

FORM B – BUILDING

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

Assessor's Number 101-009 USGS Quad COT UIT Area(s) E Form Number 2
Town Barnstable

Photograph



Place (neighborhood or village) Marstons Mills

Address 630 Route 149

Historic Name Asa Hinckley House

Uses: Present Unoccupied

Original Residence, farmhouse

Date of Construction Approx. 1811

Source Barnstable County Registry of Deeds

Style/Form Full Cape

Architect/Builder Unknown

Exterior Material: Cedar shingle

Foundation Granite boulders

Wall/Trim Wood

Roof Asphalt shingle

Outbuildings/Secondary Structures

Barn—burned down in 2005

Major Alterations (with dates)

Converted from $\frac{3}{4}$ Cape to full Cape, date unknown

Kitchen ell, ca. 1817

Interior much altered; dates unknown.

Condition Derelict, condemned

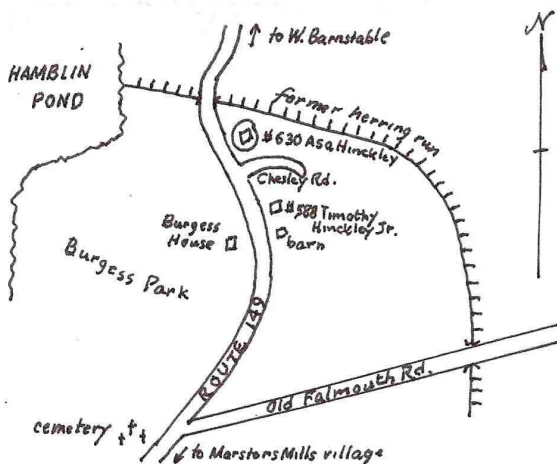
Moved no yes Date

Acreage 4.48 acres

Setting In a rural setting, on a scenic road, among other houses and an old barn from the same era.

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 Gould, Robert Frazee, Holly Hobart

Organization Marstons Mills Historical Society,
Barnstable Historical Commission

Date (month / year) January, 2007

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

BUILDING FORM

MM E-2
630 Route 149, Marstons Mills, Barnstable, MA

ARCHITECTURAL DESCRIPTION See continuation sheet

The location is important, as it overlooks the source of what was once a herring brook, now filled in, running from Hamblin's Pond to saltwater and referred to in 18th and 19th century documents as Tracy's Brook. The house itself is similar to two other Cape Cod cottages in the immediate area, all owned in the early 1800s by the Timothy Hinckley family of housewrights. The Timothy⁶ Hinckley House (ca. 1811) is to the south, and the Burgess House (ca. 1817) across the road.

The Asa Hinckley house is a full Cape Cod cottage, enlarged to the north from its original form as a ¾ Cape. The façade of the 34' x 28' rectangle faces west, onto the old West Barnstable-Marstons Mills Road, now Route 149. The kitchen ell 11' x 18' is attached on the east side, with a slightly lower roof. Modern cellar bulkhead doors on the south side lead down to a roughly square fieldstone cellar. A large barn was sited about 50 feet northeast of the house until it burned in May, 2005.

The current condition is poor, unoccupied in recent years, and condemned as a fire hazard. The interior has been heavily gutted and remodeled, with few original features remaining except the hewn timber frame, much of which is exposed inside the building. The sills and joists beneath the first floor are all new; windows are not original. The central brick chimney has been rebuilt on a smaller scale than the original. However, there are some older features: ca.1800 doors, decorative trim in north parlor, and vertical boards and purlins in the original ¾ Cape roof (the full-Cape addition has common rafters and horizontal boards).

HISTORICAL NARRATIVE See continuation sheet

Sandra Olson, who lives across Chesley Road, which borders the property to the south, grew up in the house, and recalls seeing the date 1792 painted on the east side of the original chimney (no longer visible), although her sister's husband dates it without evidence back to 1722, which is the possible source of a Town Assessor's estimate of 1720. The earliest documented history of this house parallels the history of its closely-related neighbor to the south at 588 Route 149. The brothers Timothy⁶ Hinckley (1767-1839) and Asa Hinckley (1770-1848), housewrights, sons of Timothy⁵ Hinckley and Mary Goodspeed, purchased 35 acres of land on the east side of "the road leading from the West Meetinghouse in said Barnstable to Marstons Mills" from Samuel Goodspeed in 1800 [4-194]. In 1811, the brothers divided up this parcel, with Asa taking the northern 9 acres and Timothy⁶ the portion to the south [3-192, 4-192]. Each brother built a house on his lot. Although the deed from Goodspeed mentions "buildings" existing in 1800, it does not mention a house. The buildings mentioned in the deed were most likely a barn (possibly still standing next to #588) and other farm buildings, as Goodspeed's own dwelling house was located on a different parcel about a quarter of a mile away.

BIBLIOGRAPHY and/or REFERENCES

Barnstable Deeds 4-194, 3-192, 4-192, 71-411, 115-550, 143-272, 306-371, 371-253, 529-210, 528-210, 1511-18, 1511-20, 2038-271, 5159-174, 9288-99, 9425-213. Probates 7326, 19284. Barnstable Plan 419/89.
Walling maps of Barnstable 1859, 1880, 1908. Walker Atlas 1880.
Site visit by historic preservation expert Robert Frazee, September, 2006.
Title research by James Gould and Holly Hobart. Interview with Sandra Olson, September 22, 2006.

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

INVENTORY FORM CONTINUATION SHEET

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BARNSTABLE

Property Address
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MARSTONS MILLS

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HISTORICAL NARRATIVE (cont'd)

Although Asa did not leave a will, his heir was apparently his son, Willard, a shipwright. The Walling map of 1859 shows the house as belonging to "W. Hinckley", who actually died the year before the map was published. In the same year, 1858, Asa's grandson, Edwin A. Hinckley, sold the house to Bennett Wing Cammett [72-411], who in turn sold it to Benjamin Snow of Boston in 1874 [115-550]. The property returned to the Cammetts in 1880, when Benjamin Wing Cammett bought it [143-272].

The house remained in the hands of the Cammett family until 1937, when Robert E. Cammett sold it to Wolcott E. Chesley of Worcester [529-210]. It was occupied and well maintained by Wolcott's wife, Ebba Chesley, head telephone operator at the Leahy Clinic, and her mother Hilma Charlotte (Roseberg) Olson (1880-1980), Swedish born widow of Sven Olson. Hilma lived here to age 100, swimming in the summer in Hamblin's Pond across the road. Ebba sold the house in 1974 to her brother, Arthur A. Olson [2038-271]. His wife Barbara sold it in 1986 to her brother John T. Maher [5159-174]. His wife, Shirley A. Maher of Plymouth, is the current owner. Half of the original nine acres were sold in 1980 to create a subdivision of four new houses and a new road, Chesley Road [Plan 419/89].

The house is significant as one of the houses in the complex of three Cape Cod houses built by the Hinckley housewrights, probably by 1811 (the Timothy Hinckley, Jr. House [MM E-3] to the south, the Burgess House [MM A-51] across the road). A handsome barn to the south of the Timothy Hinckley, Jr. House is clearly old, and may well have been one of the "buildings" bought by Timothy⁶ and Asa Hinckley from Samuel Goodspeed in 1800. The Burgess House was bought by Timothy⁶ from Josiah Whitman in 1817.

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Picture taken in 1950's, exact date unknown.

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Ancestry of Willard Hinckley (“MMC” indicates burial in Marstons Mills Cemetery)

Willard⁷ Hinckley (Asa⁶, Timothy⁵, Benjamin⁴⁻³, Samuel²⁻¹)

b. 1804 d. 1858, age 54 Ship’s Carpenter MMC

m. 12/20/1827 Hannah Lovell

Children:

Edwin, 1829-

Asa⁷, 1835 died at age 2

MMC

Charles, 1837 died at age 23

MMC

Sarah, 1840-1877

Abba, 1844-

Minerva, 1847-

Asa⁶ Hinckley (Timothy⁵, Benjamin⁴⁻³, Samuel²⁻¹)

b. 1770 d. 1848, age 79 House Carpenter

m. Susan (Susanna) 1769-1850, died at age 81

MMC

Children:

Joseph, 1802-1819 died at age 17

MMC

Dan

Polly, died young

MMC

Albert, b. 1797

MMC

Polly, died at age 21

Patty, 1810-1819 died at age 9

MMC

Willard 1804-1858

Wilson 1804-

Timothy⁵ Hinckley (Benjamin⁴⁻³, Samuel²⁻¹)

MMC

b. 1738 d. 1814, age 76

m. at age 28, May 17, 1766, Mary Goodspeed (James⁴) d. 1825 age 82 MMC

Children:

Timothy⁶, 1767-1839 age 72

MMC

Asa⁶, 1770-1848, age 79

Nathan, ~1774-1857, age 83

MMC

David

Zaccheus, ~1778-1857, age 79

MMC

Samuel, ~1778-1838, age 60

MMC

Alpheus, ~1781-1808, age 27

MMC

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Ancestry of Willard Hinckley, cont'd

Benjamin⁴ Hinckley (Benjamin³, Samuel²⁻¹)

b. July 18, 1694 d. 1745

m. November 2, 1716, Abigail Jenkins (Joseph².....

Children:

Abigail, 1718-

Edmund⁵, ~1719-1783, age 65

MMC

Samuel³, 1721-

Joseph, 1723-

Benjamin⁵, 1727-1750

Sylvanus, 1729-

Nathaniel, 1731-1800, age 69

Nathaniel, 1732-

Martha, 1734-

Bathsheba, 1736-

Timothy⁵, 1738-<1814

Zaccheus, 1740-

Benjamin sold his Barnstable properties in the late 1700s and moved to Truro.

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CHAIN OF TITLE

Registry of Deeds, Barnstable County

5159/174 **Barbara Olson to John T. Maher and Shirley Maher** of Plymouth
6/26/1986
\$60,000.00 *Barbara Olson died on 3/6/2001. She is survived by Wayne A. Olson of Brattleboro VT, Janice A. Gould, Whitman, MA, and Sandra C. Olson, Chesley Road, Marstons Mills*

2038/271 **Arthur H. Olson**, executor of will of Ebba Chesley, **and Barbara E. Olson** purchase the property from Chesley's estate.
4/29/1974
\$40,000.00

1511/20 **Rosemary de Matteis to Ebba Chesley**
5/11/1971
<\$100.00

1511/18 **Ebba Chesley to Rosemary de Matteis**
5/11/1971
< \$100.00

528/210 **Wolcott E. Chesley to Robert E. Cammett**
7/12/1937

529-210 **Robert E. Cammett** of East Orleans to
6/30/1937 **Wolcott E. Chesley** of Worcester
a.

371-253 **Irene A. Cammett** and **Amy Lovell** of Barnstable
11/15/1921 and **Benjamin F. Cammett** of Berlin, NH,
and **Emeline E. Dries** of Farmington, ME to
Robert E. Cammett of Barnstable

Probate **Benjamin E. Cammett**, died 6/29/1920 to
19284 **Irene A. Cammett, Robert E. Cammett, Benjamin F. Cammett,**
1920 **Amy W. Lovell** of Barnstable, and **Emeline E. Dries** of Plymouth
Real Estate: homestead worth \$2100.00.

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306-371 **Bennett W[ing] Cammett** (1835-1915) and **Elizabeth Cammett** to
3/14/1911 **Benjamin E[dward] Cammett** (1857-1920), all of Barnstable

“Being the property conveyed to me by deed from Lucinda Ingalls
Recorded in Barnstable Registry of Deeds book 143 page 272.

“Southerly by said woodland of the late George Jenkins to land of
Bennett W. Cammett aforesaid.”

*It is interesting that Bennet Wing Cammett owned both #630 and the next house to the south, #588 Route 149, both
Hinckley houses. He owned #630 for 42 years from 1873 to 1915 and #588 from 1880 to 1911, 31 years.*

143-272 **Lucinda H. Ingalls** of Lynn, heir of Elizabeth C. Marshall, to
4/15/1880 **Bennett W. Cammett**

*The house took an interesting detour here. Bennett Wing Cammett owned it from 1859 to 1874, then lost it for six years,
then managed to get it back.*

7326 **Elizabeth C. Marshall**, died Oct. 7, 1878, intestate, to
2/11/1879 **Lucinda H. Ingalls** of Lynn, “an only child”
Real estate valued at \$350.00

121-527 **Elizabeth C. Marshall** of Barnstable secured judgment against
4/26/1875 **Benjamin Snow** of Barnstable for the sum of \$510.00 plus costs of \$25.14,

Report of appraisers of the property. Valued at \$559.83.
Property transferred to Elizabeth Marshall on May 22, 1875.

Although the Walker Atlas dated 1880 shows Elizabeth Marshall living on the described property, she died in 1878.

121-357 **Benjamin Snow** of Barnstable mortgaged his property for \$550.00.
3/22/1875 Mortgagor was **LaFayette Staples** of Chelsea, MA

N by woodland of George Jenkins,
E by Russell Hinckley, et.al.,
S by the road
W by Zenas Hinckley,

“...being the homestead formerly occupied by the said [Russell or Zenas?] Hinckley” with buildings thereon, “reserving
however a strip of 30 feet to The Marstons Mills Herring Co. across the north end of the entire lot as a Herring Fishery.”

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115-550
3/17/1874
\$500.00

Bennett Wing Cammett (1835-1915), of Barnstable, sold to
Benjamin Snow of Boston.

The property at that date contained 10 acres and is described as “being the homestead of Willard Hinckley”, bounded

N by the road
E by Russell Hinckley
S by woodland of George Jenkins
W by Zenas Hinckley.

72-41
6/14/1859
\$350.00.

Edwin A. Hinckley (b. 1829) of Watertown sold to
Bennett Wing Cammett

Property described as containing 10 acres with a “dwelling house and other buildings thereon” plus 9 acres of woodland described as follows:

N by Zenas Hinckley
E by George Jenkins
W by woodland of Theophilus Adams
S by homestead of Zenas Hinckley.

Edwin A. Hinckley was born 1829, son of Willard Hinckley (1804-1858), who was the son of Asa⁶ Hinckley (1770-1848), who was the son of Timothy⁵ Hinckley (1738-1814).

29/13
11/1/1841
\$100.00

Willard Hinckley, ship carpenter, to Asa Hinckley [Willard’s father],
house carpenter

“All my right, title and interest that I have in a certain dwelling house in that part of Barnstable called Marstons Mills...which lies in common and undivided with Asa Hinckley.

No document has been found that indicates how Willard came to own half of his father’s house, but in this deed, he sells his interest back to Asa. Willard’s signature on this deed was notarized in Nantucket, where he may have been practicing his trade.

Asa married a woman named Susan or Susanna.. Neither Susanna’s maiden name or the date of their marriage have been discovered; however, it is clear that they were having children in 1797, so presumably they would have needed a house by then. It is likely that Asa started building as soon as he and his brother purchased Samuel Goodspeed’s land in 1800.

There are no probates for Timothy⁶, Timothy⁵, Asa, Willard, or Susanna.

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4-192
3/27/1811
\$240.00
Timothy⁶ Hinckley [housewright] and Jerusha Hinckley [his wife] to Asa⁶ Hinckley [his brother] “a certain piece of land in the West Precinct Barnstable...”

S “by my own land”
E by Asa Jenkins’ woodland
N by Chipman Hinckley’s woodland

“and contains nine acres...and is the land that he and I bought of Samuel Goodspeed in partnerships”

This deed also conveys a separate nine-acre parcel south of Falmouth Road. No buildings whatsoever are mentioned in this deed. The identical deed appears to be recorded twice, once as 3-192 and once as 4-192.

3-192
3/27/1811
\$240.00
Timothy⁶ Hinckley [housewright] and Jerusha Hinckley [his wife] to Asa⁶ Hinckley [his brother],9 acres, “and is the land that he and I bought of Samuel Goodspeed in partnerships...”

S “by my own land”
E by Asa Jenkins’ woodland
N by Chipman Hinckley’s woodland

It also conveys a separate 9-acre parcel south of Falmouth Road.

4-194
1/23/1800
\$657.58
Samuel Goodspeed to Timothy⁶ Hinckley and Asa Hinckley [brothers, sons of Timothy⁵] “in equal halves...a certain piece of land in the West Precinct of Barnstable containing two acres...with my dwelling house standing thereon”

SE by the road from Meetinghouse to Marstons Mills
NE by Bartlet Holmes
NW and SW by Enoch Lovell

“Also one other piece of land Southeasterly of the woods aforesaid containing twenty-four acres... together with my barn and all other buildings standing thereon.”

NW by the aforesaid road
N by Bartlet Holmes
E partly by Asa Jenkins and partly by Ansel Adams
S by the road leading from Falmouth to Barnstable Courthouse.

CONCLUSIONS REGARDING THE DATING OF #588 AND #630 ROUTE 149

In 1800, Samuel Goodspeed sold his land in Barnstable and moved to Pawlet, Vermont, where he died in 1816.

Samuel sold two parcels of his Barnstable lands to the brothers Timothy⁶ and Asa Hinckley [4-194, 1/23/1800, \$657.58]. The first parcel was two acres with Samuel's dwelling-house standing on it, located approximately where #499 Route 149 is now, on the west side of Route 149 near the Falmouth Road intersection. The second parcel, the one we're interested in, was 24 acres on the east side of Route 149, bounded on the south by Falmouth Road.

In 1811, Timothy⁶ and Asa Hinckley divided up this jointly-owned land east of Route 149. Asa bought from Timothy the northern nine acres of the joint property, referenced as "what we bought of Samuel Goodspeed" [3-192, 3/27/1811, \$240.00]. (As part of this same transaction, Asa also bought from Timothy another nine-acre parcel located south of Falmouth Road, but this is not described as being part of the property purchased from Goodspeed.) Timothy bought the southern fifteen-acres [4-192, 3/27/1811, \$445.00], described as having "buildings" standing on it, also referenced as being part of the previous transaction with Goodspeed.

No dwelling house is mentioned anywhere in these two deeds. Since Samuel Goodspeed already had a house, the "buildings" mentioned in the deed were probably barns or farm buildings. There is an old barn still standing on the parcel that Timothy bought.

To summarize: in the spring of 1811, Asa owned the northern part of the Goodspeed land east of Route 149 and north of Old Falmouth Road, and Timothy owned the part that lies south of Asa's parcel and extends down to Falmouth Road.

In 1811, both Asa and Timothy⁶ were in their forties, with large families—12 living children between them. They were both housewrights. I conclude that Asa built the northern house, #630, and Timothy⁶ built the one just to the south of it, #588. If they started building as soon as they divided up the land, they could both have had houses standing as early as the summer of 1811, the year they split up the Goodspeed property. However, if one of the "buildings" standing on Timothy's parcel were a house, then Timothy's house (#558) would be older. I think if there had been a house there, it would have been mentioned specifically in at least one of the deeds.

There are two other houses owned by this branch of the Hinckley family that need to be accounted for, the Burgess House and Samuel Goodspeed's house on the two acres down by Falmouth Road. It seems reasonable that either Timothy⁶ or Asa might have lived in the Goodspeed house prior to building their own houses. Timothy⁶ bought the Burgess House and barn from Jonas Whitman in 1817 [3-191], but it had previously been owned by Enoch Lovell, Sr., who died in 1816.

Timothy⁶ became prosperous and bought up a number of parcels of land in Barnstable, but he was not so lucky with his children. The only one to survive him was Zenas, to whom he gave half of his homestead and 35 acres in 1835, three years before he died. His father, Timothy⁵, however, died in debt and it is not yet clear to me where he lived. Timothy⁵'s father, Benjamin⁴, sold his Barnstable properties in the late 1700s and moved to Truro.

Holly Hobart
December 28, 2006