

FORM A - AREA

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET, BOSTON, MA 02116



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).

Barnstable MA MRA
Area Letter Form numbers in this Area

CTA	
-----	--

Barnstable (Cotuit)
of Area (if any) Santuit Historic
District
ent Use commercial, residential
eral Date or Period mid 18th to mid 19th
century
eral Condition fair to excellent
age c.10.5 (see attached data sheet)

Recorded by Wendy Frontiero/ Candace Jenkins

Organization Barnstable Historical Comm.

Date 1986

see attached map

The boundaries for the Santuit Historic District include 8 buildings, 2 of which are modern and non-contributing. The boundaries were selected to encompass the remaining dwellings of the important Santuit family, the Crockers.

UTM REFERENCE A 19/379040/4610400
B 19/379270/4610430
C 19/379260/4610360
D 19/379030/4610220
USGS QUADRANGLE Cotuit, MA
SCALE 1:25,000

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Santuit Historic District possesses integrity of location, design, setting, materials, workmanship, feeling and association. It is significant for its early prominence as the economic center of one of Barnstable's southern villages, which is reflected in its remarkably well preserved collection of fine houses from the 18th and 19th centuries. Strong associations with settlement patterns, commerce, and a notable local family, the Crockers, further fulfill 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.

The Santuit Historic District, located at an important crossroads, leading to the neighboring towns of Sandwich and Mashpee/Falmouth, comprises a small yet highly refined collection of domestic architecture from the mid 18th through the mid 19th centuries. Georgian, Federal, and a single Italianate style interpretation inform these six buildings in an unusually sophisticated manner. All set close to the busy Route 28 thoroughfare on large lots (1/2 to 2+ acres), the majority of structures, unless otherwise noted, stand 2 to 2 and 1/2 stories high with gabled roofs and wood shingle siding. Both vernacular and relatively high style interpretations are represented. The descriptions following run west to east through the district.

CTA6- Alvan Crocker Homestead (c1769). This house displays a curiously asymmetrical fenestration across its four bay facade, but steadies itself with a classical center entry and chimney. Two windows to the west and one to the east flank the entry, admirably formed by pilasters and triangular pediment. Like its Georgian neighbors here, first story windows

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

The Santuit Historic District represents the core of the first settlement of the Cotuit village, an area which derived much of its historical significance from its extensive and protected coast. The inland center at Santuit served a predominantly agricultural community. The district's geographic position at the intersection of major through roads produced a community focus here as long as land travel and land based resources were in their prime. Gradually, and by the last half of the 19th century, maritime activities dominated the village so completely as to transfer the original Cotuit denomination to Cotuit Port and Cotuit Highland, contiguous areas directly on Nantucket Sound (see Cotuit Historic District, Area CTB/C). Fortunately, Santuit continues to retain memories of its earlier prosperity.

As suggested by the house names, Santuit was heavily populated by hard-working members of the Crocker family. Ebenezer Crocker Jr. moved to Santuit from West Barnstable in 1739, marking the beginning of the village of Cotuit. Farming and carpentry are known to have occupied several early residents, while various commercial and civic functions have also operated out of these buildings. The Zenas Crocker Homestead, for example, maintained a tavern in the early 19th century, while the Roland T. Crocker House at various times sheltered Cotuit's first library, a post office, and a popular tavern. The village school and Congregational Church, both now destroyed, were located just south of the district on Main Street. The original families occupied many of these buildings into the 20th century despite their waning economic base. Seasonal residents and a proliferation of shops characterize the most recent trend in Santuit, as in other parts of Barnstable.

BIBLIOGRAPHY and/or REFERENCES

Crocker, Zenas, Jr. Early Cotuit Settlers. 1956.
Santuit/Cotuit Historical Society Collections.
Barnstable County Atlases. 1858, 1880, 1907.
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: CTA
Property Name: Santuit Historic District	

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

Architectural Significance (cont)

boast heavily projecting caps; sash throughout is largely original, and includes 6/6 (front) and 12/8 (side) lights. These exterior architectural features are reinforced on the interior by some of the finest raised field panelling extant in any Crocker House, as well as by remnants of a c1751 English wallpaper.

CTA5- Ebenezer Crocker Homestead (c1739). Reputed to have been moved here by oxen c1739 as a three room half house, this house acts as an architectural centerpiece for the Santuit Historic District. The house presents a full five bays with a central chimney and entry; the latter an elaborate and robust composition of pilasters, modillioned pediment, and narrow transom above the door itself. Heavily projecting lintels top first story windows, while second story windows are framed into the cornice; all contain 6/6 sash. The interior features panelling of various dates.

CTA4- Alvan Crocker, Jr. House (c1796). Built across the street c1796, this cottage is only 1 and 1/2 stories, and was originally a three bay half house with offset entry and interior end chimney. A windowless eastward extension has recently lengthened the building significantly. Details such as its transomed entry and windows with simple surrounds and 6/6 sash are typical of the vernacular Federal period style in Barnstable.

CTA3- Zenas Crocker Homestead (c1782). The last of the Georgian houses in the Santuit Historic District lends a more substantial presence to the streetscape. Its full five bays surround a central chimney which is offset to the east, probably indicating its evolution from a half-house. The simple center entry may date from the Federal period, as it features the pilastered surround and five pane transom characteristic of that style in Barnstable. First story windows again display heavily projecting caps, and all retain 6/6 sash. Two story gabled ells at one time extended the house lengthwise in both directions, but only the eastern wing remains.

CTA1- Roland T. Crocker House (c1796). A nearly cubical plan, low hip roof, interior end chimneys, and clapboard siding dignify this house which is one of the few full blown examples of the Federal period style outside of Barnstable Village (see Area BV/WB). Its symmetrical facade contains a handsome entry with fluted pilasters, semi-circular fan and modillioned pediment. Simple moldings enframe 6/6 sash throughout. This house provides a strong anchor to the east end of the district.

CTA2- Zenas Crocker III House (c1860). Lastly and most fancifully designed is this notable local example of the Italianate style. The building consists of a 2 and 1/2 story gable end section facing the street with a one story ell set perpendicular towards the back; both sections are clapboarded. Full height windows at the first story, round arched windows with pronounced label moldings at the second story and attic, and paired brackets at the eaves further distinguish this house, and enthusiastically punctuate the architectural lineage of the Santuit Historic District.

-END-

Staple to Inventory form at bottom

DISTRICT DATA SHEET

Village: Cotuit

District Name: Santuit Historic District

Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
24/004	1.2	4632 Falmouth Road	Zenas Crocker ³ House CTA2 large barn	c.1860	Italianate	C C
10/008/002	1.06	4650 Falmouth Road	new building	n/a	n/a	NC
10/008/001	2.19	4676 Falmouth Road	Zenas Crocker ¹ Hmstd. CTA3 barn, shed	c. 1782	Georgian	C C,C
10/007	1.75	4698 Falmouth Road	Ebenezer Crocker CTA5 Homestead, carriage shed	c. 1739	Georgian	C C
9 /019	.89	4701 Falmouth Road	Alvan Crocker Hmstd. CTA6 shop	1769	Georgian	C nc
9 /018	.53	4681 Falmouth Road	Alvan Crocker Jr. Hse. CTA4 barn/shop	c. 1796	Federal	C C
9 /005	.55	Falmouth Road	new office building	c. 1975	n/a	NC
24/156	1.21	Falmouth Road	vacant	n/a	n/a	NC
24/157	1.07	4631 Falmouth Road	Roland T. Crocker Hse. CTA1	c. 1796	Federal	C
09/030	.74	15 Main Street	new house	n/a	n/a	NC

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Santuit Historic District (Barnstable MRA)
Barnstable County
MASSACHUSETTS

JAN 27 1987

Substantive Review

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

Working No. _____

Fed. Reg. Date: _____

Date Due: 2/26/87 - 3/13/87

Action: ☐ ACCEPT

☒ RETURN 3-13-87

☐ REJECT

Federal Agency: _____

Substantive Review: ☐ sample ☐ request ☐ appeal

☒ NR decision

Reviewer's comments:

*see general comments
for MRA*

Recom./Criteria Return

Reviewer Stange

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 3/17/87 Phone: _____

FORM A - AREA

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET, BOSTON, MA 02116

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 boundaries for the Santuit Historic District include 9 main buildings, 3 of which are modern and non-contributing. The boundaries were selected to encompass the remaining dwellings of the important Santuit family, the Crockers. The period of significance spans the period 1739 when the first Crocker moved from West Barnstable and initiated the settlement of Santuit, to 1860 when the last historic house was constructed and Santuit was totally eclipsed by Cotuit. Also included in the area are 3 contributing barns, 2 contributing sheds, and one non-contributing shop.

UTM REFERENCE

A 19 379 040 / 4610 400
B 19 379 270 / 4610 430
C 19 379 260 / 4610 360
D 19 379 030 / 4610 280
Cotuit, MA
1:25,000

USGS QUADRANGLE
SCALE

Barnstable MA MRA

Area Letter Form numbers in this Area

CTA	
-----	--

Town Barnstable (Cotuit)

Name of Area (if any) Santuit Historic

District

Present Use commercial, residential

General Date or Period mid 18th to mid 19th
century

General Condition fair to excellent

Acreage c.10.5 (see attached data sheet)

Recorded by Wendy Frontiero/ Candace Jenkins

Organization Barnstable Historical Comm.

Date 1986

Contributing/Non-contributing status

Buildings: 6C 3NC
Structures*: 5C 1NC
Vacant lots: 1NC

*small barns, garages, and sheds were counted as structures because they are temporary in nature.

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

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INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Barnstable (Cotuit)	Form No: CTA
Property Name: Santuit Historic District	

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

Architectural Significance (cont)

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-END-

Staple to Inventory form at bottom

DISTRICT DATA SHEET

Village: Cotuit

District Name: Santuit Historic District

Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
24/004	1.2	4632 Falmouth Road	Zenas Crocker ³ House CTA2 large barn	c.1860	Italianate	C _c
10/008/002	1.06	4650 Falmouth Road	new building	n/a	n/a	NC
10/008/001	2.19	4676 Falmouth Road	Zenas Crocker ¹ Hmstd. CTA3 barn, shed	c. 1782	Georgian	C _{c,c}
10/007	1.75	4698 Falmouth Road	Ebenezer Crocker CTA5 Homestead, carriage shed	c. 1739	Georgian	C _c
9 /019	.89	4701 Falmouth Road	Alvan Crocker Hmstd. CTA6 shop	1769	Georgian	C _{nc}
9 /018	.53	4681 Falmouth Road	Alvan Crocker Jr. Hse. CTA4 barn/shop	c. 1796	Federal	C _c
9 /005	.55	Falmouth Road	new office building	c. 1975	n/a	NC
24/156	1.21	Falmouth Road	vacant	n/a	n/a	NC
24/157	1.07	4631 Falmouth Road	Roland T. Crocker Hse. CTA1	c. 1796	Federal	C
09/030	.74	15 Main Street	new house	n/a	n/a	NC

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination FormFor NPS use only
received
date entered

Continuation sheet

Item number

Page

Multiple Resource Area
Thematic GroupName Barnstable MRA
State Barnstable Co., MA

Nomination/Type of Review

Date/Signature

11. Municipal Group Historic
District

Substantive Review Keeper

Attest

Patrick Andrus 11/10/87 S

Beth L. Savage 11/10/87

12. Old King's Highway
Historic District

Substantive Review Keeper

Attest

Patrick Andrus 3/12/87

Beth L. Savage 3/12/87

13. Pleasant--School Street
Historic District

Substantive Review Keeper

Attest

Patrick Andrus 11/10/87 S

Beth L. Savage 11/10/87

14. Santuit Historic District

Substantive Review Keeper

Attest

Patrick Andrus 11/10/87 S

Beth L. Savage 11/10/87

15. Sandy Neck Cultural
Resources District

Substantive Review Keeper

Attest

John J. Knowlton S-T

11/13/87

16. West Barnstable Village--
Meetinghouse Way Historic
District

Substantive Review Keeper

Attest

Patrick Andrus 11/10/87 S

Beth L. Savage 11/10/87

17. Wianno Historic District

Substantive Review Keeper

Attest

Patrick Andrus 11/10/87

Beth L. Savage 11/10/87

18. Adams--Crocker--Fish
HouseEntered in the
National Register

Keeper

Attest

Delores Byrum 3-13-87

19. Ames, Josiah A., House

Substantive Review Keeper

Attest

Patrick Andrus 9/18/87 S

Beth L. Savage 9/18/87

20. Ancient Burying Ground

Entered in the
National Register

Keeper

Attest

Delores Byrum 3-13-87

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

8700319

Santuit Historic District (Barnstable MRA)
Barnstable County
MASSACHUSETTS

Substantive Review Working No. 1/27/87

Fed. Reg. Date: 2/7/89

Date Due: 11/12/87

Action: ☒ ACCEPT 11-10-87

☐ RETURN

☐ REJECT

Federal Agency: _____

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

Substantive Review: ☐ sample ☐ request ☐ appeal ☒ NR decision

Reviewer's comments:

*Important early center of
Santuit encompassing significant
18th and 19th - century buildings.
Initial return comments have been
addressed.*

Recom./Criteria Accept ASC

Reviewer Shurt

Discipline Architectural History

Date 11/10/87

____ 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 _____ Date _____ Phone: _____



#3 Roland T. Crocker 1792

4631 Falmouth Ave.

Barnstable / Whit

Filing # 155A

Bldg # 12 1/2 - AD

Santuit Historic District
Barnstable, MA, MRA



4698 Falmouth Ave

Bldg # A 16

Film # 1-11A

81-5-A5

7



by Berkeley

MAY 1980



by Berkeley

MAY 1980

Ebenezer Crocker Homestead
Santuit Historic District
Barnstable MA, MRA



Barnstable, Mass. MRA

Santuit Historic District CIA

Cotuit 1980

Zenas Crocker Homestead

Simbarn

81-3-A3

by Berkeley

Prestige Prints

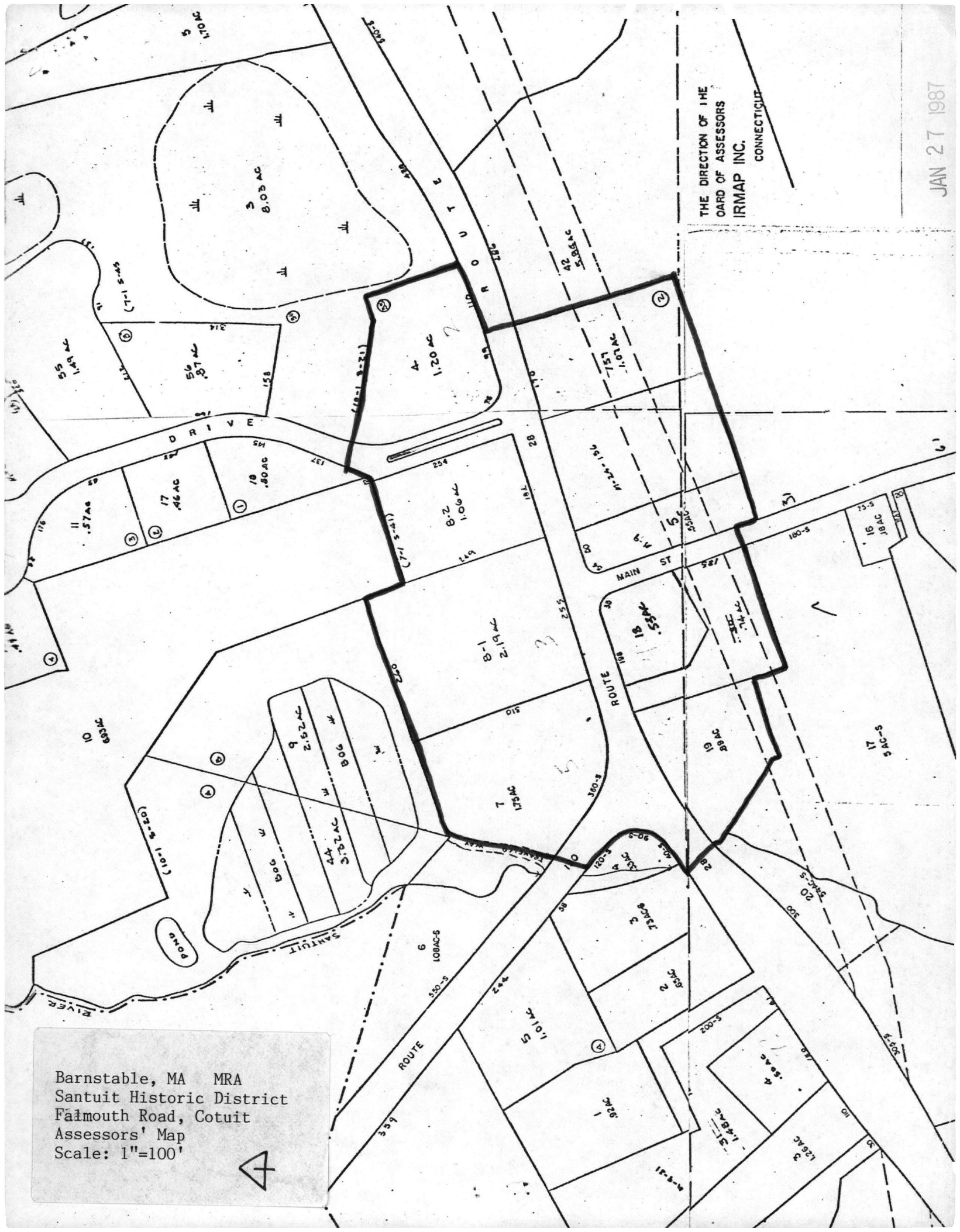
MAY 1980

Barnstable, MA MRA
 Santuit Historic District
 Falmouth Road, Cotuit
 Assessors' Map
 Scale: 1"=100'



THE DIRECTION OF THE
 BOARD OF ASSESSORS
 IRMAP INC.
 CONNECTICUT

JAN 27 1987



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

Multiple Property Cover Sheet Reference Number: 64000271