Development of Regional Impact (DRI)
Referral Form

CAPE COD
COMMISSION

This form is to be completed by the referring municipal agency's authorized representative. Please attach a copy of the municipal development permit application pending before the municipal agency, showing the date on which it was received. Application materials should be transmitted to the Commission sufficient to describe the project and support the referral. Receipt of this information via the U.S. Mail or delivered in person to the Cape Cod Commission constitutes a referral for purposes of the Cape Cod Commission Act and Regulations. Form continues on the back.

Referred by (Municipal Agency): Town of Barnstable

☒ Mandatory Referral ____ Full Discretionary Referral ____ Limited Discretionary Referral

Project Name: Partial Demolition and Relocation of the Ebenezer Crocker House

Project Location: 49 Putnam Avenue, Cotuit, MA 02635

Applicant Name: Joseph Popolo

Contact Address: P.O. Box 206, Cotuit, MA 02635

Email: jvp@charles-potomac-capital.com Telephone: 214-395-1213

Brief description of the project including, where applicable, gross floor area, lots, units, acres and uses (please use additional sheets as necessary): Demolish the existing ells and relocate the dwelling. Relocation options include the parcel of property directly to the North at 59 Putnam Avenue, Cotuit or to 555 Main Street, Cotuit. The building is individually listed on the National Register and is a part of a National Register Multiple Resource Area.

List municipal agency(ies) before which a municipal development permit is pending or required for the project: (please use additional sheets as necessary): Barnstable Historical Commission ordered an 18-month demolition delay.

Brian Florence, Building Commissioner — 8/22/2025

Print Name of Authorized Referring Representative/Title — Signature — Date

Mail or Deliver to:
Cape Cod Commission Attention: Commission Clerk
3225 Main Street, PO Box 226
Barnstable, MA 02630

RECEIVED
AUG 29 2025
CAPE COD COMMISSION

DRI.REF.FORM 06/2019

» CONTINUED ON REVERSE »

CAPE COD
COMMISSION

Development of Regional Impact (DRI) Referral Form Continued

Prior to making any referral, the Commission recommends that the municipal agency contact Commission staff to confirm process and discuss other relevant issues under the Commission's regulations; and specific to limited discretionary referrals, this discussion might eliminate the potential for misunderstanding about the scope of Commission review under the particular Cape Cod Regional Policy Plan (RPP) issue areas requested.

For Mandatory Referrals: Please indicate the review threshold(s) the project meets/exceeds from Sections 2 and 3 of the Commission's Chapter A: Enabling Regulations Governing Review of Developments of Regional Impact.

For Any Discretionary Referrals: A referring agency should provide support about why it believes a project, that does not otherwise meet or exceed a review threshold, has regional impact and thus should require Development of Regional Impact (DRI) review. A municipal agency making a discretionary referral may request DRI review for one or more, or all, the issue areas of the RPP under which the agency maintains that the project will have regional impact (the RPPs issue areas are set forth below). A "limited" discretionary referral is one that requests review under one or more but fewer than all the RPPs issue areas. If a limited discretionary referral is accepted for DRI review, the Commission will limit its RPP consistency review only to those issue areas specified by the referring agency and accepted for review by the Commission.

Please indicate below the RPP issues under which the municipal agency seeks DRI review:

NATURAL SYSTEMS
_____ Water Resources
_____ Ocean Resources
_____ Wetlands
_____ Wildlife & Plant Habitat
_____ Open Space

COMMUNITY SYSTEMS
_____ Cultural Heritage
_____ Economy
_____ Housing

BUILT SYSTEMS
_____ Community Design
_____ Coastal Resiliency
_____ Capital Facilities & Infrastructure
_____ Transportation
_____ Energy
_____ Waste Management
_____ Affordable Housing

Effect of referral on local board's time limitation to review an application: For mandatory DRIs, local review and the corresponding time periods for review are suspended immediately upon the Commission's receipt of the DRI referral and resume upon the Commission's decision to approve a project becoming final. In the case of any discretionary referral, local review and the corresponding time periods to review are not suspended unless and until the Commission votes to accept the referred project for DRI review.

Town of Barnstable

Barnstable Historical Commission

Planning & Development Department
367 Main Street, Hyannis, Massachusetts 02601

21 AUG '25 PM12:10
BARNSTABLE TOWN CLERK

DECISION

Summary: Demolition Delay **Imposed** Pursuant to Chapter 112 Historic Properties, Section 112-3 G

Applicant/Property Owner: **Joseph Victor Popolo Jr. TR.**
Subject Property: **49 Putnam Avenue, Cotuit**
Assessor's Map/Parcel: **Map 036 Parcel 044/001**
Hearing Date: **August 19, 2025**

Pursuant to the Barnstable Historical Commission receiving your notice of intent, a duly advertised and noticed public hearing was held on August 19, 2025, to determine whether the significant structure identified as a single-family dwelling located at 49 Putnam Avenue, Cotuit is a preferably preserved significant building and whether demolition delay would be imposed for the partial demolition and relocation of the structure.

After review and consideration of public testimony, the application and record file, the Commission unanimously found that in accordance with Chapter §112-3 (G) the structure is a preferably preserved significant building.

In accordance with Chapter §112-3 (G), the Commission unanimously found that the partial demolition and relocation of the single family dwelling would be detrimental to the historical, cultural, architectural heritage or resources of the Town imposing an 18-month delay.

Furthermore, the Commission unanimously found that in accordance with § 3 of the Cape Cod Commission Development of Regional Impact Review Threshold, the proposed project constitutes a substantial alteration and is subject to a mandatory referral to the Cape Cod Commission as a Development of Regional Impact based on the findings listed below:

- The property is outside a local historic district;
- The property is individually listed on the National Register of Historic Places and is also a contributing property within a Multiple Resource Area on the National Register of Historic Places;
- The actions proposed constitute a substantial alteration that would jeopardize the historic integrity of the subject structure as well as other structures within the Multiple Resource Area, thereby de-listing it from the National Register of Historic Places as determined by the Massachusetts Historical Commission;

This decision applies only to the demolition described in the notice of intent submitted. No future demolition shall be permitted without application to and approval from the Barnstable Historical Commission. In accordance with Chapter §112-3 (J), the Commission's determination shall be in effect for 24 months from the date of the determination filing with the Town Clerk. After 24 months have elapsed, a new determination shall be required.

Members present and voting on this application were:
Detrimental (AYE): Nancy Shoemaker, Barbara DeBiase, John Richmond, Jack Kay, Cheryl Powell, Andrew Fisher, Robert Frazee
Not Detrimental (NAY):

Robert P. Frazee Aug. 21, 2025

Robert Frazee, Chair Date

cc: Brian Florence, Building Commissioner
Ann Quirk, Town Clerk

TOWN OF BARNSTABLE Planning & Development Department Barnstable Historical Commission
www.town.barnstable.ma.us/historicalcommission

Town Clerk Stamp
8 JUL '25 PM12:03
BARNSTABLE TOWN CLERK

NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING

Date of Application 6.24.25 ☐ Full Demolition ☒ Partial Demolition

Building Address: 49 Putnam Ave
Number Street

Cotuit 02635-2821 Assessor's Map # _____ Assessor's Parcel # _____
Village ZIP

Property Owner: Joseph Popola - Cotuit Bay Trust 214-395-1213
Name Phone#

Property Owner Mailing Address (if different than building address) PO Box 206, Cotuit, MA 02635

Property Owner e-mail address: jvp@charles-potomac-capital.com

Contractor/Agent: Jennifer Birnstiel, Archiplicity, LLC

Contractor/Agent Mailing Address: PO Box 6236, Plymouth, MA 02362

Contractor/Agent Contact Name and Phone #: Jennifer Birnstiel , 508-789-7184
Name Phone #

Contractor/Agent Contact e-mail address: jen@archiplicity.com

Demolition Proposed - please itemize all changes:
To remove building ells not original to the building and relocate the building to a adjacent lot owned by the same owner and part of the same original property

Type of New Construction Proposed: Relocting building to location of previously demolished barn and locting on new foundation. Reuse of existing stone.

Provide information below to assist the Commission in making the required determination regarding the status of the Building in accordance with Article 1, § 112

Year built: 1783 Additions Year Built: 1850's

Is the Building listed on the National Register of Historic Places or is the building located in a National Register District?
No ☐ Yes ☒

Property Owner/Agent Signature

036/044/001

FORM B - BUILDING

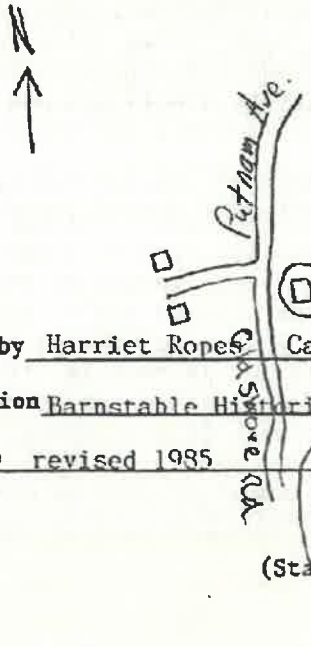
MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET, BOSTON, MA 02116

AREA	FORM NO.
CTB	41

BRN.330



Show property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection. Indicate north.



Recorded by Harriet Ropes Cabot

Organization Barnstable Historical Comm

Date 1980 revised 1985

n Barnstable (Cotuit-Cotuit Port)

ress 49 Putnam Ave.

toric Name Ebenezer Crocker, Jr. House

Present dwelling

Original dwelling

SCRIPTION:

1783

urce Gilbert Crocker, style

Style late Georgian

Architect unknown

Exterior wall fabric shingle

Outbuildings ice house, wood shed, barn, garage

Major alterations (with dates)

porch added c. 1900

Moved no Date

Approx. acreage 4.5

Setting residential village area

* Individually listed on National Register 83-6-B41

(Staple additional sheets here)

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

The Crocker House is a 2½ story gable roof structure with two interior chimneys. Its five bay facade is centered around the entry and a projecting enclosed porch at the second story. Windows at the first story have been replaced but the remainder are original and contain 6/6 sash; those on the side elevations have projecting lintels. The pilasters on the corners and the entry are similar to those of other Crocker family houses in Santuit (Area CTA). There are two ells, one possibly older than the main house and a second, sail loft added with the summer kitchen before c. 1850-60.

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

This house shows the further development of the houses built by the Crocker family in Santuit and the growth of interest in the maritime business. Ebenezer (1751-1817) married comparitively late and had his first son Nathan in 1783. It is possible that the house was built about that time as his grandson Gilbert stated and it was certainly there in 1794 when the road from Marstons Mills was completed to what is now Hooper's Landing. Ebenezer served two terms in the State legislature from 1791, which gave him the title of Esq. and Hon. and according to his gravestone was considered "an upright and efficient and useful citizen" as well as that "His conciliating manners and active benevolence greatly endeared him the the neighborhodd in which he lived". He is said to have built the wharf, now represented by eelgrass near the west fence. His son Braddock added the store, later used as a boat house. The elder son, Nathan Crocker became the first episcopal bishop of Rhode Island and was one of the first of his family to move away. The estate was divided at Old Oyster Road and the western part of the land was not developed until recently. Braddock's daughter Mary Bourne Crocker married Alexander Scudder, ship captain. He was pursuaded to sell the estate to the Boston merchant Samuel Hooper, son-in-law to William Sturgis of Barnstable. This was to enable the captain to take one of the Hooper ships to the Gold Coast in 1849. Mr. Hooper became the first summer resident. Many well known people stayed in the house including Charles Sumner and other political figures. Hooper's neice Marian Hooper spent her honeymoon with Henry Adams in the house. Later a cousin, Gen. John Reed rented the place with the privilege of making what changes he wished.

BIBLIOGRAPHY and/or REFERENCES (name of publication, author, date and publisher)

Barnstable County Atlases. 1858, 1880, 1907
Santuit-Cotuit Historical Society. Cotuit Library.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Barnstable- Cotuit Port	Form No: CTB 41
Property Name: Ebenezer Crocker House	

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

Architecture;

The porch on the south side and east was probably added by Mr. Hooper. The projecting upper story porch was built for a conservatory and probably added in the 1860's by Gen. John Reed, the tenant who was allowed to make any changes he wanted . The window changes in the southwest parlor and the dining room (first story front) were made in 1892 by MRs. Edward J. Lowell. The interior panelling is comparitively simple, though it is known that the northwest room had a panelled wall, which was so badly altered it was sealed up in 1892 and again in 1950. Except for narrowing the back hall to enlarge that room and altering the northeast bedroom to get a view and access to the loft the house has had little change which could not be restored.

History;

After Mr. Hooper's death, Mrs. Edward J. Lowell took it over with her husband, historian of the French Revolution and Hessians. Their daughter, Alice, wife of James Hardy Ropes, professor at Harvard took it over in 1904 and many academic visitors stayed there.

Staple to Inventory form at bottom

ARCHITECTURAL SIGNIFICANCE

and a curved roof

This house, a colonial house of 5 bays with two chimneys was built by Ebenezer Crocker, Esq. , second son of Ebenezer Crocker Jr. of Old Cotuit (Santuit). about 1783 according to his grandson, Gilbert Crocker who was born here. The pilasters on the corners and the doorways are like those of the earlier house. There are two ells, one possibly older than the main house and a second, sail loft added with the summer kitchen before 1850-60.The porch on the south and east sides was probably added by Mr. Hooper. after 1850. The "nose" off the upper hall was built for a conservatory and probably added in the 1860's by Gen. John H. Reed, the tenant, who was allowed to make any changes he wanted. The window changes in the southwest parlor and the dining room were made in 1892 by Mrs. Edward J. Lowell. The interior panelling is comparatively simple, though it is known that the northwest room had a panelled wall, which was so badly altered it was sealed up in 1892 and again in 1950. Except for narrowing the back hall to enlarge that room and altering the northeast bedroom to get a view and access to the loft the house has had little change, which could not be restored.

HISTORICAL SIGNIFICANCE

This shows the further development of the houses built by this family in Santuit and the growth of interest in the maritime businesses.

1751-1817 Ebenezer2 married comparatively late and had his first son Nathan in 1783. It is possible that the house was built about that time as his ~~xx~~ grandson Gilbert stated and it was certainly there in 1794 when the road from Marstons Mills was completed to what is now Hooper's Landing at the water. Ebenezer served two terms in the Massachusetts Legislature from 1791, which gave him the title of Esq. & Hon. and according to his gravestone*was considered "an upright and efficient and useful citizen" as well as that "His conciliating manners & active benevolence ereatly endeared him to the ~~xxxxxxxxx~~ neighborhood in which he lived." He is said to have built the wharf, now represented by eelgrass near the west fence. His son Braddock added the store, later used as a boat house. THe elder son, Nathan Crocker became the first episcopal bishop of Rhode Island and was one of the first of this family to move off. The estate was divided at Old Oyster Road and the western part of the land was not developed until recently. Braddock's daughter Mary Bourne Crocker married Alexander Scudder, ship captain. He was persuaded to sell the estate to the Boston merchant Samuel Hooper, son-in-law to William Sturgis of Barnstable. This was to enable the captain to take one of the Hooper ships to the Gold Coast in 1849. Mr. Hooper became the first summer resident.. Many well known ~~xxx~~ people stayed in the house including Charles Sumner and other political figures. Hooper's niece, Marian (Clover) Hooper spent her honeymoon with Henry Adams in the house. Later a cousin, Gen. John H. Reed rented the place with the privilege of making what changes he wished. After Mr. Hooper's death Mrs. Edward J. Lowell took it over with her husband, historian of the French Revolution and the Hessions. Their daughter, Alice, wife of James Hardy Ropes, professor at Harvard took it over in 1904 and many academic visitors stayed here.

~~xxxxxxxxxxxxxxxxxx~~ The meetings of the committee in charge of the Sachem's Field burying ground in Mashpee met here.~~xxxxxxxx~~ and the winter meeting ~~xxxxx~~ for the South Side of Barnstable were also held here. Braddock advertised a large Camp Meeting with anchorage in 1829. Charles Sumner made electioneering speeches in the "Grove" here also.

Bibliography

Fleet's Almanac 1791(?)

Dictionary of American Biography - Henry Sumner Lowell Ropes, James.

Santuit - Cotuit Hist. Soc. articles H.F. Cobb V. Bourn

Freeman. Hist. of Cape Cod Deyo, Hist.

Life of Sumner - Letters of Henry James

March 9, 1989 The Barnstable Patriot



FIRST SUMMER RESIDENCE—Samuel Hooper used this 1783 Crocker home on Putnam Avenue as a summer residence, a first for the village of Cotuit.

Historic Homes of Barnstable

The Ebenezer Crocker Jr. house is a late Georgian style house of two and a half stories with gable roof and two interior chimneys. The five bay facade is centered around the entry and an enclosed porch at the second story. First story windows have been replaced, but the others are original with six over six sash, and those on the sides of the home having projecting lintels. The pilasters on the corners and the entry are similar to those of other Crocker family homes in Santuit. There are two ells, one possibly older than the main house. A second, sail loft, was added with the summer kitchen around 1850-1860.

Ebenezer (1751-1817) married late and had his first son, Nathan, in 1783. It is possible that the house was built around that time; it certainly was there in 1794 when the road from Marstons Mills was completed to what is now Hooper's Landing.

Ebenezer served two terms in the state Legislature from 1791, giving him the title of esquire and honorable. According to his gravestone, he was considered "an upright and efficient and useful citizen" and "his conciliating manners and active benevolence greatly endeared him to the neighborhood in which he lived."

Ebenezer is said to have built the wharf, now represented by eelgrass near the west fence, and his son Braddock added the store, later used as a boathouse. The elder son Nathan was the first member of the family to move away; he became the first Episcopal bishop of Rhode Island. The estate was divided at Old Oyster Road and the western part of the land was not developed until recently. Braddock's daughter, Mary Bourne Crocker, married Alexander Scudder, a ship captain. He was persuaded to sell the estate to the Boston merchant, Samuel Hooper, son-in-law of William Sturgis of Barnstable. This enabled Scudder to take one of Hooper's ships to the Gold Coast in 1849.

Hooper became Cotuit's first summer resident, and many well known people stayed at the house, including Charles Sumner and other political figures. Hooper's niece, Marian Hooper, spent her honeymoon with Henry Adams in the house. A cousin, General John Reed, later rented the property and was allowed to make whatever alterations he wished. He probably added the upstairs porch, originally built as a conservatory, in the 1860s. The window changes in the southwest parlor and dining room were made in 1892 by Mrs. Edward J. Lowell. The interior paneling is comparatively simple, and it is known that the northwest room had a paneled wall that was sealed up in 1892 and again in 1950 because it was so badly altered.

In addition to the house, which had a porch added around 1900, other buildings on the property are an ice house, woodshed, barn and garage. After Hooper's death, Mrs. Lowell took over the property with her husband, a historian of the French Revolution and the Hessians. Their daughter, Alice, wife of Harvard Professor James Hardy Ropes, became the owner in 1904.

Photo, information courtesy Barnstable Historical Commission

Massachusetts Cultural Resource Information System

MACRIS

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Login

For more information about this page and how to use it, click here.

Inventory No:	BRN.330
Historic Name:	Crocker, Ebenezer Jr. House
Common Name:	
Address:	49 Putnam Ave
City/Town:	Barnstable
Village/Neighborhood:	Cotuit
Local No:	41; 36-44
Year Constructed:	1783
Architect(s):	
Architectural Style(s):	Georgian
Use(s):	Single Family Dwelling House
Significance:	Architecture
Area(s):	BRN.N: Barnstable Multiple Resource Area BRN.AR: Cotuit Port BRN.AX: Little River Area BRN.AY: Crocker, Ebenezer Jr. House
Designation(s):	Nat'l Register Individual Property (11/10/1987); Nat'l Register MRA (11/10/1987)

Digital Photo Not Yet Available

New Search Previous

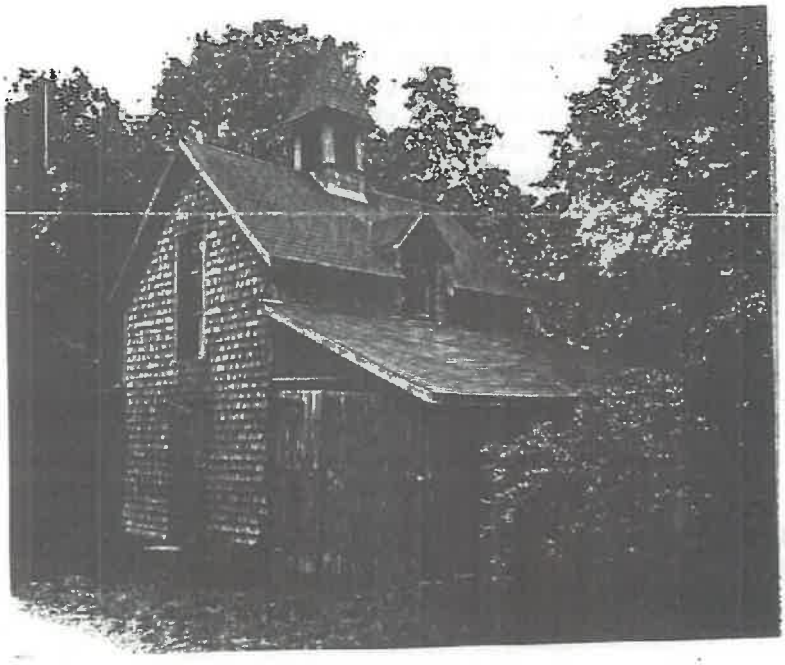
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FORM B - BUILDING

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

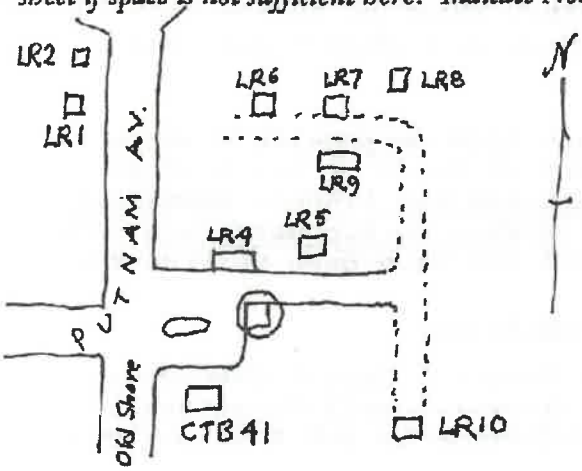
Assessor's number	USGS Quad	Area(s)	Form Number
036-44-001	Cotuit	BHI-B	

BRN. 1914



Sketch Map

Draw a 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. Attach a separate sheet if space is not sufficient here. Indicate North.



Recorded by James W. Gould

Organization Barnstable Historical Comm.

Date *(month/day/year)* March 3, 1992

Town Barnstable - Cotuit

Place *(neighborhood or village)* Little River 3

Address 49 Putnam Avenue

Historic Name Ropes Ice House

Uses: Present Storeroom

Original Ice House

Date of Construction c. 1851

Source H. Ropes Cabot

Style/Form Late XIX farm

Architect/Builder

Exterior Material:

Foundation

Wall/Trim Shingle

Roof

Outbuildings/Secondary Structures

Major Alterations *(with dates)*

Condition Deteriorated

Moved ☒ no ☐ yes Date

Acreage 4.2

Setting Farm; at rear of Ebenezer Crocker Homestead (CTB41)

* Individually listed on National Register
NG. Cotuit HRD. 802.

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

BUILDING FORM

ARCHITECTURAL DESCRIPTION ☐ *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Rectangle, 2 story, wood frame; hinged door on N first bay, single 6' window above; hoist; single gable dormer on W and E 2nd floor; W,S,E sides now surrounded by one story shed; wood shed on E is lower; single chimney in SE corner; red shingle exterior; red trim; asbestos shingle roof; 6' cupola, square, louvered sides with concave curves to peak; center rectangle has double walls and insulation for ice storage. Until the 1970's the cupola was topped by a weathervane with date enclosed in waving pennant; photo prior to this would give date of construction according to H.C.Ropes.

HISTORICAL NARRATIVE ☐ *see continuation sheet*

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The central ice house may be unique in the village. Double walled and insulated it was used to store ice; wood was stored in the north and south sheds; oyster table in S. shed. H.R.Cabot remembers when ice was brough from the icehouse at the west end of Echo Pond (now Lewis Pond). H.C. Ropes believes it may have been built by Samuel Hooper who bought the place in 1850 (Deed 47/182), though Eb. Crocker may have had the house too. W.G.Morse's memoir tells of scarcity of ice in April 1890 forcing Gen.Read to bring a schooner load from Maine, which he shared with the neigh The ice house was converted c. 1892 to gunroom on ground floor, and windows added on the second floor c. 1900

The second story floor was added about 1900 to provide a study for James Hardy Ropes (1866-1933), Hollis Prof. of Divinity at Harvard. Parts of his books The Apostolic Age (1906), Commentary on St. James , Text of Acts (1926), Epistle to the Galatians (1929), and posthumous Synoptic Gospels (1934) may have been written here.

BIBLIOGRAPHY and/or REFERENCES ☐ *see continuation sheet*

Gould, James W., "The Lowells and Literary Cotuit", Cotuit Historical Paper #24 (1971), Cabot, H.R., "The Crocker-Lowell-Ropes House", Cotuit Historical Paper #8 (1957); H.C.Ropes to JWG 9 March 1992.

Morse, William G., "Memoir", Cotuit Hist. Society, p. 26

☐ Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

Community: Cotuit

Property Address: 49 Putnam Av.

Area(s)	Form No.

National Register of Historic Places Criteria Statement Form

Check all that apply:

☒ Individually eligible ☐ Eligible only in a historic district
☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☐ A ☒ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by James W. Gould

The criteria that are checked in the above sections must be justified here.

The Ropes Icehouse, built by Samuel Hooper about 1851 is an unusual survival of a type of outbuilding that was used by well-to-do residents to store ice; few remain today, and this was one of the largest in the village. The second story was used c. 1900-33 as a study by Prof. James Hardy Ropes (1866-1933), Hollis Professor of Divinity at Harvard, were he wrote or revised many of his scholarly works. The building thus qualifies under criteria B and C for NHR status.

Massachusetts Cultural Resource Information System

MACRIS

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For more information about this page and how to use it, click here.

Inventory No:	BRN.1914
Historic Name:	Crocker, Ebenezer Jr. - Hooper, Samuel Ice House
Common Name:	Lovell, Frederick E. Gun Room
Address:	49 Putnam Ave
City/Town:	Barnstable
Village/Neighborhood:	Cotuit
Local No:	36-44; LR-3
Year Constructed:	C 1851
Architect(s):	
Architectural Style(s):	No style
Use(s):	Other Recreational; Out Building; Warehouse
Significance:	Agriculture; Architecture; Literature
Area(s):	BRN.N: Barnstable Multiple Resource Area BRN.AR: Cotuit Port BRN.AX: Little River Area BRN.AY: Crocker, Ebenezer Jr. House
Designation(s):	Nat'l Register Individual Property (11/10/1987); Nat'l Register MRA (11/10/1987)

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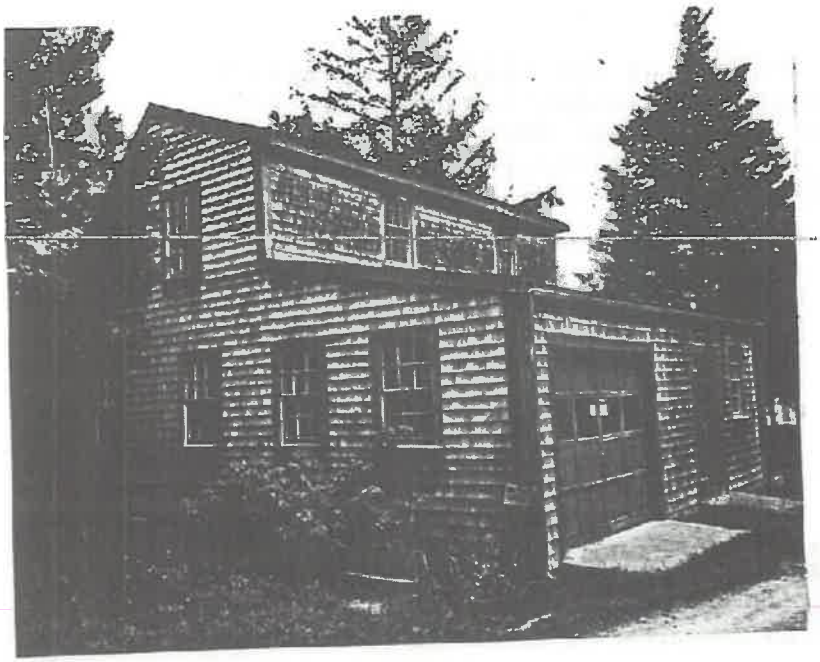
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FORM B - BUILDING

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

Assessor's number	USGS Quad	Area(s)	Form Number
036-44-001	Cotuit	B-HA	

BRN.1913



Town Barnstable

Place *(neighborhood or village)* Cotuit - Little River 4

Address 49 Putnam Avenue

Historic Name Ropes Workshop

Uses: Present Garage/Storage

Original Workshop

Date of Construction c.1855

Source H. Ropes Cabot

Style/Form Greek Revival/Utilitarian

Architect/Builder

Exterior Material:

Foundation ~~concrete slab~~

Wall/Trim Shingle

Roof asphalt shingle on wood

Outbuildings/Secondary Structures NA

Major Alterations *(with dates)* Dormer c.1888
Foundation replaced, rebuilt c. 198

Condition Good

Moved ☒ no ☐ yes Date

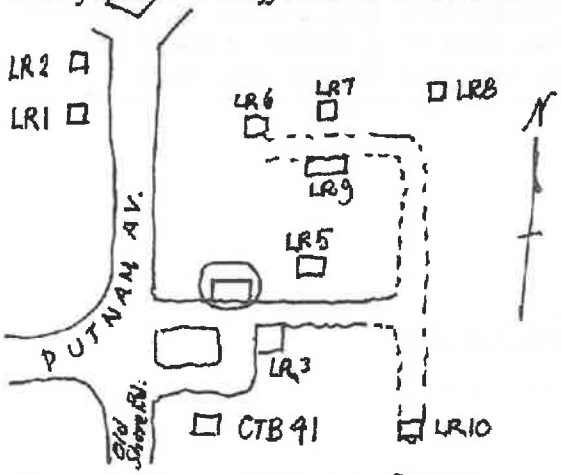
Acreage 4.2

Setting Farm: across access road from Ice House

* Individually listed National Register
neg. Cotuit Hist. Soc.

Sketch Map

Draw a 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. Attach a separate sheet if space is not sufficient here. Indicate North.



Recorded by James W. Gould

Organization Cotuit Historical Society
Barnstable Historical Comm.

Date *(month/day/year)* March 2, 1992

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

BUILDING FORM

ARCHITECTURAL DESCRIPTION ☐ *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Rectangle, 2 story, wood frame, 2 windows on 2nd story, 4 on ground W side; garage door on S off big door and window; 2 windows on 2nd story S; staircase to 2nd floor on E with upper door and window; 4 below; N side 3 windows on 2nd, 2 in gable dormer SE; plain shingle exterior, red trim, brick foundation; no chimneys; asbestos shingle roof.

HISTORICAL NARRATIVE ☐ *see continuation sheet*

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Used as a workshop for the Crocker-Hooper-Lovell-Ropes estate and farm. A photo taken before the Lovell acquisition in 1893 shows no staircase on the east, a spindly chimney on SE (See file on Farmhouse in Cotuit Historical Society).

Cistern below, at rear (HRC)
Forge on E. Side with step down
Upstairs was sail loft until c. 1890's when dormer was added to provide a studio for Frederick E. Lovell. After the Lovell's house (see #13) was built in 1913 it was used as a playroom for the Ropes children, with outside stairs (replaced c. 1925 by stair removed from side wall).

BIBLIOGRAPHY and/or REFERENCES ☐ *see continuation sheet*

Harriet R. Cabot, Cotuit Historical Paper #8, 1957.

☐ Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

Massachusetts Cultural Resource Information System
MACRIS

MHC Home | MACRIS Home

Login

For more information about this page and how to use it, click here.

Inventory No:	BRN.1913
Historic Name:	Crocker, Ebenezer Jr. Workshop
Common Name:	Lovell, Frederick E. Studio - Ropes Playhouse
Address:	49 Putnam Ave
City/Town:	Barnstable
Village/Neighborhood:	Cotuit
Local No:	36-44; LR-4
Year Constructed:	C 1855
Architect(s):	
Architectural Style(s):	No style
Use(s):	Forge; Other Recreational; Out Building; Photography Or Art Studio; Sail Loft; Shop Other
Significance:	Architecture; Art; Industry; Maritime History; Recreation
Area(s):	BRN.N: Barnstable Multiple Resource Area BRN.AR: Cotuit Port BRN.AX: Little River Area BRN.AY: Crocker, Ebenezer Jr. House
Designation(s):	Nat'l Register Individual Property (11/10/1987); Nat'l Register MRA (11/10/1987)

Digital Photo Not Yet Available

New Search Previous

MHC Home | MACRIS Home

JO

FORM B - BUILDING

Barnstable, Massachusetts MRA

AREA	FORM NO.
CTB	41

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116



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

see attached assessors map

UTM REFERENCE A 19/380520/4608520 B 19/380670/4608650

USGS QUADRANGLE Cotuit, MA

SCALE 1:25000

Barnstable (Cotuit-Cotuit Port)

ress 49 Putnam Ave.

toric Name Ebenezer Crocker, Jr. House

: Present dwelling

Original dwelling

CRIPTION

1783

rce Gilbert Crocker, style

le late Georgian

Architect unknown

Exterior Wall Fabric shingle

Outbuildings ice house, wood shed, barn, garage

Major Alterations (with dates)

porch added c. 1900

Condition excellent

Moved no Date

Acreage 4.2 36/44

Setting residential village area

Recorded by Candace Jenkins

Organization Barnstable Historical Comm.

Date 1986

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Ebenezer Crocker Jr. House possess integrity of location, design, setting, materials, workmanship, feeling and association. It is significant for its associations with the several illustrious families who have lived there: The Crockers, Hoopers and Lowells. It is also important for its associations with and continuous reflection of Cotuit's agricultura and summer resort history. Finally, it is significant as a fine piece of Georgian architecture enhanced by retention of its rural landscape and numerous outbuildings. The Crocker House thus 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 buildings within the community.

The Crocker House is a 2½ story gable roof structure with two interior chimneys. Its five bay facade is centered around the entry and a projecting enclosed porch at the second story. Windows at the first story have been replaced but the remainder are original and contain 6/6 sash; those on the side elevations have projecting lintels. The pilasters on the corners and the entry are similar to those of other Crocker family houses in Santuit (area CTA). There are two ells, one possibly older than the main house and a second, sail loft added with the summer kitchen before c. 1850-60. The porch on the south side and east was probably added in the 1860's by Gen. John Reed, the tenant who was allowed to make any changes he wanted. The window changes in the southwest parlor and the dining room (first story front) were made in 1892 by Mrs. Edward J. Lowell. The interior panelling is comparatively simple, though it is known that the northwest room had a panelled wall, which was so badly altered it was sealed up in 1892 and again in 1950. Except for narrowing the back hall to enlarge that room and altering the northeast bedroom to get a view and access

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

This house shows the further development of the houses built by the Crocker family in Santuit and the growth of interest in the maritime business. Ebenezer (1751-1817) married comparitively late and had his first son Nathan in 1783. It is possible that the house was built about that time as his grandson Gilbert stated and it was certainly there in 1794 when the road from Marstons Mills was completed to what is now Hooper's Landing. Ebenezer served two terms in the State legislature from 1791, which gave him the title of Esq. and Hon and according to his gravestone was considered "an upright and efficient and useful citizen" as well as that "His conciliating manners and active benevolence greatly endeared him to the neighborhood in which he lived." He is said to have built the wharf, now represented by eelgrass near the west fence. His son Braddock added the store, later used as a boat house. The elder son, Nathan Crocker became the first episcopal bishop of Rhode Island and was one of the first of his family to move away. The estate was divided at Old Oyster Road and the western part of the land was not developed until recently. Braddock's daughter Mary Bourne Crocker married Alexander Scudder, ship captain. He was pursuaded to sell the estate to the Boston merchant Samuel Hooper, son-in-law to William Sturgis of Barnstable. This was to enable the captain to take one of the Hooper ships to the Gold Coast in 1849. Mr. Hooper became the first summer resident. Many well known people stayed in the house including Charles Sumner and other political figures. Hooper's niece Marian Hooper spent her honeymoon with Henry Adams in the house. Later, a cousin, Gen. John Reed rented the place with the privilege of making what changes he wished. After Mr. Hooper's death, Mrs. Edward J. Lowell took it over with her husband, historian of the French Revolution

BIBLIOGRAPHY and/or REFERENCES (cont.)

Barnstable County Atlases. 18958, 1880, 1907.
Santuit-Cotuit Historical Society. Cotuit Library.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Barnstable (Cotuit-Cotuit Port)	Form No: CTB 41
Property Name: Ebenezer Crocker, Jr. House	

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

ARCHITECTURAL SIGNIFICANCE Continued:

to the loft the house had had little change which could not be restored.

Of extreme importance to the overall significance of the property, is its retention of numerous well-preserved outbuildings, making it one of the two best preserved farmsteads in the town.

HISTORICAL SIGNIFICANCE Continued

and Hessians. Their daughter, Alice, wife of James Hardy Ropes, professor at Harvard took it over in 1904 and many academic visitors stayed there.

40

87000323
Criteria B

WASO Form - 177
("R" June 1984)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Crocker, Ebenezer Jr., House (Barnstable MRA) Substantive Review
Barnstable County
MASSACHUSETTS

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 review comments for the MRA.

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

Nomination returned for: X technical corrections cited below
X 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
☐ excellent	☐ deteriorated	☐ unaltered	☐ original site
☐ good	☐ ruins	☐ altered	☐ moved date _____
☐ fair	☐ unexposed		

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 Patricia Andrus Date 3/13/87 Phone: _____

GPO 918-450

Comments for any item may be continued on an attached sheet

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

Barnstable, Massachusetts MRA

AREA	FORM NO.
CTB	41

Town Barnstable (Cotuit-Cotuit Port)

Address 49 Putnam Ave.

Historic Name Ebenezer Crocker, Jr. House

Use: Present dwelling

Original dwelling

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

DESCRIPTION

Date 1783 - ca. 1920

Source Gilbert Crocker, style

Style late Georgian

Architect unknown

Exterior Wall Fabric shingle

Outbuildings ice house, wood shed, barn, workshop, cottage

Major Alterations (with dates)

porch added c. 1900

Condition excellent

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

see attached assessors map

Moved no Date

Acreage 4.2 36/44

Setting residential village area

Contributing/Non-contributing status

1 building C
4 structures C
2 structures NC

A 19/380520/4608520
UTM REFERENCE B 19/380670/4608650

USGS QUADRANGLE Cotuit, MA

SCALE 1:25000

Recorded by Candace Jenkins

Organization Barnstable Historical Comm.

Date 1986

MHC

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Ebenezer Crocker Jr. House possess integrity of location, design, setting, materials, workmanship, feeling and association. It is significant for its associations with the several illustrious families who have lived there: The Crockers, Hoopers and Lowells. It is also important for its associations with and continuous reflection of Cotuit's agricultural and summer resort history. Finally, it is significant as a fine piece of Georgian architecture enhanced by retention of its rural landscape and numerous outbuildings. The Crocker House thus meets criteria A, and C of the National Register of Historic Places.

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

The Crocker House is a 2½ story gable roof structure with two interior chimneys. Its five bay facade is centered around the entry and a projecting enclosed porch at the second story. Windows at the first story have been replaced but the remainder are original and contain 6/6 sash; those on the side elevations have projecting lintels. The pilasters on the corners and the entry are similar to those of other Crocker family houses in Santuit (area CTA). There are two ells, one possibly older than the main house and a second, sail loft added with the summer kitchen before c. 1850-60. The porch on the south side and east was probably added in the 1860's by Gen. John Reed, the tenant who was allowed to make any changes he wanted. The window changes in the southwest parlor and the dining room (first story front) were made in 1892 by Mrs. Edward J. Lowell. The interior panelling is comparatively simple, though it is known that the northwest room had a panelled wall, which was so badly altered it was sealed up in 1892 and again in 1950. Except for narrowing the back hall to enlarge that room and altering the northeast bedroom to get a view and access

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

This house shows the further development of the houses built by the Crocker family in Santuit and the growth of interest in the maritime business. Ebenezer (1751-1817) married comparitively late and had his first son Nathan in 1783. It is possible that the house was built about that time as his grandson Gilbert stated and it was certainly there in 1794 when the road from Marstons Mills was completed to what is now Hooper's Landing. Ebenezer served two terms in the State legislature from 1791, which gave him the title of Esq. and Hon. and according to his gravestone was considered "an upright and efficient and useful citizen" as well as that "His conciliating manners and active benevolence greatly endeared him to the neighborhood in which he lived." He is said to have built the wharf, now represented by eelgrass near the west fence. His son Braddock added the store, later used as a boat house. The elder son, Nathan Crocker became the first episcopal bishop of Rhode Island and was one of the first of his family to move away. The estate was divided at Old Oyster Road and the western part of the land was not developed until recently. Braddock's daughter Mary Bourne Crocker married Alexander Scudder, ship captain. He was pursuaded to sell the estate to the Boston merchant Samuel Hooper, son-in-law to William Sturgis of Barnstable. This was to enable the captain to take one of the Hooper ships to the Gold Coast in 1849. Mr. Hooper became the first summer resident. Many well known people stayed in the house including Charles Sumner and other political figures. Hooper's niece Marian Hooper spent her honeymoon with Henry Adams in the house. Later, a cousin, Gen. John Reed rented the place with the privilege of making what changes he wished. After Mr. Hooper's death, Mrs. Edward J. Lowell took it over with her husband, historian of the French Revolution

BIBLIOGRAPHY and/or REFERENCES (cont.)

Barnstable County Atlases. 18958,.. 1880, 1907.
Santuit-Cotuit Historical Society. Cotuit Library.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Barnstable (Cotuit-Cotuit Port)	Form No: CTB 41
Property Name: Ebenezer Crocker, Jr. House	

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

ARCHITECTURAL SIGNIFICANCE Continued:

to the loft the house had had little change which could not be restored.

Of extreme importance to the overall significance of the property, is its retention of numerous well-preserved outbuildings, making it one of the two best preserved farmsteads in the town.

see detail below:

HISTORICAL SIGNIFICANCE Continued

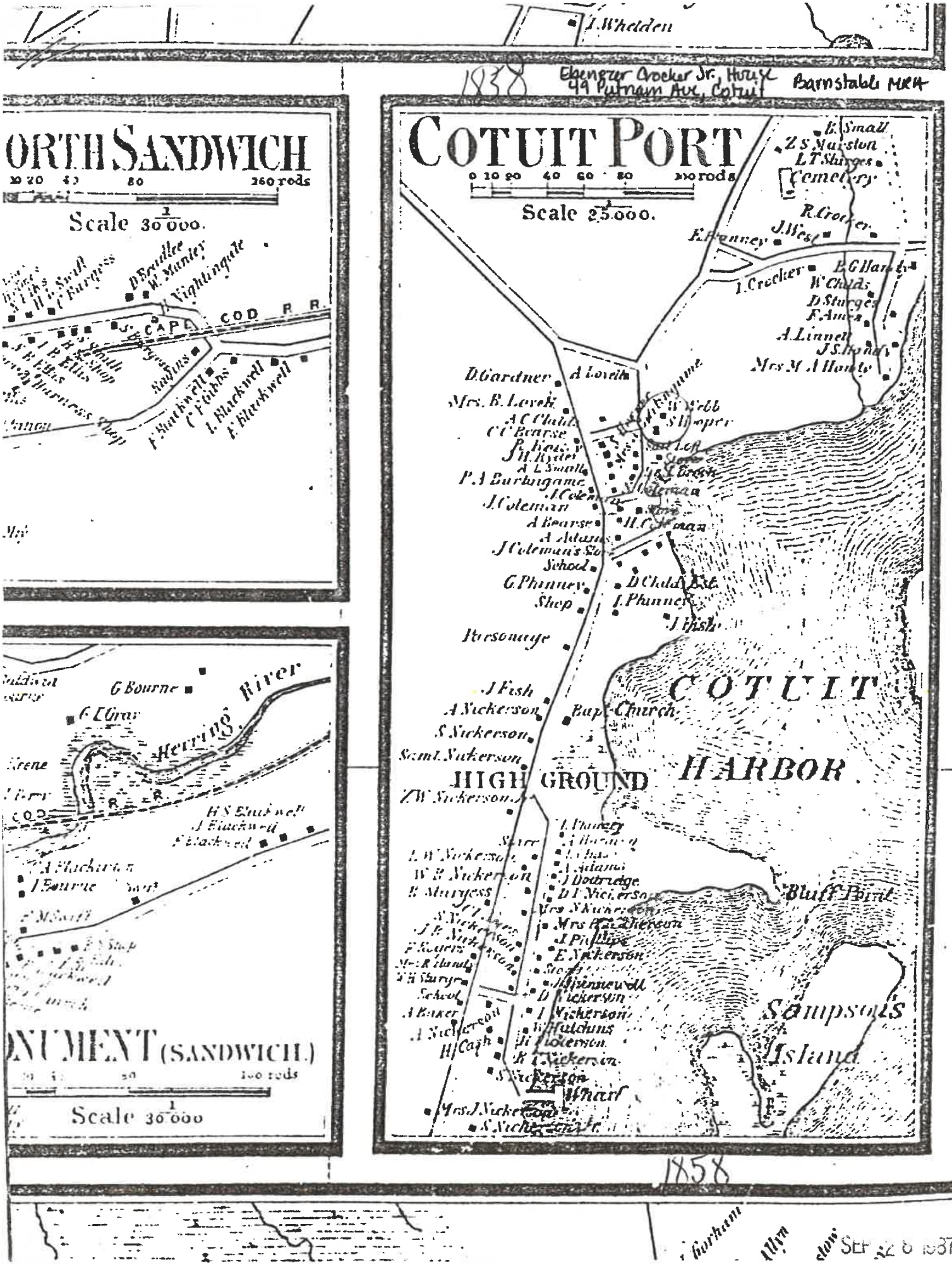
and Hessians. Their daughter, Alice, wife of James Hardy Ropes, professor at Harvard took it over in 1904 and many academic visitors stayed there.

Description: outbuildings

Four contributing historic outbuildings, all of which date from the mid-19th century and all of which appear on the 1880 County Atlas, are scattered about the fields of the Ebenezer Crocker, Jr. House. The simplest is the post-1850 workshop which is a 1½ story shingled structure with no decorative detail. It retains early 6/6 sash, but has been modernized with an overhead garage door. It contained a forge in the 19th century. Of more interest is the c1850 ice house with attached woodshed. The ice house portion is a 1½ story shingled structure whose gable roof is topped by a cupola. This center portion is framed by 1 story woodshed wings which retain original swinging doors. The largest and oldest outbuilding on the property is a c1794 barn which is a clapboarded gable roof structure with cupola. Windows contain 6/6 sash and are headed by heavy caps. A carriage room was added later,during the ownership of Samuel Hooper. Finally, a board and batten cottage built c1850 by William Webb, a Scottish farmhand, exists on the property. It is a small 1½ story gable roof structure with a symmetrical three bay facade and lean-to roof profile. Two other outbuildings that are in deteriorated condition and appear to be later in date are not considered to be contributing.
see attached photographs of all outbuildings.

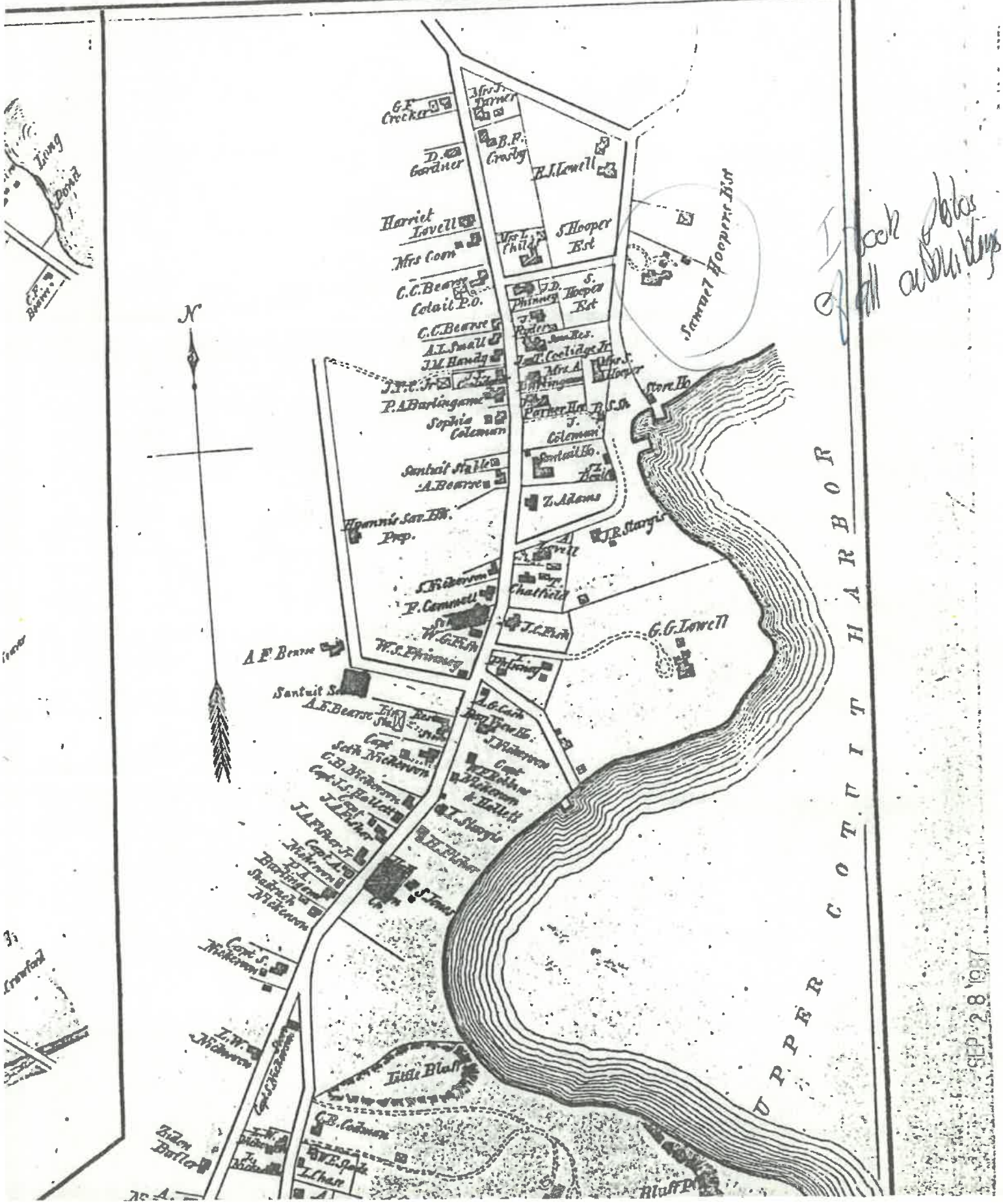
SEP 28 1987

Staple to Inventory form at bottom


J. Whelden
1838
Ebenezer Crocker Jr. House
99 Putnam Ave, Cotuit
Barnstable MRA
ORTH SANDWICH
0 20 40 80 160 rods
Scale 30 000.
D Beedle
W. Manley
Nightingale
CAPE COD R R.
Smith Shop
Burgess
Robbins
Blackwell
COTUIT PORT
0 10 20 40 60 80 100 rods
Scale 25.000.
B. Small
Z S Marston
L T Sturges
Cemetery
R. Crocker
J. West
E. Phinney
I. Crocker
E G Hamblin
W Childs
D Sturges
F Ames
A Linnell
J S Hoxie
Mrs M A Hamblin
D Gardner
A Lovell
Mrs. B. Lovell
W Webb
S Hamper
A C Childs
C C Bearse
P. A Burbingame
J Coleman
A Bearse
A Adams
School
G Phinney
Shop
D Childs
J Phinney
Parsonage
J Fish
A Nickerson
Bapt Church
S Nickerson
Samt Nickerson
HIGH GROUND
COTUIT
HARBOR
Bluff Point
Sampsons
Island
Wharf
G Bourne
C L Gray
Herrings River
Grene
COD
H S Blackwell
J Blackwell
J Bourne
ONUMENT (SANDWICH.)
0 40 80 160 rods
Scale 30 000
1858
Cherham
Mym
SEP 22 8 1937

Ebenezer Crocker, Jr. House
49 Putnam Ave.
Cotuit, MA
Barnstable, MCA

1880



SEP 28 1987

Ebenezer Crocker Jr. House
49 Putnam Ave
Cotuit, MA
Barnstable, MCA

1607



SEP 28 1987

NPS Form 10-900-a
(7-81)

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received 1/27/87
date entered

Continuation sheet | Item number | Page

Multiple Resource Area
Thematic Group

Name Barnstable MRA
State Barnstable County, MA

	Nomination/Type of Review			Date/Signature
31.	Building at 600 Main Street	Entered in the National Register	Keeper	Alonzo Byers 3/13/87
			Attest	
32.	Building at 606 Main Street	Entered in the National Register	Keeper	Alonzo Byers 3-13-87
			Attest	
33.	Building at 614 Main Street	Entered in the National Register	Keeper	Alonzo Byers 3-13-87
			Attest	
34.	Campbell, Collen C., House	Entered in the National Register	Keeper	Alonzo Byers 3-13-87
			Attest	
35.	Canary--Hartnett House	Substantive Review	Keeper	Patrick Andrus 3/13/87
			Attest	Beth L Savage 3/13/87
36.	Chase, Lemuel B., House	Entered in the National Register	Keeper	Alonzo Byers 3/13/87
			Attest	
37.	Codman, Col. Charles, Estate	Substantive Review	Keeper	Patrick Andrus 3/13/87
			Attest	Beth L Savage 3/13/87
38.	Crocker, Capt. Alexander, House	Entered in the National Register	Keeper	Alonzo Byers 3/13/87
			Attest	
39.	Crocker, Benomi and Barnabas, House	Entered in the National Register	Keeper	Alonzo Byers 3/13/87
			Attest	
40.	Crocker, Ebenezer Jr., House	Substantive Review	Keeper	Patrick Andrus 11/10/87
			Attest	Beth L Savage 11/10/87

WASO Form - 177
("R" June 1984)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

87000323

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Crocker, Ebenezer Jr., House (Barnstable MRA)
Barnstable County
MASSACHUSETTS

Working No. 1621/87
Fed. Reg. Date: 2/7/87
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:
Fine example of Georgian residence w/ accompanying rural landscape and outbuildings associated w/ several illustrious families.
Initial return comments have been addressed.

Recom./Criteria Accept A&C
Reviewer Sarrel
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 Public Acquisition	Status Accessible	Present Use

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
☐ excellent	☐ deteriorated	☐ unaltered	☐ original site
☐ good	☐ ruins	☐ altered	☐ moved date _____
☐ fair	☐ unexposed		

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

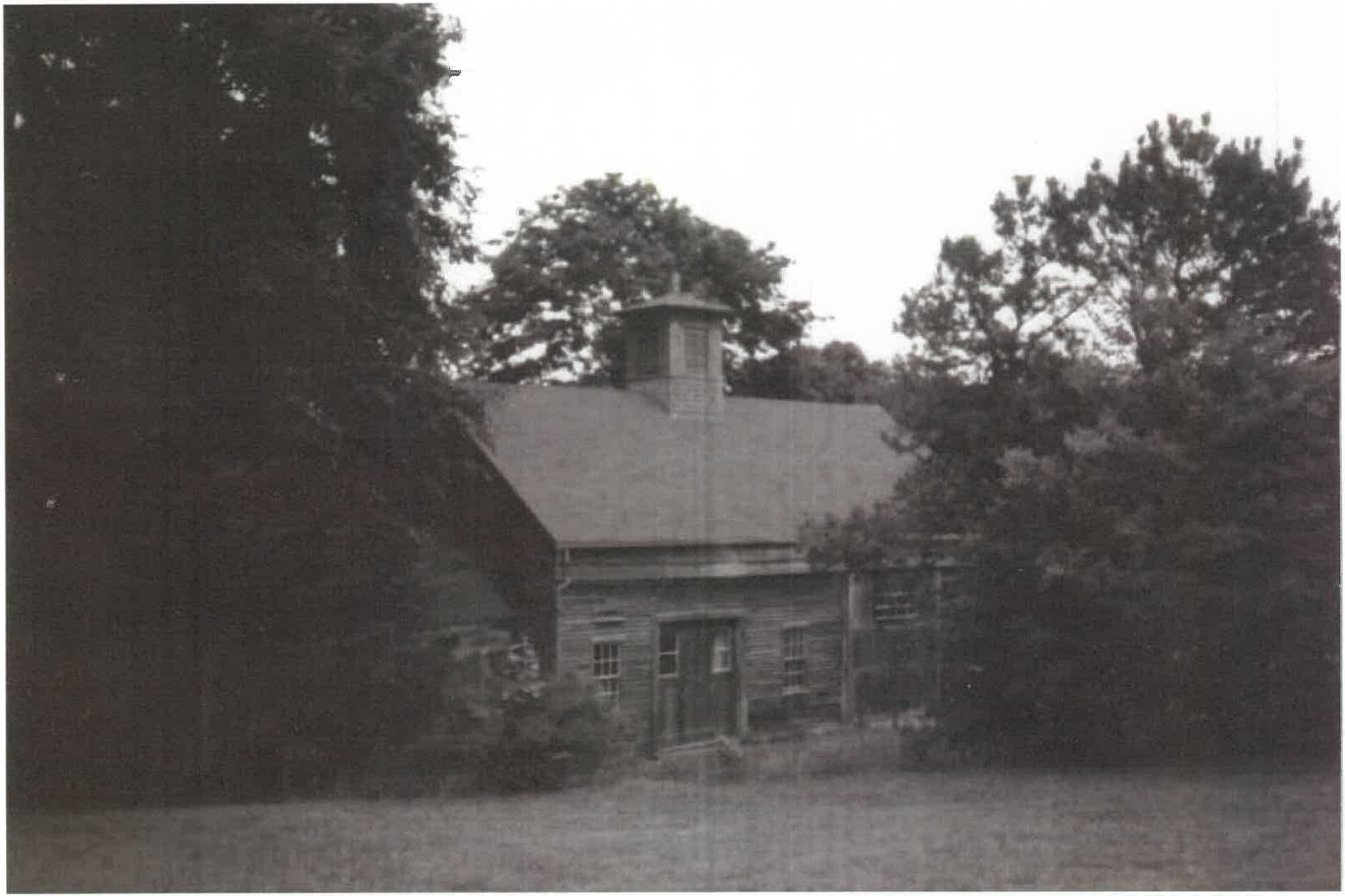
- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

GPO 918-450

Comments for any item may be continued on an attached sheet



Ebenezer Crocker, Jr. House CTB 41
49 Putnam Ave, Cotuit 1987
Barn.

154-4-CTB41



Barnstable, Mass. MRA

Ebenezer Crocker, Jr. House CTB41
49 Putnam Ave. 1980
Facing NE

CTB41

HSE

83-6-B41



Ebenezer Crocker, Jr. House CTB 41
49 Putnam Ave, Cotuit 1987
Workshop



Ebenezer Crocker, Jr. House CTB-41
49 Putnam Ave., Cotuit 1987
Farmhouse



Ebenezer Crocker, Jr. Hse CTB-41
49 Putnam Ave, Cotuit 1987
Ice House/Wood Shed

134-2-CTB41

BARNSTABLE MRA
MASS.

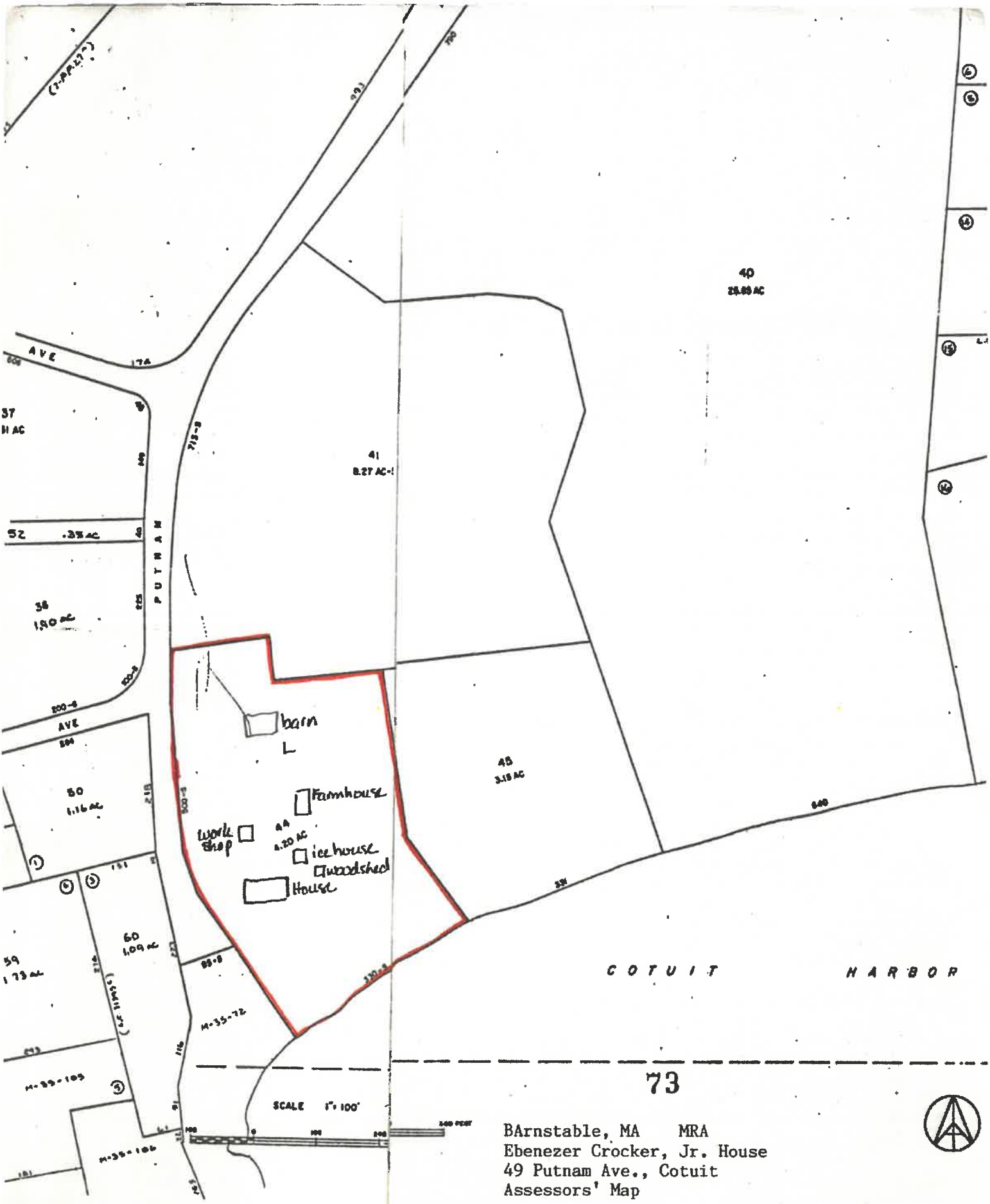


Ebenezer Cracker Jr. Hse CTB-41
49 Putnam Ave'
Cotuit 1987

NC SHPOS

BARNSTABLE
MRA

MASS.



BArnstable, MA MRA
Ebenezer Crocker, Jr. House
49 Putnam Ave., Cotuit
Assessors' Map

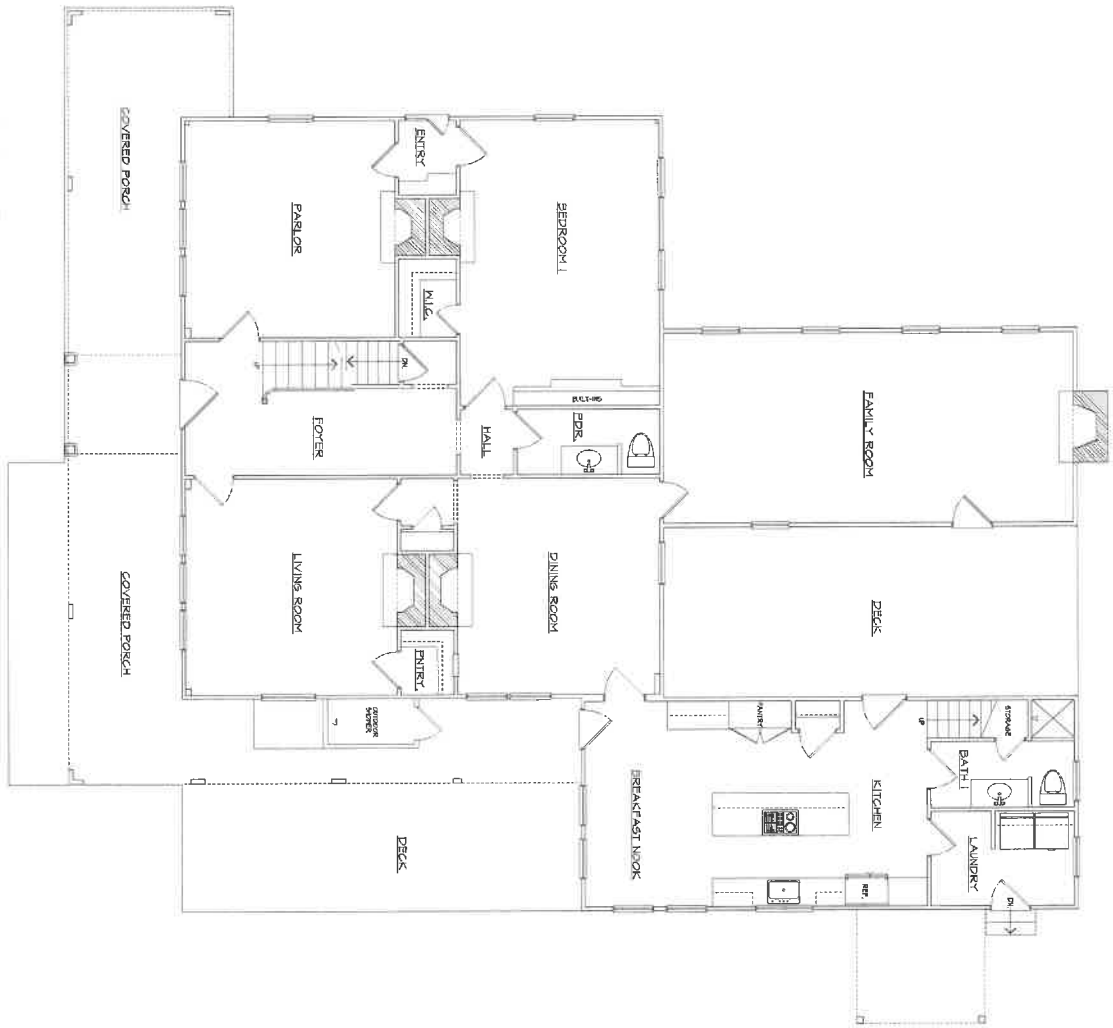
SEP 28 1987

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

Multiple Property Cover Sheet Reference Number: 64000271

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
LIVING AREA = 2,338 SQ. FT.



ISSUED FOR REVIEW

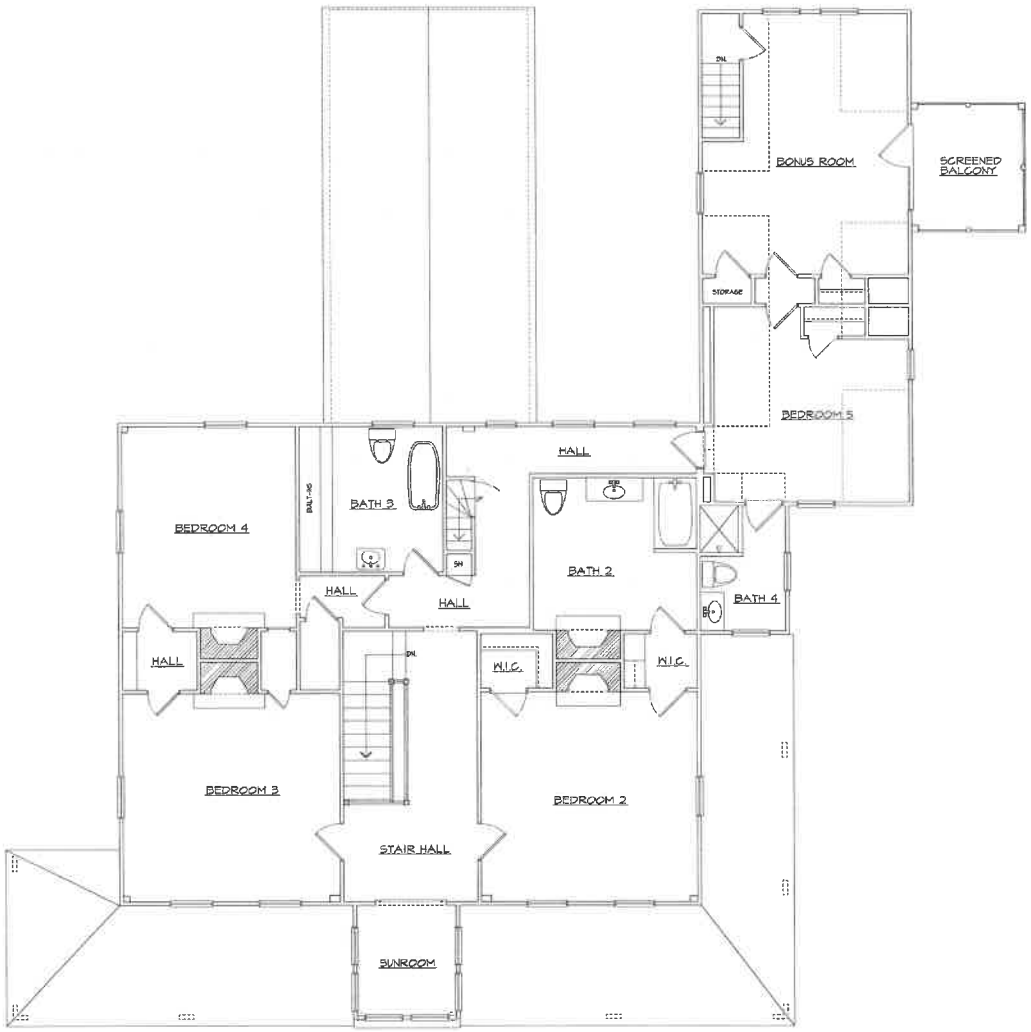
sht	of EX-1
rev.	
rev.	
drawn	EL
scale	As noted
date	28 JULY 2023
job no.	216

Popolo Residence
49 Putnam Avenue
Cotuit, Massachusetts

First Floor Plan

Archi-Tech Associates, Inc. hereby expressly reserves the copyright of these drawings according to the Architectural Works Copyright Protection Act of 1990. Any copy, alteration, reproduction or publication of these plans without the express written consent of Archi-Tech Associates, Inc., is an infringement of that act. Any errors, omissions or discrepancies on these drawings shall be brought to the attention of Archi-Tech Assoc., Inc. prior to beginning work. Otherwise are to be used, do not scale drawings.

ARCHI-TECH ASSOCIATES, INC.
residential design
6 school street t 508.420.5335 f 508.420.5304
cotuit, ma 02635 e info@architechassociates.com
architechassociates.com



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
LIVING AREA = 1851 SQ. FT.

ISSUED FOR REVIEW

ARCHI-TECH ASSOCIATES LLC
residential design
6 school street t 508.420.5335 f 508.420.5304
cotuit, ma 02635 e info@architechassociates.com
architechassociates.com

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Popolo Residence
49 Putnam Avenue
Cotuit, Massachusetts

Second Floor Plan

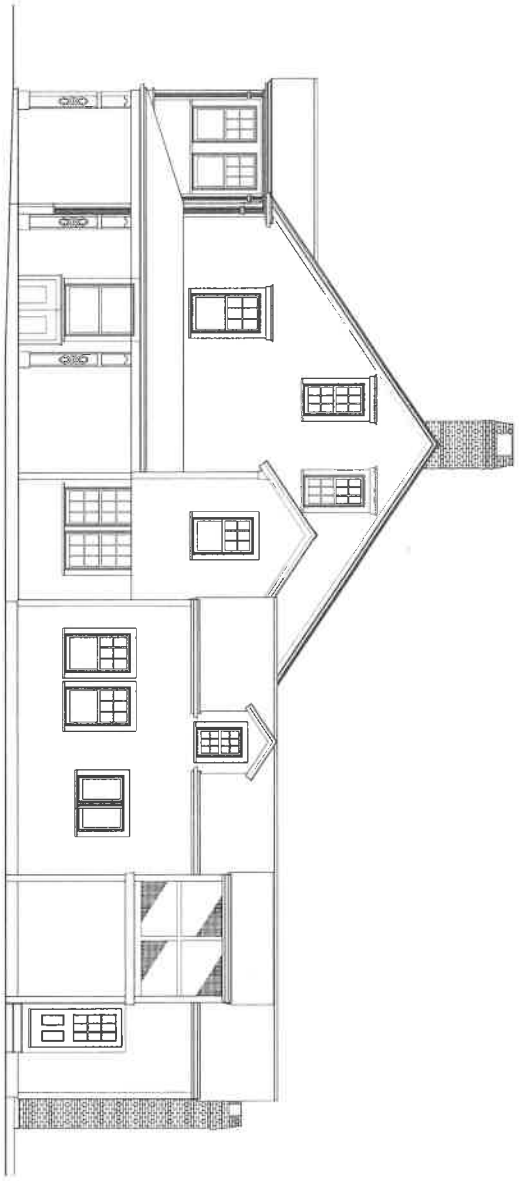
job no.: 2516
date : 28 MAY 2025
scale : AS NOTED
drawn : EL
rev. :
rev. :

EX-2

sht of

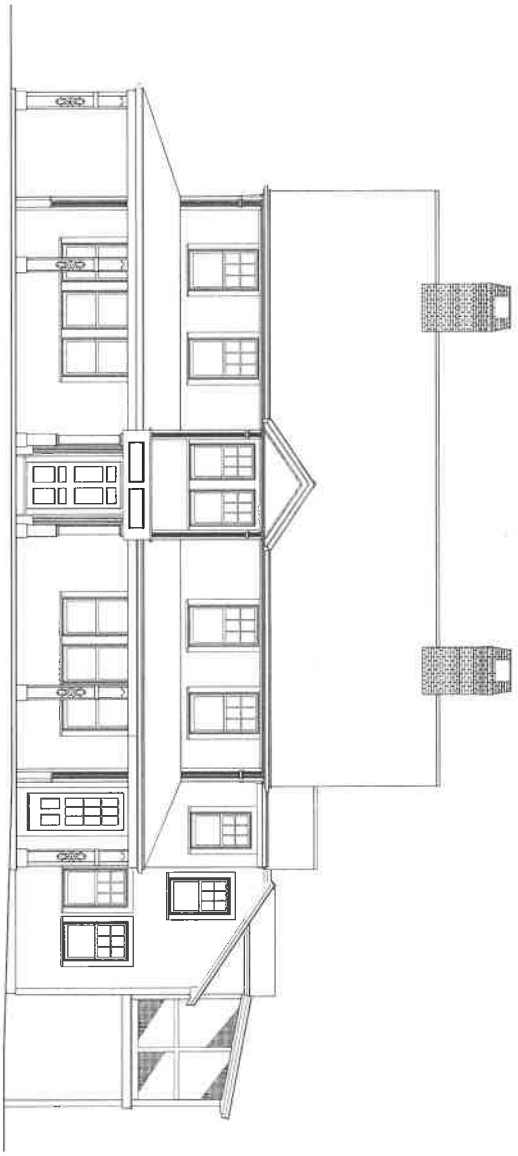
7/24/2025 10:48 AM

7/24/2025 10:38 AM



EAST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

ISSUED FOR REVIEW

sht. of EX-3

rev. :

rev. :

drawn : TL

scale : AS NOTED

date : 26 JAN 2025

job no. : 2256

Popolo Residence
49 Putnam Avenue
Cotuit, Massachusetts

Elevations

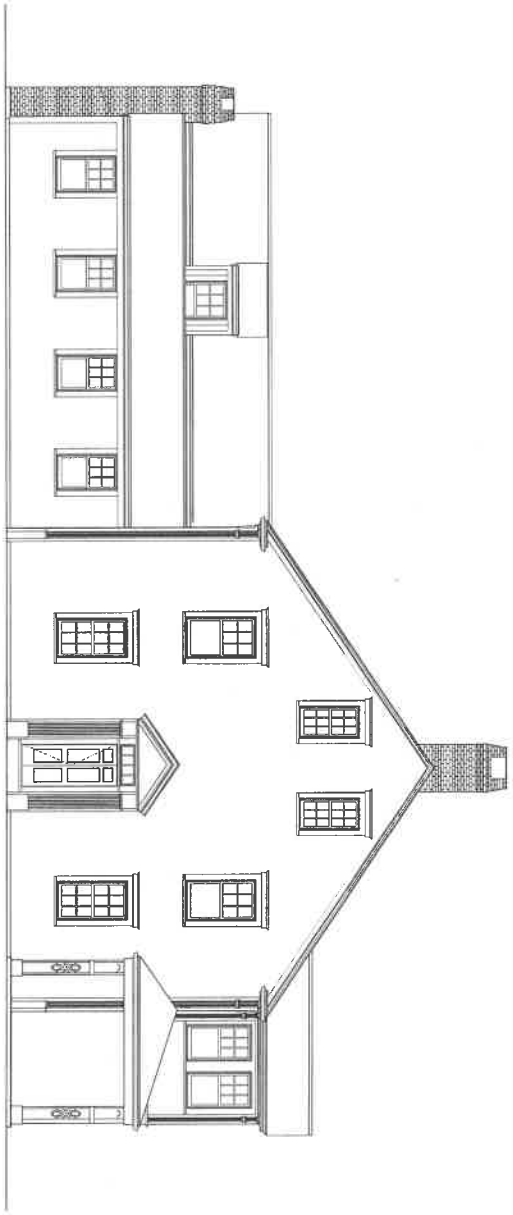
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ARCHI-TECH ASSOCIATES inc
residential design
6 school street t 508.420.5335 f 508.420.5304
cotuit, ma 02635 e info@architechassociates.com
architechassociates.com

1/24/2025 10:38 AM

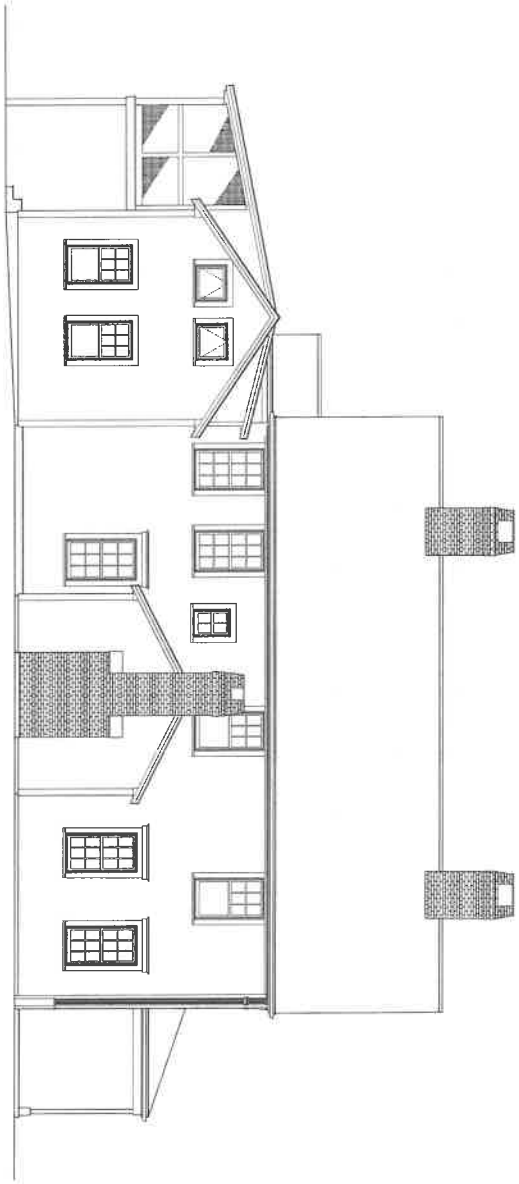
WEST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



ISSUED FOR REVIEW

sht	of
	EX-4
rev.	
rev.	
drawn :	EL
scale :	AS NOTED
date :	28 JULY 2025
job no.:	2516

Popolo Residence
49 Putnam Avenue
Cotuit, Massachusetts

Elevations

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ARCHI-TECH ASSOCIATES inc
residential design
6 school street t 508.420.5335 f 508.420.5304
cotuit, ma 02635 e info@architechassociates.com
architechassociates.com

April 17, 2025

Ben Haley
National Register Director
Massachusetts Historical Commission
220 Morrissey Blvd.
Boston, MA 02125

Dear Mr. Haley;

According to 36 CFR 60.14 (b), Relocating properties listed in the National Register, when a building listed in the register is proposed to be moved it must go through the required review and approval procedures for National Register nominations.

Procedures for Move and New Location:
The Ebenezer Crocker Jr. House (NRIS ##87000323) presently located at 49 Putnam Ave is being relocated to an adjacent property 59 Putnam Ave. These lots were originally one lot which was subdivided at a later date. See included site plan(s). The current house is located at Lot "A" and we are proposing to move the house to "building" location on Lot "F". The proposed location is at the site of the original barn which was demolished in cooperation with the Town of Barnstable in 2017 due to disrepair and safety concerns prior to the current ownership. We are proposing to move the original house without the later ell additions. We would be recommending to bring the structure back to it's original state. This will be consistent with the Form "B" of the listing for the Ebenezer Crocker Jr House c. 1783 and consistent with the original property. The ell additions are believed to be added in the 1850's and are not part of the original house or the NRIS listing. The proposed site is a location that is more visible. It is in an adjacent grassy field and will add to the visibility of he property without diminishing the historic relevance as it was originally a single property. The barn was removed in 2017 in cooperation with the Town of Cotuit. The stone walls of the barn were left and would be repurposed as part of the new foundation.

The structure would be relocated by a reputable house moving company Gary Sylvester, Gary Sylvester Building Movers and Excavators. This company had been in business for more than 60 years. They were founded by John Sylvester in East Falmouth in 1954 and are one of the most prominent house moving companies on Cape Cod. Before proposing this move we consulted about the feasibility of relocating the existing structure and were informed that it is indeed possible. There has been remedial repairs done throughout the years including a renovation in 2002. This has kept the framing of the existing house in good condition and aids in the stability of the structure.

Reason for the Move:
The move of the structure is being proposed to create a better connection between the owners existing home on an adjacent property and the outdoor living space. This move will create a better visibility for The Ebenezer Crocker Jr house in the Town making it a more prominent landmark. The current house location is not visible from the street. It is located on a turn and shrouded by trees. The new location is an adjacent grassy field of the same original property where the structure of the original barn once stood.

PO Box 6326. Plymouth, MA 02362 . info@archiplicity.com . 508.789.7184

Appropriateness of the New Setting:
The new site is adjacent to the existing house location. The property was originally one property and was divided at a later date into separate lots. The move of the house will have no affect on the historical significance of the property as it was originally a singular property. The move is wholly appropriate as the current building location and the proposed were originally the same property. The visibility in the field adds to the visibility of the property as a whole.

Effects of the move on the Structure:
The move and the new location will have no effect on the historical the integrity of the structure. When consulting the house mover regarding the relocation we were informed that the structure was in good condition and was able to be relocated.

Effects of the move on the Archeological or Historic Resources at New Location:
The new location is on what was the original property and therefore there is no effect to the archeological significance. We are maintaining the same original homestead in the relocation.

Impact on Historic Significance:
The Ebenezer Crocker Jr. House will continue to be located on the original property which was historically one and will remain adjacent to the buildings in the original listing (The Ropes Ice House c 1851 and the Ropes Workshop c. 1855). There is therefore no impact as the listing will remain constituent to the current listing with the joined properties.

The building will be moved and relocated on a concrete foundation. We will repurpose stones from the original barn as part of the new foundation. In this regard the building shall still be considered eligible for retaining its National Register Historic status.

Please find attached photos, site plan(s)of the current, historic and proposed property locations, and a photographic overview of the relocation. Please feel free to contact me with any questions at 508-789-7184 or jen@archiplicity.com. Thank you for your consideration.

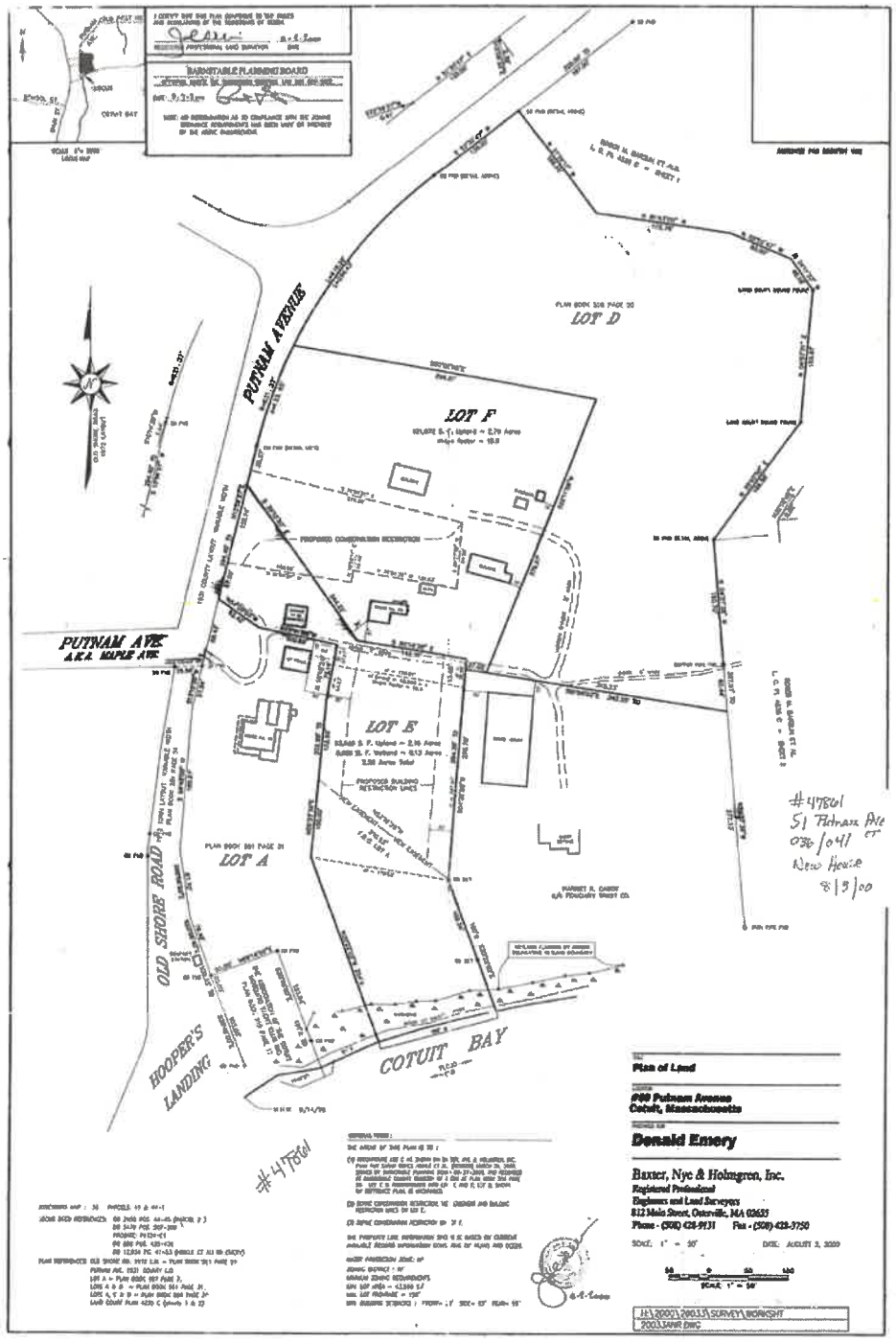
Sincerely;

Jennifer L. Birnstiel
Principal, Archiplicity, LLC

Enc.
Site Plan, Photos, Application
Attached Overview of Location & Relocation - Google Earth/Photos

ArchiPlicity, llc.

Site Plan:



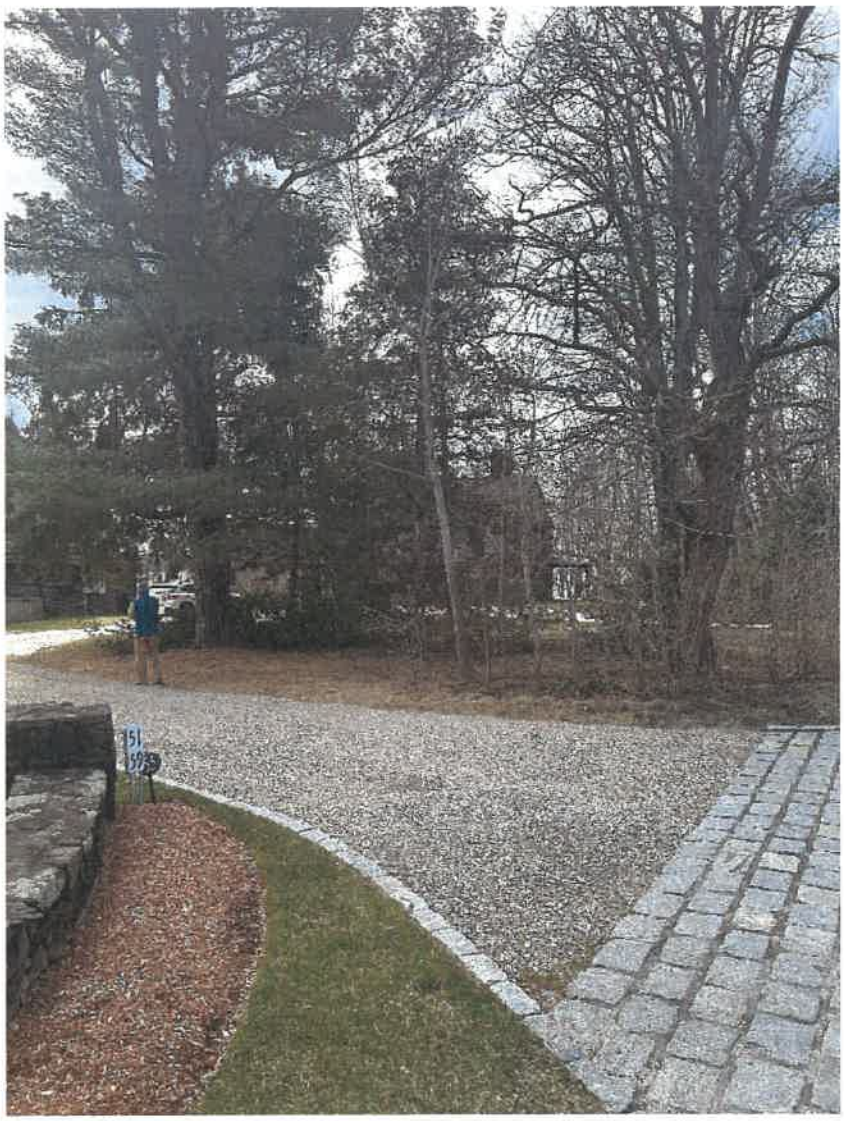
ArchiPlicity, llc.



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Photos of Existing Location:

View of Original Location at 49 Putnam Ave:



ArchiPlicity, llc.



View of Original House from Driveway

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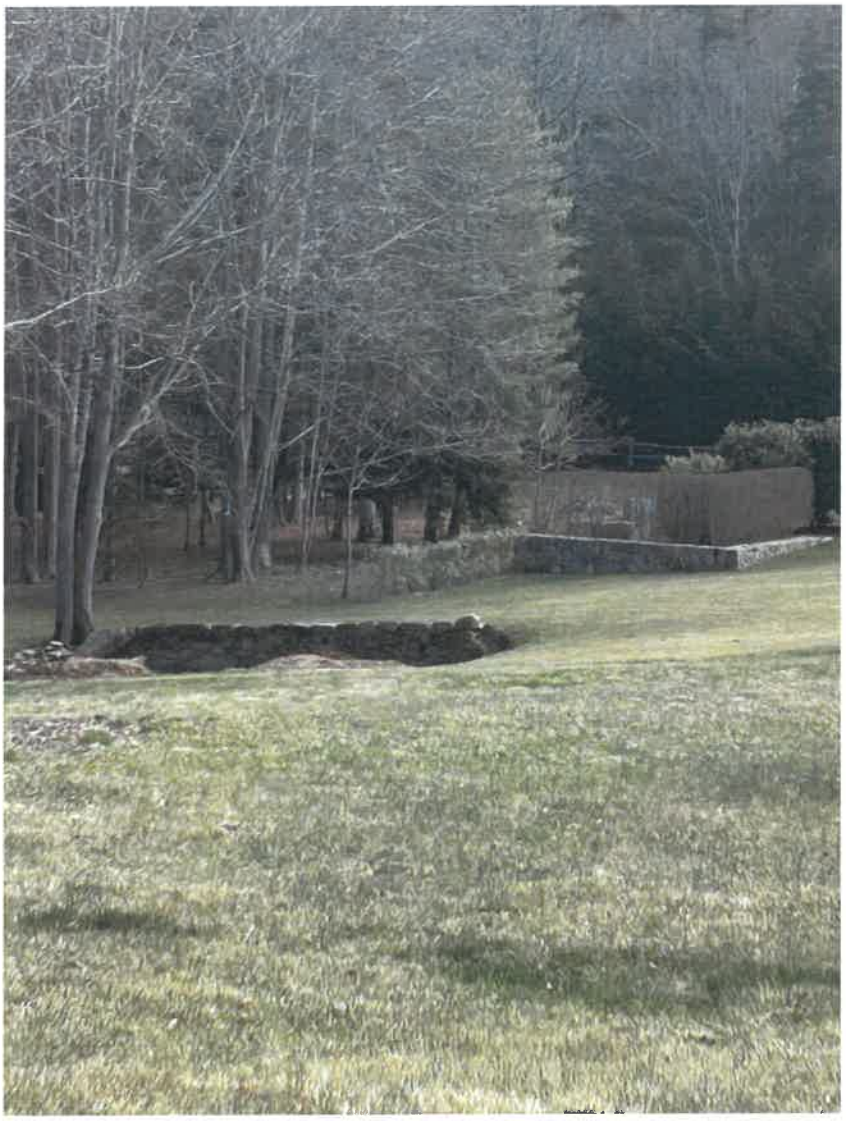
Photos of Proposed Location:



View of Proposed Location from Putnam Ave

PO Box 6326. Plymouth, MA 02362 . info@archiplicity.com . 508.789.7184

ArchiPlicity, llc.



View Original Stone Foundation - Barn

PO Box 6326. Plymouth, MA 02362 . info@archiplicity.com . 508.789.7184

OMB Control No. 10240018 expiration date 03/31/2026

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* 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.

1. Name of Property

Historic name: Ebenezer Crocker Jr. House

Other names/site number: _____

Name of related multiple property listing:
Ropes Ice House, Ropes Workshop , Barn (demolished 2017)

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

2. Location

Street & number: 49 Putnam Ave

City or town: Barnstable (Cotuit) State: MA County: Barnstable

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this __x__ 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 __x__ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide __x__local

Applicable National Register Criteria:

__x__A __x__B __x__C ___D

_____

Signature of certifying official/Title: **Date**

_____

State or Federal agency/bureau or Tribal Government

In my opinion, the property __x__ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

__x__ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: [x]

Public – Local [ ]

Public – State [ ]

Public – Federal [ ]

Category of Property

Name of Property County and State

(Check only **one** box.)

Building(s)	X
District	
Site	
Structure	
Object	

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
3		buildings
		sites
		structures
		objects
		Total

Number of contributing resources previously listed in the National Register _____

6. Function or Use

Historic Functions

(Enter categories from instructions.)

_____

_____

Domestic - Single Dwelling

Current Functions
(Enter categories from instructions.)
Private Residence

7. Description

Architectural Classification
(Enter categories from instructions.)
Late Georgian

Materials: (enter categories from instructions.)
Principal exterior materials of the property: Shingle

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The previously listed Ebenezer Crocker Jr. House ((NRIS ##87000323) located on 49 Putnam Ave in Cotuit, Massachusetts is being proposed to be move to an adjacent location at 59 Putnam Ave an adjacent lot and part of the original homestead. A narrative of the new location and proposed move are listed below

---

Narrative Description

SETTING:

The Ebenezer Crocker Jr. House c. 1783 (NRIS ##87000323) presently located at 49 Putnam Ave is being moved to the adjacent property 59 Putnam Ave. These lots were originally one lot which was subdivided at a later date.. See included site plan. The current house is located at Lot "A" and we are proposing to move it to the "building" location on Lot "F". The Proposed location is at the site of the original barn which was demolished in cooperation with the Town of Barnstable in 2017 because of disrepair and safety concerns. The proposed location is at a spot that is more visible location in a grassy field and will maintain the significance of the listing without diminishing the historic relevance as it was at onetime a single property.

BUILDING:

We would be moving the original house without the later added ell additions. We would be recommending to bring the structure back to it's original state. This will be consistent with the Form "B" of the listing for the Ebenezer Crocker Jr House c. 1783 and consistent with the original property. The additions are believed to be added in the 1850's and are not part of the original house or the the listing. The stone walls of the barn were left and would be repurposed as part of the new foundation.

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.)

- [x] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [x] B. Property is associated with the lives of persons significant in our past.
- [x] 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.)

- [ ] A. Owned by a 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 old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
Entertainment/Recreation
Agriculture
Architecture

Period of Significance
1900-1924, 1875-1899, 1850-1874
1825-1849, 1800-1824, 1750-1799

Significant Dates

Significant Person
(Complete only if Criterion B is marked above.)
Ebenezer Crocker Jr

Cultural Affiliation

Architect/Builder
Unknown

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
__x__ 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 # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

__x__ State Historic Preservation Office
____ Other State agency
____ Federal agency
___x_ Local government
____ University
____ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property ____2.79 acres_____

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: 41.623197 Longitude:-70.432872
2. Latitude: Longitude:
3. Latitude: Longitude:
4. Latitude: Longitude:

Or
UTM References
Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone:	Easting:	Northing:
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

Boundary Justification (Explain why the boundaries were selected.)

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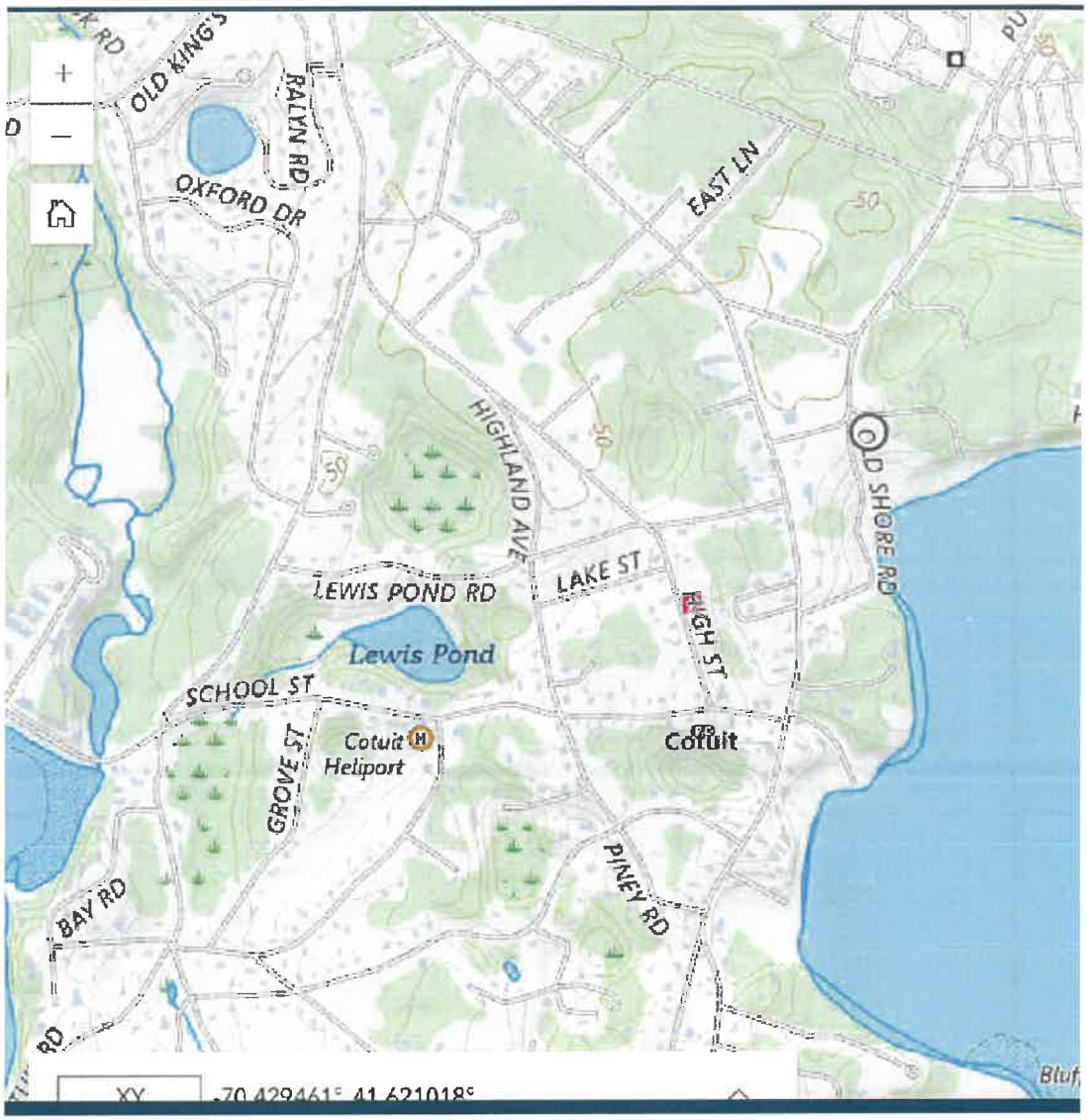
11. Form Prepared By

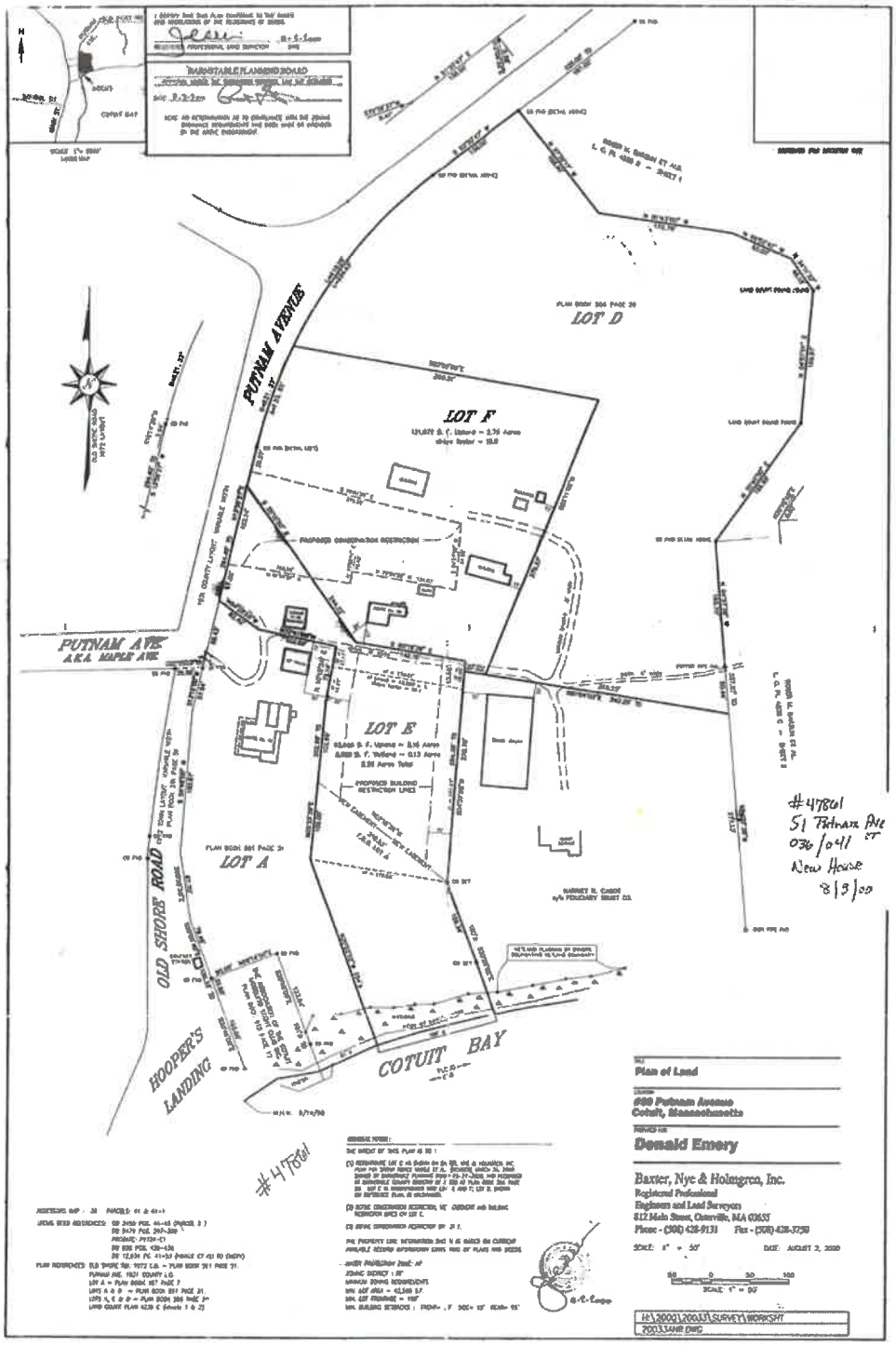
name/title: Jennifer Birnstiel
organization: Archiplicity, LLC
street & number: PO Box 6326
city or town: Plymouth state: MA zip code: 02362
e-mail jen@archiplicity.com
telephone: 508-789-7184
date: 4/17/25

Additional Documentation

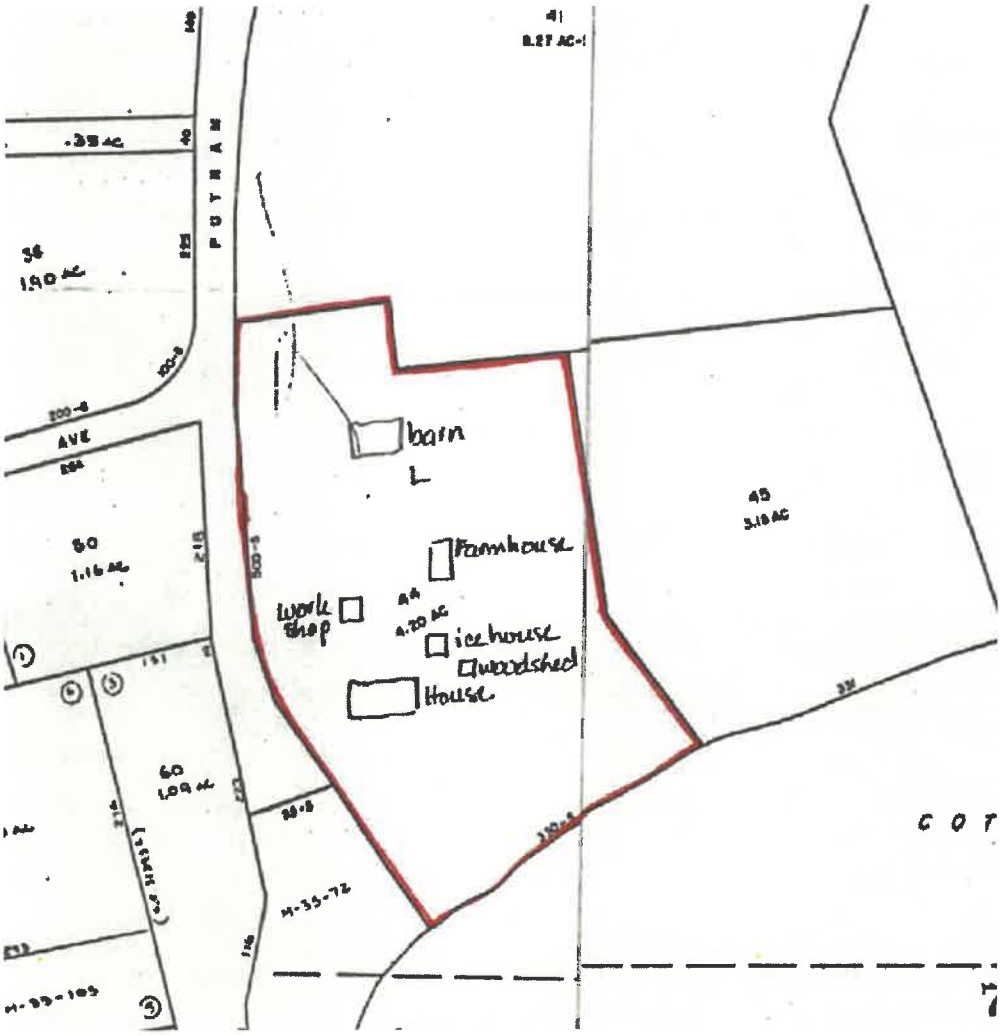
Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)


OLD KING'S
RALYN RD
OXFORD DR
EAST LN
HIGHLAND AVE
LEWIS POND RD
LAKE ST
OLD SHORE RD
Lewis Pond
SCHOOL ST
GROVE ST
Cotuit Heliport
Cotuit
PINEY RD
BAY RD
XY
-70.429461° 41.621018°



Photographs



Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Ebenezer Crocker Jr. House

City or Vicinity: Cotuit (Barnstable)

County: Barnstable State: MA

Photographer: Jennifer Birnstiel

Date Photographed:

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of ___4.

Paperwork Reduction Act Statement: This information is being collected for nominations 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.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.
Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.Original Home Location -

Original House location - South East - 49 Putnam Ave Lot "A"



Original House Location - 49 Putnam Ave, Cotuit (Barnstable) South East - Lot "A"



Proposed House location - Original Barn location - Lot "F"



Original Barn Location - Lot "F"





STREET VIEW
SITE FOR RELOCATION
OF 49 PUTNAM AVE



EXISTING LOCATION OF
49 PUTNAM AVE
RESIDENCE

AERIAL VIEW





STREET VIEW
EXISTING
LOCATION OF 49
PUTNAM AVE
RESIDENCE

SITE FOR RELOCATION
OF 49 PUTNAM AVE



STREET VIEW

EXISTING
LOCATION OF 49
PUTNAM AVE
RESIDENCE

NO.	DESCRIPTION	BY	DATE

HISTORIC HOME RELOCATION

49 Putnam Ave
Cotuit, MA
02635-2821

ArchiPlicity, llc.
Jennifer Birnstiel
PO Box 6326
Plymouth MA, 02362
508.789.7184
info@architplicity.com

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SITE LOCATION

SHEET NAME
AERIAL VIEW
AND PHOTOS

SCALE	AS NOTED
DATE	01/24
DRAWN BY	JLB

SHEET NO
1

Property ID: 035072
BARNSTABLE. TOWN OF (LDG)
367 MAIN STREET
HYANNIS. MA 02601

Property ID: 035105
MOORE. PATRICIA
33 PUTNAM AV
COTUIT. MA 02635

Property ID: 035106
GEYSER. CONRAD ARLEN TR
GEYSER REVOCABLE TRUST
PO BOX 89
COTUIT. MA 02635

Property ID: 036035
KORNBLUM. MARGARET R TR
R J KORNBLUM 2010 TR & M R KORNBLUM
PO BOX 497
COTUIT. MA 02635

Property ID: 036036
BARNSTABLE LAND TRUST INC
1540 MAIN STREET
WEST BARNSTABLE. MA 02668

Property ID: 036037
ZAIS. CAROL D & ADAM S TRS
CAROL D ZAIS 2017 TRUST
86 PUTNAM AVENUE
COTUIT. MA 02635

Property ID: 036041
POPOLO. JOSEPH VICTOR JR TR
COTUIT BAY TRUST
9002 DOUGLAS AVENUE
DALLAS. TX 75225

Property ID: 036041001
POPOLO. JOSEPH VICTOR JR
COTUIT BAY TRUST
9002 DOUGLAS AVENUE
DALLAS. TX 75225

Property ID: 036041002
COLLINS. SHANNON
3510 TURTLE CREED BLVD APT 10C
DALLAS. TX 75219

Property ID: 036043
ANGELO. RICHARD J JR
15 PUTNAM AVENUE
COTUIT. MA 02635

Property ID: 036044001
POPOLO. JOSEPH VICTOR JR TR
COTUIT BAY TRUST
9002 DOUGLAS AVENUE
DALLAS. TX 75225

Property ID: 036044002
ASSOCIATION OF THE COTUIT MOSQUITO
YACHT CLUB INC
P O BOX 1605
COTUIT. MA 02635

Property ID: 036045
COLLINS. SHANNON
3510 TURTLE CREEK BLVD APT 10C
DALLAS. TX 75219

Property ID: 036050
MOORE. PATRICIA L ESTATE OF
33 PUTNAM AVENUE
COTUIT. MA 02635

Property ID: 036059
JONES. KEVIN EUGENE & MARY CATHERINE
KEVIN JONES & MARY JONES TRUST
756 MAIN STREET
COTUIT. MA 02635

Property ID: 036060
MOORE. NICHOLAS C
33 PUTNAM AVE
COTUIT. MA 02635