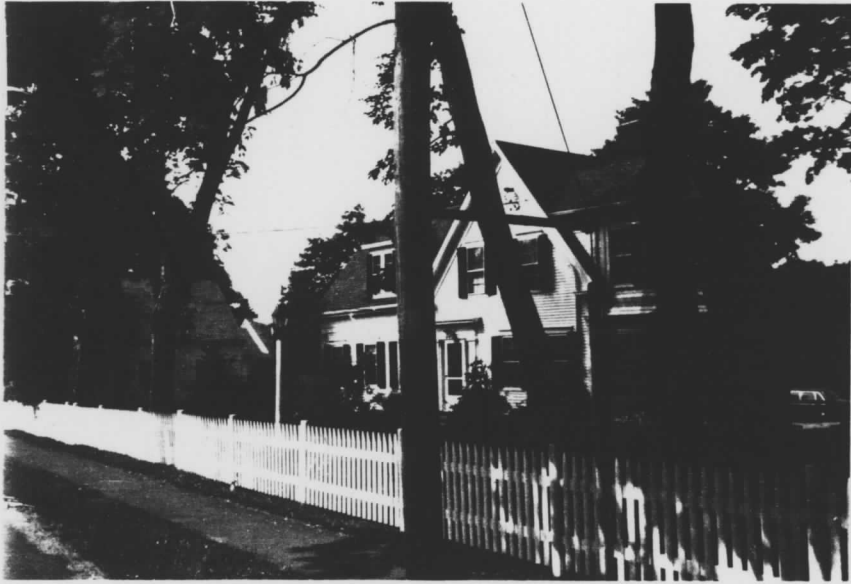


6
RM A - AREA

SSACHUSETTS HISTORICAL COMMISSION
BOYLSTON STREET, BOSTON, MA 02116



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).

Barnstable, MA MRA
Area Letter Form numbers in this Area
CTB/C

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

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

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- Santuit-Cotuit Historical Society Records.
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- 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

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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".

TB39- 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	

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. Bearse 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

Village: Cotuit

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 Carrett 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	.23	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

5

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	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

6

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	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

Cotuit

Village:

District Name: Cotuit

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	C
33/033	.28	1180 Main Street	Capt. Richard Handy, Jr.	CTC113		Revival	
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

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 Patrick Andrews Date 3/13/87 Phone: _____

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET, BOSTON, MA 02116

Barnstable, MA MRA

Area Letter Form numbers in this Area

CTB/C

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 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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27 1007

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.

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

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JAN 27 1987

Village: Cotuit

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	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. Bearse 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 Carrett 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

JAN 27 1987

Cotuit

Village:

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)	CTB86	1936	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	CTB81	c.1900		C
35/078	2.5	Main Street	garage NC 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	.23	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/ Oziah 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

JAN 27 1987

DISTRICT DATA SHEET

6

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 large barn C shed NC	CTC105	c.1870	Mansard	C
34/008	.8	1119 Main Street	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

JAN 27 1987

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. garage NK	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. Uriel Hutchins House	CTC112	Pre-1880	Board & Batten	C

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

dnr-11

Name Barnstable MRA
State Barnstable County, MA

Substantive Review

Cover Patrick Andrus 9/10/87 & 9/18/87
Date/Signature

Nomination/Type of Review

1. Coleman, Edward Jr., House

Substantive Review

Keeper

DOE/OWNER OBJECTION

Determined Eligible

2. Phinney--Smith House

Substantive Review

Keeper

DOE/OWNER OBJECTION

Attest

3. Scudder, Josiah Jr., House

Substantive Review

Keeper

DOE/OWNER OBJECTION

Attest

4. Swift, E.E.C., Store

Substantive Review

Keeper

DOE/OWNER OBJECTION

Attest

5. Centerville Historic
District

Substantive Review

Keeper

Attest

6. Cotuit Historic District

Substantive Review

Keeper

Attest

7. Craigville Historic
District

Substantive Review

Keeper

Attest

8. Hyannis Port Historic
District

Substantive Review

Keeper

Attest

9. Hyannis Road Historic
DistrictEntered in 1987
National Register

Keeper

Attest

10. Mill Way Historic District

Substantive Review

Keeper

Attest



NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Cotuit Historic District (Barnstable MRA)
Barnstable County
MASSACHUSETTS

Substantive Review

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

Working No. 1127/87
Fed. Reg. Date: 2/7/89
Date Due: 11/2/87
Action: ☒ ACCEPT 11-10-87
☐ RETURN
☐ REJECT

Federal Agency: _____

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 Savage
Discipline Architectural History
Date 11/10/87

Initial return comments have been adequately rectified.

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	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	<input type="checkbox"/> original site
		<input type="checkbox"/> 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 Hse

Rea



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 CTLSL
188 Ocean View Ave.

79-34-C56



Barnstable, Mass. MRA

Cotuit H.D. CTB/K

1160 Main St.

Capt. Orin Nicholson House

CTC III



Barnstable, Mass. MRA

Cotuit H.D.
Freedom Hall. CTBZB
Main Street

80-6-B28

by Berkeley

Prestige Prints

MAY 1980

MAY 1980



Barnstable, Mass, MRA

Cotuit H.D.

1169 Main St. CTC112

Capt. Uriah Hutchins House



Barnstable, Mass. MRA

Cotuit H.D. CTB/K

4 Sea Street

Capt. Seth Handy House CTUZI

118-20



Barnstable, Mass. MRA

Cotuit H. D. CTB/C

Main St.

Samuel Dottridge House CTCS9



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

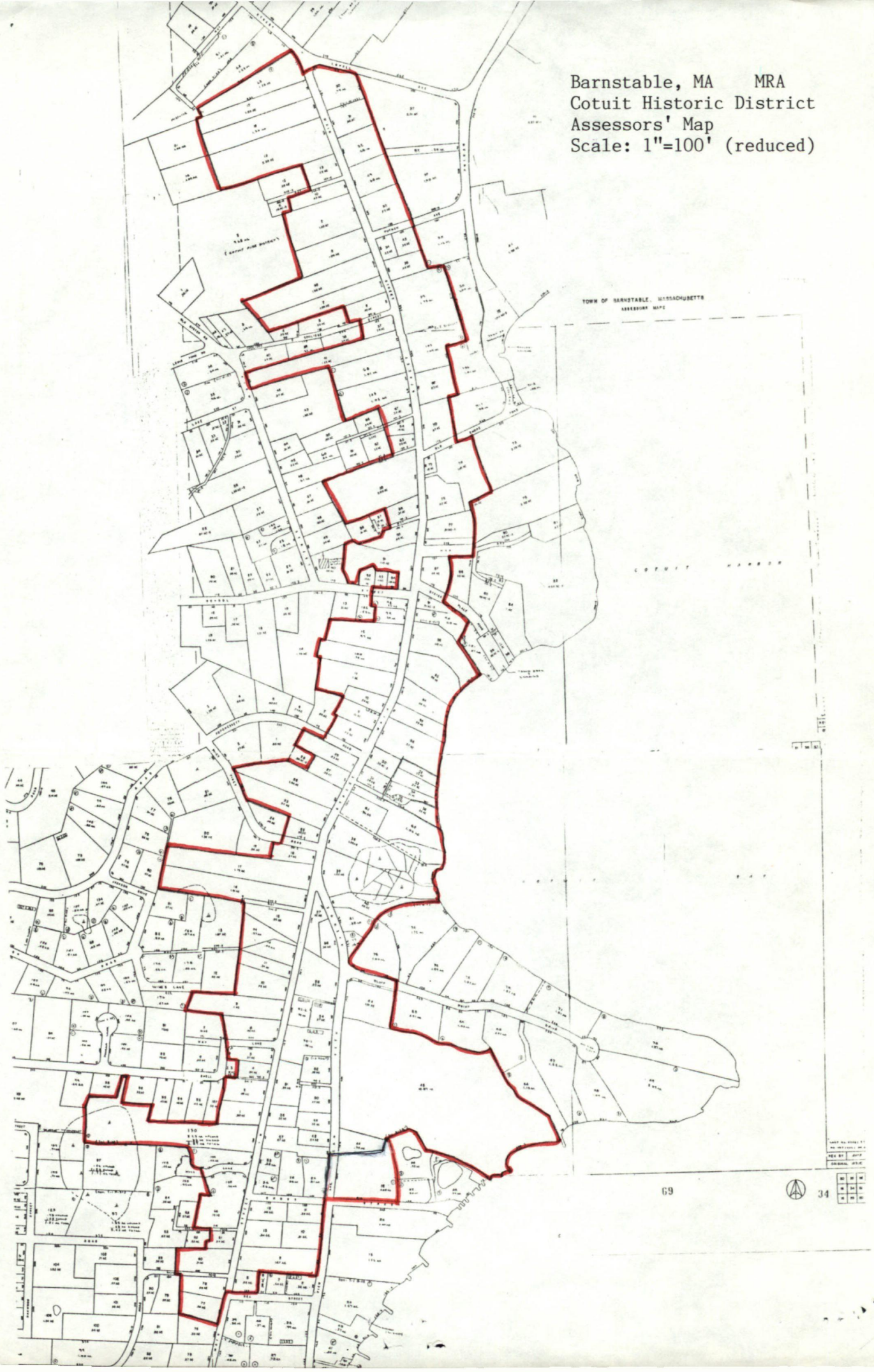
Cotuit H.D. CTB/L

756 Main St.

CTB73

John Coleman's Hardware Shop

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



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

52

James
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