

FORM B – BUILDING

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

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

078014	Cotuit	E	51A
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Photograph



Town: Barnstable

Place: (*neighborhood or village*) Marstons Mills

Address: 112 River Road

Historic Name: Rupert Wood House

Uses: Present: Single family residence

Original: Single family residence

Date of Construction: 1910

Source: Barnstable Deeds 303/379, 304/286

Style/Form: Craftsman bungalow

Architect/Builder: Leonard Hamblin

Exterior Material:

Foundation: Poured concrete

Wall/Trim: Cedar shingle

Roof: Composition

Outbuildings/Secondary Structures:

Major Alterations (*with dates*):

Addition 1987.

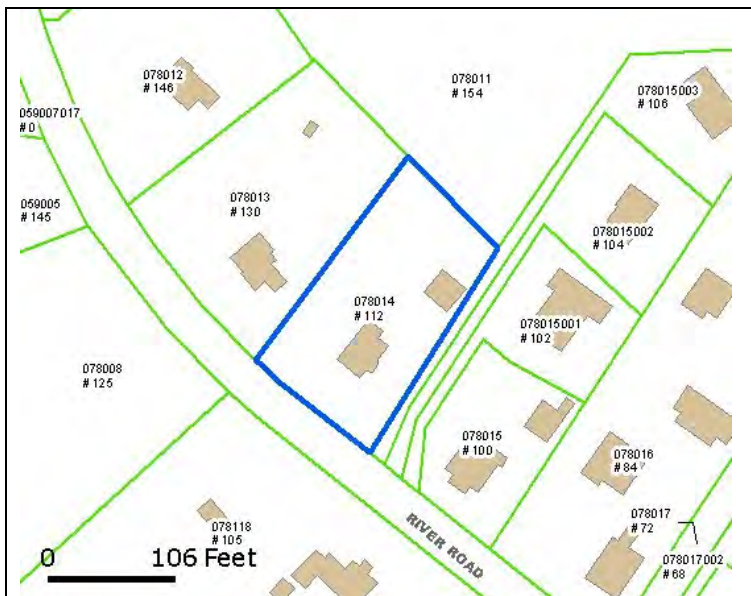
Condition: Original form with an addition.

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

Acreage: 0.55 Acres

Setting: Suburban, west end of village, on busy road to Newtown.

Topographic or Assessor's Map



Recorded by: J. W. Gould

Organization: Marstons Mills Historical Society,
Barnstable Historical Commission

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

INVENTORY FORM B CONTINUATION SHEET

[TOWN]

[ADDRESS]

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:

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

This is a two-story Craftsman bungalow on a nearly square (27' x 25') poured concrete foundation with a small bay window on the west side and an enlarged bay window on the east. The original has been enlarged to two stories with a cross-gable. It is clad in cedar shingle stained gray with white trim. The hip roof is composition shingle topped with a concrete block chimney.

HISTORICAL NARRATIVE

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.

Local mason Leonard⁹ Francis Hamblin (1890-1980) built this house for his own residence in the summer and fall of 1910 and lived here until the end of 1928. He had grown up on Prince Av. as son of George⁸ Lewis Hamblin (Warren⁷, Lewis⁶⁻⁵, Benjamin⁴⁻³, John², James¹) and Nancy⁹ Ella Crocker (Oliver⁸⁻⁷, Ezekiel⁶, Joseph⁵, Benjamin⁴, William³, Joseph², William¹). In 1908 he married Maude L. Wright (1889-1971), daughter of Zenas Wright of South Sandwich. They had two daughters Lillian Frances (1909-88) who married Seward King Reid (1907-80), and Gladys Elizabeth (b. 1920) who married George Freeman Smith.

The house was built on the north side of the road to Newtown, now called River Road. In May 1910 he paid \$100 for a lot to Andrew J. Bodge and his wife Christina. The next year he sold a narrow strip on the northwest side to his neighbor Edwin F. Fuller. The mortgage in Nov. 1910 for \$1200 shows the approximate cost of the house he built here in the summer and fall of 1910 (Deed 304/286).

In Aug. 1928 when Hamblin was building a new home at 2134 East Main St. he started weekly ads: "FOR SALE//Bungalow Type House/6 rooms and Bath, Fireplace, 2 car garage, price right...". He sold it to ship's cook Rupert "Rupe" Hardy Wood (1895-1980), of Osterville, son of George Wood, master of a fishing schooner in Sackville, New Brunswick. Rupert kept a small sailboat. He was married in 1928 to Catherine M. by whom he had a baby Delores Mary, who died at birth in 1929. In 1939 Rupert married Canadian-born nurse Rose A. Sears (1902-86), widow of Everett upholsterer Hillwood Milton (d. 1935). Rose and Hillwood's daughter Marion Pearl came with her mother to this house. Marion married Neil¹¹ McKenzie Jones (1925-88) of Marstons Mills, son of Cyrus¹⁰ Wilbur Jones (Cyrus B.⁹, Hercules⁸, Stephen⁷, Lemuel⁶, Nye⁵, Jedidiah⁴, Isaac³, Jedidiah², Ralph¹) and Annabelle⁹ Nickerson of Cotuit (Nelson⁸, Aaron⁷⁻⁶, Seth⁵, Samuel⁴⁻³⁻², William¹). Rose and Rupert had one child, Rupert Hardy Jr. (b. 1939). She was long-time cashier of the Coop in Cotuit, and after Neil's death she married Preston Hinman Morris (b. 1957) of Martha's Vineyard. Rupert Jr. married Judith Carol Tarr, by whom he had six children Cindy, Stephanie, Jodi, Jeffrey, Christine, and Cory. There have been two fires in the house, one about 1949 which started in the fireplace, and did little damage. Marion lived here for a year with her first husband, then Rupert Jr. lived here with his family.

BIBLIOGRAPHY and/or REFERENCES

Barnstable County Registry of Deeds: Deeds 303/379, 304/286, 307/494, 463/197, 3410/322, 5261/233, 5432/135, 5694/279, 7029/7, 7183/224, 8751/40-42, 8895/25; Probate 61611 (Wood).

Town of Barnstable building permits 21397, 30835, 32811, 36120, 78839.

Town of Barnstable Vital Records.

Barnstable Patriot 27 Dec. 1928, 25 April, 2 May 1929.

Souza Condinho family tree by J.W.Gould 13 Jan. 1999; Jones genealogy by Vivian Cushing 4 Oct. 2008.

Local historians Vivian and Wilbur Cushing.

Interviews with Rupert Wood's stepchild Marion (Milton) Morris 4 Oct. 2008, tenant Charles Thifault 8 Oct. 2008, and owner Craig Condinho 11 Oct. 2008

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Historical Narrative, cont'd:

After Rupert Senior's death in 1980, it was appraised at \$34,5000, and inherited by his wife Rose for her lifetime, then by her daughter Marion P. Morris of Cotuit and son Rupert Jr. of Forestdale, and later Stoughton WI and now Daytona Beach FL. After Rose's death in 1986 the heirs sold it for \$95,000 to James R. Adams of Cotuit, who gutted the interior and made extensive additions costing \$38,000. It had been in the Wood family for 58 years. After foreclosure the house was sold at auction in Jan. 1990 to Richard Costa for \$70,000. Costa and Arthur J. Duffy resold it at once for \$80,000 to Robert. E. and Judith Ferrari. They then sold it in 1993 for \$73,000 to the current owner, contractor Craig³ Howard (b. 1953) Condinho of Hi River Road Marstons Mills. He made numerous improvements, and has rented it out since that date. The current tenant is the mason Charles Thifault (b. 1944), who was born in the Fuller house next door.

Craig is the son of Alfred² Condinho and Nancy (Lorange). Alfred was the son of Jose³ Souza Condinho, caretaker of the Roloson estate in Cotuit who had immigrated in 1913 from Livramento, St. Michael in the Azores where his father was quintero (caretaker) of the Baron de Funte Belo, hence the name "Condinho", or Count.