

## FORM B – BUILDING

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

### Photograph



### Map



**Recorded by** James Gould, Holly Hobart

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

**Date (month / year)** February, 2008

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

076014

Cotuit

E

18

**Town** Barnstable

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

**Address** 233 Prince Avenue

**Historic Name** Walter Taylor House

**Uses: Present** Summer residence

**Original** Residence

**Date of Construction** 1923

**Source** Barnstable Deed 415-375; Wilbur Cushing

**Style/Form** Eclectic vernacular

**Architect/Builder** Unknown; local craftsman

### Exterior Material:

**Foundation** Concrete block

**Wall/Trim** Cedar Shingle

**Roof** Composition Shingle

### Outbuildings/Secondary Structures

None

### Major Alterations (with dates)

Foundation, 1931;  
Modernized with new exterior, 1976;

**Condition** Framework original; exterior greatly altered

**Moved**  no  yes **Date**

**Acreage** 0.21 Acres

**Setting** Waterfront, on Prince's Cove

**BUILDING FORM****233 Prince Avenue, Marstons Mills, Barnstable MM E-18****ARCHITECTURAL DESCRIPTION**  *see continuation sheet*

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

The Taylor House now appears as an eclectic modern building of two stories with gabled roof. It is clad in cedar shingle with white trim. There are two open wooden decks, the larger one on the water side and a smaller one at the front entrance. There are two brick chimneys. The foundation is now concrete block, although it was originally red cedar posts.

**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 cottage was built as a summer home in 1923 for Walter and Ella Taylor of Chelmsford. The land, adjoining the town landing, was purchased from Ellsworth Doane, who had a wooden fishing shack on the property. Doane lived in the George Hamblin house and owned the waterfront of Prince's Cove all the way to the Stone House on Cedar Tree Neck Road.

In 1927 the house had been mortgaged to Artemus G., "A.G." Griffin of Marstons Mills and Westford, MA (1897-1974), who had married the Taylors' daughter, Ella. Two years later, Griffin acquired the title, and in 1931 Griffin dug out the foundation and placed the house on concrete blocks.

In 1966 Griffin gave the house to his daughter Betty Lee Williams, who had been born here in 1934 (Deed 1350-398). She sold it in 1975 for \$42,000 to Dr. William E. Kepnes of Newton and his wife Anita (Deed 2136-218). They modernized the house, adding a second story and an enclosed garage and storage on the west side. He died in 2007.

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

Barnstable County Registry of Deeds, Deeds: 156-377, 170-316, 230-158, 415-375, 451-487, 461-328, 586-344, 603-47, 603-48, 1350-398, 2136-218.

Interview with local historian Wilbur Cushing, who grew up in the house with his step-father, A. G. Griffin.

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, 233 PRINCE AVENUE, MARSTONS MILLS

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

MASSACHUSETTS ARCHIVES BUILDING

220 MORRISSEY BOULEVARD

E

18

BOSTON, MASSACHUSETTS 02125

**233 Prince Avenue  
Title Search**

2136-218 From Betty L. Williams to William E. and Anita S. Kepnes of Newton, MA, from Betty L. Williams.  
12/31/1974  
\$42,000.00 Land and buildings, 9,365 square feet.

N by Loring Jones  
E by Lot 3 on Plan  
S by Prince's Cove  
SW by Town of Barnstable

Plan of land, Artemus G. Griffin, April, 1940, Book 62, Page 91.

1350-398 From Artemus G. and Gertrude L. Griffin to Betty L. Williams  
7/28/1964  
Land and buildings

603-48 From Eunice G. Naugler of Yarmouth to Artemus G. and Gertrude L. Griffin  
6/25/1943  
1<sup>st</sup> Parcel – 2 1/3 acres.  
SE by the Cove  
SW by Arthur Finney  
NW by the road  
NE by land formerly of Ellsworth Doane and now Isaac Green  
See Deed From Gertrude Griffin to me of same date

2<sup>nd</sup> Parcel – 1/2 acre. "Near the Town Landing"  
N by a turf bank and cranberry bog now or formerly of Emma Jones  
E by George L or Nancy Hamblin  
S by Prince's Cove  
N by the Town of Barnstable  
See deed from Artemus G. Griffin to Eunice G. Naugler of same date.

603-47 From Artemus G. Griffin to Eunice G. Naugler  
6/25/1943  
2<sup>nd</sup> Parcel  
See Deed 461-328 of 11/13/1941

586-344 From Louis C. and Luise Sinclair Smith of Newton to Gertrude L. Griffin of Barnstable.  
11/1/1941  
1<sup>st</sup> Parcel – 2 1/3 acres.

See Deed 230-158 of 10/8/1897 from Ellsworth E. Doane to George A. York.

**INVENTORY FORM CONTINUATION SHEET**

Town

Property Address

**BARNSTABLE, 370 ROUTE 149, MARSTONS MILLS**

MASSACHUSETTS HISTORICAL COMMISSION  
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**Title Search, cont'd**

**461-328  
11/13/1941**

**From Alva W. Griffin of Marstons Mills to Artemus G. Griffin**

2<sup>nd</sup> Parcel – ½ acre “Near the Town Landing”

See Deed 451-487 of 12/15/1927

**451-487  
12/5/1927**

**From Walter A. and Ella W. Taylor of Marstons Mills to Artemus G. and Alva W. Griffin of Marstons Mills**

2<sup>nd</sup> Parcel – ½ acre “Near the Town Landing”

See Deed 415-375 of 11/9/1923

**415-375  
11/9/1923**

**From Ellsworth E. Doane to Walter A. and Ella W. Taylor**

2<sup>nd</sup> Parcel – ½ acre “Near the Town Landing”.

See Deed 170-316 and 512-172.

**230-158  
10/8/1897**

**From Ellsworth E. Doane to George H. York of New Bedford**

1<sup>st</sup> Parcel – ½ acre

See Deed 156-377, the lot being a part of the land therein recorded.

**170-316  
5/25/1886**

**From Olive G. Phinney, widow, of Barnstable, to Ellsworth E. Doane**

Half interest in a tract of meadow

**\$37.50  
156-377  
9/20/1883**

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

“... a certain tract of land adjoining the homestead of the late Eliphet Doane deceased...”

1<sup>st</sup> Parcel – ½ acre

2<sup>nd</sup> Parcel – 7 acres.