

28-28

Cotuit

MM N-2

Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard
 Boston, Massachusetts 02125



Place (neighborhood or village) BARNSTABLE
 Newtown (Marstons Mills)

Address: 546
 -580 Wakeby Rd.

Historic Name: First Charles L. Hamblin House

Uses: Present: Residence

Original: Same

Date of Construction: 1916

Source: Charles E. Hamblin, nephew

Style/Form: Vernacular

Architect/Builder: Charles L. Hamblin

Exterior Material:

Foundation: Concrete

Wall/Trim: Shingle

Roof: Composition

Outbuildings/Secondary Structures: Garage SE

Major Alterations (with dates): Rebuilt after fire
 1944, with north wing; east porch added.

Condition: Altered

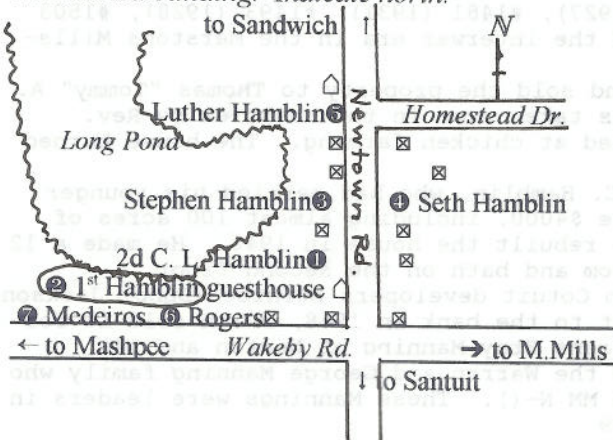
Moved no yes Date:

Acreage: 2.02

Setting: On high hill overlooking south end of
 Long Pond, set well back from Wakeby Road.

Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.



Recorded by: James W. Gould

Organization: Marstons Mills
 Historical Society

Date: 24 March 2000

BUILDING FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

The Hamblin House is a vernacular two story house akin to the late nineteenth century survivals and the Azorean Portuguese vernacular, a style which the builder abandoned when he built his second house of one story to the south of this house.

The core consists of a rectangle under gable roof running east to west, with the later addition of a two story cross gable extending northward at the back. A one story entry porch centered on the south side under a shed roof. Above this on the south side is a full width shed dormer. On the east side is an enclosed one story enclosed porch under a hip roof. A brick chimney rises outside the west side.

The exterior is gray-green vinyl siding, with white trim. The foundation is concrete, the roof composition, with two brick chimneys, one at the peak, and a larger one outside the west side of the north addition.

There is one outbuilding, the original garage, for one car, shingled, under gable roof, shingled, lying southeast of the main house.

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 building is significant as the first home built by the most important builder of the area.

The house is the first one built by Charles Luther Hamblin (1889-1974), who was born northeast of here to a family that had been in the area from the earliest days (his father Ezekiel⁷, Luther⁶, Lewis⁵, Benjamin⁴⁻³, John², James¹). He built the full foundation of concrete he mixed by hand, preferring to strip naked in the hot sun. When asked why he built a house without having a wife, he replied, "If you've got the cage, you can get the bird." In 1916 he married his neighbor Mary Mercedes Rogers (1896-1991), daughter of builder/wheelwright John Roderiques Rogers, who had immigrated from St. Michaels in the Portuguese Azores. The Hamblins had two sons, carpenter Roger (1920-1996) and Denver postal employee Paul (1924-1995), were born in this house.

Hamblin served as a Sergeant in the Infantry in France in World War I, but returned a pacifist. He was a liberal freethinker in politics. In the interwar period he ran unsuccessfully for State Representative on the Socialist ticket.

He was the most important builder in the Santuit-Newtown area for many years, training many of the next generation of skilled carpenters and builders, including his nephew Charles Edward Hamblin. Most of the bungalows built for Portuguese families along Newtown Rd. in Santuit were his: #1721 (1928), #1765 (1928), #1676 (1926), #1666 (1927), #1481 (1931), #1493 (1928), #1503 (1929). The style is so similar that other buildings of the interwar era in the Marstons Mills-Cotuit-Mashpee area can probably be attributed to him.

After the Wall Street crash the bank foreclosed and sold the property to Thomas "Tommy" A. Newman of Mashpee, who ran a poultry farm here. This was taken over in the thirties by Rev. Redfield, pastor of the Mashpee Baptist church, who failed at chicken farming. The house burned in a fire in 1944, and was repossessed by the bank.

In 1944 Charles L. Hamblin's wife's sister, Mary C. Hamblin, who had married his younger brother, bought the property in a bargain sale for a mere \$4000, including almost 100 acres of woodland in the area. Her husband Seth, also a builder, rebuilt the house in 1946. He made a 12 x 30 addition of a living room and fireplace, with bedroom and bath on the second floor.

In 1965 Mary Hamblin sold the house for \$32,000 to Cotuit developers Bernice (Dubb) Jackson and her family from Long Island. Again the property went to the bank in 1968, which sold it for less than \$25,000 to the current owners, George E. and Irene Bray Manning of Newton and 148 Wianno Av., Osterville. The Mannings are no relation to the Warren and George Manning family who had the horse farm on the northwest side of the pond (see MM N-()). These Mannings were leaders in getting the prohibition of motorboats on the pond in 1969.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Barnstable deeds 293/286, 323/309, 409/80, 468/513-4, 556/460, 619/166, 1304/704, 1321/1061-5, 1360/74-94, 1401/378, 384, 1426/692.

Interviews with nephew of the builder, Charles E. Hamblin who worked on renovation, 18 March 2000, and owner Irene Manning 7 May 2000.

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