

MARSTONS MILLS FORM BS

Address

330 Olde Homestead Drive
71 Round Pond Road
271 River Road
193 School Street
1740 South County Road
71 Cotuit Rd
1874 South County Road
71 Prince Avenue
261 Cotuit Road
611 Santuit-Newton Road

Historic Name

Isaac Crocker House (Farm)
Isaac III Crocker House
Ebenezer Goodspeed House
John Hamblin House
Hinckley Homestead
William Marston House
Merrell Estate
Cyrus P. Jones House /Prince House
Gifford Farm
Luther Hamblin Homestead

FORM B – BUILDING

044/009/001

Cotuit

MMA

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

Town: Barnstable
Village: Marstons Mills
Address: 330 Olde Homestead Drive
Historic Name: Isaac Crocker House
Uses: **Present:** Residence/Farm
Original: Farmhouse
Date of Construction: Circa 1750
Source: Barnstable Registry of Deeds
Style/Form: Story and a half; ¾ Cape
Architect/Builder: Isaac Crocker
Exterior Material:

Foundation: Original Stone

Wall/Trim: Wood shingle

Roof: Composition

Outbuildings/Secondary Structures:

Barn, Silo, Shed

Major Alterations (with dates):

Ell added to rear of main house (19th century)

Interior bathrooms, ca. 1950

Roofed porch added to west side, ca. 1950

Silo restored, 2015

Condition: Good

Moved: no x0 yes 0 **Date:**

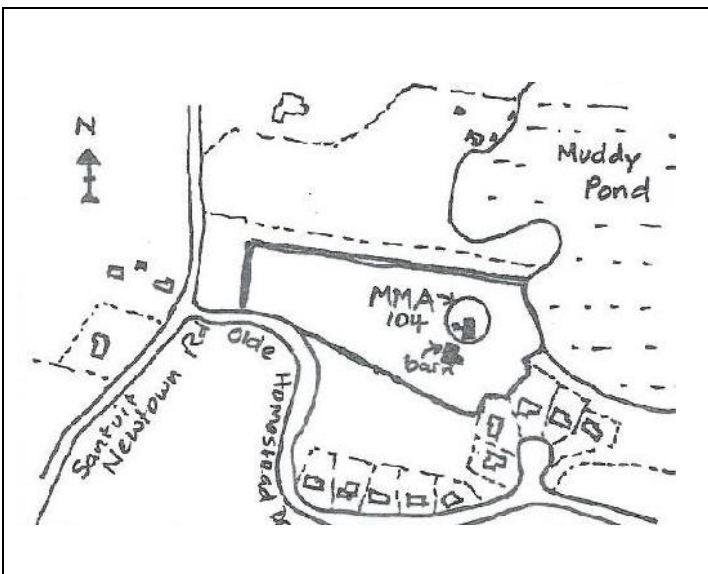
Acreage: 6.58

Setting: Edge of a residential subdivision, known as Olde Homestead, west of Crocker (aka Muddy) Pond, located in a large meadow on a knoll overlooking the pond, together with farm outbuildings.

Photograph



Locus Map



Recorded by: David Martin; title by Martin Wirtanen
; May 1986; December 2018, Marstons Mills HistSoc

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.

A 3/4 Cape Cod house with a gently bowed roofline, sited facing south on a knoll west of Crocker Pond, formerly called Crocker's Pond (1798), Jones Pond, and Muddy (now Crocker) Pond. The massive granite foundation stones indicate original siting. The exterior is clad in cedar shingles, but the roof is now composition shingle. The exterior is unadorned. The center entrance is plain, with five lights above the door. The small brick chimney indicates replacement of the original large fireplace used for cooking. A one-story kitchen wing extends from the northern corner northward, with a screened porch on the west side of the wing. Just west of the house is a small storage shed. The two-story barn is located southwest of the house, with a silo attached by a passage shed, eastward. Owners since 2016 have restored the agricultural use of the land, instituted a bee colony, and boarded horses on a part-time basis.

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.

Isaac Crocker (4) was a descendant of Deacon William Crocker (1), a First Comer to Barnstable. William had a large land grant in West Barnstable on both sides of Route 149, running from the West Parish Church at Church Street to the Great Marshes by 1643. He lived on the east side of Route 149 behind the fire station in the 1776 conservation area. Eleazer Crocker (1) and Nathan Crocker (3), father of Isaac (4), lived in the old stone fort built by William Crocker (1) as a precaution against Indian attack (one of two fortification houses that he built in West Barnstable). Isaac Crocker (4) built the house in Marstons Mills by Crocker (previously Muddy) Pond, which he later sold to his son, Isaac (5), who later built his own house by Round Pond off the West Barnstable-Osterville Road in Marstons Mills (see Survey Sheet).

Two houses built by father and son, circa 1750 and 1775 respectively, are an historical rarity, coupled with the excellent preservation of the two houses by owners

concerned with historical preservation. Bow-roofed houses are also rare on Cape Cod, as is an original farm site with all of its farm buildings still standing.

Isaac Crocker sold the house in 1795 to Eleazer Crocker, who in turn sold it to Bethuel and Zacheus Crocker in 1811. The property stayed in the Crocker family for about 100 years, until 1853 when Bethuel Crocker willed it to Thomas Jones. The Jones family owned and occupied it continuously for the next hundred years, until 1957 when it was bought by John L. and Zoe Warner. Subsequently the farm was bought by Capabilities, Inc.—a non-profit organization providing farm employment for challenged people. It was then purchased by Russell and Dr. Joan Spiegel in 2015 and used again as a residence and farm.

BIBLIOGRAPHY and/or REFERENCES

1. Trayser, Donald W., Barnstable—Three Centuries of a Cape Cod Town, 1939.
2. Otis, Amos, Genealogical Notes of Barnstable Families, 1888.
3. Barnstable County Atlas, 1880
4. Assessor's Office, Town of Barnstable
5. Registry of Deeds, Barnstable County
6. Registry of Probate, Barnstable County
7. Tour of interior and exterior of house given to Martin Wirtanen by John Warner
8. Loring Jones, Jr., interviewed March 14, 1997 by James Gould
9. Chain of title, separate attachment

INVENTORY FORM CONTINUATION SHEET BARNSTABLE 330 OLDE HOMESTEAD

DRIVE

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

Area(s) Form No.

MMA	104
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Title Search
 Isaac Crocker⁴ House

Year	Document Reference, Description
1798	Deed, 1-299, Isaac Crocker ⁵ to Eleazer Crocker Parcel of land, 8 acres "at a place called Muddy Pond or Crocker Pond with the dwelling house standing on the premises that I bought of my late honored father Isaac Crocker ⁴ deceased."
1811	Deed, 1-300L, Eleazer Crocker to Bethuel and Zacheus Crocker House and buildings and 22 acres.
1853	Probate Case No. 2973, Will of Bethuel Crocker. Item 1. Wife Nancy to have use of 1/2 the house for her lifetime and \$400.00. Item 4. Residue of real and personal estate to Thomas Jones the younger, "who now resides with me."
1866	Probate Case No. 11814, Thomas Jones, no will. Alton S. Jones, Administrator. Kin: Sarah A. Jones Wife/widow Nancy Cammett Daughter Addie F. Jones Daughter Ephraim L. Jones Son Alton S. Jones Son
1909	Probate Case No. 15753, Will of Sarah A. Jones. Addie F. Jones, Administrator. Kin: Ephraim L. Jones Son Nancy A. Cammett Daughter Alton L. Jones Son Addie F. Howland Daughter No real estate listed in case files.
1920	Probate Case No. 19039, Will of Alton S. Jones. Adeline F. Jones, Administrator. Kin: Nancy A. Cammett, Sister Ephraim L. Jones Brother Adeline F. Howland Sister Real estate: 5 acres of woodland
1931	Probate Case No. 23337, Will of Ephraim L. Jones. Walter I. Fuller, Administrator. Kin: Affie D. Jones Wife, widow Loring G. Jones Son Harold F. Jones Son Items 5-13. 1/3 interest of deceased in estate of late father, Thomas Jones. Item 11. Dwelling house, barn and 10 acres of land, formerly homestead of Thomas Jones on Jones Pond with small piece of cranberry bog.

INVENTORY FORM CONTINUATION SHEET

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

2006 Deed, 21301-175, John L. and
 Zoe Warner to Cape Abilities, Inc.
 BARNSTABLE 330 OLDE HOMESTEAD
 2016 Deed, 30045-124
 Cape Abilities Inc., to Dr. Joan Spiegel
 DRIVE
 Area(s) Form No.

MMA 104

Title Search, continued.

Year	Document Reference.	Description
1931	Probate Case No. 23385, Kin: Frederick W. Cammett Adeline F. Howland Harold F. Jones Loring G. Jones	Will of Nancy A. Cammett, John Bursley, administrator. husband Sister Nephew son
1948	Deed, 704-466, Frederick W. Cammett to Nancy Jones and Lena Jones.	All rights and interest not previously disposed of in land inherited from late wife, Nancy A. Cammett, formerly of the late Thomas Jones.
1953	Probate Case No. 33881, Will of Adeline F. Howland. Item 7. Give to my nephew Loring G. Jones, the cranberry bog and land on the old homestead in Newtown. Item 21. Rest of real and personal property to Loring G. Jones and Harold F. Jones, nephews and only kin listed. Real estate: Item 3. Frame dwelling, frame barn and approximately 23 acres of land, Santuit-Newtown Road, Marstons Mills.	Cecil Goodspeed, executor.
1954	Probate Case No. 34535, Will of Affie D. Jones, widow of Ephraim L. Jones. Kin: Loring G. Jones and Harold F. Jones	Sons
1957	Deed, 963-590, Loring G. Jones, Harold F. Jones, Lena F. Childs, and Nancy A. Amer to John L. Warner and Zoe Warner, land and buildings. Title reference: 1948 deed of Frederick W. Cammett and 1953 probate of Adeline F. Howland.	

The historic silo was restored in 2018, from its deteriorating condition. All of the original boards were marked and numbered, after which they were temporarily removed while a new curved roof was obtained; then the silo was reconstructed on a solid base very near to its original placement next to the historic barn. Two Amish men from the State of Maine, apparently two of the very few remaining people who knew how barns of that historic area were constructed; they restored the original barn using the same marked boards and placed the new silo roof on top, inasmuch as the original silo was beyond repair. The silo currently stands as a faithful restoration next to the barn.

The current owners are planting and harvesting numerous vegetables, of that variety, in a considerable colony of hollyhocks of bog.

Note: Crocker Family Line
 William¹
 Eleazer²
 Nathan³
 Isaac⁴, b. 1719, d. before 1798
 Isaac⁵

MASSACHUSETTS HISTORICAL COMMISSION
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Marstons
Barnstab

National Register of Historic Place

Check all that apply:

- Individually eligible Eligible only in a historic dis
 Contributing to a potential historic district Potential

Criteria: A B C D

Criteria Considerations: A B C D

Statement of Significance by: James W. Gould, PhD., Historian;
The criteria that are checked in the above sections r

The Isaac Crocker Homestead is eligible for National Register status as
Over 250 years old, it is the oldest example of a Cape Cod style cottage
remote part of Barnstable, the second oldest town on Cape Cod. Newt
which has only five buildings that are older than this. Architecturally, i
gently bowed roof amplifies both the rarity and distinction of this histor
Pilgrim Society identifies only 22 buildings in the town of Barnstable t
among the 30 oldest structures in the town. The fact that the house is o

The house was owned continuously for two centuries by two of the old
years (c. 1750-1853) by the builders, the Crocker family, it then passe
The Joneses were descendants of the pioneer Quaker settler of the area
Marstons Mills storekeeper/postmaster Loring Jones.



FORM B – BUILDING

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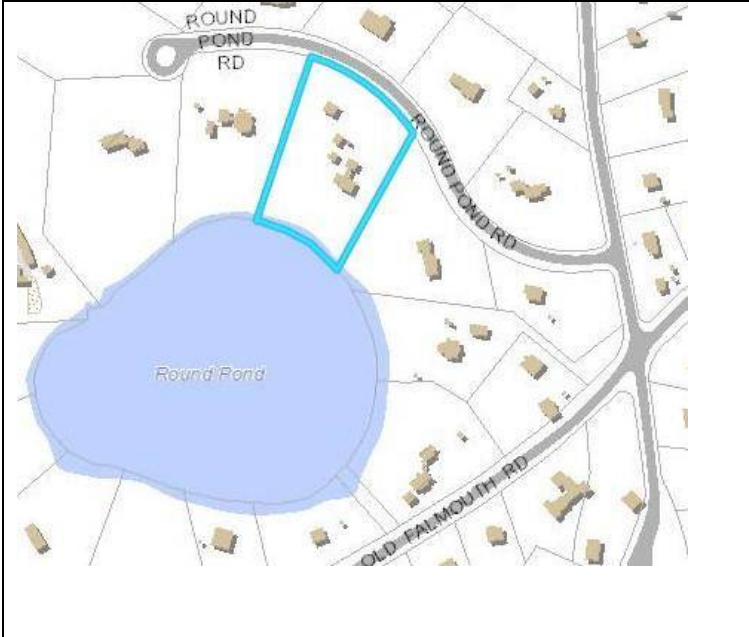
Assessor's Number USGS Quad Area(s) Form Number

124-012	Cotuit	MMN	
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Photograph



Locus Map



Town/City: Barnstable (Marstons Mills)

Place: (*neighborhood or village*): by Round Pond off Osterville – West Barnstable Road

Address: 71 Round Pond Road, Marstons Mills

Historic Name: Isaac III Crocker House

Uses: Present: Residence – Currently owned by Round Pond LLC
Original: Residence - Farm

Date of Construction: Before 1811

Source: Barnstable County Register of Deeds

Style/Form: One and a half story ¾ Cape

Architect/Builder: Isaac II Crocker

Exterior Material:

Foundation: stone and cement

Wall/Trim: cedar shingle

Roof: asphalt

Outbuildings/Secondary Structures: Barn remodeled for family vacation use; garage; carpenter shed; woodshed

Major Alterations (*with dates*):

Condition: Modernized

Moved: no yes **Date:**

Acreage: 2.140 acres

Setting: Semi-rural

Recorded by: David Martin

Organization: Marstons Mills Historical Society

Date (*month / year*): August 2019

INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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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 one and one-half story Cape has shallow pitched roofs. The large chimney through the roof peak is centrally located and the front door in the center of the southwest façade is in line with the chimney. There are two sets of windows on each side of the front door with 6/6 moderate-size panes. The northeast roof had dormers added. The original one-story ell off the northeast side required complete replacement, which now includes a full basement, entrance hall and bedroom. The original house cellar has fieldstone walls with tree trunk floor beams. The profile of the original house has been maintained by careful planning and interest by the owners in historical preservation.

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.

This property has remained in the Crocker family since its construction. The house is believed to have been built (c. 1775) by Isaac Crocker (1746 – 1832), Revolutionary War veteran and fifth generation of the family of Dean William Crocker (1612? – 1692) who was a First Comer in Barnstable (Isaac Crocker⁵, Isaac Crocker⁴, Nathaniel Crocker³, Eleazer Crocker², Dean William Crocker¹). Isaac Crocker was a carpenter by trade. He began farming here c. 1725.

Numerous references in the *Barnstable Patriot* newspaper indicate that the family remained in the homestead, farming the property throughout the 17th and 18th century. While owned and occupied by Wilson Crocker (1808-1885), two of his sons left the area, settling in Illinois and New York/New Jersey. However, they frequently visited the family home. In the obituary of Nelson W. Crocker, the *Barnstable Patriot* stated that “Almost the entire period of his life was spent in farming on the place that he inherited from his father, the late Wilson Crocker.”

Transfer of ownership of the property is as follows:

- Isaac II Crocker to Isaac III Crocker, Old Deeds, [1-299]
- 1832 Property purchased by Shubael Hamblin Crocker, son of Isaac Crocker. [Barnstable Registry of Deeds Book 10 Page 100]
- 1847 Will of Shubael Crocker (19-184) probated, leaving property to his youngest son Wilson Crocker (1805-1885). The will stated that Wilson was to inherit “my farm, situated in Barnstable, together with my dwelling house.” [Barnstable Probate, Case 2189; Book 17, Page 58]
- 1902 Property was deeded to the three heirs of Wilson Crocker, his three sons Henry E. Crocker, Charles W. Crocker and Nelson W. Crocker (Wilson Crocker died in 1885, the estate was never probated). Deed was dated January 22, 1902 and recorded with Barnstable Registry of Deeds in Book 262, Page 42. [Also see affidavit in Book 479 Page 3340]
- 1903 Henry Ellis (1848-1913) Crocker of New York, a teacher and superintendent of Barnstable Public Schools for 12 years and Mayor of Haworth, NJ, and Charles Wilson Crocker (1942-1913) of Wilmette, Illinois and Osterville, MA deeded all interest in the real estate of their late father, Wilson Crocker, to their brother Nelson W. Crocker [Barnstable County Registry of Deeds Book 262 Page 42]
- 1916 The probate of Nelson W. Crocker's estate (d. 1914) listed heirs Cornelia P. Crocker and Allen H. Crocker (a/k/a Henry Allen Crocker). [Barnstable Probate Case 17718; Book 181, Page 440]. Also includes an inventory of Nelson Crocker's property in Book 185, Page 192]

INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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- 1944 Cornelia P. Crocker and Allen H. Crocker sold a portion of the Round Pond Farm property to Elizabeth B. Brooks of Winnetka, Illinois. [Barnstable County Registry of Deeds Book 624 Page 14]. This does not include property on which any buildings are situated.
- 1945 Cornelia P. Crocker and Allen H. Crocker sold a portion of the Round Pond Farm property to Richard Stevens of Barnstable. [Barnstable County Registry of Deeds Book 610 Page 348] This does not include property on which any buildings are situated.
- 1950 Upon the deaths of Cornelia P. Crocker and Allen H. Crocker, neither of whom left any direct heirs and died intestate, the property passed to three cousins, Bessie L. Crocker, Lillian Crocker Brown and Catherine Crocker Thomas [Barnstable Probate, Case 32302; Book 324 Page 3]. The estate was probated in 1955 and inventory of the estate included "...A. H. Crocker Farm, known as Round Pond Farms, The Plains, Marston Mills, Barnstable, valued at \$6300.]
Bessie L. Crocker and Lillian Crocker Brown deeded their entire interests in Round Pond Farm to Catherine Crocker Thomas, daughter of Charles W. Crocker. [Barnstable County Registry of Deeds Book 771 Page 503]
- 1970 Catherine Crocker Thomas deeded the property to her children, Sarah E. Thomas, H. Seely Thomas Jr., Joan T. Voss and Marion T, Hickman. [Barnstable County Registry of Deeds Book 1495 Page 661]
- 1988 H. Seely Thomas Jr., Joan T. Voss and Marion T, Hickman subdivided the property, selling some of the land while retaining the homestead. [Barnstable County Registry of Deeds Book 6372 Page 25]
- 1988 H. Seely Thomas Jr., Joan T. Voss, and Marion T, Hickman granted a new quitclaim deed to also include their children Catherine Langley, John M. Thomas, Mark T. Hickman, Stuart P. Hickman, and Ralph H. Vos. [Barnstable County Registry of Deeds Book 6372 Page 147 and Book 6372 Page 149]
- 1990 Land Court ruled that the property at 71 Round Pond Road is owned solely by H. Seely and Anne M. Thomas, husband and wife. [Barnstable County Registry of Deeds Book 1002 Page 96; Certificate C122376]
- 1996 Following the death of H. Seely Thomas, his widow Anne M. Thomas places the property in 'Anne M. Thomas Qualified Personal Resident Trust' (a/k/a Marston Mills Trust). [Barnstable County Registry of Deeds Certificate C142372]
- 2007 Anne M. Thomas included Catharine T. Langley as trustee of Marston Mills Trust. [Barnstable County Registry of Deeds Book 1078 Page 437; Certificate C184730]
- 2015 Catherine Langley transferred the Marston Mills Trust to Round Pond Farm LLC. [Barnstable County Registry of Deeds Book 1279, Page 546; Certificate C207558]

BIBLIOGRAPHY and/or REFERENCES

Registry of Deeds, Barnstable County, MA
 Registry of Probate, Barnstable County, MA
 Barnstable County 2019 Assessors Book
 Plan of Land in Barnstable, Land Registry Office, #42121A
 Protected Lands Catalog, Barnstable Land Trust Property ID BLT #015, 1991
 Otis, Amos, "Genealogical Notes of Barnstable Families", pp. 208-211, 217-8, 1888
 Atlases of Barnstable County (Marstons Mills); 1858 and 1880
 Isaac Crocker House Form B Massachusetts Historical Commission 1992
 "Excerpts from Diary of Charles W. Crocker (1861 – 1866)", Boston MA, at Osterville (MA) Historical Museum

INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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FORM B – BUILDING

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

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

	Cotuit	MMA	
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Town/City: Barnstable

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

Address: 271 River Road

Historic Name: Ebenezer Goodspeed House

Uses: Present: Summer residence
Original: Farmhouse

Date of Construction: 1685-1710

Source: **Goodspeed Genealogy;**
Town of Barnstable: Robt. Frazee Report
Style/Form: Vernacular Cottage

Architect/Builder: unknown

Exterior Material:
Foundation: Concrete

Wall/Trim: Cedar Shingle

Roof: Asphalt Shingle

Outbuildings/Secondary Structures:
Barn

Major Alterations (*with dates*):
Original cottage was 3 bays wide; front entrance was thru porch at end of chimney. Entrance porch added later. Remainder of house is 2 rooms deep.

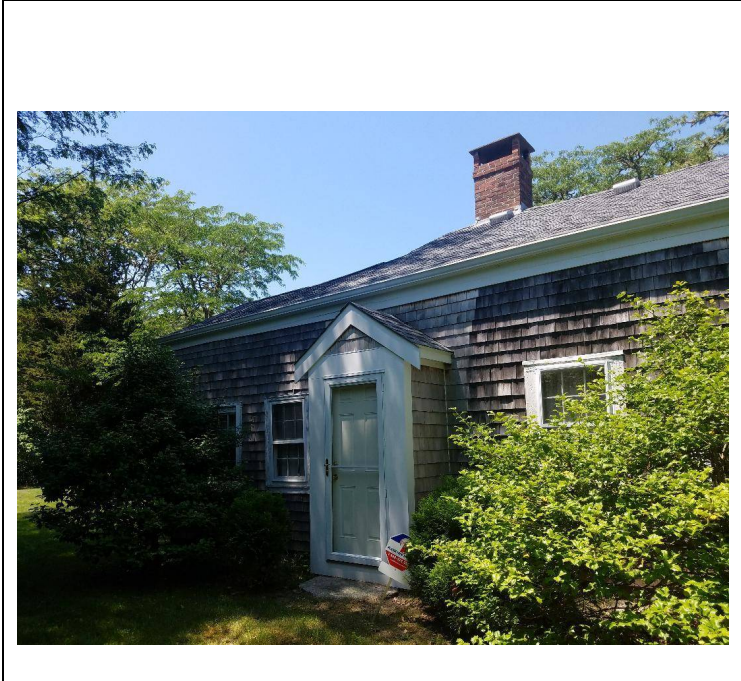
Condition: Much altered

Moved: no yes **Date:**

Acreage: More than 1 acre

Setting: Suburban

Photograph



Locus Map



Recorded by: Robert Frazee; David S. Martin

Organization: Marstons Mills Historical Society

Date (*month / year*): May 2018

INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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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 Goodspeed house is a full five-bay cottage rising 1 ½ stories to a gable roof. Its symmetrical façade indicates that it may have originated as a half Cape. The entry has a surround with projecting lintel, while windows have simple surrounds and contain 6/6 sashes. The house is located 250 feet west of the Marstons Mills River. The center chimney appears modern. Siding is weathered white cedar shingles; trim is painted white. Most windows appear to be of modern construction. The house has an addition, 13 feet by 12 feet 10 inches deep. The cellar measures 13 feet square and is about 7 feet from the poured concrete floor. The original enclosed entrance porch is roughly 41 inches wide by 31 inches, with a steep stair rising over the slope of the chimney stack to the loft above. The interior of the house includes a hall, rear chambers, a buttry, a kitchen, a milk room, a family room, a loft, a west chamber, a loft passage, north and south chambers, an attic, and a barn.

Research summary by Robert Frazee, 1997, describes fenestration of façade as symmetrical, projecting three feet outward to an enclosed porch with nearly flat roof. First entrance to house was through a porch at south end of chimney bay. Projecting entrance porch may have been built as an alternative. Roof of this elevation is irregular. A two-bay unit is one-room deep, while remainder of house is two rooms deep. Two-bay unit was an addition; original cottage probably had three bays of width.

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.

Roger Goodspeed is considered to be the first settler in Marstons Mills; he was granted land near the river in 1653, and the river became known originally as Goodspeed's River. He died in 1685, leaving a wife, four sons, and two daughters. This house was originally considered to be Roger's house; however, subsequent research has indicated that it is much more likely that this was the house of his son, Ebenezer. Ebenezer built this house, possibly as his second house, between 1685 and 1710. To show the continuation of the house in the Goodspeed family, as recently as 1955 the property was conveyed from the estate of Affie D. Jones, who was a Goodspeed; she left no Goodspeed heirs. The house remained in the Goodspeed family for nearly three centuries, until 1955.

BIBLIOGRAPHY and/or REFERENCES

Vivian Cushing, *Seven Villages of Barnstable*, p.237.

Frazee, R. (1997). *Goodspeed House, Research Summary*. Roger Williams University, RI.

Goddard, B. (1985). National Historic Register, Form B, Goodspeed House.

Goodspeed, W. A. (1907). *History of the Goodspeed Family*.

Otis, A. (1888). *Genealogical Notes of Barnstable Families*.

Trayser, D. (1939). *Barnstable: Three Centuries of a Cape Cod Town*.

Brownson, et al. *Genealogical Notes of Cape Cod Families*. Sturgis Library, Vol.23

Barnstable Recorder of Deeds; Barnstable Recorder of Probate

INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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Title Search**Town of Barnstable, Assessors' Map 060, Lot 007****3399
11/1981**

From Joseph and Donna Muranyi of New York, discharge of mortgage, Book 3399, p. 136, 2 November 1981

**3219
12/1980**

Transfer of title to Joseph P. Muranyi (1928-2012), musician, jazz clarinetist, Louis Armstrong band 1967-1971, the result of a divorce. Book 3219, p. 007. 10 Dec. 1980

**1389
12/1968**

Sale of property as confirmatory vote, to Joseph and Donna Muranyi, 4 December 1968, Book 1421, p. 457
James and Olive Kearns mortgage foreclosed, 12 January, Book 1389, p. 582

**1182
12/1962**

Shirley and Helen Crosby of Osterville granted to James and Olive Kearns, 7 December 1962, Book 1182, p. 231.

**1104
2/1961**

Arnold and Irene Hadfield of Marstons Mills granted to Shirley (1923-2001) and Helen Crosby (1913-2005) of Osterville, 9 February 1961, Book 1104, p. 544.

**898
1/1955**

Cecil Goodspeed, administrator of the estate of Affie D. Jones, granted to Arnold L. (1925-1990) and Irene Hadfield (1928-2000) of Marstons Mills, 24 January 1955, Book 898, p. 374.

**385
2/1922**

Mary Goodspeed granted to daughter Affie D. (Goodspeed) Jones, 23 Feb. 1922, Book 385, p. 438.

INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

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Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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126**10/1870**

Henry Cobb of Barnstable conveyed by deed to daughter, Mary E. Goodspeed, 18 October 1879, Book 126, p.551.
 George Goodspeed, Mariner, granted his homestead and land to Henry Cobb of Barnstable, 18 October, 1879,
 Book 126, p. 550.

45**1/1849**

Partition Deed executed between George N. Goodspeed and Lot N.Jones of Rochester, guardian for Oliver J.
 Goodspeed, 1 January 1849, Book 45, P. 74.

1842

Joseph Goodspeed 3rd died, leaving wife Zilpha (Jones) Goodspeed, and three children—George N., Hannah, and Oliver J.,
 10 October 1842.

12**7/1817**

Joseph Goodspeed I conveyed homestead to his son , Joseph III (noting that his son was the third of that name
 in the extended family), 25 July 1817. Book 12, p. 105, including land conveyed by his late father Ebenezer
 Goodspeed III, who was a great-grandson of the original settler, Roger Goodspeed.

Note: No further deed records exist, due probably to the 1827 County Office fire.

GOODSPEED GENEALOGY

Roger Goodspeed-Alice Layton (d. 1689)

Ebenezer Goodspeed (b.1655)-Lydia Crowell

Ebenezer Goodspeed (b. 1685-Mary Stacy

Ebenezer Goodspeed 3rd (b. 1714)-Elizabeth Bodfish

Joseph Goodspeed (b.1843) – Hannah Bodfish

Joseph Goodspeed 3rd (1790-1841)-Zilpha Jones (1790-1949)

George N. Goodspeed (b. 1825)-Mary A. (Cobb) Jones (d. 1890)

Affie D. Goodspeed (1866-1930)-Ephraim Loring Jones (1861-1930)

Cecil Goodspeed-_____

INVENTORY FORM B CONTINUATION SHEET

TOWN

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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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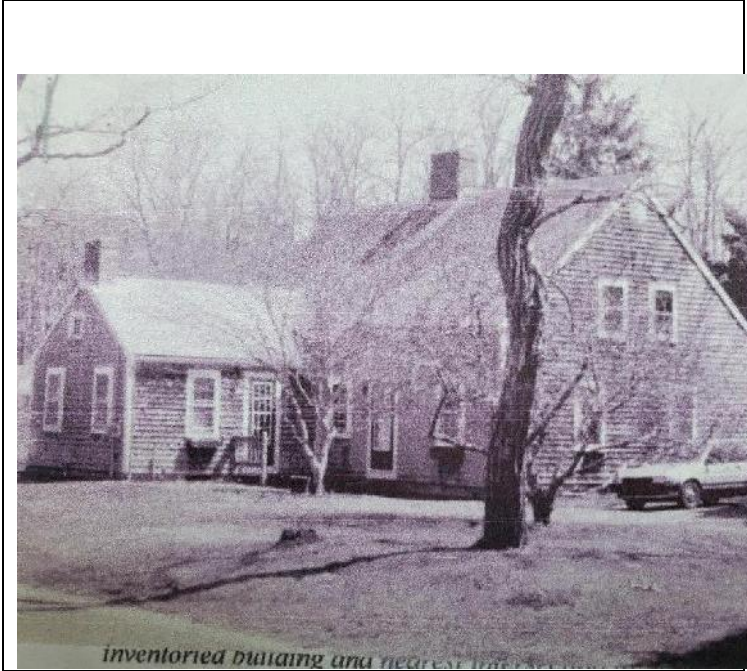
FORM B – BUILDING

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

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

046-011	Sandwich	MMN	
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Photograph



Town/City: Barnstable

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

Address: 193 School Street

Historic Name: John Hamblin House

Uses: Present: Residence

Original: Farmhouse

Date of Construction: Pre-1811

Source: Hamblin Genealogy; Vivian Cushing

Style/Form: Vernacular

Architect/Builder: Reuben (6) Hamblin?

Exterior Material:

Foundation: Fieldstone

Wall/Trim: Cedar shingle

Roof: Composition

Outbuildings/Secondary Structures:

None

Major Alterations (*with dates*): East wing removed in 1900's?; reconstructed in 1960's; new cellar and dormer on south side added ca. 1975.

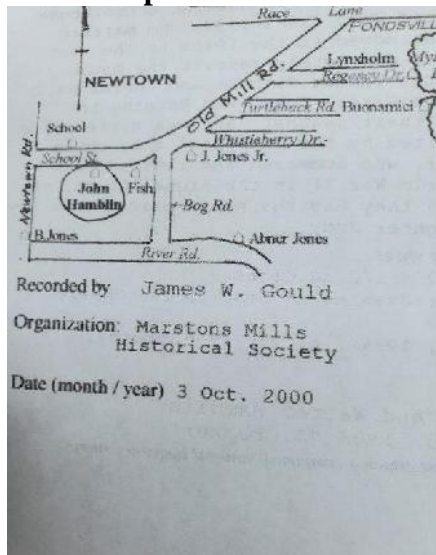
Condition: Greatly altered

Moved: no yes **Date:**

Acreage: 3.76

Setting: Rural upland above cranberry bogs at Marstons Mills River headwaters.

Locus Map



INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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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 John Hamblin house is a vernacular style farmhouse of one-and-a-half stories, built on an "L" plan. The core is a finished rectangle, with a one-story cross gable wing to the north. The exterior is shingle-clad, with white trim and dark green doors. The foundation is concrete block. The roof is composition, with a modern brick chimney to the north end of the ell. There is one outbuilding to the west—a two-car gabled garage.

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.

According to the late local historian, Wilbur Cushing, who rebuilt the foundation, the frame is 8 x 8 post and beam, with wide floorboards; the oldest part is the ell to the north, dating from the 18th century. The larger core, a three-quarter Cape, faces south, as was customary up to at least 1800.

The 1857 Walling Map of Cape Cod shows this house as "J. Hamblin", just northwest of "R. Jones" (possibly the Reuben H. Jones of 1826-1900). John, son of Reuben (6) Hamblin (1803-1860; Lewis (5), Benjamin (4-3), John (20), James (1) and Olive (7) Crocker (1807-1838; John (6), Edmond (5)), was born in 1829 and died in Australia in 1855; he may have inherited this house before going to sea from his father Reuben, a mariner who moved to Charlton, NY and Woods Hole, MA, where he is buried, leaving his second wife (Amanda (Young)). The parents were married about 1828, which is a tentative date for its construction.

The house was inherited by James (7) Harvey Crocker (1850-1928); (Asa 6, Ansel 5 II, Isaac 4 II, Nathan 3, Eleazer 2, William 1), probably from his wife and fourth cousin once-removed, Cora Crocker (1858-1911), daughter of Stephen 7 (Ezekiel 6, Joseph 5, Benjamin 4, William 3-4, Joseph 2, William 1) and Eliza (7) Jones (Jedidiah 6-5, Simon 4, Isaac 3, Jedidiah 2, Ralph 1). "Uncle Jikker", as James was known, was a cranberry farmer, and wore a full beard, which is remembered as long, flowing, and white in his final years. He owned over 500 acres extending east from Mystic Lake, much of which became the Klouse-Filene estate, and the Buonamici/Tenampo Club. This included 10 acres of bogs. Uncle Fred Crocker's southwest of the Jedidiah Jones House, Uncle Ned's south of his house, and an acre that he built on Mystic Lake. At one time, he ran the village store from the house, and in 1892 opened an ice cream saloon on the Avenue in Osterville where he sold "ice cream, fruit, peanuts, tobacco, cigars, and so-called temperance drinks in a new building..." at the east end of the Daniel Block, where the bookstore is now located. This business was so successful that he expanded the store in 1896. Cora died in 1911 from a fall down the cellar stairs. In 1914 James invested money in an orange grove in White City, Brevard County, Florida. He had an extensive peach orchard to the south of the house.

On James' death in 1928 the estate went to his four children, long-time Selectman Chester (1881-1962, carpenter Harvey (1884-1963) who had rebuilt the Newton schoolhouse across the street, Ernest (1887-1974) of Centerville, and Mary (1889-1939) who married Raymond Sinnett (1882-1957). The old carriage house was moved in the 1940s to the west side of the Jedidiah Crocker House. By the 1960s Harvey completely rebuilt the house.

Sinnett was the eldest child of Falmouth upholsterer Thomas Sinnett and Jemima Hall, whose daughter had married Marston's Mills men: Grace to Gracie Rosa and Dorothy to Benjamin Pond. The Sinnetts lived in this house until their deaths. She was killed by an auto on Main St., Seapuit in 1938. The house was inherited by the Sinnetts' only child, radio technician Harvey F. and his wife Irene Demianoff, who summered and retired here from their home in Wakefield. Harvey had served in World War II in the Signal Corps, then worked for American Airlines at Logan Airport. In 1975 they had the house placed on a new foundation by Wilbur Cushing. Their heir is their daughter Judith Frank.

INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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TITLE

Deeds transactions relating to the "John Hamblin house", 193 School St, MM N18,
prior to ownership by James H. Crocker

Synopsis-John Hamblin and his wife Mary Crocker Hamblin bought the house in 1811 from the Jones family. When John died in 1863. John's widow Temperance (his 3rd wife) inherited it. She sold it to her daughter, Abby Chubbuck, who sold it on to her daughter (Temperance's granddaughter) Olive Holway. In 1872, Olive & John M. Holway sold it to James Harvey Crocker.

1795

*John 5 Hamblin Jr, b.1774 (John4,John3,Elknnah2,James1),
married Mary 6 Crocker.b 1773. (Edmunds, Moses4,John3,John2, Deacon Williaml)*

Jan 19, 1797

John Hamblinjr ("yeoman") buys for \$100, from Anna & Abner Jones, 9 acres which is undivided with that of Timothy Jones heirs.(Timothy had been brother of Abner)
Bounded on the south by the river and on the north by the road.
(Barnstable deeds, Vol 1, p 254b-)

March 11, 1811

John Hamblin jr buys for \$450,35 acres with a dwelling house from Allen Jones and Benjamin Jones & their mother, Hannah which had belonged to Timothy Jones, & Micah and Isaac Jones. On the both sides of the road that leads to Bourne Mill. And bounded on the south by a river. (Barnstable deeds, Vol 1, P 253b)

Dee 4, 1817 - John Hamblin's 1st wife died (Mary Crocker)

Dee 16, 1830 - John Hamblin's 2nd wife died (Chloe Chamberlin)

Dee 20, 1839 - John Hamblin married 3rd wife, Temperance Fish

Apr 25,1863

*John Hamblin,farmer, died of "consumption" at age 89 in Marstons Mills
(MassDeaths 1863, Vol 165,p2) His widow Temperance inherits his land (Barnstable Wills #4589)*

Feb 14, 1867

Temperance Hamblin (& mortgage holder) sell John Hamblin's land to her daughter Abby & Rowland Chubbuck (Barnstable Deeds 1863-1868 vol 85, p414)

Oct 15, 1867

Abby & Rowland Chubbuck sell John Hamblin land to her daughter, Olive & John M. Holway (Barnstable Deeds 1863-1868 vol 85, p528)

Jan 8, 1872

Olive & John M. Holway sell ' John Hamblin place' to James H. Crocker
(Barnstable Deeds Vol. 109, p237)

INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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April 1, 2019 Judy Frank, ju.dyfrank@mebane.nc.gov
8750 Harmony Ch Rd. Mebane, NC 27302

INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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BIBLIOGRAPHY and/or REFERENCES

Barnstable Deeds 39/494, 330/93/

Barnstable Probate 22277 ½ (J. Crocker)

Interviews with Charles F. Crocker on 8 April 2000, Wilbur Cushing on 27 Sept. 2000, Charles E. Hamblin on 28 Mar. 2000, and Seth Hamblin on 3 April 2000.

Chesbro, Paul. Osterville, Vol.1 (Taunton: Wm. Sullwold 1988 *pp. 23, 25-16, photo).

Falmouth Vital Records; Barnstable Vital Records

Genealogies of Hamblin Family by Stephen Hamblin and Walter Hamblin

Osterville: A Walk (Taunton: Sullwold, 1979), p. 68.

Walker Atlases of 1880 and 1907, "J. Crocker".

Walling Map of Cape Cod, 1857, "J. Hamblin".

FORM B – BUILDING

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

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

098-011	Cotuit	MME	
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Town/City:

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

Photograph



Address: 1740 South County Rd

Historic Name:

Uses: Present: Residence

Original: Residence

Date of Construction: Early 18th century

Source: County Registry

Style/Form: Georgian

Architect/Builder: Unknown

Exterior Material:

Foundation:

Wall/Trim: Shingle

Roof:

Outbuildings/Secondary Structures: Barn

Major Alterations (*with dates*):

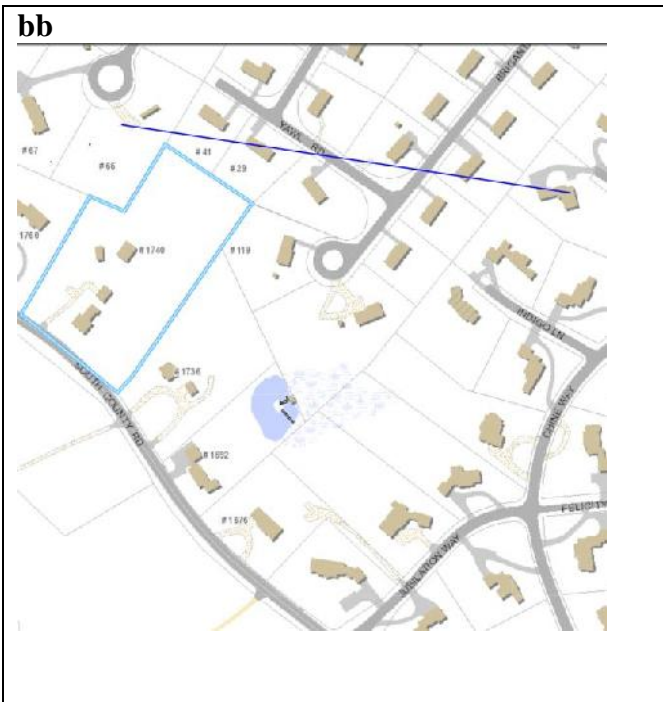
Condition:

Moved: no yes **Date:**

Acreage: 3.04 acres

Setting: Residential Village Area (outskirts)

Locus Map



Recorded by:

Organization: Marstons Mills Historical Society

Date September 2019

INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

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 Hinckley homestead is an excellent example of an early Cape cottage although it does not appear as old as its ascribed early 18th century date. It is a full five bay cottage enclosed by a gable roof with end chimneys (a feature generally associated with the later 18th century). Its center entry is enframed by pilasters. Windows have simple frames and generally contain 6/6 sash (some gable windows contain 2/2 sash).

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.

The house and land were in the Hinckley family from when Samuel Hinckley and he moved to Barnstable in 1640 as one of its original settlers until 1997¹. Samuel Hinckley traveled on the Hercules in 1635 from Sandwich, England with his wife Sarah Soole to New England, first settling in Scituate. In July 1640 Samuel Hinckley sold his house, farm and meadow, and removed to Barnstable, Mass. His house lot was in Barnstable, bordered S. by his son Thomas west by Rowley Pond, near which, according to tradition, he built his house, a small one-storied building, with a thatched roof. It is not known how long he resided in that house.

At Samuel's death in 1662 his personal estate was appraised at 162 pounds and 16 shillings, and he had large real estate which he gave to his surviving sons², firstborn Thomas (the last Governor of the Plymouth Colony)³, John, his 9th child, Samuel (gen. 2) his 13th child. He states that "my sonnes Samuell and John should attend the Councell and advise of my sonnes Thomas Hinckley and Henry Cobb who I desire may have an eye on them for their best good."

Samuel (gen. 2) died in 1726 and his estate is divided among first son Benjamin by his 1st wife⁴ Mary Goodspeed (who died 2 weeks after giving birth to Benjamin) and his five sons by his second wife Mary Fitz Randolph: Capt Joseph Hinckley, Isaac, Jasper, Ebenezer, and Thomas⁵. Benjamin (husband of Sarah Cob) received his "tract of upland and swamp ground on which his house now stands. This indicates the house was built before 1726. A Mayflower record for the Howland family shows Mary Hinckley, daughter of Edmond Hinckley and Sarah Howland as being born in Marstons Mills, indicating they were settled in Marstons Mills by that date. Prior family records listed Samuel Hinckley's descendants as living in Barnstable.

BIBLIOGRAPHY AND REFERENCES

¹ The Beginnings of Barnstable by Henry Rowley and Genealogical notes of Barnstable Families)

² Barnstable Probate 130-134

³ Familysearch.org Family tree for Samuel Hinckley, ID LT9L-PXV

⁴ Familysearch.org for Samuel Hinckley gen. 2, ID LZYG-L79

⁵ Barnstable Probate 4-344

INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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In 1745 Benjamin Sr., his son Benjamin Jr., and Benjamin' Jr's wife Abigail's mother was Lydia Howland, a descendant of John Howland of the Mayflower.⁶) Benjamin Jr. died intestate, and his son Edmond administered the estate.⁷ Abigail was appointed guardian of their minor children, Timothy, Zaccheus, Nathaniel, Bathsheba, and Martha. Benjamin Marston, Barnabas Chipmen, Benjamin Crocker are appointed to inventory the Benjamin's estate. The inventory included "the homestead housing and land" valued at 380 pounds.

Edmund/Edmond died in 1783, leaving five sons, two daughters and a widow, Sarah Howland (descendant of John Howland of the Mayflower). They had a son Enoch who had son's Edmond, Luther and Enoch. "I give to my well and beloved wife Sarah... the improvement of all my real and personal estate during her widowhood", unless she remarry. "I give to my five sons Edmund Hinckley, Abner Hinckley, Enoch Hinckley, Herman Hinckley and Benjamin Hinckley all my real estate, land, meadows, buildings,to be equally divided between them." His two daughters were bequeathed the indoor moveables. Enoch is executor. A codicil to the will states "whereas in my last will and testament in manner following, that is to say, whereas in my last will and testament I have given my Dwelling House with my other Real Estate to be divided between my five sons, the improvement to my wife during her widowhood now I do hereby order and declare that my will is and I do hereby give to my son Enoch Hinckley (in addition to what I heretofore gave him the one half of my Dwelling House."⁸

Following the death of their Mother Sarah Howland in Nov 1803 Enoch purchased real estate of his deceased father from his brothers⁹ Edmund, Herman, Benjamin, Abner, who then transferred title to their half of the house to Enoch in exchange for \$400. At Enoch 's death in 1842, his son Luther received the homestead and buildings. The other two sons received land and furniture.¹⁰

An 1859 Walling Map¹¹ shows Luther Hinckley as living at 1740 South County Road,¹² while the earlier title transfers through deeds and wills referred to the homestead listing its neighbors but with no address, so title is clearer from that date forward.

Luther died in 1883 and his wife Thankful A. Hinckley (Thankful Allen Leonard Hinckley) received the use and improvement of all of his property both real and personal, however in the event she died or remarried, everything was to go to his four children Frederick Hinckley, Mary M. Baxter, L. Frank (Luther Franklin) Hinckley, and P. Barnard (Prentiss B.) Hinckley or their respective heirs, in 4 equal parts¹³. At the time of his death the four living children Luther had from 2 of his 3 wives were Luther Franklin Hinckley and Prentiss B. Hinckley by Thankful, and Frederick Hinckley and Mary M. Baxter (Mary Marston Hinckley Baxter) by Minerva Baxter. Thankful died in 1881 so the estate went directly to the four children.

In 1902 the youngest son Prentiss Barnard Baxter bought all the real estate from his two brothers, sister and their spouses. He then sold the land back to them individually, retaining the homestead¹⁴. The deeds refer to "all of the real estate of the late Luther Hinckley situate in said Barnstable and which was bequeathed to us by the will of Luther Hinckley."¹⁵

BIBLIOGRAPHY AND REFERENCES cont'd.⁶ Mayflower descendants⁷ Barnstable Probate 6-459⁸ Barnstable Probate No 23-165⁹ Barnstable Deeds 999001-15¹⁰ 1984, 1985 Form B¹¹ Walling Map, Sturgis Library¹² MMHS 2007 document in file for 1745 South County Rd entitled CONCLUSION REGARDING THE DATING OF #1745 SOUTH COUNTY ROAD¹³ 1875 Luther Hinckley will, Barnstable probate 8384¹⁴ Barnstable Deeds 179, 180, and 181 in Book 262¹⁵ Sale to Luther F. Hinckley (deed 262-179), Frederick Hinckley (deed 262-180) and Mary M. Baxter (deed 262-181).

INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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Prentiss died in 1943 leaving his estate to his wife Elizabeth Matilda Baird Hinckley.¹⁶ They had no children. Elizabeth died in 1946, leaving the land and all the buildings with all furniture and furnishings to "Annie Hinckley Perry, a niece of my late husband"¹⁷bb. Annie Barnard Hinckley Perry was the daughter of Prentiss's brother Luther F Hinckley.

When Annie's Hinckley Perry died in 1974 , "All the rest, residue and remainder of my property, real and personal, tangible and intangible, whatsoever situate and howsoever held, herein referred to as my Residuary Estate, I give, devise, and bequeath to my son Franklin H. Perry¹⁸.

In 1976 a plan of the property was filed with Barnstable Deeds. March3, 1976.¹⁹

In 1976 Franklin transferred title to himself and wife Gretchen Riedell Perry as tenants by the entirety,²⁰ In 1997 Franklin and Gretchen sold the property to its owners as of 2019, Edward S. Rowland and Susie Rowland.²¹

BIBLIOGRAPHY AND REFERENCES cont'd.

¹⁶ Barnstable Probate 24056

¹⁷ Elizabeth Hinckley will - Barnstable Probate No 30179.

¹⁸ 1974 will of Ann B Hinckley aka Ann H. Perry, Annie Perry and Annie H. Perry - Barnstable Probate # 50900

¹⁹ Plan book 302 page 20 302-20

²⁰ Barnstable Deed Book 2313 page 188

²¹ Barnstable deed 11050-239 and Barnstable plan book 302, page 20

INVENTORY FORM B CONTINUATION SHEET

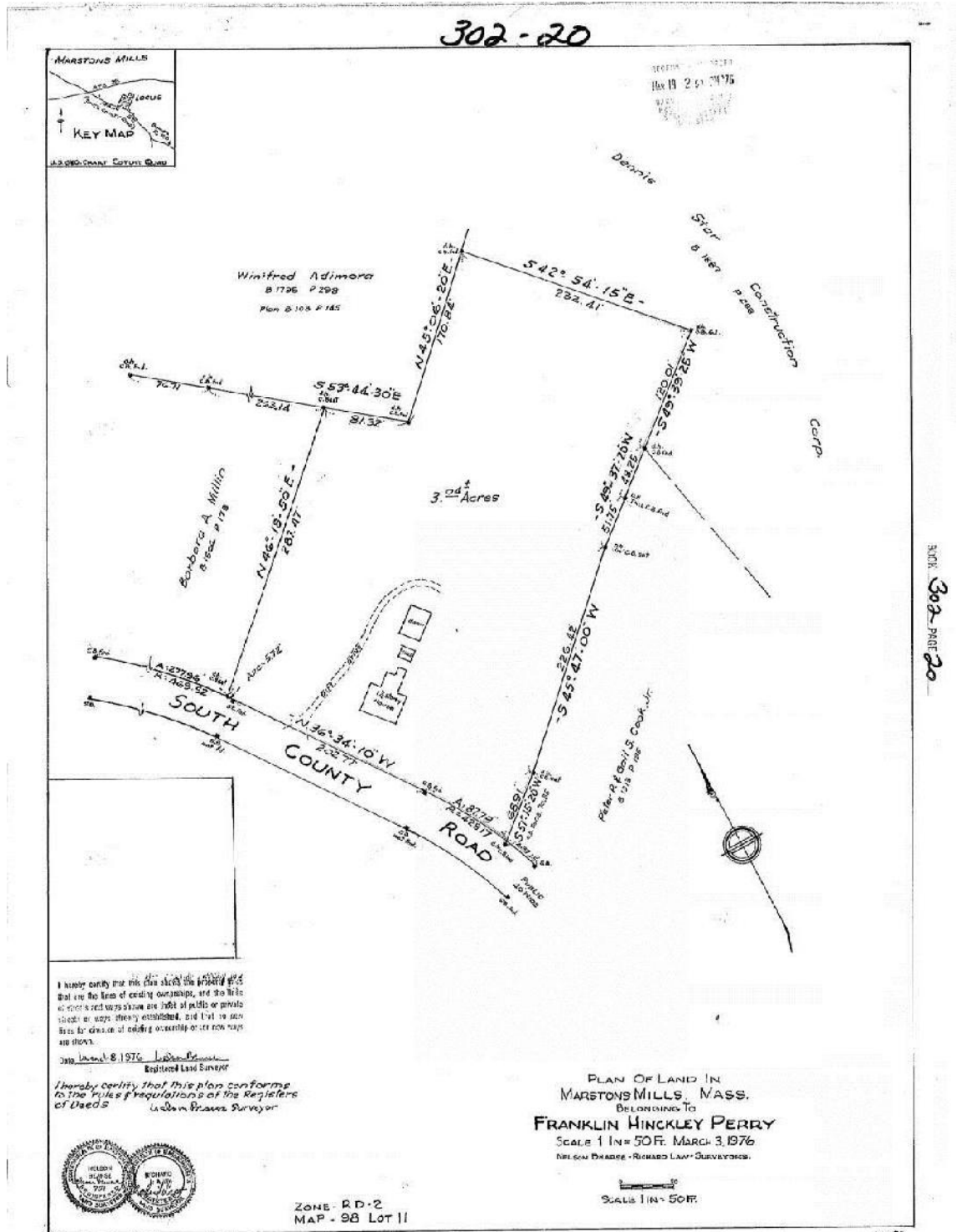
TOWN

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MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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FORM B – BUILDING

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

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

077007	Cotuit	MMA	
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Town/City: Barnstable

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

Photograph



Address: 71 Cotuit Road (Route 149) #A

Historic Name: William Marston House

Uses: Present: dwelling

Original: dwelling

Date of Construction: c. 1780

Source: County Registry; National Historic Register;

Marstons Mills Historical Society Form B

Style/Form: Georgian

Architect/Builder: Benjamin Marston (6)

Exterior Material:

Foundation: Concrete

Wall/Trim: Cedar Shingle

Roof: Composition Shingle

Outbuildings/Secondary Structures: barn, two-story guest house, boat house

Major Alterations (*with dates*):

1896 Office added to east side, former Post Office of N. Hinckley

1953(?) Office renovated and moved to Northwest side.

Condition: Excellent

Moved: no yes **Date:**

Acreage: 3.01

Setting: residential village area above Mill Pond

Locus Map



Recorded by: Mike and Deb Bergevine; James Gould

Organization: Marstons Mills Historical Society

Date (*month / year*): August 2019

INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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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 Marston house is a fine example of the Georgian style. It is a 2 ½ story wood frame structure rising two stories to a gable roof with central chimney. The symmetrical five-bay façade is centered around an entry with transom and surrounded with pilasters and entablature. Windows have simple frames and contain 6/6 sash. The house is extended to the rear by a one-story ell. When the building was renovated and restored in the 1960s all possible original material was retained or re-used and replacements were in keeping with the early character of the house.

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.

The property at 71 Cotuit Road (Route 149) in Marstons Mills is referred to as the William Marston House. It is estimated by the National Register of Historic Homes (MM4) that the house was built circa 1780. However, during the restoration of the house in 1957 workmen found a shingle indicating that the house dates to 1750 – 1760. Priscilla Higgins (who lived in the house from her birth in 1902 until 1954) told members of the Barnstable Historical Commission that a brick in the dining room fireplace was dated 1794. House built by the third Benjamin Marston (5) (1768-1819) and wife Eunice Blish (d. 1836).

Property ownership dates to William's great-grandfather, Benjamin Marston(4). When Benjamin died, his will stated that there was a homestead on the property: "I give and bequeath to my son Benjamin Marston(5) my grist mill standing near my house with the use of the stream in proportion. I give and bequeath to my son Prince Marston(5) my clothiers works with all my goods belonging to Said Works with the use of the stream in proportion." The will also stated that his widow, Lydia (Goodspeed), would continue to reside in the house until her death. [Barnstable Probate Book 13 Page 442, year 1769].

Upon Lydia's death in 1774 a house was inherited by her son Prince Marston(5). An inventory of the property dated March 14, 1797 included the dwelling house, grist mill, shed, barn, 15 homestead acres, and 4 acres of woodland. [Barnstable Probate Book 25 Page 151 and Book 30 Page 135]. Prince died in 1776. The house was then inherited by his son, Benjamin 6), who lived there with his wife, Eunice (Blish) until his death in 1819. In 1836, when Eunice died, the house was inherited by their son, William. [Barnstable Probate, Book 15 Page 246]. William was a clerk at Nathaniel Hinckley's grocery store just east of his home. In 1838, William purchased the store and ran it for 43 years until he sold it to Lewis Hamblin in 1881.

Subsequent transfer of ownership of the property at 71 Cotuit Road was as follows:

- When William died in 1882, with no surviving children, he left the house to his sister, Sarah Phinney of Cotuit. The will, dated January 29, 1880, stated that his sister was to inherit "...all the residence of my property, both real and personal." [Barnstable Probate Book 127 Page 102]. Sarah and family resided elsewhere and rented the house out.
- Sarah Phinney died in 1894, leaving the house to her children Isaac Phinney Jr., Irvin B. Phinney and Sarah Phinney Adams. [Barnstable Probate Book 140 Page 483]. The estate included extensive woodland as well as the house and outbuildings.
- In 1895 the Phinney heirs sold the house to Dr. Henry Babbitt [Barnstable County Registry of Deeds Book 219 Page 237], who gave the house to his daughter, Grace Goodwin Babbitt, as a wedding gift upon her marriage to Dr. James Hayden Higgins [Barnstable County Book of Deeds Book 224 Page 303 Year 1896]. The deed describes the property as "... real estate being the homestead of the late William Marston..." The Higgins added a horse stall, carriage house and windmill to the property.

INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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- Dr. Higgins (1875-1935) was a popular physician for the area of Cotuit, Osterville, and West Barnstable. He added an office to the front of the house, which was later removed. The house was called "Redwing" because of the red shingles. He often delivered babies, arriving by motorcycle. He bought the first auto on Cape Cod and installed the first flush toilet in 1895. His full biography is in the Marstons Mills Historical Society files.
- In 1911 Dr. Higgins moved the Nathaniel Hinckley Post Office to his property, adding it to the front of the house as a new medical office. Dr. Higgins called the house "Redwing".
- Grace Higgins died on December 5, 1952. She had previously established a will in which she left the property to her husband, with no bequest to her children. She did not update the will after her husband Dr. James Higgins died in 1942. [Barnstable County Probate 33450, Book 254 Page 221]. Her property, surveyed on March 29, 1954, is described as Lot B and recorded with the Barnstable County Registry of Deeds in Plan 118, Page 99.
- After probate the Higgins heirs (daughter Marjorie Bowman, Roger Wolcott Higgins, Katherine H. Ryder, Donald E. Higgins, Priscilla Higgins) subdivided the property. Lot A, consisting of 1.03 acres, was given to Priscilla Higgins. She moved the medical office (formerly the Nathaniel Hinckley Post Office) to Lot A to serve as her residence. Lot B, which included the William Marston house and 3.01 acres, was sold in 1957 to W. Brewster Towne and Eugene Paul Tamburi. [Barnstable County Registry of Deeds Book 976, Page 443].
- In 1963 Eugene P. Tamburi and his wife Catherine purchased W. Brewster Towne's interest in the property [Barnstable County Registry of Deeds Book 1194 Page 208]. They received a permit to operate the property as a country inn, calling it the "Bearded Oyster". It operated as a country inn for 10 years. He owned the popular restaurant, Yankee Pedlar, in Holyoke, MA; he did not live in the house, but he probably had a resident manager.
- In 1986 following the death of her husband, Catherine Tamburi sold the property to Peter Erceg [Barnstable County Registry of Deeds Book 5337 Page 221]. In 1986 and 1987 Mr. Erceg filed for permits to modify the property to again establish a country inn and lodging house, known as the Inn of the Mills from 1986-2000. [Barnstable County Registry of Deeds Book 5365 Page 233 and Book 5889 Page 140]. The permits were granted.
- In November 1992 a Declaration of Trust was filed, establishing the "Inn at the Mills Trust" and naming Peter Erceg and William G. Henry as trustees [Barnstable County Registry of Deeds Book 8291 Page 2 and Book 8291 Page 13]. He was an executive of the Harvard Johnson Group.
- In 2001, following the death of William G. Henry, Peter Erceg sold the property to Kevin A. Galvin, a software developer (1949-2012) and wife Judith A. Galvin. The Galvins filed a Declaration of Homestead [Barnstable County Registry of Deeds Book 13949 Pages 77- 79]. He opened the grounds for Marstons Mills River Day for the Barnstable Land Trust.
- In 2016, Judith A. Galvin, upon the death of her husband Kevin Galvin, sold the property to Bruce E. Mann (b. 1948) and Lauren R. Mann, Trustees of the Lauren R. Mann Revocable Trust of 2002. [Barnstable County Registry of Deeds Book 29871 Pages 78 - 80].

BIBLIOGRAPHY and/or REFERENCES

Barnstable County Registry of Deeds
Barnstable County Probate Records
William Marston House Form B Massachusetts Historical Commission 1983/1985
Barnstable Patriot numerous articles and references
"Historical Sites of the Mills: A Guide", Marston Mills Historical Society
Cape Cod Times 2009/2013
Atlas of Barnstable County 1858 Village of Marstons Mills
Atlas of Barnstable County 1880 Village of Marstons Mills
Town of Barnstable Assessors Map 2019
1888 Town of Barnstable Report pp. 170 – 171
1905 Town of Barnstable Report pg. 30
1911 Town of Barnstable Report
"Marston Genealogy", Nathaniel W. Marston
"Dr. James Higgins", *Barnstable Enterprise*

INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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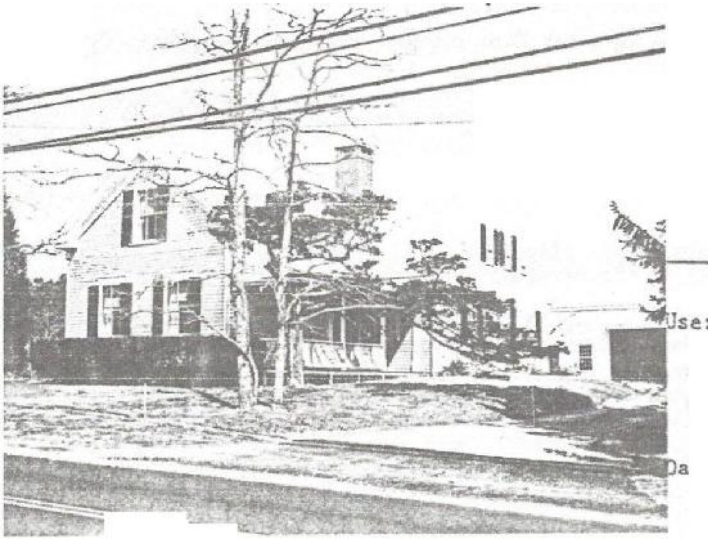
ADDITIONAL PHOTOS



FORM B – BUILDING

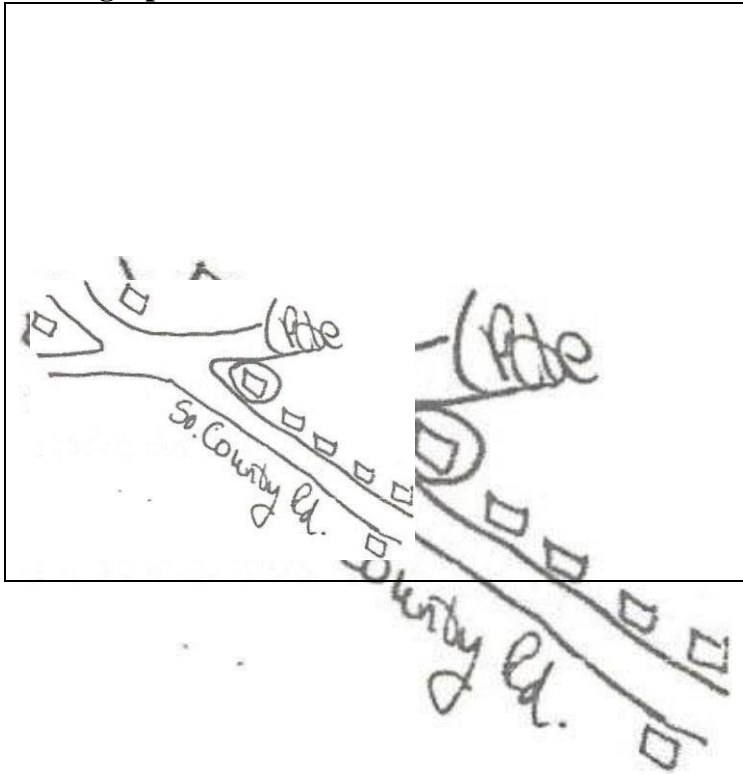
Dates: May 1986; January 2020

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD



BOSTON, MASSACHUSETTS 02125

Photograph



Locus Map

Recorded by Marion Oldham and Patricia Anderson;
James Gould and David Martin
Organization: Marstons Mills Historical Society

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

098-008-001	Cotuit	MMA	
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Town/City: Barnstable

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

Address: 1874 South County Road

Historic Name: Merrell Estate

Uses: Present: Summer Residence
Original: Farmhouse

Date of Construction: Pre-1790

Source: Marguerite Adams, Descendant

Style/Form: Georgian Cape

Architect/Builder: Unknown

Exterior Material:

Foundation: Unmortared Stone

Wall/Trim: Shingle

Roof: Shingle

Outbuildings/Secondary Structures:

Two-horse stable

Major Alterations (*with dates*):

Ca. 1825-1850 (see narrative)

Condition: Good

Moved: no yes **Date:**

Acreage: 3.0 98/8-1

Setting: Residential street leading from Route 28 to Osterville

INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

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INVENTORY FORM B CONTINUATION SHEET

TOWN

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MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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On the same day of the deed Theophilus L. Adams and Christopher Gifford (1802-1893) of Boston agreed to "reserving a life estate of said Adams... to keep the house...during the life of said Adams, furnishing a suitable housekeeper, and providing suitable and comfortable board...and also supply said Adams with clothing and all other things for his proper and comfortable maintenance...in sickness and in health.. Keep the House and outbuildings in suitable repair...pay all taxes...furnish all labor to carry on the farm in a husbandman like manner over and above what said Adams may provide" ...he will carry on as long as he is able, the produce applied to use of the family and maintaining the farm {79/9 13 June 1859).

In 1889 Elizabeth Gifford gave her daughter Ann E. Merrill of Melrose for \$1 all land including the homestead on 50 acres, same description (184/179 2 May 1889). Ann E. Merrill (1831-1903) of Melrose married Parker Merrill (1828-1894); her land known as Merrill Estate. Parker Merrill was born South Hampton NH 1828, son of Amos Merrill and Mary Taylor; he died here 25 Nov. 1895. He called the place Silver Oaks Farm where he built model henhouses and raised Barred Plymouth Rock chickens and Partridge Cochins whose eggs he sold for hatching. They had four children: Addie born West Roxbury 12 Jan. 1856, married James Ramsey of New York City; George P. (Parker) 1858-1942, married Mary A.; Christopher Gifford 1861, died in Canada; Ethel born Jan. 1865 Illinois, died 1950, married Edwin House Webster (1863-1947).

Ann Eliza Gifford Merrill died in Melrose 8 June 1903. Middlesex probate 62083 2/3 interest of Ann E. Merrill 1903. The estate was inherited by three children.

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INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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In 1991 Frederick M. Childs and Margaret H. Childs created a trust with themselves as trustees (7488/31 2 April 1991). Frederick died 25 Feb. 2013, Margaret died 3 July 2013; leaving three children Paul G., Ellen C., Ann D., Susan J. (28600/326 17 Oct. 2014).

Childs Realty Trust, Ellen C. Arvidson trustee, Paul C. Childs trustee granted to Ellen C. Arvidson 9 Arcadia Rd. Andover trustee of Arvidson Family Trust one half, and one half to Ann D. Childs, trustee of Childs Family Trust 5596 Taylor Creek Rd, Acton for \$250,000 lot 1 on plan 332/13 (28601/3 29 Dec. 2014).

ARCHITECTURAL DESCRIPTION

The central original Cape structure has a foundation of mortared stone, with a partially excavated cellar on the southeast corner. A porch on the road side has no foundation. An added parlor to the north side of the first porch, dating from 1899, has a brick foundation. The original kitchen is attached to the east side of the original Cape; it has a cement foundation and was remodeled during the 1980's. A two-horse barn stands separately from the house, to the east.

NARRATIVE

The land had been in the Hinckley family since grant by the town proprietors 1708 ff. The house may have been built by Samuel Hinckley about 1750-1775 according to owner Frederick Childs in 1985 (form B). In 1790 Samuel Hinckley, yeoman, sold to Ansel Adams, yeoman, for 100 ~~Dollars~~-Pounds "my cleared land and woodland, my salt meadow & dwelling house and barn standing thereon with all buildings standing" (Old book 1 999001-198).

Ansel⁶ Adams (Edward⁵, Thomas⁴, Edward^{3,2}, Henry¹) born Barnstable 3 Oct. 1762, d. Barnstable 31 Jan. 1869; married 20 Jan. 1785 Betsy Relief⁵ Lovell (Silas⁴, Andrew³, John², Robert¹) (1766-1847) (Barn. VR, in in Browns on, Cape Cod Genealogies, vol. 34, p. 199; Deed 1/28 is one of two places Ansell is spelled with 2 Ls—Vital record (Green book) gives only one; many other deeds have one; this is evidently a copy. The description of 1827 is the same as the 1940 deed to Addie Webster. The only other place is gravestone of his wife Relief Adams). He is no relation of the famous photographer Ansel Adams (1902-1984), son of Charles Hitchcock, grandfather William Henry Adams born Hythe, Kent 1817, immigrated to US 1847.

Ansel (in some records spelled as Ansell) served in the Revolutionary War as a Private, described in 1780 as age 18, five feet tall, ruddy complexion. His service included four tours of duty, the first of which was when he was a marine he was 14 for 13 months as a marine, 1776-1777, under Captain Jonathan Grannis on the ship *Warren* as part of the squadron of Commodore Hopkins which made the successful raid on the British base at Nassau in the Bahamas. When he was 16 he served guarding Boston with Capt. Matthias Tobey's company at the extensive fort on Winter Hill in Somerville from 22 Aug. 1778 to 14 Dec. 1778. He then served with Capt. Simeon Fish's company that marched to Falmouth in response to the alarm that the British navy was firing cannons into town, and threatened landing; he was discharged 16 Sept. 1779. Then he served in the New Jersey theater, marching 14 July 1780 to camp under Capt. William Scott. They arrived 25 Oct. 1780 at Camp Totoway near Washington's headquarters in Wayne NJ, among the reinforcements that assured "the forgotten victory" of Springfield (June 23), the last battle of the Revolution in the North. He was discharged at West Point NY 22 July 1781. He also received a pension from War of 1812.

Adams's fifteen children, ten sons and three daughters, were probably born in this house: 1. Theophilus L. (Lovell?) Adams (1786-1863) unmarried, 2. Alexander (1787-1810) married Eunice Merriam of Nantucket, 3. Capt. Owen L. (Lovell) (1789-1817) married Catherine English widow, 4. Charles (1791-1814-18), 5. Pamela Young (1791- 7 Aug. 1842) married Henry Scudder, descendants, 6. Samuel Hinckley (1795-died at sea before 1819) married Margaret Tate, descendants in NY City including family historian Marguerite Adams; 7. Ansel Jr. (1797-1839) unmarried, shipwrecked, 8. Thomas (born before 1800; died at sea); 9. Benjamin (b. c. 1800, died New Orleans 27 Aug. 1824 unmarried), 10. Capt. Uriel 12 Sept. 1803, d. Cotuit 13 July 1893,

INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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descendants in Cotuit, 11. Eliza, 12. Sarah 25 March 1807, died 25 Dec. 1809 (gs), 13. John, 13. Elizabeth b. 10 Oct. 1807, d. 27 Dec. 1895, m. 16 April 1828 Christopher Gifford, 14 and 15. Twins died in infancy (Marguerite Adams, from Alexander Adams, Jr., West Barnstable Church Records; "A Marstons Mills House History", Cape Cod Genealogical Society Journal, Fall 2016, p. 208).

Ansel was buried in Marston Mills cemetery, but not recorded in Bunnell's history of Cape Cod graves; photo by Marguerite Adams of a fragment of his grave in Findagrave.com, only the bottom line is visible: "2 mos. & 27 days". Next to it to the north is photo by M. Adams of marble stone: "RELIEF wife of Ansell Adams//Died//January 5 1847//aged 81 years//1 month//and 2 days." Nearby are children "In Memory of// Sarah Adams Dautr// of Mr. Ansal and Relief//Adams--died//December 25 1809//aged 1 year & 9 Mos."

TITLE

Old Book 1, 999001-198, 27 Jan.1790, Samuel Hinckley, yeoman sold to Ansel Adams, yeoman, for 100 Pounds "my cleared land and woodland, my salt meadow & dwelling house and barn standing thereon with all buildings standing thereon together with my personal Estate of...is bounded according to known and customary..."

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INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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FORM B – BUILDING

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

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

077043	Cotuit	MMA	
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Town/City: Barnstable (Marstons Mills Center)

Place: (*neighborhood or village*): Marstons Mills, Barnstable, Barnstable, MA 02648

Photograph



Address: 71 Prince Avenue

Historic Name: Cyrus B. Jones House/Prince House

Uses: Present: Single family residence

Original: Single family residence

Date of Construction: 1901

Source: *Barnstable Patriot*, July 1, 1901

Style/Form: Mansard

Architect/Builder: Zabina H. Jenkins

Exterior Material:

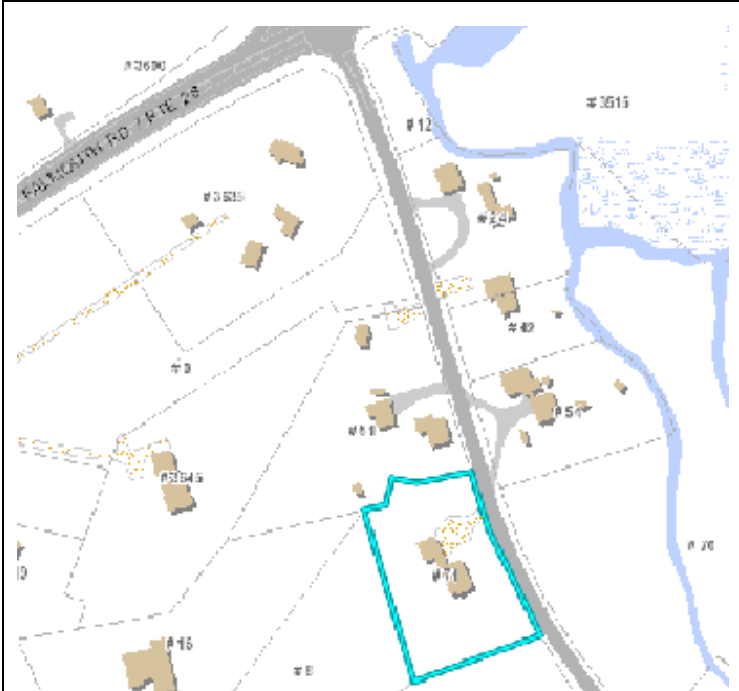
Foundation: mortared stone; concrete floor

Wall/Trim: Wood/shingle

Roof: Asphalt/F Gls/Cmp

Outbuildings/Secondary Structures: shed; garage

Locus Map



Major Alterations (*with dates*):

Modernized c. 1953

Condition:

Moved: no yes **Date:**

Acreage: 0.91Acres

Setting: Suburban

Recorded by: Robert Frazee;Carolyn Webber;C.Wright

Organization: Marstons Mills Historical Society

Date (*month / year*): May 1986; Dec. 2019

INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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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 Jones House is a typical example of the mansard style. It is a 1 ½ story structure enclosed by a bell cast mansard roof with dormers and a stove chimney. The three-bay façade has a late Greek Revival style entry with surround consisting of sidelights and pilasters carrying a full entablature. The entry is flanked by one window on each side containing 12 / 12 sash. A three-sided bay window is located on the side elevation.

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.

Before 1901 this was the homestead of David Fish Jr. (1806-70) who may have built a house here on his marriage to Betsy Freeman (1819-91) on 22 Oct. 1839. This was the birthplace the Civil War veteran, their son, Cyrus B. Fish (1844-1865), Corporal in the 40th Mass. Volunteers which served in the defense of D.C., fought in the Carolinas. On the assault in Richmond in 1865 he was captured at Drewry's Bluff, sent to the notorious Andersonville Prison, and finally to the open concentration camp at Florence AL where he died at age 19, probably of hunger and exposure, buried in an unmarked grave. (Register 23 March 1878). There is a stone in his memory in the Marstons Mills cemetery.

In 1885 Betsey Fish sold the homestead of her deceased husband for \$300 to Cyrus B. Jones (1865-1964). He was a house painter, of buildings such as a bank in Hyannis. He built an oyster shed on Princes Cove (see photo of him at shed) about 1890, evidently prospered on oysters, owning cranberry bogs nearby. In 1901 he demolished the old Fish House, and got the housewright/architect Zebina Howes Jenkins (1863-1933) of West Barnstable to build a Mansard style house. Jenkins also built the Barnstable Unitarian church (1907) and West Barnstable's Wheldon Library (1904); and won prizes for his peaches, apples and cranberries. In 1904 Jones had Alonzo Savery of Cotuit build a garage. The 80 year-old barn was bought in 1968 by Robert Hewick and moved to Rushy Marsh in Cotuit for a home, but later demolished.

Cyrus Jones died in 1934 in a freak auto accident. Driving on the "new speedway", the future Route 28 which cut off the villages of Marstons Mills, Osterville and Centerville as a direct route from Falmouth to Hyannis. Jones stopped his car and climbed underneath to look for damage, when it was rear-ended by John Antone of Centerville. Cyrus suffered a broken leg and ribs and a concussion, of which he died in Hyannis Hospital (Patriot 15 Nov. 1935, p. 3).

His widow, Sarah Etta (Walker) Jones (1876-1938) lived here after Cyrus's death. His executor, Cyrus W. Jones sold it in 1951 to Edward K. Davis (1880-1955) millionaire president of Aluminium Co. of Canada (ALCAN) who had assembled a large estate of over 1000 acres in Sepuit, to the east, including Jones's oyster grant. Davis never lived here, but may have lent it to his brothers Joel and Nathaniel for summers, and rented it in 1964 to Arthur Hubbard family of South Dartmouth, and next year to the LaFontaines of Stoughton.

After Davis's death it was owned by his widow Rhea Heineman Davis (1887-1972) who sold it in 1969 to Irene M. Kenney, wife of former Nantucket lightship keeper Gordon B. Kenney (1929-1981). Nantucket born, he was master of the last lightship Nantucket LV-112 in 1958, when he brought the ship into port during one of the worst storms ever experienced by the ship, 125 mph winds of Hurricane Daisy (Aug. 29). Previously, 1956-7 he was in charge of the Sankaty Head Lighthouse. He was then in charge of the Brant Point Lighthouse 1959-66, including the time when it was moved.

INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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In 1970 Irene Kinney sold the house to librarian Lucille Burt Hayward Webber (1924-2008) who left it to her husband Frank Wilcox Webber (1926-2018), retired advertising manager for Stanley Tools, and sport fisherman. It was inherited by his daughter Elizabeth "Betsy" (Webber) Fleury and wife of Stephen Fleury, maple syrup producer of Richmond VT, and his son "Rich" Richard W. Webber (wife Carolyn) insurance agent of Hampden MA. Betsy sold her half-share to her brother, the current owner.

BIBLIOGRAPHY AND REFERENCES

Barnstable Deeds

Barnstable Patriot 1 July 1901 p.3, 15 March 1831 p. 3.

Form B MMA 32

Robert Frazee, *Report on Cyrus Jones House 2019*.

Inquirer and Mirror 18 Aug. 1983.

Chain of Title:

3 June 1885 Etta Fish sold homestead of David Fish to Cyrus B. Jones for \$300 deed 165/175

1938 Cyrus B. Jones probate 24,837

4 Jan. 1951 Cyrus W. Jones, executor of Cyrus B. estate to Edward K. Davis 746/536

31 March 1956 Estate of Edward K Davis sold to widow Rhea H. Davis 938/73

17 April 1969 Rhea H. Davis sold to Irene M. Kinney 1434/774

30 June 1970 Irene M. Kinney sold to Lucille H. Webber 1680/47

26 Sept. 2006 Lucille H. Webber to husband Frank W. Webber 21423/309

8 July 2019 Frank W. Webber to children Richard W. Webber and Elizabeth Fleury 31739/74

3 June 2019 Elizabeth Hayward Fleury of Richland VT to Richard W. Webber Trust \$212,000 for her 50% 32161/181

BIBLIOGRAPHY and/or REFERENCES

Barnstable County Atlases: 1858, 1880, 1907.

Robert Frazee Report on Cyrus Jones House

Barnstable Patriot, July 1, 1961, p.3;

March 5, 1834, p. 3.

National Historic Register, MMA #32

INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

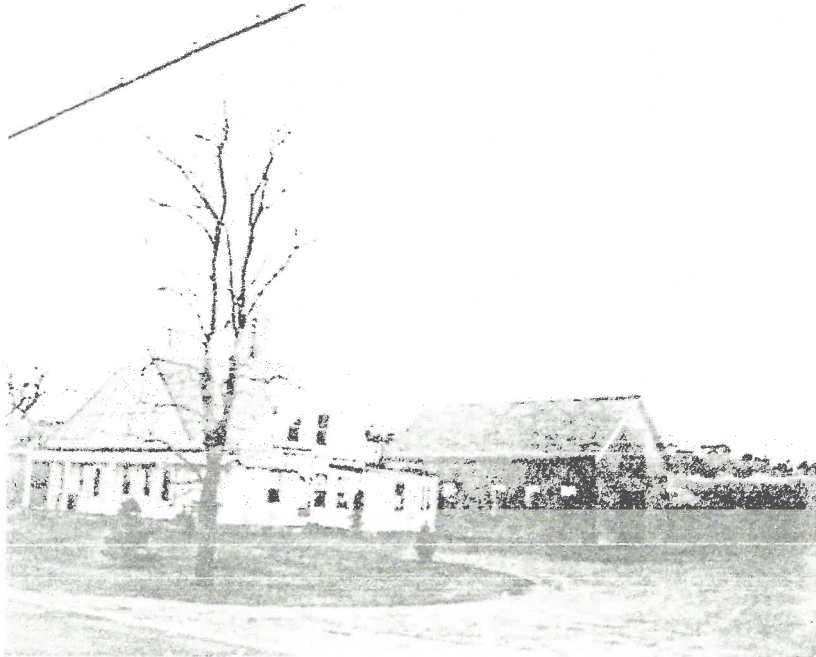
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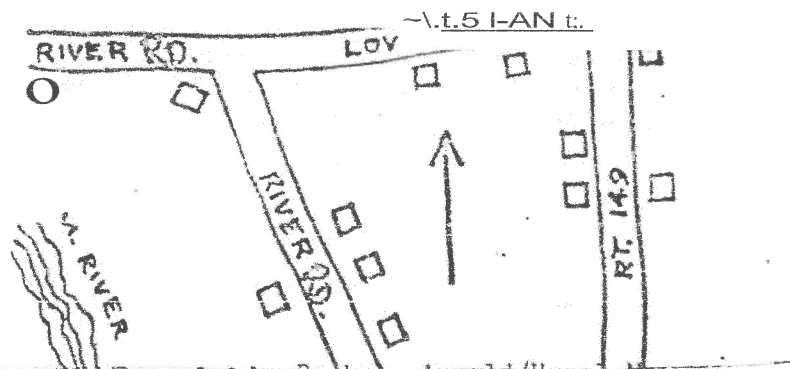
Assessor's Number 078-029-001 USGS Quad Cotuit Area(s) Form Number MMA

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET, BOSTON, MA 02116



Show property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection. Indicate north.



Town/city: Barnstable
Place: (neighborhood or village): Marstons Mills
Address: 261 Cotuit Rd. (Route 149)

Historic Name: Gifford Farm

Uses: Present: dwelling

Original: dwelling

Date of Construction: 1850; 1790's

Source: County Registry; Nancy Clark research

Style Form: Greek Revival

Architect Builder: Unclear

Exterior Material:

Foundation: Stone

Wall/Trim: Clapboard

Roof: Shingle

Outbuildings/Secondary Structures:
Barn

Major Alterations (with dates):

1857 new building added on SW;
1950's kitchen added on SW;
Crocker Store added on NE.
Condition: Good

Moved: no_x_ yes Date:

Acreage: 5

Setting: Residential, at north end of village center

Recorded by: Barbara Arnold/Hazel Meyer; Nancy Clark

Organization: Marstons Mills Historical Society

Date (month/year): 1984; rev. 1985; rev. Dec. 2019

ARCHITECTURAL SIGNIFICANCE (Describe important architectural features and evaluate in terms of other buildings within the community.)

The Gifford Farm is an interesting and unusual example of the Greek Revival style in Barnstable. It is a full cottage rising 1 and 1/2 stories to a gable roof; rather than the traditional five bay facade however, it is a double house with twin entries centered between pairs of windows. It is trimmed with wide corner boards and a full entablature running beneath the eaves. It is distinguished by a central facade gable and a one-story Doric porch. windows contain 6/6 sash. Despite siding removal and some clapboard replacement, the house retains all of its important features.

HISTORICAL SIGNIFICANCE (Explain the role owners played in local or state history and how the building relates to the development of the community.)

Sue Davenport Johnson became sole owner of this parcel of 5 acres and buildings in 1974. She and her former husband, Robert. bought the holding from Mr. and Mrs. George Gifford in 1970. This is a portion of the real estate received in 1950 from Mr. Gifford's parents, Lorenzo and Nora. Lorenzo purchased 6 parcels in 1919 from Louis Kleinschmidt and developed a large dairy herd, had a milk route, a slaughterhouse and a smoke house. This was one of the last working farms in Marstons Mills village. Mrs. Gifford (as the post-mistress from 1926-1941 when the post office was located in a separate building on east side). The farm was the social center of the neighborhood, and Nora Gifford served as distributor for Public Assistance during the Great Depression; people from all over the village would line up to get their food.

Louis Kleinschmidt and his uncle purchased the homestead of 200 acres plus four other parcels from Caroline Bodge in 1898. The uncle died in 1912 leaving his estate to Louis whom he named as executor. A sister in Hanover, Germany assented to the will. On April 11, 1890 Caroline Bodge purchased two unsubdivided 1/3 parts of the estate of Sylvanus Bourne from two sons; on April 15, 1890, she purchased the remainder from the guardian of a minor son. The deeds describe the same five parcels. Sylvanus Bourne died in 1887. In 1882 Sylvanus Bourne purchased from Russell and Lydia Hinckley "for \$1 and other valuable considerations" all their real estate. Parcel 1 was the homestead of 200 acres with all buildings. Many other parcels were included in the transaction. Russell Hinckley's father, Chipman Hinckley, died in 1858 leaving a will naming Russell his executor. Russell received the estate and was charged with giving his mother and sister "reasonable maintenance" The estate was very large; Chipman had made 30-35

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

Office of the Secretary, Boston

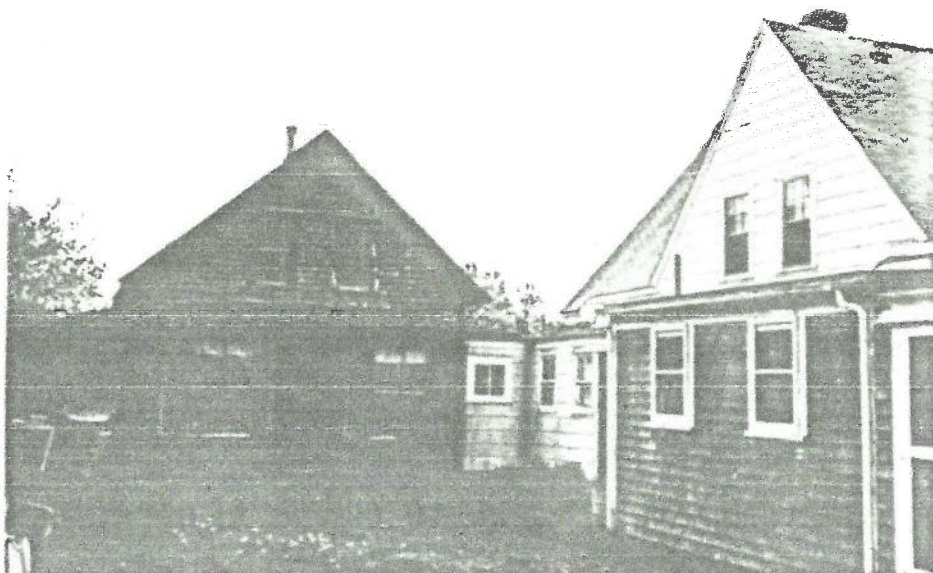
Community : Barnstable

Form No:

Marstons Mills Center

Property Name : Gifford Farm

purchases of land from 1800-1842. Also, Chipman was the executor of his father's will. Nathaniel Hinckley who purchased land died in 1800 and had purchased land. It's difficult to determine which Hinckley bought the land and built the house. Nathaniel made his land purchases in the 1790's. Chipman bought land from 1800-1840. Given the date of the house, Chipman Hinckley is the likely builder.



Staple to Inventory form at bottom

CHAIN OF TITLE, GIFFORD FARM

1790s - Nathaniel Hinckley (1736-9/13/1805)(Elisabeth Hinckley [1734-5/6/1800]) purchased land in Marstons Mills area of Barnstable. They are buried in the Marstons Mills cemetery.

1800 Census has Nathaniel Hinckley, located next to Asa Goodspeed and Joseph Chipman (p. 11 of Barnstable census)

1800 - Chipman Hinckley, by will (1770-5/7/1858) (m. Olive Nye Hinckley [1784-1817] and Abigail P. Hamblin Hinckley [1787-1877] One child, Olive Hinckley Hinckley (1822-1869) survived. A son, Russell Hinckley, died age 4, buried in Marstons Mills cemetery. Another, also Russell, survived (1821- 1891)

1810 Census has Chipman Hinckley (p. 8 of Barnstable) living between Marshall and Tim Hinckley

Marstons Mills Post Office established January 5, 1828, Nathaniel Hinckley PM (b. 1806-d. 1894)

1858 – Russell Hinckley (b. 1821-d. 1891, buried Falmouth, Oak Grove Cemetery), by will. The home in its current framing, (sans back room and Foster store), according to common tradition is completed, adding a full Cape to the existing half Cape. By tradition, Russell completed the work in order to get Lydia to agree to wed, leaving her job as a teacher in Falmouth in order to “move to the fanciest house in town.”

1860 and 1880 Census show Russell and Lydia P. Baker Hinckley (1836-1921) (formerly of Falmouth) in Marstons Mills, with Abigail Hinckley (aged 74) in 1860

1882 – Lydia and Russel Hinckley to Sylvanus Bourne

1887 by will, 1/3 of property (homestead/farm) to wife Lydia F. Bourne, residue to Ebenezer Parker Bourne, Horace Bradford Bourne, and Owen Penny Bourne, with Guardianship. Barn, corn shed and “other outbuildings” is mentioned in probate

1890, Ebenezer and Horace Bourne to Caroline Bodge and quitclaim deed to Caroline Bodge from Ellen F. Savery, daughter of Sylvanus to Caroline Bodge.

1894, Caroline Bodge to Louis E. and Louis A. Kleinschmidt

1898, Lorenzo Gifford (cooper and farmer) and Nora Pierce were wed. They had eleven children.

1904, Lydia Wood Bourne, wife of Sylvanus Bourne, died and 1906 probate records have release for all demands against Vianal F. Hatch, guardian of Owen P. Bourne of New Bedford.

1904, warrant Nelson Crocker to Louis E. Kleinschmidt and Louis A. Kleinschmidt (shown on the insurance maps too) for Parcel a, ½ acre.

1912, Louis E. Kleinschmidt probate to Louis Albert Kleinschmidt

1913, Warrant for right of way easement to Southern Massachusetts Telephone Company

Unknown date, when the house was shingled at some time, the lumber came from R. H. Douglas, Lumber, Belfast, Maine.

1919, Louis A. Kleinschmidt to Lorenzo T. Gifford,(b. 1872-d. 1952, buried Mosswood Cemetery with 1st wife Elizabeth Dorothy Fuller Gifford and 2nd wife, Nora Warner Pierce Gifford) parcel A (with homestead)

1919, mortgage discharged to Hyannis Trust Company and to Louis A. Kleinschmidt.

1924, Sherriff's discharge to Charles L. Gifford [U.S. Congressman. He taught school in Massachusetts, (1890-1900) and engaged in the real estate business in 1900. Entering politics, he served in the Massachusetts State Senate, (1914-19). In 1922, he was elected as a Republican to the Sixty-seventh Congress to fill the vacancy caused by the resignation of Joseph Walsh, reelected to the Sixty-ninth Congress and to the next eleven succeeding Congresses, serving until his death at age 76.]

1925, discharge with Hyannis Trust Company with Charles L. Gifford.

1925, northern end quitclaim by Charles L. Gifford to Malcom W. Morse, Trustee.

1925, Warrantee out of Nora Gifford to William B. Peirce, southeast portion (across Lovell's Lane)

1926-1929, Nora Warner Pierce Gifford (1872-1957) was postmaster for Marstons Mills. (She is buried in Mosswood Cemetery, Cotuit)

1926, Mortgage discharged to George T. Mecarta by Nora Gifford

1929, Easement by Nora W. Gifford to New England Telephone and Telegraph Company

1929, Warrant to Harold I. Gifford lot B

1930, Lorenzo T. Gifford quitclaim to Henry C. Bedford, follow-up to Sherriff's sale

1930, mortgage foreclosed for lot B, Harold I. Gifford to Sandwich Co-operative Bank

1931, Lorenzo T. Gifford out, to Clear Lake Duck Farm

1932, deed under power to Sandwich Co-operative Bank and quitclaim by Nora Gifford to same. Then mortgage reissued.

The Foster Crocker store, which had been built by William Gifford (paid with a sewing machine), was relocated from the town square to the farm house by ox and tractor by Lorenzo Gifford.

After 1950, barn was removed by Arnold Parker of North Falmouth with intent to make it into a museum, but that never happened.

George Gifford by Warranty Deed, 3/24/1950 from Lorenzo and Nora Gifford. At some point after George purchased it, his family lived in the full cape and Nora was fenced off in the half cape per Barbara Hill. We had to redo a great many interior changes, making it possible to once again consider the home together as a whole.

Sue (Robert Johnson), 12/31/1974, Operated a Montessori School in the former Foster Crocker building.

Hugh O'Connor, 6/2/1997

Roland Poulin & Lawton-Pawluck, 11/12/1998. They made the dining room into a pool room and worked on their cars in the old Foster Crocker Store.

Nancy & Douglas Clark, 4/7/2000. They returned the dining room to its former use, made the store into a library.

BIBLIOGRAPHY and/or REFERENCES (name of publication, author, date and publisher)

1. Barnstable County
Atlases. 1858, 1880,
1907.

2. Barnstable County
Registry of Deeds and
Probate.

3. *The Seven Villages of
Barnstable*, 1876.

4. Vivian Cushing, "Marstons
Mills", Arcadia Books, pp.
226-230.

5. Town Assessors Map 78/2⁹
James W. Gould, "Gifford Farm", *Barnstable Enterprise*

6. Oral history: Sue Davenport Johnson, Cotuit Rd., Marstons Mills

7. Deed records kept by 2019 owners Nancy and Douglas Clark

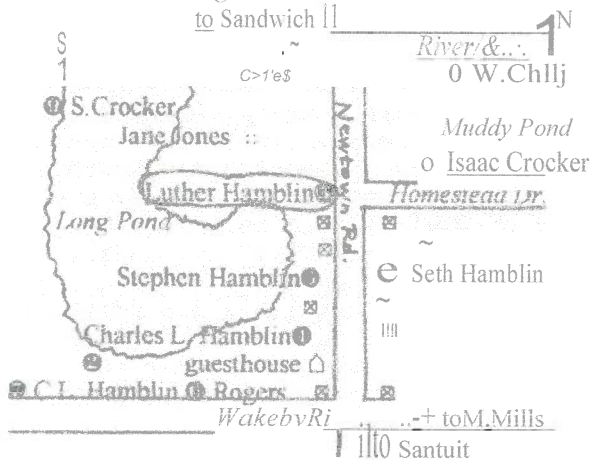


Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard



Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.



Recorded by: James W. Gould; David Martin

Organization: Marstons Mills
 Historical Society

Date: 3 April 2000; 2010; 2019

Assessor's No. 29-7-1; USCG Quad Cotuit; MMA

Place (*neighborhood or village*) BARNSTABLE
 Newtown (Marstons Mills)

Address: 611 Santuit Newtown Rd.

Historic Name: Luther Hamblin Homestead

Uses: Present: Residence

Original: Same

Date of Construction: 1836

Source: Barnstable deed 24/37 (Feb. 1835; Owner, Seth Hamblin.

Style/Form: 3/4 Cape

Architect/Builder: Luther Hamblin

Exterior Material:

Foundation: Concrete

Wall trim: Cedar shingle

Roof: Composition

Outbuildings/Secondary Structures: Three: Large barn to west; shed NW; small shed WNW.

Major Alterations (*with dates*). Extended on south side and westward; interior modernized c. 1956.

Condition Exterior of core is close to original.

Moved no yes Date: " : "

Acreage: 7.99

Setting: Rural area west of Long Pond, south of town Long Pond Conservation area; at junction of Newtown Road and Olde Homestead Drive.

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 Luther Hamblin House is a three quarter Cape Cod cottage of one and a half stories high, dating from 1836, and a back kitchen of eighteenth century origin which was moved from a site to the north of this, and added to the southwest corner between 1836 and 1875. The structure has been considerably altered c. 1956 by extension of the south side and construction of a fireplace in the south living room, by addition of a bathroom to the back of the kitchen, and westward extension in place of the former woodhouse and rootcellar.

The exterior is cedar shingle with brick chimney at the peak of the roof. There are three outbuildings: 1) A large gabled barn of same date as the main house lies to the west; 2) A large shed to NW; 3) a small cornhouse NNW.

The interior layout is typical of a Cape: the centered doorway opens into a small entry with stair, a doorway right into the formal parlor, left into the former bedroom/sewing room, now enlarged into a living room. At the back (west) is the largest great room, with fireplace in the middle, and Cape Cod cellar at the south end; at the north end a small burning room. At the southwest corner the kitchen extended westward, with the original door close to the main house. The kitchen (c. 1860-74) has been extended westward over the former root cellar, replacing the old woodshed.

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 roles the owners/occupants played within the community. The house is now the second oldest in Newtown, after the Isaac Crocker House immediately east on Muddy (then Crocker) Pond (MM 104). It was built in 1836 by yeoman farmer Luther Hamblin, twelfth of the 15 children of Lewis Hamblin (Benjamin⁴, John², James¹ of The Plains, and his wife Abigail Hamblin of Forestdale. Luther had married Caroline Crocker, daughter of cordwainer Ezekiel III (Deacon Joseph⁵, Benjamin⁴, William³, Sgt. Joseph², William¹) and Deborah Jones, whose house was 300 ft. northwest of this. The house was built on 25 acres of cleared land with no buildings, east of Long Pond which Luther bought in Feb. 1835 for \$250 from Ezra Crocker of Santuit.

The Hamblins' first child Ezekiel was born in 1835, later lost at sea, and before the birth of their second child this house was built close to the road from Santuit to Pondsville. When Caroline's mother Deborah Jones Crocker (1792-1875) became infirm Luther moved part of her old Crocker house 300 feet from northwest of here to form a kitchen at the southwest corner of the original house. The present back door on the north side was the end of this small house. This kitchen probably dates back at least two generations, well into the eighteenth century.

Luther and Caroline raised seven children here, the oldest died at sea at age 16; Edmund married neighbor Rosa Jones and lived in the farmhouse that still stands at the northwest corner of River and Newtown Rd. (MM N-10). This house was inherited by the youngest child, Ezekiel 2d (1854-1937) who married Helen Francis Lewis (1862-1941) of Connecticut. They had five children, the eldest Stephen (1884-1965) was professor of horticulture at Harvard, and built a house immediately south of here. The second son, Charles Luther (1889-1974) was the principal builder of the area, Socialist and founder of nudist colony on Long Pond. The youngest son, Seth (1898-1960) was also a builder who built his own house across the road to the south of his birthplace, but took over the family homestead. They had three sons, cranberry farmer Seth Robert "Ted" (b. 1921), builder Charles Edward (b. 1922) and adopted son cranberry grower John (b. 1943).

Seth's son Seth (b. 1921), or "Ted", succeeded to the homestead after his father's death, modernized it and made the extensive additions. He married Mary Hall, daughter of Gyda Gunderson who ran the Scandinavian Shop in Santuit. Mary runs the Antiques of Tomorrow shop on Main St. Santuit. Seth and Mary have three children, psychologist Martha (b. 1949), William (b. 1951), and David (b. 1960).

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Barnstable deeds 24/37, 600/64, 762/363-5.

Barnstable probates 288 (Ezekiel Crocker), 11653 (Caroline Crocker Hamblin), 25768 (Ezekiel C. Hamblin).

Interviews with owner Seth Hamblin 7 April 2000; his local historian brother Charles Hamblin 18 March 2000.

Hamblin Genealogy compo by Prof. Stephen Hamblin mss. w/ Mary Hall Hamblin; Imdrea Leonard, ~ Crocker *Genealogy* (Balta.: Heritage Books, 1995), pp. 63, 93.

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

CHAIN OF TITLE-LUTHER HAMBLIN HOUSE

1835--Luther Hamblin purchased 25 acres for \$4250 from Ezra Crocker

Seth Hamblin (1898-1960), youngest son of 5 children of Luther Hamblin, takes over Luther Hamblin homestead

Book 762, p. 365--Seth "Ted" Hamblin, Jr. (1921-2014), son of Seth Hamblin, takes over Hamblin homestead from his father, Seth Hamblin, Sr.

Book 580, p. 28-David Hamblin, son of Seth Hamblin, Jr., takes ownership of property

Book 24433, p. 20-David Hamblin, executor of Seth Hamblin, Jr. estate, sells property to Harry and Terrie Rigollet, January 30, 2015

