

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name COLLINS COTTAGES HISTORIC DISTRICT

other names/site number _____

2. Location

street & number 150 STATE HIGHWAY not for publication

city or town EASTHAM vicinity

state MASSACHUSETTS code MA county BARNSTABLE code 001 zip code 02642

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination
☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant
☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Judith B. McDonough
Signature of certifying official/Title Judith B. McDonough, Executive Director
Massachusetts Historical Commission, State Historic Preservation Officer

3/31/99
Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional Comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- ☒ entered in the National Register
☐ See continuation sheet.
☐ determined eligible for the
National Register
☐ See continuation sheet.
☐ determined not eligible for the
National Register
☐ removed from the
National Register
☐ other (explain): _____

Signature of the Keeper

Patrick Andrew

Date of Action

5/20/99

Collins Cottages HD

Name of Property

Barnstable, MA

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

(Check only one box)

☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
8	1	building
		sites
1	3	structures
		objects
9	4	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

n/a

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC

RECREATIONAL

Current Functions

(Enter categories from instructions)

DOMESTIC

RECREATIONAL

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY: Craftsman

No Style

Materials

(Enter categories from instructions)

foundation concrete, wood pile

walls wood shingle

roof wood shingle, asphalt shingle

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetCollins Cottages Historic District
Eastham (Barnstable Co.), Mass.Section number 7 Page 1

7. DESCRIPTION

The Collins Cottages Historic District is located in the southeasterly part of Eastham, on the east side of the State Highway (U.S. Route 6), immediately north of the well-known Orleans rotary. State Highway is a four-lane, two-direction highway that follows the course of the colonial Old King's Highway; the primary regional roadway throughout its history. Eastham is the oldest of several towns in the region known as the Lower Cape. Orleans to the south and Wellfleet to the north are both offshoots of the original Eastham settlement. Like most of the towns in this "narrow land," Eastham spans the entire area between the Atlantic Ocean on the east and Cape Cod Bay on the west.

The Collins Cottages Historic District occupies a 2.7-acre wedge-shaped parcel of land that slopes downward from State Highway on the west to the shore of Town Cove on the east. The district is approached at its northern end by a paved driveway that descends sharply from State Highway to Collins Landing. The access drive and public landing are not included in this district. An older segment of the highway that pre-dates the mid-20th century rotary provides secondary access to the district from the south.

The district includes a total of 13 resources. The nine contributing resources are the seven cottages, a fieldstone seawall, and a shucking house. The four non-contributing resources are a four-car garage, two wooden docks and a concrete boat ramp — all are non-contributing due to their age of less than fifty years. Their functions, locations and general appearance all clearly relate to the history of this district. One of the wooden docks (NR map #C), replaced a similar element which existed during the period of significance.

The character of the general surroundings is typical of the State Highway area, consisting of a mix of residential and commercial properties, with most of the latter related to the prevailing summer resort trade. Immediate neighbors, including those adjacent to and on the opposite (west) side of the State Highway, are almost entirely residential, and date from the 19th and 20th centuries. Among those nearby properties are the Capt. Abner Lincoln Rogers House/Fisk Farm (155 State Highway; 1890; MHC #1) which stands at the Orleans rotary, the Heman Smith II House (245 State highway; 1750; MHC #2), the Caleb Sparrow House (305 State Highway; 1856; MHC #3), and the Walker Homestead (315 State Highway; 1858; MHC #4).

Internally the site is organized around an unpaved driveway that connects the two entrances (photo #2). Within the district the driveway is surfaced in the regionally popular mixture of crushed shells and stone. Beginning at the north end, the driveway runs south from the paved Collins Landing access drive (not included within the district), passing between the Shucking House (map #9) and Cottage #1 (map #1). It then curves upward in a southwesterly direction between Cottage #1 and Cottage #2 (map #2). It then continued southerly, paralleling State Highway, behind (west of) Cottages 2-6 (map #2-6). A spur terminates at the four-car Garage

(continued)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetCollins Cottages Historic District
Eastham (Barnstable Co.), Mass.Section number 7 Page 2

(map #A), while the drive itself turns westerly and passes Cottage #7 (map #7) on its way to joining the bypassed segment of State Highway.

The site is landscaped with native materials that require minimal maintenance and harmonize with their surroundings. Open lawn areas are covered with tough grasses, and punctuated by the dark vertical form of occasional cedar trees and masses of colorful *rosa rugosa*. This type of landscape was characteristic of Cape Cod during the first half of this century, and predates the modern preference for manicured landscapes that require constant water and maintenance. It continues to provide an appropriate setting for the historic structures. (photo #1,2)

An important site element is the mortared fieldstone seawall (map #8; photos #1-2) that separates the lawn from the sandy shore of Town Cove. Approximately 18" high by 12" wide, it serves as a combination retaining wall and seawall. It was constructed in 1936 to define the upland portion of the site from the littoral zone, and to control erosion of the upland area.

Cottages

The district is dominated by the seven early-20th century cottages, which provide its name. Sox are roughly aligned along the driveway that served the property. Cottages 1-6 were constructed in 1928-29. They are arranged to take advantage of unobstructed views of Town Cove, and are staggered so as to provide individual privacy. Cottage #7 was built in 1946, and is set further back from the cove. Its view is now blocked by a later garage (1958; map #A) and Cottage #6. Landscaping is confined to a few small shrubs and cedar trees.

The cottages, which are designed in a craftsman style idiom, express diversity within the theme of unity. They are unified by their overall simplicity, generally small scale and one story in height, wood-frame construction with weathered wood shingle siding, and low pitched roofs with exposed rafter ends. Windows generally contain 6/1 wooden sash which is typical of the early 20th century. Cottages 2-6 have generous verandas that extend across their east elevations, facing the cove. Typically the verandas are supported on pilings to accommodate the sloping site. Solid shingled rails support simple wooden posts that rise to low hip or gable roofs with exposed rafter ends. Expansive wall openings are fitted with both screens and windows, which can be interchanged according to the season. Simple wooden stairs with open rails descend from the verandas to the yard. Some of the materials used in the cottages are recycled from chicken coops that previously stood on the site and from the former Chatham Naval Air Station. The cottages are accompanied by small exterior gas tanks, which provide fuel for the kitchen stoves. The cottages are distinguished by differing plans, the presence and location of wings, window sizes and locations, and roof type (hip or gable). In many cases the differences are related to the number of bedrooms contained within each cottage. The smallest cottages contain two bedrooms (Cottages #6-7) while the remainder contain three bedrooms.

(continued)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 3Collins Cottages Historic District
Eastham (Barnstable Co.), Mass.

The cottages were planned to meet the needs of temporary vacationers. Main entrances are located on rear (west) elevations to provide easy access for visitors unpacking their cards. Most open into small kitchens so that groceries can be put away easily. Generously sized screened verandas extend across front (east) elevations to take advantage of sweeping cove views and to extend the common space of the living rooms. Small bedrooms are clearly designed for sleeping only, and are subsidiary to the larger central living rooms where families could partake of joint activities. Several living rooms are finished with wood wainscoting salvaged from the Chatham Naval Air Station on the walls and/or ceilings. Large stone fireplaces which provide heat and cheer on occasionally chilly nights are another characteristic feature. Large expanses of windows and doors are found on east walls taking advantage of the view and access the veranda. Each cottage also contains a small bathroom.

Cottage #1 (1928-29, map #1; photos #2, 8)

Cottage #1 is the only one of the seven that has seen any substantial alteration. The changes were made in 1938 to accommodate Bernard C. Collins and his family when they returned to year-round residency in Eastham. Like Cottages #2 and 6, the original portion of Cottage #1 was built on a rectangular plan with its gable ends facing State Highway on the west and Town Cove on the east. The main block was extended by a small gable roof wing on the south side. A screened veranda wrapped around the north and east sides. The cottage was shingle-clad and rose one story from a high masonry basement that was designed to house the shellfish shucking operation prior to construction of the Shucking House (map #9) in 1940. The primary changes involved extending the south wing, adding a deck in front of the new wing, and enclosing its veranda to gain extra interior space. The paired and pictured windows on the east gable end hint at its veranda origins. The original character of Cottage #1 remains readily apparent in its small scale, weathered wood shingle siding, gable roof with exposed rafter ends, and general air of simplicity. It had achieved its current appearance by 1947 and probably well before.

Cottage #2 (1928-29; map #2, photo #1)

Cottage #2 contains three bedrooms. It is built on a simple rectangular plan, and rises one story from a concrete block foundation to a low-pitched gable roof with exposed rafter ends. The walls are covered with weathered wood shingles, and the roof with asphalt shingles. The south elevation contains two windows with 6/1 wooden sash. A shallow wing extends from the north elevation. The main entrance is located on the rear gable end (west), while a veranda extends across the east gable front facing Town Cove. The veranda is supported on concrete block pilings to accommodate the sloping site. A solid shingled rail supports simple wooden posts that rise to a low hip roof with exposed rafter ends. A simple wooden stair and open rail descends from the south side of the veranda.

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United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 4Collins Cottages Historic District
Eastham (Barnstable Co.), Mass.**Cottage #3 (1928-29; map #3; photo #2)**

Cottage #3 consists of a main block with lateral wings. The entire cottage is covered with weathered wood shingles and rises one story to hip roofs with exposed rafter ends. A chimney rises through the roof of the wing near its intersection with the main block. Here the veranda runs along the north side of the cottage, projecting forward from the shallow wing toward the cove.

Cottage #4 (1928-29; map #4; photos #1 and 2)

Cottage #4 consists of a main block with several small wings on the south side. The entire cottage is covered with weathered wood shingles and rises one story to hip roofs with exposed rafter ends. It retains its original locust post foundation. A chimney rises near the center of the main roof. The typical screened veranda extends across the east end of the main block. The foundation area is screened with a wooden lattice. Stairs descend from the center of the veranda. It wooden rail has been replaced with one of wrought iron.

Cottage #5 (1928-29; map #5; photo #1)

Cottage #5 is sited closest to the cove. It is built on a simple rectangular plan, and rises one story from a concrete block and locust post foundation to a low pitched gable roof with exposed rafter ends. A small gable roof wing is attached to the south elevation. The walls are covered with weathered wood shingles and the roof with asphalt shingles. Unlike the other gable roof cottages in the district, this one does not face one of its gable ends to the cove. Here the east-side roof sweeps outward at a lower pitch than the main roof to encompass a full-length veranda.

Cottage #6 (1928-29; map #6; photo #1)

Cottage #6, which is located along the south property line, is similar to Cottage #2. It consists of a main block with a north-side wing, both of which rise one story to gable roofs. A full-length veranda extends across the east gable end of the main block. The cottage is sheathed with weathered wood shingles.

Cottage #7 (1946; map #7)

Cottage #7 is located near the southwest corner of the site. It was constructed almost twenty years after its companions and is the only cottage that does not face Town Cove. Otherwise it follows the typical pattern of small scale, one story height, gable roof, and weathered wood shingle siding.

(continued)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetCollins Cottages Historic District
Eastham (Barnstable Co.), Mass.Section number 7 Page 5**Shucking House (1940; map #9; photos # 2,3,7)**

The Shucking House occupies the northeast corner of the district, at the foot of the primary entrance off State Highway and adjacent to Collins Landing. Reflecting its historic and present use, it stands directly at the water's edge. It was constructed in 1940 to expand shellfishing operations that had formerly been housed in the basement story of Cottage #1. Its small scale, one story height, gable roof, weathered shingle siding, and overall simplicity harmonize with the cottages described above.

Garage (1958; map #A)

The garage stands at the south end of the district, at the foot of the internal drive, between Cottages #6 and 7. Like the cottages it is a simple, small-scale, wood frame building that is sheathed with wood shingles and rises one story to a gable roof. Four bays equipped with original overhead doors are spaced across the north façade. The appearance of the garage harmonizes with the design of the cottages as described above, while its auto-related use is related to an important aspect of the district history. It is considered non-contributing because it is less than 50 years old.

Docks (map #C, D)

Two wooden docks extend over the narrow littoral zone in the northern third of the district. They are placed there to serve the boating activities associated with the Shucking House. They consist of round pilings, diagonal cross-bracing, wood plank decking, and a simple rail.

Boat Ramp (map # B)

The boat ramp is located at the southwest corner of the site. It consists of a concrete slab with slightly raised edges that slopes downward over the shore into the water.

Effect of Modern Change

The Collins Cottage Historic District remains as a remarkably intact example of an early 20-th century cottage colony, a property type that typified Cape Cod during that time period. Alterations to individual buildings as described above have had a minimal effect on the integrity of the district as a whole. The preservation of a typical period landscape is very unusual and greatly enhances the effect of the buildings. Very few well-preserved properties of this type remain in a region that has undergone intense development pressure in the second half of the 20th century. In Eastham the population has risen from 582 in 1930, the year after the Cottages were completed, to 4,462 in 1990. Continued ownership by the family that built the colony is also very unusual.

(continued)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetCollins Cottages Historic District
Eastham (Barnstable Co.), Mass.Section number 7 Page 6**Archaeological Description**

While no prehistoric sites are recorded within the district, sites may be present. Eight prehistoric sites are recorded in the general area (within one mile). Environmental characteristics of the district represent locational criteria (slope, drainage, distance to wetlands) which are favorable for many types of prehistoric sites. The district includes a well-drained, level to moderately sloping terraced landscape adjacent to the Town Cove on the eastern side of the district. Marshlands are also present within 1000 feet of the district to the north and west. Each of these wetlands and their surrounding upland environments would have provided a wide variety of floral and faunal resources available for exploitation by Native Americans. Potential sites may include both habitation sites as well as special purpose activity type sites. Historic period development of the property has probably impacted any potential Native American sites in the district, however, the extent of these impacts is presently unknown. Impacts related to chicken coops, originally present on the property, were probably limited to superficial or shallow soil deposits. With the exception of Cottage #1, which has a basement, and related septic systems, seasonal cottage construction also probably impacted only superficial areas. Given the above information and the size (2.7 acres) of the district, a moderate to high potential exists for locating prehistoric resources within the district.

A high potential also exists for locating historic archaeological resources within the district. Structural, artifact and feature remains may survive from chicken coops which predated cottage construction in the area. Occupational type features (trash pits, privies, wells) may also survive related to construction and occupation of the cottage colony. Refuse deposits may also be present related to shellfish operations conducted in the area throughout most of the 20th century. Remnants of pilings from earlier wharves may also be present in shoreline areas. Stratigraphic evidence might also exist from Jeremiah's Gutter, an early 19th century transportation related canal designed to connect the waters of Cape Cod Bay and the Town Cove. The exact route of the canal is unknown, however, it likely met the Town Cove in the district area or a short distance to the south. Conflicting accounts are also present that the canal was ever completed.

(end)

Collins Cottages HD

Name of Property

Barnstable, MA

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

ENTERTAINMENT/RECREATION

MARITIME HISTORY

Period of Significance

1928-1949

Significant Dates

1928-29

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Lewis H. & Bernard C. Collins

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository:

Eastham Public Library

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 1Collins Cottages Historic District
Eastham (Barnstable Co.), Mass.**8. HISTORIC SIGNIFICANCE****Criteria**

The Collins Cottages Historic District possesses integrity of location, design, setting, materials, workmanship, feeling and association. It meets criterion A as an exception representative of the type of small-scale cottage colonies that were appearing on Cape Cod in the early 20th century to serve the region's thriving summer tourism industry. It is one of the earliest examples of its type in Eastham. It meets criterion C as an unusually well preserved grouping of Craftsman style cottages that complement their scenic setting on Town Cove, and make use of building elements salvaged from earlier structures.

The district is also related to Eastham's maritime history and represents a secondary theme of commercial shellfishing and recreational fishing. This aspect is embodied in Cottage #1 and the 1940 Shucking House. The period of significance extended from construction of the cottage colony in 1928-29 through the present day. In deference to the National Register cut-off date of 50 years, the end date is set at 1949. The district is significant on the local level.

Historic Development of the District

The Collins Cottages were built in 1928-29 by Lewis Henry Collins (d. 1932) and his son Bernard C. Collins (1896-1981). They occupy a scenic site overlooking Town Cove. The site is also strategically located just east of State Highway (also known as Old King's Highway and US Route 6), which has been the primary regional transportation corridor since the 17th century. The cottages pre-date the current Orleans rotary. A bypassed segment of the former road alignment now provides a secondary access at the southern end of the site.

Lewis Collins descended from an old Eastham family. His primary occupation was serving as a crew member of the Nauset Life Saving Station north of Town Cove. Known as "surfmén," these hardy souls risked their own lives to save sailors shipwrecked in the treacherous off-shore waters. The Life Saving Service became the U.S. Coast Guard in 1916. Lewis also operated a shellfishing boat out of Rock Harbor to supplement his lifesaving wages. He bought the Town Cove property in 1906 from John Stubbs; initially raising chickens here as an additional source of income.

Bernard Collins was born in a house next to the Nauset Life Saving Station, and learned lifesaving skills at an early age. He gained first-hand experience at age 17 with one of the worst wrecks in the history of the station. In the early morning of February 17, 1914, the Italian sailing ship *Castagra* went aground in South Wellfleet. Bernard responded to the wreck, along with lifesavers from other stations in the area. Because he was lighter than the other men, he was

(continued)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetCollins Cottages Historic District
Eastham (Barnstable Co.), Mass.Section number 8 Page 2

hoisted onto the ship where he labored to chop sailors out of the icy rigging. Finding the helmsman with his hands frozen to the wheel, he had to saw off a portion of the wheel to free the man. As a result of this incident, both of Bernard's legs were frozen to the knee, leading to later health problems, including amputation of a lower leg shortly before his death.

Bernard Collins married Abbie Nickerson on St. Valentine's Day 1920. For twenty years they lived in the Boston area while he headed the J.A. Stubbs Shellfish Co. on Boston's Fish Pier. His father Lewis procured shellfish from Cape Cod and shipped them to his son's company, which supplied many local restaurants. Some of the shellfish came from Town Cove where the Collinses secured shellfish grants from the town in 1928-29 and 1936. Prior to 1940 these shellfish were processed in the basement of Cottage #1.

The elder Collins developed the cottage colony in 1928-29, welcoming the first visitors that summer. Demonstrating the thrift that Cape Codders are famous for, the cottages were built almost entirely from salvaged materials, including the chicken coops that formerly stood on the site. Cottage interiors are finished with tongue-and-groove wood paneling from the Naval Air Station in nearby Chatham. This serviceable and pleasing material suits the informal seasonal character of the cottages while preserving another aspect of the region's history.

Bernard, Abbie and their two sons, Bernard Jr. and Kenelm, returned to Eastham in 1938 after General Seafoods bought out the shellfish company. Together they took over operation of the cottage colony and shellfishing operation which had been run by Howard Walker after Lewis Collins' death in 1932. Walker was the son of Capt. Abbott Walker who had run Nauset Lifesaving Station, and was an old family friend. By that time the cottages had an established reputation and regular clientele. To accommodate their family, Bernard and Abbie winterized and expanded Cottage #1. In 1940 they moved the shellfish operation from the basement to a new Shucking House (map #9) sited directly on the cove. The 1938-40 changes to Cottage #1 are part of its history. They also leave a clear sense of its original character and relationship to the other cottages.

Bernard was active in local affairs, and greatly respected by his fellow citizens. He served as selectman from 1952-58, and was honored as the "town father" at the annual Windmill Weekend in 1980. He was a founding member and director of the Eastham Historical Society among his many other civic and charitable activities. During his term as selectman, he played a key role in establishing Windmill Park across from the Town Hall in the town center. (see Eastham Center NRDIS nomination)

Summer Context

The Collins Cottages are an excellent representative of the tourism and summer resort industries that reinvigorated the flagging Cape Cod economy in the early 20th century. Specifically they

(continued)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetCollins Cottages Historic District
Eastham (Barnstable Co.), Mass.Section number 8 Page 3

result from the general economic prosperity and increased automobile use of the 1920s which stimulated businesses and services oriented to the expanding summer population on the Lower Cape. Improvements to Route 6 and its designation as the Old King's Highway in 1920 were especially influential, as was completion of two new auto bridges across the Cape Cod Canal in the mid-1930s.

The site that Lewis Collins had purchased in 1906 was well situated to take advantage of the increased automobile traffic that was just beginning to reach the Lower Cape in the 1920s after the State Highway was finally paved. Located between Route 6 and Town Cove, this prime location combined convenience and scenic beauty. Even as traffic has increased over time and most cottage colonies have been replaced by modern motels and condos, the orientation to Town Cove combined with the hospitality of the owners has maintained a steady clientele.

Architectural Significance

The Collins Cottages are an excellent early representative of the trend that has produced modern Cape Cod. Cottage colonies and motor courts were the successors to the large wood-frame hotels of the late 19th and early 20th centuries, and predecessors to the motels of the mid to late 20th century. Such groups typically consist of small individual cottages or cabins served by a single administrative building where the manager or owner sometimes resided. Cottages were usually identical in appearance and connected by a driveway. They offered seasonal shelter only. Most were built with native materials and were simply detailed. Since the emphasis was on enjoying the outdoors, accommodations offered by these facilities often seem small and spartan by today's standards.

The Cottages were among the first of their type to be built in Eastham. Over the next several decades, cottage colonies proliferated, especially in proximity to the State highway corridor, on the shore's of Eastham's several ponds and on the Cape Cod Bay shore. Other examples in operation in 1951 included the Pine Tree Cabins, Eastham Motor Court and Overnight Cabins on Route 6, the Crosby Cottages on Herring Pond, and Durling's Modern Waterfront Cottages at Sunset Village off Samoset Street. Such accommodations were generally owned by the proprietor, who often lived on the grounds, and maintained by family members in a time before franchising and uniform operation of many properties. The Collins Cottages remain as one of the few well preserved examples of this property type on Cape Cod. The cottages are greatly enhanced by their setting which also retains its early to mid 20th century character. Like the buildings, the landscape is characterized by simplicity, natural materials and seasonal use. The Collins Cottages have enjoyed the consistent patronage of many return visitors. In some cases, three generations of the same family have returned summer after summer. One tenant rented at the colony for 50 consecutive years, 1939-89.

(continued)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetCollins Cottages Historic District
Eastham (Barnstable Co.), Mass.Section number 8 Page 4**Maritime Associations**

The history of the district is directly related to shellfishing, a maritime industry that has been important to the entire Cape Cod region throughout its history. Eastham's primary shellfish beds are found on Town Cove and the westside Cape Cod Bay coast. According to county historian Frederick Freeman, "The benefits of the shell-fishery in Town Cove have always formed an item of no inconsiderable profit." (*Freeman: 355*) Those locations have long been known for their abundant yield of shellfish including clams, quahogs, and scallops. Shellfish were regulated as early as 1765 when Wellfleet was set off from Eastham, and in 1797 when Orleans followed suit. Provisions to share shellfish locations among the three towns caused a great deal of controversy testifying to their importance to the local economy. (*Trayser: 92*)

As noted above, Lewis Henry Collins and his descendants have been associated with a variety of locally important maritime pursuits. Lewis was a surfman at the Nauset Life Saving Station, rescuing imperiled mariners whose ships had foundered in the treacherous waters off Cape Cod. He supplemented his income by running a shellfish dragger out of Rock Harbor, which forms a boundary between Eastham and Orleans on the Cape Cod Bay coast. Establishing a shellfish operation on property he already owned at Town Cove in the late 1920s was a natural outgrowth of his other activities. Lewis and his son Bernard secured shellfish grants from the town in 1928, 1929 and 1936. Initially located in the basement story of Cottage #1, the business was moved to a purpose-built Shucking House (map #9) in 1940. That business gradually expanded to embrace recreational fishing through the Fish and Fiddle Club which operated from 1958 to the mid-1980s.

The Town Cove shellfishing business was the centerpiece of a regional operation that was linked to Bernard Collins' Boston shellfish company from ca. 1920 to 1938. Lewis acted as the middleman, procuring shellfish from Lower Cape suppliers, then shipping them to his son for sale to Boston-area restaurants through the J.A. Stubbs Shellfish Company.

Modern Period

The Collins Cottages continued to be owned and operated by Kenelm N. Collins, grandson of Lewis and son of Bernard. Cottage #1 was winterized ca. 1938 when Bernard Collins and his family returned to Eastham as fulltime residents. The other cottages remain as seasonal rental dwellings with no major changes since their completion in the late 1920s. This type of survival is rare on Cape Cod where intense development pressures in the second half of the 20th century have resulted in the replacement, or major remodeling and expansion, of earlier waterside structures. The Collins Cottages have survived because of their long-term associations with a family that is deeply aware of its heritage.

(continued)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 5Collins Cottages Historic District
Eastham (Barnstable Co.), Mass.

In addition to taking over the family business, Kenelm Collins has also continued the family legacy of community service. He serves as a selectman, was a founder and officer of the Eastham Historical Society, and has devoted several years to the preservation of Eastham's two colonial period burying grounds. (see Bridge Road Cemetery and Cove Burying Ground NR nominations)

Archaeological Significance

Although sixty-nine prehistoric sites have been identified in the town of Eastham, most are poorly documented with locational information only. Few sites have been systematically studied at the intra-site level. Recent archaeological studies within the boundaries of the Cape Cod National Seashore have produced the most reliable and detailed studies in the area, however, they are biased by the seashore boundaries. Additional survey and testing is needed in Eastham and in other neighboring towns to form a more representative and unbiased model of prehistoric settlement and subsistence in the area. Given the above information, any sites found in the district area could potentially be significant. Prehistoric sites in the district may contain information that helps better understand the importance of interior coastal areas within larger Native American settlement systems. Potential sites in the district may also contain information relating to the effects of sea level rise on Native subsistence in the area especially the point at which shellfish beds in the Town Cove became an important food resource to local Native Americans. Prehistoric sites may also contain information relating to the changing availability of different species of shellfish and related climatic and coastal change. Information may also be present relating to lithic procurement and technologies. Post glacial soils in this area contain lithic materials in the form of cobbles that were used by Native Americans for tool manufacture. Potential prehistoric sites in the district may contain information indicating how these materials were obtained and reduced to various tool forms.

Since most potential historic archaeological resources described above date to the 20th century, many archaeologists would find them of limited research value and not particularly significant. Many of these resources do, however, have the potential of providing detailed physical information on later examples of several re-occurring themes often associated with Cape Cod. Detailed analysis of occupational related features, especially trash areas can contribute information on the diversified economic base that often characterizes Cape Cod families to the present date. Information may be present relating to animal husbandry, shellfishing and the role of small scale cottage colonies in the early 20th century tourist industry. Detailed examples may also be present indicating reuse or curation of materials in the district, another characteristic often associated with Cape Codders. Information may also be present in the district which documents the location and technological aspects of Jeremiah's Gutter, an early 19th century transportation canal planned for this area of the Cape. Conflicting accounts are present indicating whether or not the canal was ever completed and its exact route. The canal was never a success.

(end)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Collins Cottages Historic District
Eastham (Barnstable Co.), Mass.

Section number 9 Page 1

9. BIBLIOGRAPHY

Cape Cod Times, August 17, 1980, p. 21

Collins, Kenelm. Personal communication with current owner and grandson of builder, 1997.

Commonweal Collaborative, Inc. *Final Report, Eastham Comprehensive Community Survey Project: Survey Forms*. Massachusetts Historical Commission and Town of Eastham. 9/1995

Deyo, Simeon L. *History of Barnstable County, Mass.* H.W. Blake Co., New York, 1890

Freeman, Frederick. *The History of Cape Cod, Vol. I: The Annals of Barnstable County and of its Several Towns. Vol. II: The Annals of the Thirteen Towns of Barnstable County*. Yarmouthport, Mass.: Parnassus Imprints, 1965 reprint of 1858-62 original.

Holbrook, Charles A. *Index to History of Barnstable County* (Simeon Deyo, 1890), 1984

Lowe, Alice Alberta. *Nauset on Cape Cod: A History of Eastham*. Eastham Historical Society, 1968.

Massachusetts Historical Commission. *Historic & Archaeological Resources of Cape Cod & the Islands*. 1987.

_____. *Town Reconnaissance Survey Reports*. 1985

Trayser, Donald G. *Eastham, Massachusetts, 1651-1951: Eastham's Three Centuries*. Eastham Tercentenary Committee, 1951

Maps, Plans, Atlases

Map of Barnstable, Dukes and Nantucket Counties. Henry F. Walling, 1858.

Atlas of Barnstable County. George H. Walker & Co., 1880

Atlas of Barnstable County. Walker Lithograph & Publishing Co., 1908

(continued)

Collins Cottages HD
Name of Property

Barnstable, MA
County, State

10. Geographical Data

Acreage of Property 2.7 acres

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet)

1. 19 418410 4627770
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Candace Jenkins, Preservation Consultant with Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission date April 1999

street & number 220 Morrissey Boulevard telephone 617-727-8470

city or town Boston state MA zip code 02125

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Kenelm Collins

street & number 150 State Highway telephone 508-255-2828

city or town Eastham state MA zip code 02642

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

**Collins Cottages Historic District
Eastham (Barnstable Co.), Mass.**

Section number 9/10 Page 2/1

Historic Views

Mid-1930s view of cove, dock, beach area

Mid-1930s postcard view facing SW from cove to cottages

1947 aerial view facing west from above cove.

(end)

10. GEOGRAPHIC DATA

Verbal Boundary Description

The district occupies Town of Eastham Assessor's sheet 20, lots 31A and 31B. The boundary is shown on the attached assessors' map. The east, cove-front boundary follows the mean high water line. Nickerson & Berger Engineers, Orleans; updated through 1997.

Boundary Justification

The boundaries of the Collins Cottages National Register district reflect the extent of the resource as it existed during the period of significance. That extent remains the same today.

(end)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number photos Page

**Collins Cottages Historic District
Eastham (Barnstable Co.), Mass.**

PHOTOGRAPHS

- Photographer: Candace Jenkins
 - Negatives in possession of photographer
-
1. Panorama showing water side (east) of Cottages # 4, 5, 6 and stone retaining wall; facing SW
July 1998 (5/4)
 2. West rear elevation of Cottages # 4, 3, 2 showing the internal driveway; facing NE
November 1997 (2/22)
 3. South side elevation of Cottage #2 with Shucking House, Dock and Town Cove in
Background; facing NW November 1997 (2/24)

(end)

Collins Cottages National Register District
Eastham, Massachusetts
District Data Sheet July, 1998

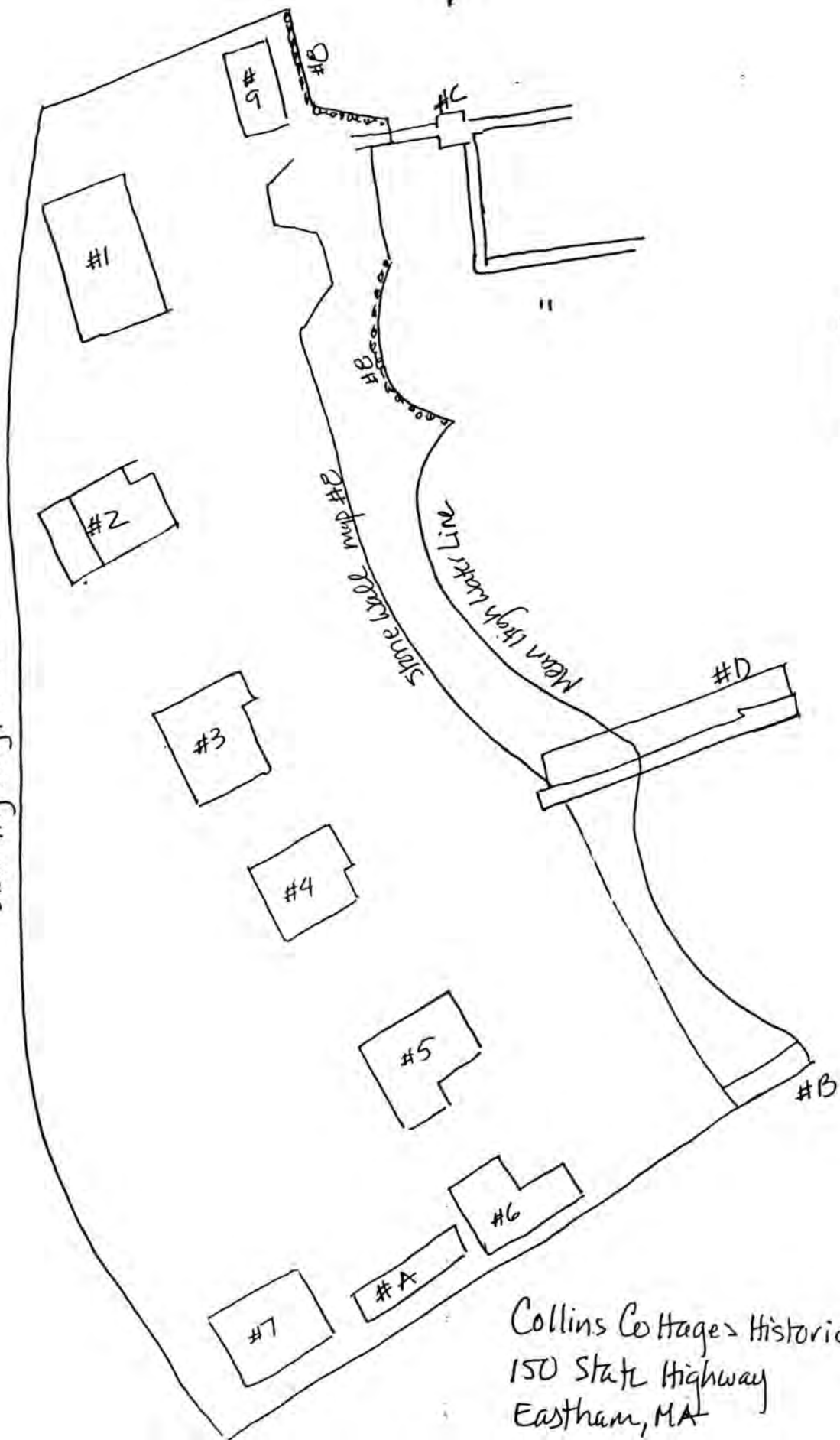
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MHC #/ Area	NR Map /Photo #	Assessor Map #	Street Address	Historic Name	Date	Architectural Style	Status Type
46/A	1	20/31 A	150 State Highway	Collins Cottage #1	1928-1929 1938 add's	Craftsman	C/B
47/A	2 / 2, 3	20/31 B	150 State Highway	Collins Cottage #2	1928-1929	Craftsman	C/B
48/A	3 / 2	20/31 B	150 State Highway	Collins Cottage #3	1928-1929	Craftsman	C/B
49/A	4 / 1, 2	20/31 B	150 State Highway	Collins Cottage #4	1928-1929	Craftsman	C/B
50/A	5 / 1	20/31 A, B	150 State Highway	Collins Cottage #5	1928-1929	Craftsman	C/B
51/A	6 / 1	20/31 B	150 State Highway	Collins Cottage #6	1928-1929	Craftsman	C/B
52/A	7	20/31 B	150 State Highway	Cottage #7	1946	Craftsman	C/B
A	A	20/31 B	150 State Highway	four car garage at Orleans end	1958	N/A	NC/B
A	8 / 1	20/31 A, B	150 State Highway	Fieldstone breakwater/seawall	1936	N/A	C/St
A	C, D	20/31 A, B	150 State Highway	Concrete and timber docks (2)	1995	N/A	2 NC/St
A	9	20/31 A	150 State Highway	Shucking House	1940	Craftsman	C/B
A	B	20/31 B	150 State Highway	Concrete boat ramp	1970; 1984	N/A	NC/St

TOTAL RESOURCE SUMMARY

<u>Contributing</u>	<u>Noncontributing</u>	
8	1	buildings
0	0	sites
1	3	structures
0	0	objects
9	4	13 TOTAL

State Highway / Route 6



Collins Cottages Historic District
150 State Highway
Eastham, MA
NR Sketch Map
Approx. Scale: 1" = 60'

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Collins Cottages Historic District

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Barnstable

DATE RECEIVED: 4/07/99 DATE OF PENDING LIST: 4/19/99
DATE OF 16TH DAY: 5/05/99 DATE OF 45TH DAY: 5/22/99
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 99000528

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

___ ACCEPT ___ RETURN ___ REJECT ___ DATE

ABSTRACT/SUMMARY COMMENTS:

*Rare surviving example of early 20th century
tourist cottages on Cape Code*

RECOM./CRITERIA *accept A&C*

REVIEWER *Patrick Andrews*

DISCIPLINE *Historian*

TELEPHONE _____

DATE *5/20/99*

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



5/4 Collins Cottages HO 7/1998

Eastham, MA

Barnstable County

Candace Jenkins

17 Slade St, Belmont, MA

Cottages 4, 5, 6 and seawall facing SW

Photo #1



2-22 Collins Cottages HD 11/1997

Eastham, MA

Barnstable County

Candace Jenkins

17 Slade St, Belmont MA

Cottages 4, 3, 2, and internal drive facing NE

Photo #2



2-24 Collins Cottages HD 11/1997

Eastham, MA

Barnstable County

Candace Jenkins

17 Slade St. Belmont MA

Cottage #2 Facing NE to Town Cove

Photo #3

Collins Cottages Historic District
150 State Highway
Eastham, Mass.
19/418410/462770



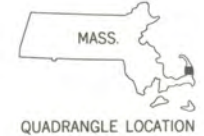
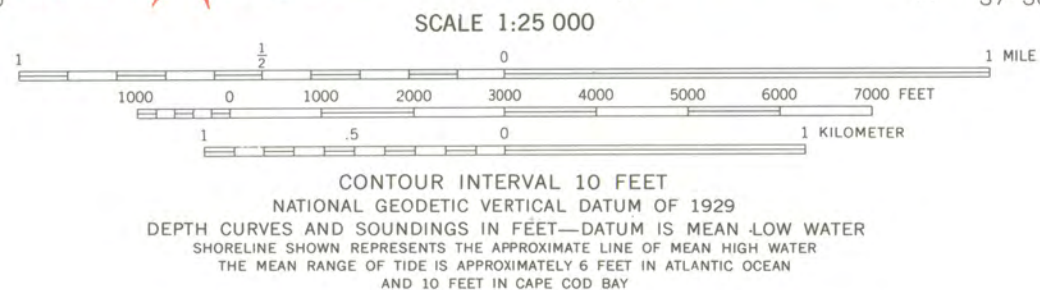
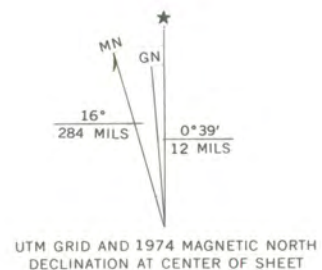
To convert feet to meters
multiply by 3048

To convert meters to feet
multiply by 3.2808

Maped, 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 planimetric surveys 1941. Revised
from aerial photographs taken 1974. Field checked 1974
Selected hydrographic data compiled from NOS 270 and
581 (1971), and 1208 (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-meter Universal Transverse Mercator grid,
zone 19

Map photoinspected 1977
No major culture or drainage changes observed



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

ORLEANS, MASS.
N4145—W6955/7.5

1974
PHOTOINSPECTED 1977
AMS 6967 I SE—SERIES V814

x40120







The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

March 31 , 1999

Ms. Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
Mail Stop 2280, Suite 400
1849 C Street, N.W.
Washington, DC 20240

Dear Ms. Shull:

Enclosed please find the following nomination for:

Collins Cottages Historic District, State Highway #6, Eastham (Barnstable Co.),
Massachusetts

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of property in the Certified Local Government community of Eastham were notified of pending State Review Board consideration 60-120 days before the meeting.

Sincerely,

A handwritten signature in cursive script that reads "Betsy Friedberg".

Betsy Friedberg, National Register Director
Massachusetts Historical Commission

cc: George Abbott, Chair, Eastham Historical Commission, CLG
Candace Jenkins, Preservation Consultant
Thomas Newton, Chair, Eastham Board of Selectmen
Sue Leven, Eastham Town Planner
Sarah Korjeff, Cape Cod Commission
Kenelm N. Collins, owner

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www.state.ma.us/sec/mbc