

Massachusetts Historical Commission  
 80 Boylston Street  
 Boston, Massachusetts 02116

75-7

075/008/002

DP 44

MM A-50

Town Barnstable

Place (neighborhood or village) Marstons Mill

Old Post Rd. 44

Address 325 Baxters Neck Rd.

Historic Name "Highpoint"

Uses: Present Summer guest house

Original Summer house

Date of Construction 1936

Source Deed 514/360; Assessor's Ca

Style/Form Colonial Revival

Architect/Builder \_\_\_\_\_

Exterior Material:

Foundation Concrete

Wall/Trim Shingle

Roof Cedar Shingle

Outbuildings/Secondary Structures \_\_\_\_\_

Dock 1968 & beachhouse E.;  
4 car garage NW

Major Alterations (with dates) 1950's  
kitchen wing & garage; 1961 W.wing;  
1988 new kitchen in basement, ex-  
tended 8 ft. on N.

Condition Much added to original

Moved  no  yes Date \_\_\_\_\_

Acreage 19.93

Setting Waterfront, on east point

of Baxter Neck at entrance to

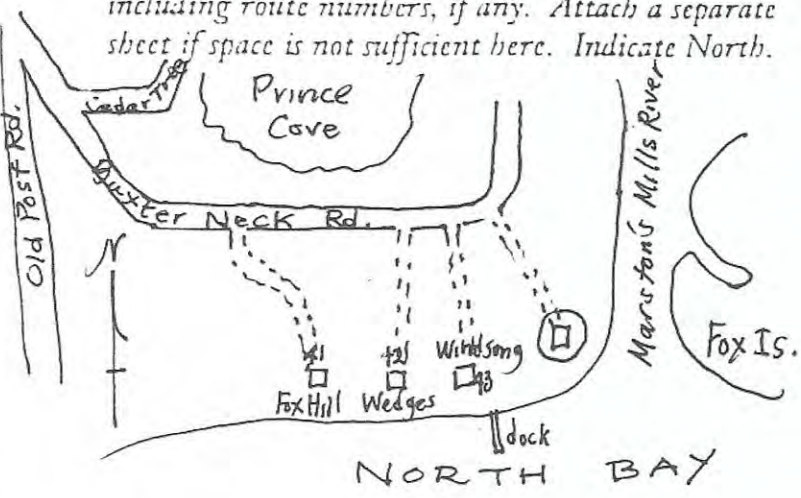
Marstons Mills River into North

Bay.



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 J.W. Gould

Organization Cotuit Historical Society

Date (month/day/year) 21 July 1993



# 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 original core of the 1936 house, to the west, was a fairly modest two story shingle Neo-Colonial Cape Cod house of seven rooms, an open entry hall from the north with central stair, four rooms on the ground 3 rooms on second floor and porch to west. The exterior of this part is much as in original, two story gable ended E-W, with two brick chimneys at gable ends; clad in natural cedar shingle with white trim and black shutters. On the north entry in center is porch on two square pillar supporting a plain arch.

To the original core was added in 1961 an east wing with large kitchen, laundry & maid's suite; the west porch was enclosed and expanded into a master suite with bath and dressing room, a bay window added to south side, a 2 car garage and enclosed breezeway. In 1967-8 the 3 story guest wing was added to east with 4 story elevator to tunnel to the dock and separate four car garage. In 1988 a kitchen was added to basement, and north wall extended outward eight feet.

## 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.*

In 1936 Helen MacLellan's uncle "Dick" Winfield sold the land to Louise W. Northrup of Princeton NJ (Deed 514/360), wife of 1946 Nobel laureate in Chemistry, John H. Northrup (b. 1891). They built the Colonial Revival summer house in 1936. During World War II amphibious training was conducted from the 800 foot pier extending into North Bay just west of the house. In 1949 it went to Fred R. Sisson Jr. (740/541), to his executor Christine Sisson (1038/591). In 1961 Geraldine S. Walden of Wyckoff NJ sold it to Lucille Fenn Stafford (1907-88), artist and daughter of concert pianist Lorena H. Fenn, John Bernard of Osterville designed extensive alterations built by Rogers & Marney. As a house warming her sister gave Lucille a 9 hole putting green in front of the main entrance. Moving to Pt. Isabella in 1966 (see OP 31) she sold to Wilbert "Bert" Chope, millionaire electronics genius & inventor, founder (1950) & CEO of Industrial Nucleonics Corp. of Columbus OH pioneer in industrial use atom & computers. MIT Masters 1949. His wife Joanne Begg was head of Latin Dept. Dana Hall. They expanded the building greatly 1967-8, adding 3 story conference center where his board met, with office, guest house & dock, built by Arthur "Archie" Williams of Marston's Mills on plans of Columbus architect. They added 18 acres to original 3.5. On his death age 49 in 1983 (b.1923) they put it on the market, and sold it 1988 for 1.2 million to Bill Koch (pron. Coke), winner of America's Cup 1992, who uses it as guest overflow for his Seapuit home.

## BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Lucille Stafford Proctor letter 18 Oct. 1992  
Charles Rogers, 1988 builder, 30 Oct. 1992  
Barnstable Deeds cited above  
Joanne Chope Corsiglia, Osterville, 4 Aug. 1993

Recommended for listing in the National Register of Historic Places. If checked, this form is to be completed. National Register Criteria Statement form.

Massachusetts Historical Commission  
80 Boylston Street  
Boston, Massachusetts 02116

Community Property Address  
Cotuit Baxter Neck Rd.

Area(s)	FormNo.
	OP44

## 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 house is associated with three important residents: Nobel Chemistry Prizewinner (1946) John H. Northrup, electronics inventor Wilbert Chope (1923-83) who lived here for 15 years and held board meetings of Industrial Nucleonics Corp. here, and winner of 1992 America's cup, William Koch, who has used it as a guesthouse 1988-94. It thus qualifies under criterion B for NHR status.