

FORM B – BUILDING

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

Photograph



“Manchester”

Sketch Map



Recorded by James Gould, Holly Hobart

Organization Marstons Mills Historical Society,
Barnstable Historical Commission

Date (month / year) September, 2008

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

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Town Barnstable

Place (neighborhood or village) Marstons Mills

Address 3040 Falmouth Road

Historic Name The Roost

Uses: Present Condominiums

Original Motel

Date of Construction 1947

Source Barnstable Deed 666-490

Style/Form Neo-Colonial

Architect/Builder Douglas Okun of Boston (1981)
Terry Luff of Osterville (1983)

Exterior Material:

Foundation Concrete

Wall/Trim Cedar shingle stained gray

Roof Composition shingle

Outbuildings/Secondary Structures

13 separate units including five oldest buildings.

Major Alterations (with dates)

Complete rebuilding, 1983-6

Condition Little resemblance to original.

Moved no yes **Date**

Acreage 5.74 Acres

Setting North side of busy state highway
Route 28, in grove of white pines

BUILDING FORM**ARCHITECTURAL DESCRIPTION** *see continuation sheet*

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

There are 13 units, in neo-colonial style, all cedar shingle stained gray, with gray trim.

The oldest building, facing the entrance from Route 28, is the former office, “Manchester”, a two-story hip-roofed building, with centered doorway under a broken pediment.

“Jefferson”, the former restaurant, to the southwest, is an elongated one story gabled structure, with two shallow cross gables on the south side.

“Lexington”, lying between the two oldest buildings, is a one story, L-shaped gabled cottage, with the inner part of the “L” partly roofed over.

Behind them, “Groton” and “Hamilton” are hip-roofed one story cottages, probably part of the original motel.

The remaining buildings clustered northeast of the pool, appear to be 1982 replacements of former cottages. They are two-story buildings under slightly pitched gable roofs, with two open decks off the rear of the second story of each building. Six are named alphabetically, “Andover”, “Bradford”, “Concord”, “Dover”, “Exeter”, “Franklin”, “Newton”, and “Oxford”.

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.

The Roost was the first hotel in the town of Barnstable that welcomed persons of color.* The motel was opened in 1947 by Jamaican born Henry A(lexander) Hylton of Brooklyn, NY (1905-1991). The main building (now “Manchester”) was a two-story frame structure which may have been built earlier by Harry A. Amaral, who sold it to Hylton with surrounding land facing state Route 28. This building housed the office, a laundry in the basement, and rooms for rent. The restaurant, now “Jackson”, was added quite early. Outlying cottages appeared by 1968. The cook from about 1953 onward was North Carolina native Anna “Annie” Louise (Davis) Kearney (1881-1971), the wife of the cook for the Marstons Mills elementary school, Oscar Kearney. Hilda (Gomes) DaLomba worked as a maid.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Barnstable County Registry of Deeds, Deeds 563-288, 648-318, 666-490, 1919-196, 2525-41, 2608-136, 2688-133, 3324-56, 3454-283, 3469-322; Plans 74-7, 352-69,-70,-71, 363-11, -12, -13, 376-87, 377-50.

Town of Barnstable Assessor’s aerial photos 1938 ff.

Town of Barnstable building permits 83-25106, 86-46961.

Town of Barnstable Vital Records.

Social Security Death Records.

Interviews with Elizabeth (Kearney) Mendes, granddaughter of cook, May 9, 2008; current manager Jane Curtis; Dolores DaLuz, historian of local black community; Paul Noonan of Cotuit.

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

INVENTORY FORM CONTINUATION SHEET

Town

Property Address

BARNSTABLE, 3040 FALMOUTH ROAD, MARSTONS MILLS

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HISTORICAL NARRATIVE, CONT'D:

In 1960, Hylton married Ellorene Ionie Timothy (Lawrence) of Osterville. Five years later, he married Enid Thelma Rousseau of Brooklyn. Hylton increasingly lost his vision, and in 1973 sold The Roost to Ellsworth R. Wilmot of Springfield. His "Osterville Motor Lodge" was evidently not a success, for in 1977 it was repossessed by the bank and sold at auction. The inventory lists seven buildings, including the restaurant with 15 tables and 46 chairs, the office and five other buildings A through F. In 1977 it was sold for \$300,000 to William H. Burke of Erie, PA, trustee of Edgewood Investment Trust. In 1982 it was sold for \$700,000 to Osterville Pines Development Co. (OPDEV).

In 1982, it was converted to condominiums by Osterville Pines Development Co., and units sold to individuals. The architect for the development was Douglas Okun of Boston. In 1986, the original office building was converted to condos by John M. Sweeney on plans of Terry Luff of Osterville. Osterville Pines is managed by Huntingest Realty of Marstons Mills.

Although the town assessor lists the property in Marstons Mills, the area has long been regarded by local residents as Osterville, from which rural delivery once originated.

*Paul Noonan said that a black rooster sign was placed on the highway, which people of color would recognize. I cannot confirm this.



"Groton"



"Exeter"

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“Concord”



“Lexington”



“Jefferson”, North Side



“Hamilton”