

FORM B - BUILDING

Assessor's Number

USGS Quad

Area(s) Form Number

62-6

Sandwich

MM-N 22

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

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

Address: 470 Turtleback Dr.

Historic Name: Tenampo Club
Buonamici House

Uses: Present: Residence

Original: Hunting Lodge

Date of Construction: 1913

Source: Barn. Deed 328/35

Style/Form: Colonial Revival

Architect/Builder: Carlo Buonamici (owner);
local builder (Charles L. Hamblin?)

Exterior Material:

Foundation: Concrete block

Wall/Trim: Cedar shingle

Roof: Composition shingle

Outbuildings/Secondary Structures: 3 car garage to west
dates to 1913; pumphouse to west; boathouse
on shore to east on Middle Pond; beachhouse
to north on Mystic Lake.

Major Alterations (with dates): Converted to summer
home and remodelled 1941; east wing modern-
ized on new foundation, sunporch added 1986.

Condition Modernized

Photograph

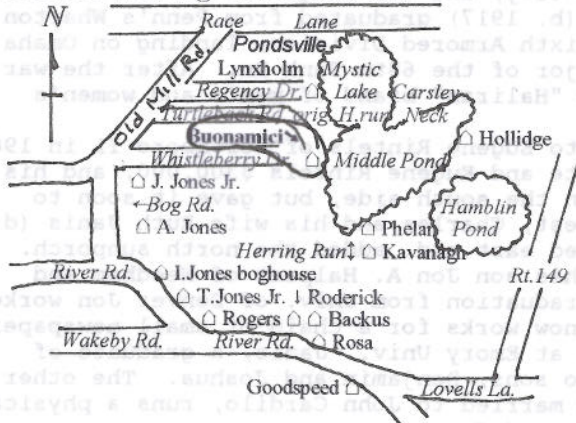
(3" x 3" or 3-1/2" x 5" black and white only)
Label photo on back with town and property
address. Record film roll and negative numbers
here on the form. Staple photo to left side of form
over this space. Attach additional photos to
continuation sheets.

Roll Negative(s)

8485	19
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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 (month/year) 23 Oct. 2000

Moved no yes Date:

Acreeage: 17

Setting: In rural setting on southwest end of
an esker separating Middle Pond from Mystic
Lake; south of original herring run.

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 Buonamici House is a Colonial Revival style house of one story, on a concrete foundation in "U" shape. The principal entry is thru French doors in the center, inside the U, flanked by triple windows. The back entry is on the west side. Glass conservatory porches are added on the east and north sides. The composition shingled roof is hipped, with a large brick chimney in the center. There is a small brick chimney at the northwest corner. The exterior is cedar shingle painted white, with white trim and black shutters with a fish cutout. There is a four car garage shed to the west, clad in barn red shingles with white trim, and beyond it a small pumphouse. To the north, on the beach at Mystic Lake is a beach house; to the east, on Middle Pond is a boat 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.

Carlo Buonamici (d. 1921), an Italian-born pianist at New England Conservatory of Music in Boston came to Marstons Mills as early as 1909, where he had bought a house on Cotuit Road from Lillie Backus. In 1912 he bought a large piece of vacant land between Run Pond and Mystic Pond from James H. Crocker. Shortly after this he built a summer house. In 1913 he bought 5 acres to the west from A. D. Makepeace who owned the neighboring bogs.

Upon Carlo's death in 1921 his widow Bianca, living in Brookline, sold the whole property for \$9,500 to Oscar C. Skinner of Dennisport, Treasurer of the Tenampo Club, a Barnstable incorporated hunting group, along with two pieces of salt meadow Buonamici owned in the Great Marshes. A month later Skinner deeded the whole to the Tenampo Club. Skinner had mortgaged the property for \$6000 to the First National Bank of Yarmouth, which foreclosed on the mortgage at the height of the Depression in 1935.

It was sold for \$2515 to four men, Charles L. Ayling a Boston banker who summered and retired to Centerville, James W. Rollins of Milton, Kent F. Matteson of Providence, and George Walker of Newport, who again mortgaged it for the same price at 6 % interest. About this time the garage was converted to sleeping quarters for a girls camp which operated here for a couple of years. Again, in 1942 the bank foreclosed, and sold it at auction for \$1905 to Avis E. Bacon of Hyannis.

Bacon sold it at once to Mary Odense Halpert (1871-1956), daughter of Charles Lawrence Odense, Boston cigar maker, and his wife Celia (Cohen), who had summered with the Charles Hamblins on Long Pond. When Mary married David Halpert (1877-1960), who had immigrated from Russia at age 13 to become a Shakesperian actor, her father insisted that he give up the disreputable career. Starting as a travelling clothing salesman, he began his own H.C.H. Pants Company in Boston. They summered in the Thomas Jones house on River Rd. (MM-N 13). The lodge had a hole in the roof when they took over in 1942. Despite wartime shortages of materials the Halperts had Charles L. close the open ceilings and modernize the place.

On Mary's death a third of the property went to her husband David Halpert. On his death in 1960 his third was assessed for \$12,000. The whole was then inherited by the four Halpert children, son Charles of Brookline, Leonard of New York City, and two daughters Charlotte Rintels of Newton and Dorothy Shpetner of Longmeadow. Charles (b. 1917) graduated from Penn's Wharton School in 1941 and served five years in Gen. Patton's Sixth Armored Division, landing on Omaha beach June 7, promoted from Sgt. at Bastogne to Sgt. Major of the 68th Tank Bn. After the war he expanded his father's clothing business into making the "Haliran" brand of men's and women's sportswear.

Dorothy sold her share of the property for \$75,000 to Eugene Rintels of Northboro IL in 1985. In 1986 Charles acquired 83% interest by paying Charlotte and Eugene Rintels \$300,000, and his brother Leonard \$150,000. Leonard retained two acres on the south side, but gave it soon to Wesleyan U., which sold it. Having acquired full interest, Charles and his wife Ruth Janis (d. 1989), placed a new foundation under the newly winterized east end, added the north sunporch.

In 1992 Charles created a trust of the property for his son Jon A. Halpert of Needham and daughter Janis Halpert Maloney of W. Roxbury. After graduation from Univ. of Denver Jon worked for his father's firm until it was closed in 1989, and now works for a chain of small newspapers. His wife Deborah and he have a daughter Lisa, a student at Emory Univ. Janis, a graduate of Northeastern, is married to Michael Maloney, and has two sons, Benjamin and Joshua. The other child, Cynthia inherited the Halpert home in Newton, is married to John Cardilo, runs a physical therapy business in Newton, with two children, Kimberley and Jason.

BIBLIOGRAPHY and/or REFERENCES

see continuation sheet

Barnstable deeds 298/443, 311/200, 327/7, 328/35, 369/415, 381/268-278, 1205/548-553, 4485/315, 4929/254, 8233/135.

Barnstable Probates 37817, 38051.

Interviews with owner Charles Halpert 14 Oct., 5 Nov. 2000; Loring Jones Jr. 13 Oct. 2000;

Charles F. Crocker 8 April 2000; Wilbur Cushing 25 May 2000.

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

