

FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
098-024-002	COTUIT	E	4

Photograph



Town Barnstable

Place (*neighborhood or village*) Marstons Mills

Address 1745 South County Road

Historic Name Alvan Hinckley House

Uses: Present Residence

Original Residence

Date of Construction Ca. 1811

Source Barnstable County Registry of Deeds

Style/Form Full Cape

Architect/Builder Unknown

Exterior Material: Clapboards, cedar shingles

Foundation Concrete

Wall/Trim Wood

Roof Cedar Shingles

Outbuildings/Secondary Structures

Attached garage

Major Alterations (*with dates*)

Moved and turned 90 degrees – 1936-7
Set upon a modern foundation – 1936-7
Interior heavily modified - 1937
Wings added both sides - 1937

Condition Excellent

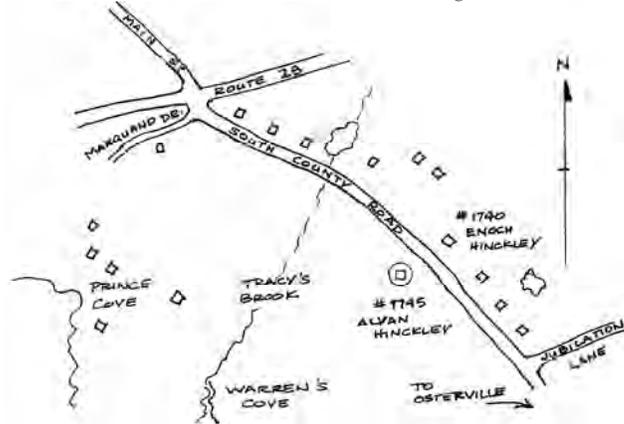
Moved no yes **Date** 1936-7

Acreage 3.84 acres

Setting Rural setting, on grounds of a large estate,
on an old, scenic road.

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

MM E-4
1745 South County Road, Marstons Mills,
Barnstable, MA

ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

The house is a full cape that faces north, with two wings, added in 1937, extending east and west on either side. A modern kitchen and family room with fireplace were added at the back around 1985. The old, central part of the house has a new central chimney and two 12/12 windows on either side of the front door. There are five lights over the front door, the frame of which appears to be original.

There is a photo showing the new foundation and a partial view of the back of the house raised up for moving. The photo is dated Fall, 1936, and shows two shed dormers on the southwest side, but no door, evidence that the house was turned counterclockwise one-quarter turn, so that the original southwest side became the back of the house which now faces south. The dormers were removed during the alterations done in 1937

One interesting modification that was made by the architect, Edwin B. Goodell of Boylston Street, Boston, was to separate what had been a single central chimney serving three fireplaces into two separate chimneys that arch together and are united in the attic. This permitted a central hallway to be built between them, giving views and access directly from the front door all the way through to the back of the house.

The old center portion of the house comprises, at the west end, a bedroom in front, with fireplace, that backs up to a living room with fireplace that overlooks the rear garden through French doors,. In the east end of the house are a second front bedroom and a dining room with fireplace in the back. Above is an attic, most of which has been finished with horsehair plaster walls.

Two interior doors to the left of the entryway have 18th century HL hinges as well as Norfolk latches. One door had a beaded edge. The doors themselves appear to be 19th century.

The basement is entirely modern, but a few floor joists are old tree trunks, some with bark still attached. These probably were reincorporated into the structure when it was rebuilt after being moved. There are old wide boards in the subfloor that show signs of having once been wallboards.

HISTORICAL NARRATIVE *see continuation sheet*

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

The present occupant of the house, Katharine Davis Coté, is a granddaughter of Edward K. Davis (her father was Nathanael Davis). E. K. Davis and his brother, Arthur Vining Davis, were presidents of Alcan and Alcoa, respectively, two of the world's largest aluminum companies. E. K. Davis and the Mellons owned a controlling interest in Alcan.

"In 1929 Edward K. Davis bought the parcel of land on which this house stands. During the period from 1929 until Mr. Davis's death in 1955, the property was enlarged to over 1000 acres, stretching from Osterville village center to Baxter's Neck." [From map hanging in hallway. The estate included land in both Marstons Mills and Osterville.]

.BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Barnstable County Registry of Deeds, Deeds 1-69, 1-89, 2-27, 13-247, 28-335, 71-20, 520-171, Plan Book 81, Plan 45.

Barnstable County Register of Probate: 15150, 16276

Interviews, e-mails: Katharine Davis Coté, Mark Coté, Holbrook Davis, Andrea Leonard.

Site visit by historic preservation expert Robert Frazee, October 6, 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

Town
BARNSTABLE

Property Address
1745 SOUTH COUNTY ROAD,
MARSTONS MILLS

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

Area(s) Form No.

E	4
---	---

ARCHITECTURAL DESCRIPTION, cont'd

The attic flooring is a mixture of old and new. There are some very wide boards, but nailed with modern nails, again indicating re-use of old materials. The horsehair plaster appears to date from the 1930s.

An interruption in the planking of the roof deck on the south side indicates the presence of two dormers that were removed. The planking at the ends of the roof deck is old; the center part is new. Builder's marks were found on the north side of the attic floor.

The Olmsted Brothers firm designed the landscaping. Olmsted's landscaping plans are dated January, 1937 (plan #186) and September, 1937 (plan #223).

HISTORICAL NARRATIVE, cont'd

In E. K. Davis's day, this house was part of the above-described larger property that included a farm. The old house, which was at that time situated on a small knoll, was called "The Vining Cottage". In 1936-7, it was moved about one hundred feet from its original foundation, turned 90 degrees, placed on a new foundation, and rebuilt to be a guest house. New wings were added to the east and west, and the interior was substantially rebuilt.

Edward Kirk Davis was an 8th generation descendant of one of the founders of Barnstable, Dolor Davis, whose son Nicholas was a pioneer in shipping oysters from Grand Island. Nicholas's grandson, another Dolor Davis, was one of the first settlers of Sekoknet (Bumps River/Marstons Mills).

Mr. Davis bought the house from Minerva and Frances Baxter, the daughters of Samuel S. Baxter, who is shown on the Walling map to have been living there in 1859. The Baxters bought the property from the trustee for Florence A. Hinckley, minor daughter of William B. Hinckley, who was the son of Alvan Hinckley, who built the house, probably around the time of his marriage in 1811, to Mary Isham. Alvan's father, Abner, who owned a grist mill in Osterville, and his uncle Enoch Hinckley, who lived across the road in the Hinckley Homestead [MM A-18], bought the land as a 20-acre parcel from Ebenezer Scudder in 1796 [2-27]. Abner subsequently bought Enoch's share, and in 1823, sold it to his sons, Alvan and Heman. The parcel is described in that deed [1-89] as "a certain tract of land on which Alvan's dwelling house stands...".

The Hinckleys have been a prominent family in Barnstable since Samuel Hinckley arrived from Kent, England, in 1639 and received a grant of land extending over parts of the present-day villages of Osterville and Marstons Mills.

INVENTORY FORM CONTINUATION SHEET

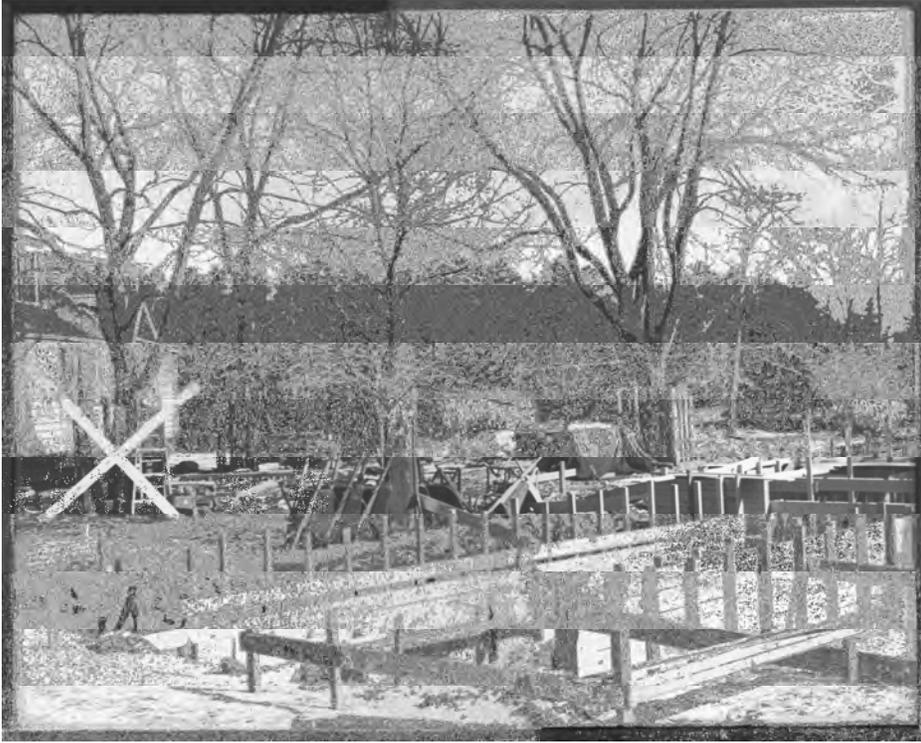
Town
BARNSTABLE

Property Address
1745 SOUTH COUNTY ROAD,
MARSTONS MILLS

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

Area(s) Form No.

E	4
---	---



Picture taken of house being moved, winter, 1937.

INVENTORY FORM CONTINUATION SHEET

Town
BARNSTABLE

Property Address
1745 SOUTH COUNTY ROAD,

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

MARSTONS MILLS

Area(s) Form No.

E

4

Ancestry of William B. Hinckley

Alven⁷ (Abner⁶, Edmund⁵, Benjamin⁴⁻³, Samuel²⁻¹) (#1745 South County Road)

b. 7/5/1785 d. 2/19/1856, age 70

m. Sept. 1811, Mary "Polly" Isham (Heman), d. 9/20/1848, age 57

Children:

Ann

Sophia

William Bassett.

Alvan

Thomas

Lucy G.

Mary R.

Abner⁶ (Edmund⁵, Benjamin⁴⁻³, Samuel²⁻¹)

b. 11/25/1747 d. 1831

m. 6/1/1778, Hannah Lovell (Jacob), b.1752, d. 1831

Children (14):

Marshall, b. 1779

Sarah, b. 1780

Abner⁷, b. 1781

Hannah, b. 1782

Roseanna, b. 1784

Alvin, b. 1785

Heman, b. 1786, dy

Content, b. 1787

Sophia, b. 1789

Heman, b. 1790 dy

William, b. 1791

Heman, b. 1792

Rolinda, b. 1793

Ascenath, b. 1794

Edmund⁵ (Benjamin⁴⁻³, Samuel²⁻¹)

b. 1/30/1719-20, d. 10/11/1783

m. 12/6/1744, Sarah Howland, b. 1726, d.11/14/1802

MM Cem

MM Cem

Children:

Edmund⁶, b. 1745

Abner, b. 1747

Mary, b. 1749

Enoch⁶, b. 1751

Benjamin⁵, b. 1761

Heman, b. 1754

Anna, b. 1757.

(#1740 South County Road)

INVENTORY FORM CONTINUATION SHEET

Town
BARNSTABLE

Property Address
1745 SOUTH COUNTY ROAD,
MARSTONS MILLS

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

Area(s) Form No.

E	4
---	---

Benjamin⁴ (Benjamin³, Samuel²⁻¹)

(#1740 South County Road)

b. 7/18/1694, d. 1745

m. 11/2/1716, Abigail Jenkins (Joseph²..

Children:

Abigail, b. 1718

Edmund⁵, b. 1719-20, d. 1783

Samuel, b. 1721

Joseph, b. 1723

Sylvanus, b. 1729

Nathaniel, b. 1731

Nathaniel, b. 1732, d. 1800

Martha, b. 1734

Bathsheba, b. 1736

Timothy⁵, b. 1738

Zaccheus, b. 1740

Benjamin⁵, b. 1727

(Father of Timothy⁶, #558 Route 149)

MMCem = buried in Marstons Mills Cemetery

INVENTORY FORM CONTINUATION SHEET

Town
BARNSTABLE

Property Address
1745 SOUTH COUNTY ROAD,
MARSTONS MILLS

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

CHAIN OF TITLE
Book/Page or Probate Number
Year

Registry of Deeds, Barnstable County

520/171 **Minerva E. Baxter to**
1936 **Edward K. Davis**

“...land, with the buildings thereon...3.84 acres’
Bounded

NE by the State Highway 757.37’
NW by Minerva Baxter, 542.46’
SE by Minerva Baxter, 229.50’

“For evidence of title see Probate of the Estate of Samuel S. Baxter...#15150 and also Probate of the Estate of Mary M. Baxter...#16276.”
“...being recorded with Barnstable Deeds, in Plan Book 18, Plan 45.”

The plan clearly shows that E. K. Davis bought the same lot that the house now stands on.

16276 **Probate of Mary M. Baxter “sometimes known as Mary H. Baxter”**
1911

Heirs are daughters Frances H Baxter and Minerva E. Baxter (*both now*) of Barnstable.

Real Estate: dwelling house, barn and shed, home land, woodland—High Pine lot, woodland—lower lot, woodland—six-acre lot, cedar swamp.

Note: The two Baxter daughters subdivided many acres of land in the Sepuit area. See “Plan of land at Marstons Mills, Barnstable, belonging to Miss F. H. Baxter, April 1926”, Plan Book 18, Plan 45. I have a copy of this plan, which shows a 3.85 acre lot right on the road with a house on it.

One of the people Frances and Minerva sold land to was E. K. Davis. The lot she sold Davis in 520/171 is the lot that had the house on it, because the deed mentions “buildings”, Davis owned the house when he moved it, and he didn’t move it very far—about 150 feet. The lot shown on Frances’s plan is clearly the same lot as shown in the present-day assessor’s map/parcel 098/024/002.

The house as shown on the 1926 plan appears to have a number of ells and additions on the south side. These were apparently removed when Mr. Davis remodeled.

15150 **Probate of Samuel S. Baxter**
1907

Heirs are his wife, Mary and daughters Minerva of Barnstable and Frances of Boston.

“...a dwelling-house, barn and shed...”

INVENTORY FORM CONTINUATION SHEET

Town
BARNSTABLE

Property Address
1745 SOUTH COUNTY ROAD,
MARSTONS MILLS

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

71/20 **Trustee for Florence A. Hinckley, minor daughter of William B.**
1859 **Hinckley, to**
\$770.00 **Samuel S. Baxter** (-1907), m. Mary H. [Hinckley??] (-1911)

“...conveys to Samuel Baxter land and buildings being the homestead of the late William B. Hinckley...”

NE by the road from Osterville to Marstons Mills
SE by the land of Luther Hinckley (*Luther inherited from Enoch.*)
SW by the land of Henry Goodspeed, Luther Hinckley, saltwater, and a creek
NW by the land of John J. Baxter (?) Bayless (?) *Hard to read.*

25 acres more or less plus 5 acres of woodland, more or less.

A mortgage for this property was supplied by Thomas I. Hinckley and Margaret A. Hinckley. Florence Hinckley’s guardian was Charles Marston.

In 1959, according to the Walling Map, Luther lived directly across the street from Samuel Baxter, in what is now #1740 South County Road, the house Luther inherited from his father, Enoch Hinckley.

28/335 **Isaac Ewer, housewright, to**
1843 **William B. Hinckley, Master Mariner**
\$300.00

“The following Real Estate situated in ... Barnstable. A certain tract of land and the Dwelling house where Alven Hinckley now lives and all other Buildings thereon (except that part of the House that David L. Crosby put on). The land is bound as followeth: Westerly by the tract next herein described and lands of Ebenezer Scudder, Northerly by the Road and on other sides by lands of the Heirs of Enoch Hinckley late of Barnstable deceased and contains twenty acres...”

“Also an undivided half of a certain piece of marsh and upland bound Northerly and Easterly by the lands above mentioned, Southerly by the Water and Westerly by Tracy’s Brook (so called) and containing four acres more or less and is common with the said Enoch Hinckley’s heirs, who own the other half.”

It is clear that Alven Hinckley’s house is south of the road. With this deed, Alven’s house becomes William B. Hinckley’s house.

Enoch Hinckley’s principal heir (Probate 1604-15-40) was his son, Luther Hinckley, to whom he left a homestead and buildings. Luther was living in #1740 in 1859, according to the Walling Map.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

Town
BARNSTABLE

Property Address
1745 SOUTH COUNTY ROAD,
MARSTONS MILLS

Area(s) Form No.

13/247 **Heman Hinckley and Alvin Hinckley** (various spellings) **to**
1827 **Isaac Ewer** (m. Mercy, Hannah)
\$300.00

“...a certain tract of land and the dwelling-house wherein said Alven now lives...”

20 acres more or less

W by Scudder

NE by the road

Rest by Enoch Hinckley and

“...also an undivided half of a certain piece of marsh and uplands bounded northerly and easterly by the lands above mentioned, southerly by the water and westerly by Tracy’s Brook and containing 4 acres more or less.”

It is clear that Alven’s house is south of the road. No buildings are mentioned as being on the 4-acre parcel to the south of the lot Alven’s house is on.

1/89 **Abner Hinckley and Hannah Hinckley** (1752-1831) **to**
1823 **Alvan Hinckley** (1786-1856) **and**
\$600.00 **Heman Hinckley** (1792-1874), **shipwrights**

“...to our sons Alvan and Heman, shipwrights, do convey...equally the homestead where we live...lying on both sides of the road from Osterville to Hyannis.”

Abner was a miller and lived on the other side of Osterville, between Osterville and Hyannis.

And “...a certain tract of land on which said Alvan’s dwelling house stands, bounded...”

W by tract herein described and lands of Ebenezer Scudder

NE by the road

SE and other sides by lands of Enoch Hinckley

“...and contains 20 acres more or less.”

“...and also an undivided half of a certain piece of marsh and uplands bounded...”

N and E by lands above mentioned,

S by the water

W by Tracy’s Brook

“...and containing 4 acres more or less and is in common with Enoch Hinckley, who owns the other half.”

Alvan’s house is on the 20-acre parcel just south of the road. In 1823, Alvan Hinckley was 37 years old at the time of this transaction. If he had built the house no earlier than when he was, say, 20, it would have been built between 1806 and 1823. Since Alven was married in 1811, that is a plausible date for the building of this house.

INVENTORY FORM CONTINUATION SHEET

Town
BARNSTABLE

Property Address
1745 SOUTH COUNTY ROAD,
MARSTONS MILLS

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD

Area(s) Form No.

BOSTON, MASSACHUSETTS 02125

1/15 **Heman, Edmund, and Benjamin Hinckley to**
1803 **Enoch Hinckley**

“...all the Real Estate of our Hon^d Father Edmund Hinckley late of said Barnstable deceased which to the said Heman and said Edmund and Benjamin was bequeathed...”

“...the said Real Estate being situated in Barnstable... and consists of half a dwelling house and lands Woodland and Meadow, reference being had to the records and deeds by which our said Father held this estate for the description and boundaries of the same...”

Enoch's half interest in his house was inherited from his father, which means that Edmund's, now Enoch's, house must have been built before 1785, the year of Edmund's death. Probably considerably before. After this transaction, Enoch still owned half of the house and Enoch's brother, Abner, owned the other half.

2/27 **Ebenezer Scudder (1733-1818) to**
1796 **Enoch Hinckley (1751-1842) m. Mercy Crocker and**
\$200.00 **Abner Hinckley (1747-1834) m. Hannah Lovell and had 13 children**

“near the said Enoch Hinckley's house, containing about 20 acres, bounded as follows..”

NW corner, a stone, thence

“..southwest by the road leading from Phinney's Mill, Marstons Mills and sets easterly by said road until it comes to the said Enoch Hinckley's orchard then sets southwesterly by said orchard as the fence now stands til it comes to the other lands of the said Enoch Hinckley, then sets southwest in said Enoch Hinckley's range til it comes to the land of Timothy Goodspeed then sets west by said Goodspeed's land and meadow til it comes to the center of the brook then sets northeasterly on a straight line by lands and swamps of Ebenezer Scudder, Jr. to the stone at the northwest corner first mentioned.”

This parcel of land is “near” Enoch's house, but Enoch's house is not on it. It does not run to the “water”, i.e., to the salt water. The SW boundary appears to be the road.

Probate **Codicil to Will of Edmund⁵ Hinckley (1719-1785), in which he leaves to**
Book 23 his son, **Enoch**
Pg. 167 “in addition to what I heretofore gave him...”, “...one half of my
1783 dwelling-house...”

The other half of the dwelling-house was left to Edmund's other four sons, Edmund, Abner, Heman, and Benjamin. Enoch was executor.

MM A-18 is the inventory form for 1740 South County Road, across the street from the 1745 South County Road. # 1740 is called the “Hinckley Homestead”, and its age is described as “early 18th century”. The history section of the form says that Enoch Hinckley left his real estate, including “buildings”, to his son, Luther, when he died in 1842. Luther left his property to his children, and in 1903 the youngest child, Prentiss, bought all the inherited real estate from his brothers and sister, then sold land to them but retained the house. The title is clear from that time to the present day, and the house is claimed to be the same house Enoch inherited one-half of from his father, Edmund, back in 1785.

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