

**FORM B - BUILDING**

MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET, BOSTON, MA 02116

AREA	FORM NO.
MMA	6



Town Barnstable (Marstons Mills Center)  
Address 91 Cotuit Road (Rte 149)  
Historic Name Nathaniel Hinckley House E11

Use: Present dwelling  
Original dwelling

**DESCRIPTION:**

Date c. 1830  
Source County Registry

Style vernacular cottage

Architect unknown

Exterior wall fabric clapboard

Outbuildings none

Major alterations (with dates) none

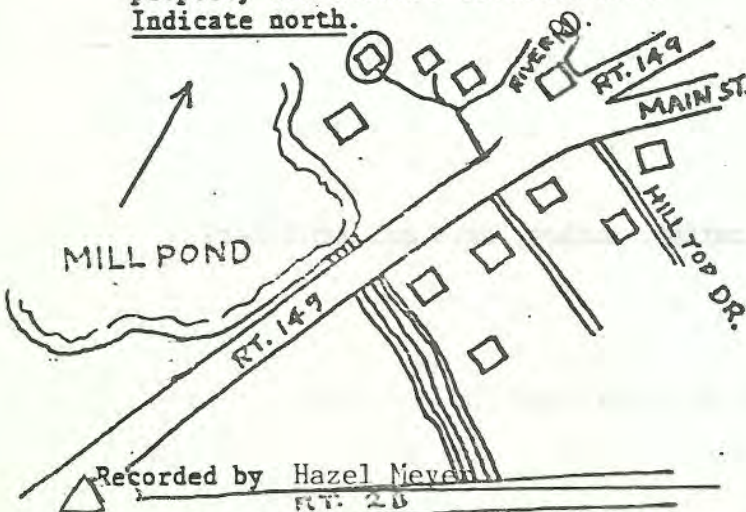
Moved yes Date 1912, 1957

Approx. acreage 1.03

Setting residential village area

Photo #57-21-A6

to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection. Indicate north.



Recorded by Hazel Meyer  
RT. 20

Organization Barnstable Historical Comm

Date 1983, revised 1985

(Staple additional sheets here)

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

This is a small 1½ story wood frame structure facing gable end to the street. Its facade is focused on a side entry with narrow sidelights and bracketed hood. Windows have simple frames and contain 6/2 sash. A double window of 4/4 sash is located in the gable.

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

This house was originally an ell of the Nathaniel Hinckley House. The house was built before April 1832, when Mr. Hinckley purchased "the right and title to the land on which stands the house" from Clement and Allen Marston. Mr. Hinckley owned and operated the fulling mill (MMA-11), buying shares in 1829 and 1832. His wife, Ann J. Hinckley was schoolteacher in Marstons Mills. Nathaniel Hinckley was the first postmaster in Marstons Mills and distributed the mail from the ell attached to his house. Dr. James Higgins bought the house and land from Ann Hinckley, widow, in 1906 with provisions she could remain in her home. When Mrs. Hinckley died in 1910 the main house was moved north on Cotuit Rd. (MMA-14) and the ell was moved across the road to the Higgins property to serve as an office for Dr. Higgins (MMA-4). At this time the land was incorporated into the Higgins property. River Rd. stopped at the Cash Market and the cross road between Cotuit Rd. and River Rd. became a village square.

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

Barnstable County Atlases. 1858, 1880, 1907. --  
Town Assessors Map: 78/8 --  
The Seven Villages of Barnstable. 1976. --  
Oral History: Miss Priscilla Higgins, Cotuit Rd., Marstons Mills 1983  
Barnstable County Registry of Deeds.