

79-22

Cotuit

MM N-30

Massachusetts Historical Commission
Massachusetts Archives Building



Place (neighborhood or village) BARNSTABLE

Newtown (Marstons Mills)

Address: 340 Lovells Lane

Historic Name: Joseph Chipman Homestead

Uses: Present: Residence

Original: Farmhouse

Date of Construction: 1783 or earlier [1939]

Source: Barnstable deed Old book 4/77

Style/Form: Colonial Revival

Architect/Builder: Deacon Joseph Chipman

Exterior Material:

Foundation: Concrete

Wall/Trim: Clapboard, shingle

Roof: Composition

Outbuildings/Secondary Structures:

Major Alterations (with dates): 1939 dismantled & rebuilt on new foundation as 3/4 Cape, with new east wing; 1988 two story west wing added.

Condition Completely dismantled and rebuilt.

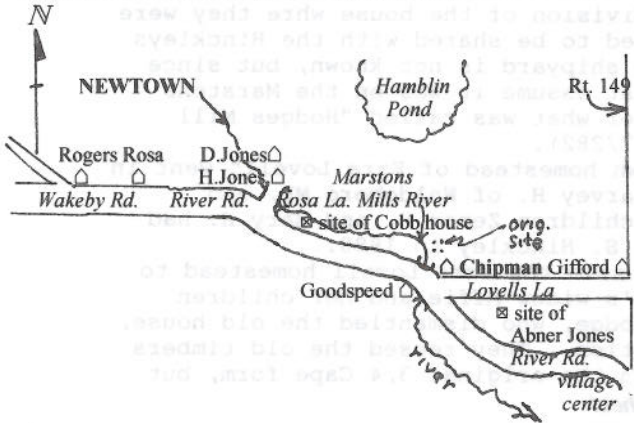
Moved no yes Date: 1939

Acreage: 1.58

Setting: Rural, on north side of junction of Lovells Lane with River Rd., east of Marstons Mills River bridge.

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

Organization Marstons Mills Historical Society

Date (month / year) 5 April 2001

FORM B - BUILDING
Assessor's Number
USGS Quad
Area(s) Form Number
MM N-10
79-35
79-35

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 new (1988) house to the west is a two story saltbox in Colonial Revival style, shingled on the west, clapboard on the south. A one story porch under a shed roof extends across the front of the house. This new house is attached by a passageway on the east side to the old building. This is a one story gable front cottage, about 18 x 19, with open porch and entry door on the south leading into a large room with low ceilings, the summer beam of which is clearly ancient. At the north end of this room is a fieldstone fireplace, with a small brick chimney. Beyond this to the north is another small room of the original house, with hewn beams and boxed corner post. The original entrance of this 3/4 Cape was on the west side of this room, now the connecting passageway. To this original core has been added a one story ell about 32 feet square, of four small rooms. The exterior of the old building is natural shingle, with white trim. The foundation of the old part is concrete block. The roof of all buildings is composition. There was one outbuilding, a one story shop or shed, southwest of the old house, pulled down before the Second World War.

HISTORICAL NARRATIVE *see continuation sheet*

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Local historian Wilbur Cushing believes that this property is the site of the second Roger Goodspeed house in Marstons Mills to which he moved from the island farther south. There was a stone foundation lying about 100 yards NNW, on which Vern Setler placed a full Cape he had bought from Bob Hayden after World War II. The Goodspeed origin cannot be established from the description or continuous title. Roger's estate went to his son Ebenezer, who divided his property between his two sons Moses and Roger³ before his death after 1746.

In the first recorded deed for the property in 1804 the yeoman Joseph Chipman sold for \$600 equal shares in his dwelling and 9 acres to carpenter Samuel Hinckley and the housewright Nathan Bodfish (Old book 4/77). Joseph⁵ Chipman (1758-1827) was son of Barnabas⁴ (Barnabas³, Samuel², John¹) Chipman and Mary Blackwell; he had no Goodspeed ancestor from whom he might have inherited it. It is possible that the house was built by 1783 when he married Temperance Hinckley, daughter of Nathaniel. Joseph's family were prominent in the town, and he was later Deacon of the East Parish according to Otis.

In 1824 Nathan Bodfish sold his half to the shipwright Ezra⁷ Lovell (1789-1879; son of Enoch⁶, Jacob^{5,4}, James³, John², Robert¹), who had married Chloe Hinckley in 1817. A few months before the actual sale Samuel Hinckley and Lovell, both calling themselves carpenters, agreed on a division of the house where they were living, and the nearby "shop". The house continued to be shared with the Hinckleys through most of the century. The location of his shipyard is not known, but since he is not recorded in Osterville or Cotuit, we must assume it was on the Marstons Mills River. Lovell owned land on the west side of what was called "Hodges Mill River" in 1817 (Old deed 5/160 from burned book 77/282).

In 1883, after Lovell's death the "wellknown homestead of Ezra Lovell" went in quarters to his children Fred F. in California, Harvey H. of Waldoboro ME, and Sylvia who was married to Robinson Weeks. Other children Zenas H. and Mary H. had apparently died earlier. It was shared with Mrs. S. Hinckley in 1880.

In 1925 Alexander N. Bremner of Osterville sold the Ezra Lovell homestead to local storekeeper Ephraim Jones (d. 1930). Jones's widow Affie and her children sold the place in 1939 to Charles E. and Monica Dodge, who dismantled the old house, perhaps moving it 100 yards south to a new foundation. They reused the old timbers and boards, kept the same low ceilings, perhaps in the original 3/4 Cape form, but added a 32 x 33 wing to the east. *see continuation sheet*

INVENTORY FORM CONTINUATION SHEET**Town: BARNSTABLE****Property Address: 340 Lovell's Lane, Marstons Mills****Massachusetts Historical Commission****Area(s) Form No. MM N-30****Massachusetts Archives Building****220 Morrissey Boulevard****Boston, Massachusetts 02125**

In 1945 the Kearnses sold the east part of the land with the house to Verl E. and Lucile C. Setler. A year later the Setlers sold it to James W. and Olive Kearns who lived there for 13 years. In 1960 they sold it back to the Setlers, who kept it for a decade.

From 1970-86 the house changed hands seven times, from the Setlers to Edwin & Vercile Johnson, to Stephen & Susan Vlachos, to Elizabeth B. Nicolazzo, to Robert M. Oldsman & Mary E. Aldridge, to Richard Mahoney & Diane Bolt, to Donna Letch & Phyllis McLaughlin, the price rising from \$3,900 the Setlers had paid to \$150,000 paid by Joseph Duarte.

The owner since 1986 has been the plumber Joseph Silva Duarte Jr. (b. 1947) and his wife Sally E. (Foster). He is grandson of Joao Nunes Duarte who immigrated from Fayal in the Portuguese Azores before 1897, began farming in Marstons Mills in 1903, and was one of the founders of the Holy Ghost Society of Santuit. In 1988 Duarte added on to the west a whole new two story house on 1000 sq. ft. at the cost of \$85,000. The Duartes raised two sons here, Joseph III (b. 1978) and Jonathan (b. 1984).

BIBLIOGRAPHY and/or REFERENCES

Barnstable deeds Old book 3/192, old 4/77, old 5/160, new 4/256, 15/78, 146/478, 434/112, 553/495, 634/555, 653/359, 1032/454, 1073/521, 1471/219, 2256/143, 2938/30, 3212/339, 3730/306, 4741/6, 5340/163.
Barnstable building permit 23313 (1988); Assessor's cards.
Barnstable vital records. Otis 397-9; II:163. Goodspeed Genealogy 104.
Lovell family tree in Osterville Historical Society.
Interviews with resident historian Wilbur Cushing 9 Nov. 2000, 5 April 2001; former postmaster Loring Jones Jr. 23 Jan. 2001.
Photo #44 c. 1955 in Marstons Mills Athletic & Civic Club, "Billion Dollar Playground".

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

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