

# FORM B – BUILDING

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

## Photograph



**Recorded by** James Gould, Holly Hobart

**Organization** Marstons Mills Historical Society  
Barnstable Historical Commission

**Date (month / year)** October, 2007

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

076006002

Cotuit

E

11

**Town** Barnstable

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

**Address** 14 Marshview Lane

**Historic Name** George Hamblin Oyster Shack

**Uses: Present** Residence

**Original** Oyster shack

**Date of Construction** 1880

**Source** Owner Cornelia Austin

**Style/Form** Vernacular

**Architect/Builder** George L. Hamblin

**Exterior Material:**

**Foundation** Concrete block

**Wall/Trim** Cedar shingle

**Roof** Composition shingle

**Outbuildings/Secondary Structures** None

**Major Alterations (with dates)**

1948 – converted to a residence

1994 - modernized

**Condition** Greatly altered and expanded

**Moved**  No  Yes **Date** 1938 and 1944, by hurricanes

**Acreage** 1.3 acres

**Setting** Secluded west bank of Marstons Mills River, the last house before the river enters Warren's Cove.

## BUILDING FORM

**MM E-11**

**14 Marshview Lane, Marstons Mills**

### ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

This is a one-story vernacular dwelling built around the gabled core of an ancient oyster shack, measuring about 12 x 17 feet. On either side extend wings under shed roofs: the north wing is 12 x 12 over a garage, the south wing is 21 x 11. On the east side facing the river is an enclosed porch 9 x 14. The exterior is clad in white cedar shingle. The foundation is cinder block. The roof is composition shingle.

### 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 original oyster shack was built by 1900 on the south side of the entrance to Broad Nook (later renamed Prince's Cove). The shack was used by oysterman George<sup>8</sup> Lewis Hamblin (Warren<sup>7</sup>, Lewis<sup>6-5</sup>, Benjamin<sup>4-3</sup>, John<sup>2</sup>, James<sup>1</sup>) (1860-1934). His residence was just north of this on the east side of Fish Lane (now 154 Prince Avenue). He was married to Nancy "Nannie" Ella Crocker, who was born on the other side of the river, overlooking Yellowleg Cove, now called Warren's Cove, which we assume to have been renamed for George's father Warren Hamblin. George ran the general store in the village center. The oyster shack was originally located at what is now 245 Prince Avenue, which today is a vacant lot.

The New England Hurricane of 1938 blew the shack a few feet northward onto the Snapwood Creek marsh. Reconstructed, the 1944 hurricane blew it off its foundation to the north side of the creek. George's second son Forest Hamblin (19002-1983?) moved it to its present site, and made it into a home, gradually expanding it to its present size. In addition to his occupation as a mason, Forest put on clambakes for the Marstons Mills Men's Club and rented out small boats.

The house was inherited by Forest's only daughter, Cornelia "Connie" (b. 1933). Connie taught as a reading specialist at Sandwich High School. About 1994, after her retirement, she modernized the house to its present condition.

### BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Barnstable County Registry of Deeds, Deeds 152-172, 176-19, 224-354, 532-95, 1327-1023, 3640-235, 14086-176.  
Genealogy of descendants of Lewis<sup>5</sup> Hamblin compiled by Prof. Stephen Hamblin.  
Interview with Cornelia Austin, September 29, 1007.

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

Property Address

BARNSTABLE, 14 MARSHVIEW LANE, MARSTONS MILLS

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**14 Marshview Lane****George Hamblin Oyster Shack****Title Search****14086-176 From Cornelia Austin to Cornelia Austin**  
**7/18/2001**

“Two parcels of land with the buildings thereon...Lot 2 and Lot 3 on a plan...dated October 9, 1986...Plan Book 426, Page 77.

“For title see deed of Forest C. Hamblin et al. dated December 29, 1982...Book 3640, Page 235. See also deed of Nancy E. Hamblin to Forest C. Hamblin... March 17, 1938...Book 532, Page 95 and Estate of Marjorie A. Hamblin, Barnstable Probate No. 97P1091EP-1.

**3640-235 From Forest C. and Marjorie A. Hamblin to Cornelia Austin of Cummaquid****12/29/1982****\$88,000.00**

2 parcels of land, “...being a portion of the land referred to in a deed of Forest C. Hamblin and Marjorie A. Hamblin dated March 1, 1965...Book 1327, Page 1023.

**1327-1023 From Forest C. Hamblin to Forest C. and Marjorie A. Hamblin****3/1/1966**

Five parcels, Parcel 2 “being the same premises conveyed to me by Nancy E. Hamblin...October 21, 1925...Book 413, Page 394.

Parcel 3, Book 473, Page 112, 4/23/1930

Parcel 4, Book 484, Page 574, 6/16/1932

Parcel 5, Book 498, Page 15, 9/8/1933.

**532-95 From Nancy E. Hamblin to Forest C. and Marjorie A. Hamblin****(actually****532-96)****3/17/1938****224-354****8/20/1876****\$800.00**

“...the same being part of property conveyed by Ellsworth E. Doane to Nancy E. Hamblin... Book 224, Page 354.

**From Ellsworth E. Doane to Nancy E. Hamblin**

“...my entire homestead with the dwelling house and other buildings thereon.

NW by Ryder Brothers

NE by the river

E and SE by Marshfield, belonging to David J. Coleman

SW by James Vetivier

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**Title Search,  
cont'd**

Containing 5 ½ acres.

“Premises described in a deed from Barbara Doane to the grantor...Vol. 176, Page 19, and from Ellen Marston to the grantor, Vol 156, Page 377-8-9.

**176-19**  
**2/15/1887**  
**\$200.00 and**  
**fuel for fire**

**From Barbara Doane to my son Ellsworth E. Doane of Barnstable**

“...my entire homestead...with the Dwelling House and other buildings thereon.”

NW by Nathaniel Hinckley  
 NE by the river  
 E and SE by Marshfield  
 SW by John D. Backus

“...about five acres.”

**156-377**  
**9/26/1883**  
**\$150.00**

**From Ellen Marston of New Bedford to Ellsworth Doane**

“...a certain tract of land adjoining the homestead of the late Eliphlet [sic] Doane”  
 About ½ acre.; also a separate tract of 7 acres.

**152-172**  
**9/9/1880**  
**\$37.50**

**From Nathaniel Hinckley to Barbara Doane**

“...containing two or three acres on the whole by estimation or perhaps four acres.”

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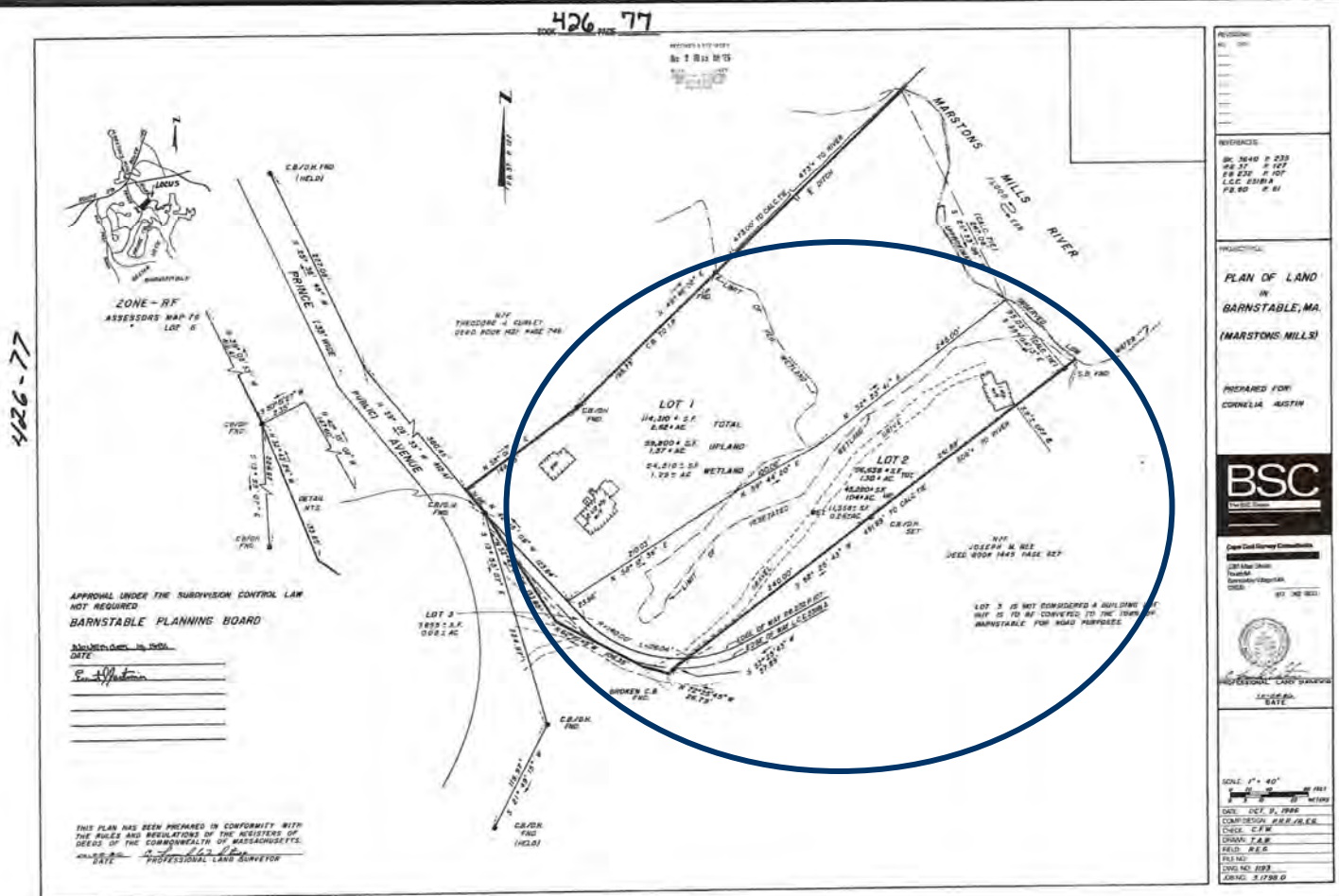
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Plan Book 426, Page 77 of Land on Marshview Lane, dated October 9, 1986. Circled parcel is 14 Marshview.