

# FORM B – BUILDING

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

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

078016

Cotuit

E

50

## Photograph



**Town:** Barnstable

**Place:** (*neighborhood or village*) Marstons Mills

**Address:** 84 River Road

**Historic Name:** William T. Makepeace House

**Uses:** Present: Single family residence

Original: Single family residence

**Date of Construction:** 1910

**Source:** Barnstable Deed 300/449

**Style/Form:** American foursquare

**Architect/Builder:** Carleton Makepeace ?

## Exterior Material:

Foundation: Cement block

Wall/Trim: Vinyl clapboard

Roof: Composition

## Outbuildings/Secondary Structures:

Garage N; cottage NE; barn NE

## Major Alterations (*with dates*):

Interior modernized

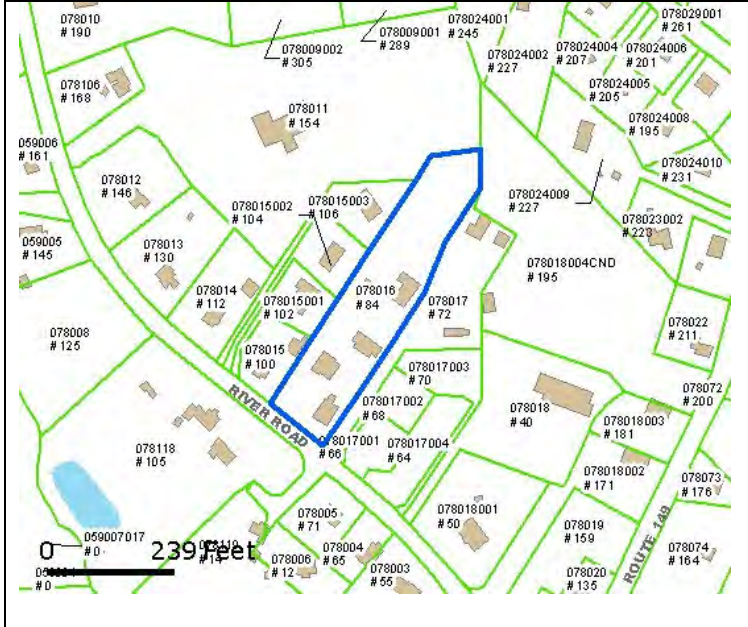
**Condition:** Nearly original

**Moved:** no | X | yes | | **Date** \_\_\_\_\_

**Acreage:** 1.63 acres

**Setting:** Suburban, on edge of village; on narrow lot facing a busy road going west 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

84 RIVER ROAD, 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:

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

The house is a typical vernacular four-square (30 x 30) two-story house with a hipped roof, enclosed front porch of one story, a one-story hip roof extension at the rear. What was probably cedar shingle has been replaced by vinyl siding, with white trim and black shutters. There is a brick chimney at the peak. An unusual decoration indicative of the wealth of the first owner is the pretty bay window on the west side.

There are four outbuildings: 1) North: a one-story hip-roofed garage, stucco-clad, converted to a cottage with entry door and bay window facing the street, and a long workshop under a shed roof on the west side. This is given street number #90. The Assessor dates this as 1947. 2) Northeast: a one-story duplex cottage under gable roof; this and the next are dated by the Assessor as 1952; 3) Farther northeast: a two story duplex cottage; 4) barn/garage with five car portals built 1993. All outbuildings are vinyl clad, with orange composition roofing.

## 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.*

In 1910 cranberry grower William<sup>9</sup> Thomas Makepeace (1857-1926) bought a lot of 1.75 acres on the north side of the road to Newtown (now called River Rd.). The lot, 8 rods wide, extended back 535 feet to an old cow fence or ridge line, and faced the Elliott Backus house. It was bought from Andrew J. Bodge and his wife Christina. The builder is unknown, but Makepeace's only son "Carl" Carleton (1891-1926) was a local carpenter who built the Coleman house for his father at 2075 Main St. in 1914. Makepeace's daughter Gertrude Vroom built her own house in 1913 partly on the back end of this lot, but mostly on the Bodes' land to the south (see inventory of 72 River Rd.). The rectification of this resulted in the crooked south boundary of this property. Easily confused with his contemporary, William F. Makepeace of West Barnstable, brother of the Cranberry King A. D. Makepeace, William T. was nephew of A.D. (son of Alvin<sup>8</sup> Stillman, Alvin<sup>7</sup>, Lysander<sup>6</sup>, Peter<sup>5</sup>, William<sup>4-3-2</sup>, Thomas<sup>1</sup>).

In 1915 Makepeace ran for the state Senate (see his photo in *Patriot*). He was married to Ellen S. B. Lunt (1857-1899) by whom he had three children. On her death he married Julia F. (Danforth) Hathaway (1858-1924). He was active in development of the Cotuit Bog and Lowell Bog in Cotuit, and at his death owner of the 13 acre Punkhorn and 2½ acre Linnell bogs in Mashpee, and the 5½ acre M.M. bog in Marstons Mills. The homestead was appraised at \$7000 in 1926.

## BIBLIOGRAPHY and/or REFERENCES

Barnstable County Registry of Deeds, Deeds 300/449, 365/442, 464/315, 602/159, 622/319, 2996/227, 6181/200, 13139/20-23; Probate 21248 (Makepeace).

Town of Barnstable building permits 29531, 36279.

Town of Barnstable vital records.

*Barnstable Patriot* 26 Oct. 1915 (photo of W.T. Makepeace), 4 Feb., 16 Dec. 1926.

William Makepeace, *The Genealogy of the Makepeace Families* (Boston: Clapp, 1858), 52.

Interviews with local historians Wilbur and Vivian Cushing 10 Nov. 2008

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## Historical Narrative, cont'd:

Makepeace died at the home of his daughter Grace Ruhanna (named for her grandmother Ruhanna Powers of Liberty VA) Vroom in San Diego, and Carl moved into the house with his wife Mary A. Makepeace. Less than a year later, 1926 Carl died of an operation in Haverhill, only 36 years old. The estate sold it in 1929 to Silas J. Wardwell of Osterville. When he was unable to pay taxes of \$115.19, the town sold it in 1942 to Charles F. and Isabel F. Marr. In 1944 the Marrs sold it to the current owners, Catherine A. O'Neill (1902-99) and her descendants. Catherine was a telephone operator with New England Telephone, married to James F. O'Neill (1901-80).

In 1947 the garage was expanded by a long workshop on the west side. Two duplex cottages in the rear built about 1952 have been added to in 1996 and 1998 by Jerry Phillip of Centerville. A barn at the rear with five car portals was built in 1993 by Joe Weinstein of Mashpee for \$24,000