel | Acreage | Street Address | Historic Name/Inventory # | Date | Style | Status |
|--------------|---------|-----------------------|---|---------|---------------|--------|
| 35/090 | .6 | 910 Main/Oyster Place | ^{vacant} Frontage (new house on lot) | n/a | n/a | NC |
| 35/092 | 1.1 | 916 Main Street | Jarvis Nickerson House CTB27 | 1846 | Gothic | C |
| 35/093 | .92 | 932 Main Street | Capt. Washington Robbins Hse. CTB85 | c.1900 | Colonial Rev. | C |
| 35/094 | .68 | 944 Main Street | New House | Recent | Repro Cape | NC |
| 35/095 | .46 | 960 Main Street | New House | Recent | n/a | NC |
| 35/096 | .97 | Main Street | W.T. Jenney Estate CTB89 | | | C |
| 34/030 | .35 | Main Street | Freedom Hall CTB28 | 1860-61 | Greek Revival | C |
| 34/031 | .28 | 988 Main Street | Union Meetinghouse CTB29 | 1846 | Greek Revival | C |
| 34/036 | .25 | 990 Main Street | new house | Recent | n/a | NC |
| 34/062 | 1.04 | 996 Main Street | new house | Recent | n/a | NC |
| 34/061 | .96 | 1000 Main Street | new house | Recent | n/a | NC |
| 35/038 | 1.55 | Main Street | vacant | n/a | n/a | NC |
| 34/039 | 1.59 | 1036 Main Street | Cephas Baker/ Ozial Baker House CTB98 | c.1854 | Greek Revival | C |
| 34/040 | .68 | Ocean View | ^{garage NC} Vacant | n/a | n/a | NC |
| 34/041 | .38 | 19 Ocean View | Levi Nickerson House CTC44 | 1858 | Greek Revival | C |
| 34/077 | .15 | 35 Ocean View | ^{barn C} new house | Recent | n/a | NC |
| 34/044 | 1.01 | 61 Ocean View | Capt. Lewis Phinney House CTC46 | c.1849 | Federal | C |
| 34/045 | 10.87 | 69 Ocean View | ^{vacant} Frontage (E20th house on lot) | n/a | n/a | NC |
| 34/060 | .55 | 131 Ocean View | Rothwell Carriage Hse. CTC131 | c.1900 | vernacular | C |
| 34/015 | 1.6 | 149 Ocean View | ^{ice house, privy - C, C} Samuel Nickerson Hse. CTC53 | c.1811 | L. Georgian | C |
| | | | ^{garage - NC} | | | |

Barnstable MA, MRA
Cotuit

Village:

District Name: Cotuit

| Map & Parcel | Acreage | Street Address | Historic Name/Inventory # | Date | Style | Status | |
|--------------|---------|--------------------|--|--------|--------|--------------------------|----|
| 34/057 | .42 | DB Main/Ocean View | Capt. Nickerson's Store garage NC | CTC101 | c.19th | Vernacular | C |
| 34/056 | .36 | 38 Ocean View | Gustavus Scudder Hse. garage NC | CTC132 | c.1870 | Mansard | C |
| 34/055 | .83 | Ocean View | Vacant | | n/a | n/a | NC |
| 34/054 | .27 | 72 Ocean View | Capt. Leander Nickerson House | CTC47 | c.1820 | Federal | C |
| 34/053/1 | .78 | 80 Ocean View | Capt. Richard Snow Handy House | CTC48 | c.1840 | Greek Revival | C |
| 34/052 | .39 | 92 Ocean View | Capt. Isaiah Fisher House | CTC49 | c.1880 | Vernacular | C |
| 34/050 | .47 | 110 Ocean View | John Dottridge Homestead | CTC50 | 1842 | Greek Revival | C |
| 34/049 | .32 | 120 Ocean View | Nickerson Cottage | CTC51 | c.1850 | Federal/Greek Revival | C |
| 34/048 | .24 | 128 Ocean View | Oliver Nickerson House | CTC52 | c.1850 | Greek Revival | C |
| 34/047 | .67 | 134 Ocean View | Solomon Haskins Hse. garage NC | CTC130 | c.1890 | QA | C |
| 33/028 | .51 | 142 Ocean View | Rothwell Gardener's Hse | CTC129 | c.1860 | Mansard | C |
| 34/029 | .53 | 989 Main Street | James Fish House garage NC | CTB92 | c.1823 | Federal/Greek Revival | C |
| 34/027 | .38 | .995 Main Street | Capt. Aaron Nickerson House | CTB93 | c.1843 | Greek Revival | C |
| 34/026 | 1.24 | 1011 Main Street | Capt. Austin Burlingame House | CTB94 | c.1840 | Greek Revival | C |
| 34/023 | .94 | 1019 Main Street | Capt. Shedrick Nickerson House (barn) C | CTB95 | c.1842 | Greek Revival | C |
| 34/025 | .39 | 12 Piney Road | Harvey Fisher House garage NC | CTC96 | c.1872 | QA | C |

DISTRICT DATA SHEET

Barnstable MA, MRA
Cotuit

Village:

District Name: Cotuit

| Map & Parcel | Acreage | Street Address | Historic Name/Inventory # | Date | Style | Status | |
|--------------|---------|------------------|--|--------|---------|---------------|----|
| 34/018 | .37 | 1035 Main Street | Ursalind Nickerson Hse garage cottage NC | CTB97 | c.1910 | CR | C |
| 34/017 | 1.75 | 1045 Main Street | Edward Meacham Hse. shed NC | CTC99 | c.1910 | CR | C |
| 34/016 | 1.81 | 1055 Main Street | Gilbert Nickerson House | CTC100 | c.1870 | Mansard | C |
| 34/015 | .59 | 1067 Main Street | New House | | Recent | n/a | NC |
| 34/059 | .37 | Main Street | New House | | Recent | n/a | NC |
| 34/014 | .46 | 1081 Main Street | Wesley Wright House | CTC102 | c.1880s | Vernacular | C |
| 34/011 | .34 | 1089 Main Street | Ellen A. Cash House | CTC103 | c.19th | Vernacular | C |
| 34/010 | .72 | 1097 Main Street | Snow House shed C | CTC104 | 1890 | Vernacular | C |
| 34/009 | 1.0 | 1109 Main Street | Capt. Bennett Dottridge House | CTC105 | c.1870 | Mansard | C |
| 34/008 | .8 | 1119 Main Street | large barn C shed NC Capt. Wendell Nickerson House | CTC106 | c.1870 | Mansard | C |
| 34/005 | .37 | 1131 Main Street | Alexander E. Nickerson, Jr House (barn) C | CTC107 | c.1900 | CR | C |
| 34/004 | .75 | 1141 Main Street | Horace Nickerson House House (garage) NC | CTC108 | 1874 | Vernacular | C |
| 34/002 | .49 | 1151 Main Street | Alexander Nickerson House | CTC109 | c.1864 | Greek Revival | C |
| 34/001 | .50 | 1159 Main Street | Union Parsonage | CTC110 | 1854 | Greek Revival | C |
| 34/053/2 | .36 | 1106 Main Street | New House | | Recent | n/a | NC |
| 34/051 | .56 | Main Street | Samuel Dottridge House barn storage NC | CTC59 | c.1790 | Federal | C |
| 34/058 | .32 | 1160 Main Street | Capt. Orin Nickerson House garage NC | CTC111 | c.1875 | Vernacular | C |

Cotuit

Village:

District Name: Cotuit

| Map & Parcel | Acreage | Street Address | Historic Name/Inventory # | Date | Style | Status | |
|--------------|---------|------------------|---|--------|----------|----------------|---|
| 33/011 | .39 | 164 Ocean View | Fisher Cottage garage NK | CTC54 | c.1850 | Federal | C |
| 33/010 | .51 | 172 Ocean View | Capt. Zideon Butler House (garage) NK | CTC55 | c.1880 | Vernacular | C |
| 33/009 | 1.07 | 188 Ocean View | General Mather House | CTC56 | c.1830 | Federal/Greek | C |
| 33/033 | .28 | 1180 Main Street | Capt. Richard Handy, Jr. | CTC113 | | Revival | C |
| 33/034 | .26 | 1194 Main Street | Capt. Edric Cash Hse. garage NK | CTC114 | | | C |
| 33/012 | .4 | 1202 Main Street | Capt. Oliver Lambert House (barn) C | CTC116 | c.1880 | CR | C |
| 33/013 | .54 | 1220 Main Street | Capt. Edson Nickerson House (barn) C | CTC118 | c.1880 | Mansard | C |
| 33/005 | .28 | 4 Sea Street | Capt. Seth Handy House | CTC121 | c.1860 | Greek Revival | C |
| 18/077 | .56 | 1257 Main Street | Green Schoolhouse garage NK | CTC123 | c.1860 | Greek Revival | C |
| 18/078 | .46 | 1243 Main Street | William H. Sturgis House | CTC122 | c.1850 | Greek Revival | C |
| 18/060 | .71 | 1288 Main Street | Capt. Richard Handy, Sr. House | CTC120 | Pre-1840 | Greek Revival | C |
| 18/061 | .24 | 1221 Main Street | Capt. Frederick Rogers House (garage) NK | CTC119 | c.1845 | Greek Revival | C |
| 18/066 | .78 | 1207 Main Street | Andrew C. Nickerson House | CTC117 | c.1880 | Mansard | C |
| 19/165 | .46 | 1199 Main Street | Capt. Ulysses Hull Hse. | CTC115 | c.1860 | Greek Revival | C |
| 19/164 | .46 | 20 Hull Lane | None | | c.1870 | Mansard | C |
| 19/130 | 2.89 | 1169 Main Street | Capt. Urial Hutchins House | CTC112 | Pre-1880 | Board & Batten | C |

87000317

3

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Cotuit Historic District (Barnstable MRA)
Barnstable County
MASSACHUSETTS

Substantive Review

Working No. 1129/87
Fed. Reg. Date: 2/17/89
Date Due: 11/2/87
Action: ACCEPT 11-10-87
 RETURN
 REJECT
Federal Agency: _____

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

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Major collection of 19th and early 20th century buildings related to maritime industry and summer resort activities.

Recom./Criteria Accept
Reviewer Saurst
Discipline Architectural History
Date 11/10/87

Initial Review comments have been adequately rectified. see continuation sheet

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

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

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect
Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title date

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



82-28-B

Barnstable, Mass. MRA

Cotuit Historic District CTB/C

Cotuit 1982

Capt. Benjamin Crosby H&C

Area



Barnstable, Mass. MRA

Cotuit H.D. CTB/C

737 Main St.

Milton Crocker Store CTB19

3-B19



Barnstable, Mass. MRA

Cotuit H. D. CTB/C
General Mather House CTCS6
188 Ocean View Ave.

79-34-C56



Barnstable, Mass. MRA

Cotuit H.D. CTB/K

1160 Main St.

CTC III

Capt. Orin Nicholson House



Barnstable, Mass. MRA

Cotuit H.D.
Freedom Hall CTBZB
Main Street

80-6-1328

by Berkeley

Prestige Prints

MAY 1980

MAY 1980



Barnstable, Mass, MRA

Cotuit H. D.

1169 Main St. CTCU2

Capt. Uriah Hutchins House



Barnstable, Mass, MRA

Cotuit H.D. CTB/K

4 Sea Street

Capt. Seth Handy House CTCUZI

118-20



Barnstable, Mass. MRA

Cotuit H. D. CTB/C

Main St.

Samuel Dottridge House CTC59



Barnstable, Mass. MRA

Cotuit H.D. CTB/C

1151 Main St.

CTC109

Alexander Nickerson House



Barnstable, Mass. MRA

Cotuit H. D. CTB/c

15 Putnam Ave.

Luther Baker House CTB7D



Barnstable, Mass. MRA

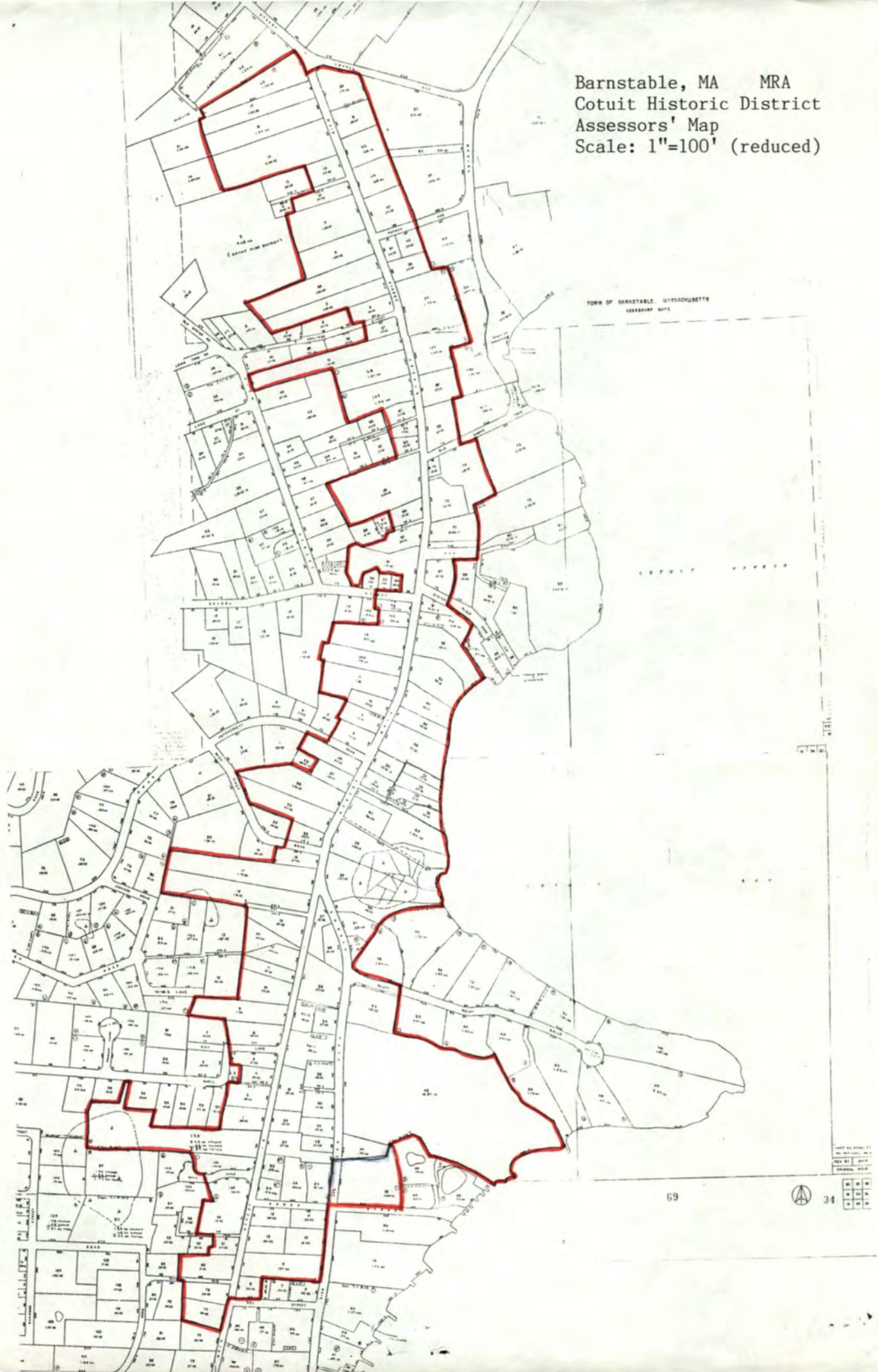
Cotuit H.D. CTB/K

756 Main St.

CTB73

John Coleman's Hardware Shop

Barnstable, MA MRA
Cotuit Historic District
Assessors' Map
Scale: 1"=100' (reduced)



TOWN OF BARNSTABLE, MASSACHUSETTS
ASSESSORS' MAP

COTUIT PARK

69



34

| | | | |
|----|----|----|----|
| 1 | 2 | 3 | 4 |
| 5 | 6 | 7 | 8 |
| 9 | 10 | 11 | 12 |
| 13 | 14 | 15 | 16 |

JAN 27 1981

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

Multiple Property Cover Sheet Reference Number: 64000271

COTUIT GROCERY CO.
MAIN STREET
P. O. BOX 265
COTUIT, MASS. 02635

S2

ITEMS
label
marked

Main Street,
Cotuit, Ma.
August 9, 1986

Massachusetts Historical Commission
Valerie Talmadge
Executive Director
State Historic Preservation Officer

We, Milton Harry Crocker and William H. Crocker;
co-executors of property listed under Milton H.
Crocker, Main St., Cotuit, Ma. 02635-Re: Cotuit
Historic District #36-46,7; do object to listing
in accord with the National Preservation Officer.

Milton Harry Crocker

Milton Harry Crocker

William H. Crocker

William H. Crocker

Bruce T. Burlingame

BRUCE T. BURLINGAME, Notary Public
My Commission Expires January 9, 1987