

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

103007

Cotuit

E

71

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town: Barnstable

Place: (*neighborhood or village*) Marstons Mills

Photograph



Address: 73 New London

Historic Name: Samuel Stone House

Uses: Present: Single family residence

Original: Single family residence

Date of Construction: 1928

Source: Barnstable deeds 458/2-3

Style/Form: Vernacular bungalow

Architect/Builder: Samuel Stone

Exterior Material:

Foundation: Poured concrete

Wall/Trim: Cedar shingle

Roof: Composition shingle

Outbuildings/Secondary Structures:

None

Major Alterations (*with dates*):

Moved and modernized, 2002.

Condition: New foundation and modernized

Moved: no | | yes | X | **Date** _____

Acreage: 0.46 acres

Setting: On corner of two unpaved streets in a recent development of small houses.

Topographic or Assessor's Map



Recorded by: J. W. Gould

Organization: Marstons Mills Historical Society;
Barnstable Historical Commission

Date (*month / year*): September, 2009

INVENTORY FORM B CONTINUATION SHEET

73 NEW LONDON AVENUE,
MARSTONS MILLS, BARNSTABLE

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

This is a vernacular bungalow of one and a half stories on a foundation 26 x 32. It is gable-ended with an entry porch under a gable roof, with turned porch supports. On the facade there are three brackets under the eaves. The exterior is clad in natural cedar shingle, with cream colored trim and gutters. There is a small bay window on the south side.

HISTORICAL NARRATIVE

The house was built on the east side of Ridgewood Av. in Hyannis in the summer of 1928 by Samuel Stone of New Bedford, on lot #21 of a development by Ernest Bradford, Ralph Bodman and Frederic Scudder. The land was part of an exchange with the N.Y.N.H.&H. Railroad with Jessie Lewis. The cost was under \$3500 estimated from the first mortgage. The house exchanged hands several times after 1928 until it was finally bought in 1930 by William F. Cook and Clara A. Jones of Hyannis. For sixty years 1939-1999 it belonged to Constance Copelakis, wife of Alexander N. Copelakis. Following her death the house was bought by neighboring Beard Chevrolet for expansion of their lot. The house was purchased by the current owners James B. (b. 1954) and Ruthanne Mueller (b. 1955) of Marstons Mills.

In 2002 the Muellers had it moved by Robert Hayden of Cotuit from Hyannis to the present location on lot #47 of Connecticut Village, a 1960 development by William F. Sledjeski. This development had been made in 1960 on a 71 acre parcel at the southeast corner of Race Lane and the Marstons Mills-West Barnstable Road (Route 149). The rich topsoil of Enfield loam had been stripped off by Richard Cross and transported to seaside estates in Osterville. Prior to 1924 it had been pasturage of the Jenkins farm, the nineteenth century farm of Isaac Wheldon, and before that the estate of Rev. Freeman Parker. The Muellers spent about \$25,000 on moving and improvement of the house.

BIBLIOGRAPHY and/or REFERENCES

Barnstable County Registry of Deeds, Deeds for land: 2/67, 17/9, 375/3, 415/597, 1077/371, 1482/775, 14696/301.for
Deeds for house: 442/227, 458/2-3, 460/308, 463/99, 462/145, 473/247, 473/411, 555/495, 1400/931, 22390/96,
2664/53, 13342/12-13, Plans 9/19, 36/53, 157/97, 195/87.
Town of Barnstable building permits 64251, 64252.
Interview with owner Ruthanne Miller 3 Aug. 2009.