

FORM B – BUILDING

Date (month / year) April, 2007

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

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

101-121	Cotuit	E	10
---------	--------	---	----

Town Barnstable

Place (neighborhood or village) Marstons Mills

Address 358 Flint Street

Historic Name Joel Hamblin House

Uses: Present Residence

Original Farmhouse

Date of Construction After 1835

Source Deeds and probates

Style/Form Traditional Half Cape

Architect/Builder Unknown

Exterior Material: Cedar shingles; clapboards

Foundation Original house – mortared granite
Addition - masonry

Wall/Trim Cedar shingles

Roof Original house – cedar shingles
Addition and barn – asphalt shingles

Outbuildings/Secondary Structures
Old barn and shed, possibly original

Major Alterations (with dates)
Two-story addition on rear of house, 1993
New windows, doors, roof, 1999-2004
Kitchen, bath in barn, 1950s
Porch on barn, 1997

Condition Good

Moved No Yes Date

Acreage 1.4 Acres

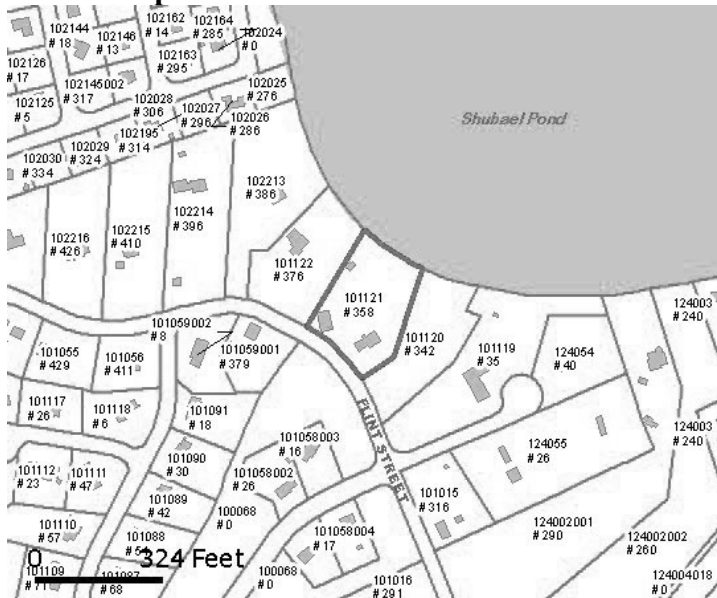
Setting On a pondside lot in a semi-rural setting.

Photograph



Northwest and southwest elevations

Sketch Map



Recorded by Dr. James Gould, Holly Hobart

Organization Marstons Mills Historical Society,
Barnstable Historical Commission

BUILDING FORM

MM E-10

Barnstable, Marstons Mills, 358 Flint Street

ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

The Joel Hamblin house is a classic half-Cape, oriented facing south, as in traditional siting. The foundation is mortared rough granite, with bulkhead entry to the cellar on the east side. Windows have original projecting plank frames with replacement double-hung sash. The entry door is simple four-paneled, with four lights above. The gutter above the front facade is wood, without downspouts.

At the rear of the original house is a two-story extension under a gable roof, with three wall dormers on each side. The style of this is no earlier than twentieth century, probably replacing the original summer kitchen. On the length of the east side of this extension is a porch under a shed roof. The principal entry is on the west side of the extension.

There are two principal outbuildings, a shed to the north and barn to the west. The shed is a simple rectangular shingled building about 10 by 15 feet in dimensions. The barn lies about 50 feet north of the house, close to the road (Flint St.). The oldest part, which may date from the time of the house, is a shingled two story building topped with a small cupola. The barn door has been replaced by two French doors. There are two major additions, the older one under a shed roof extending north-south on the east end of the barn, and a newer one on the east side of this extending from the north side of the barn.

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 land on which this house stands today was once owned by Philemon⁵ Goodspeed (1742-1824), described in the History of the Goodspeed Family as “probably a sea-faring man”, who “passed his life without noteworthy event at Barnstable.” He and his wife, Sarah Bursley, had nine daughters and three sons, Cornelius⁶, John, and Philemon⁶. His real estate holdings ran from Shubael Pond, then called “Great Round Pond”, west to the Indian Ponds. According to the same source, Philemon’s will was lost in the Barnstable Registry fire of 1827. The oldest transactions we have concerning his real estate are two deeds dated 1831 (Deeds 4-280 and 4-281), in which John and Cornelius divide up their inheritance. John received thirty-five acres and a barn. Cornelius (1769-1845), the eldest son, received two parcels, one of which was a fourteen-acre lot bounded by Shubael Pond. The description of Cornelius’s parcel in Deed 4-281 is virtually identical to that of the parcel subdivided by Edna Morse in 1945 (Plan 71-19). The shape and description of the boundaries is the same; the only thing that changes over the hundred years is the names of the abutters. There was no house, nor any other building, mentioned in the 1831 deeds.

Cornelius did not keep this parcel. Six days after he bought it, he sold it to Nathan Hinckley (Deed 10-37). Again, no mention of a house or any other buildings.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

- Brownson, Held, Norton, Genealogical Notes of Cape Cod Families, Duxbury, MA, 1966 (holographic manuscript).
- Weston, Arthur Goodspeed, LL.B., History of the Goodspeed Family, Chicago, W. A. Goodspeed, 1907.
- Deeds and probates, Barnstable County Registry of Deeds as cited in Historical Description and Title Search sections.
- Barnstable probate 26154 (Morse)
- Walling map 1856, Walker atlases 1880
- On site visit by historic preservation expert Robert Frazee 9 July 2007.
- Interviews with former owners Arlene Fair and Craig Larsen, current owner Conrad Watson, current tenant Maureen Crowley, neighbor Kay VanLeeuwen, village historian Wilbur Cushing.
- Barnstable Register 20 Aug. 1981, pp. 1, 11.
- Obituary Henry B. Morse, *Patriot*, 17 Feb. 1938

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, MARSTONS MILLS, 358 FLINT ST.

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

MASSACHUSETTS ARCHIVES BUILDING

220 MORRISSEY BOULEVARD

E

10

BOSTON, MASSACHUSETTS 02125

Historical Narrative, continued.

Local legend connects this house with Cornelius, but he clearly did not build it or live in it. The second parcel he bought from his brother John in the 1831 deed (4-281) was a twenty-six acre parcel bounded north by Old Falmouth Road and not connected with Shubael Pond as "surrounding the said Cornelius' house lot".

Nathan Hinckley kept the land four years before selling it to Joel Hamblin in 1835 (Deed 275-327). Again, there is no mention of a house in the deed. In the inventory of Joel's estate (Probate 6246), compiled in 1888, his real estate is described as follows: "... a tract of land containing about eight acres, ... conveyed by one Nathan Hinckley to said Joel Hamblen, October 16, 1835 for the sum of sixty dollars, on which land now stands a dwelling house and barn and woodhouse." Its valuation in 1888 was \$500.00.

Joel's will bequeathed his entire estate to his second wife, Sophia (Probate 6246), then to his youngest daughter, Rachel, then to Herbert A. Smith, his grandson by his eldest daughter, Emily Bacon Smith. Rachel Hamblin and Herbert Smith sold it to Henry B. Morse (Deed 275-327), whose wife and heir, Edna Morse, first subdivided it in 1945 (Plan 71-19).

There must have been strong bonds between the Joel Hamblin and Cornelius Goodspeed families. It is interesting to note that Joel Hamblin's first wife was Phebe, daughter of Cornelius⁶, and also that Abisha Goodspeed, Cornelius's son, bequeathed all of his real estate to Joel Hamblin and Rachel, and left money to all of Joel's living descendants.

In 1905 the Hamblin farm was bought by Wareham born carpenter Henry Baker Morse (1865-1938), who had married an East Sandwich woman Edna M. Jenkins. He established a dairy farm called "Edgewood Farm". This was the only building on the then dirt road "Edgewood Road", altered later to Flint St. Henry was building a small house to the north (now #458 Flint St.) when he died unexpectedly. His widow continued to live in the old house with the remaining cow, "Clover", until 1945, when she sold it to Edward and Margaret Gallivan.

In 1945 it was purchased by Cornelius "Connie" Fair (-1995) born in Framingham, who had degrees in physical education from DePauw and Pittsburgh, and had served as an ensign in the merchant marine in World War II. Married in 1944 to elementary school teacher Arlene Weeks (no relation to local family) they began a summer camp in Nantucket after the war, then opened "Fair Acres Camp" here in 1950-1968. The children were first housed in the former Morse cow barn. The Fairs bought 56 acres on the west side of the road on the Shuttleworth estate, bringing the total area to 76 acres.

In 1967 the Fairs sold the camp to early childhood educator Charles Larson and his wife, Carolyn (b. 1935), who had helped to run Camp Alpine northwest of here. The summer camp closed and the Larsons sold off much of the land for new developments. They replaced the kitchen ell of the main house with a two story classroom and office. In 1983 they sold the farmhouse and barn to the current owners, Conrad and Serena Watson. The Larsons retained three acres to the south which they continue to operate as Fair Acres Country Day School and summer camp. The Watsons lease out the farmhouse and have converted the barn into a summer cottage.

INVENTORY FORM CONTINUATION SHEET

Town

Property Address

BARNSTABLE, MARSTONS MILLS, 358 FLINT ST.

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

Area(s) Form No.

E

10

**Barnstable County Registry of Deeds
 Chain of Ownership**

3699-044 **From Charles E. and Carolyn S. Larson to Serena A. Watson, Trustee of**
3/15/1983 **376 Flint Street Trust, the present owner.**

3360-100 **From Charles E. and Carolyn S. Larson to Conrad W. Watson and**
9/15/1987 **Serena A. Watson.**

“See deed to us from Cornelius Fair et ux dated Mary 24, 1967...**1366-1146.**”

1366-1146 **From Cornelius J. Fair and Arlene M. Fair to Charles E. Larson and**
5/24/1967 **Carolyn S. Larson.**

Plan book **71-19**; deed reference **752-243**, 5/23/1950.

752-243 **From Edward F. Gallivan and Mary Margaret Gallivan to Cornelius J.**
5/23/1950 **Fair and Arlene M. Fair, “land, together with the dwelling and other**
 buildings located thereon...”

Deed reference **625-530**

625-530 **From Edna M. Morse to Mary Margaret Gallivan**
3/28/1945

Deed references **275-327**, 12/5/1905; **324-192**, 3/11/1913; and **536-456**,
 2/21/1938, and probate of husband Henry B. Morse, #**26154**.

Plan book **71-19**, 3/28/1945.

275-327 **From Rachel M. Hamblin (unmarried) and Herbert A. Smith, under the**
12/20/1905 **will of Joel Hamblin to Henry B. Morse,**
\$1.00

“...a certain parcel of land with the Dwelling house and other buildings
 thereon situate in or near said Marstons Mills...”

“Bound westerly by the Town road leading from the Osterville to the Marstons
 Mills Stage road, northerly by lands of Bennett W. Cammett as marked by

INVENTORY FORM CONTINUATION SHEET

Town

Property Address

BARNSTABLE, MARSTONS MILLS, 358 FLINT ST.

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

Area(s) Form No.

E

10

Title Search, cont'd

275-327 **From Rachel M. Hamblin (unmarried) and Herbert A. Smith, under the will of Joel Hamblin to**
12/20/1905 **Henry B. Morse,**

\$1.00

“...a certain parcel of land with the Dwelling house and other buildings thereon situate in or near said Marstons Mills...”

“Bound westerly by the Town road leading from the Osterville to the Marstons Mills Stage road, northerly by lands of Bennett W. Cammett as marked (?) by fence (in a line from said road Northerly, then Easterly to the Road); Easterly by Great Round or “Shubael’s” Pond and Southerly by lands of heirs of Wilson Crocker as fenced, from the Pond southerly to the corner, and westerly about thirty seven (37) rods to said Road.”

“Being the same premises conveyed to said Joel Hamblin by deed of Nathan Hinckley dated **Oct 16th, 1835** and recorded with Barnstable Co. Deeds **75, 275 @ 175** [sic] Containing an area estimated not measured, at about eight (8) acres...”

This establishes that “Great Round Pond” and “Shubael’s Pond” are the same pond. “Shubael” was the name of Joel Hamblin’s father.

Probate
#6246
20-134
1888

Inventory of estate of Joel Hamblen [son-in-law of Cornelius Goodspeed]
 (1809-1888), dated 1888:

“...a tract of land containing about eight acres, situated in said Barnstable, and conveyed by one Nathan Hinckley to said Joel Hamblen, October 16, 1835 for the sum of sixty dollars, on which land now stands a dwelling house and barn and woodhouse”

275-175
10/16/1835
\$60.00

From Nathan Hinckley, merchant, to Joel Hamblin

“...beginning at the southwesterly corner thereof at the road which leads to the Dwelling house of John Goodspeed then running easterly by land of Hamblen Crocker about thirty seven rods to a fence, which runs northerly to Great Round Pond, then running northerly by my other land as said fence runs to said Pond, then running westerly and northerly by said Pond to land improved by Rebecca and Lydia Goodspeed, then running westerly by their said land to the orchard of John Goodspeed, then running southerly by his orchard and land to said road then

INVENTORY FORM CONTINUATION SHEET

Town

Property Address

BARNSTABLE, MARSTONS MILLS, 358 FLINT ST.

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

Area(s) Form No.

E	10
---	----

Title Search, cont'd

running southeasterly by said road to the corner started from, and containing eight acres more or less and is a part of the tract of land which was conveyed to me by Cornelius Goodspeed by Deed dated the sixth day of April AD 1831, reserving the right of dower of the wife of said Cornelius in the premises if she survives him

10-37
4/13/1831
\$137.50

From **Cornelius⁶ Goodspeed to Nathan Hinckley**

“...beginning at the southeast corner thereof at land of Hamblen Crocker, thence running Westerly and Northerly by Great Round Pond to land improved by Rebecca and Lydia Goodspeed, thence running Westerly by their said lands to the orchard of John Goodspeed, thence running Southerly by his orchard and lands to the road, thence running Southeasterly by the road to land of said Hamblen Crocker and thence running Easterly and Northerly by his lands till it comes to said pond and containing fourteen acres more or less, with the appurtenances.”

4-281
4/7/1831
\$200.00

John Goodspeed to [his brother] Cornelius Goodspeed, yeoman.

“A certain tract of cleared land and woodland surrounding the said Cornelius’ house lot, and bounded Northerly by the road leading from the Court House to Falmouth, Easterly and Northeasterly by woodland of Ebenezer Scudder and Lewis Hamblen, Southerly and Southeasterly by woodland and cleared land of Theophilus L Adams and Westerly by woodland of said Cornelius and woodland of Chipman Hinckley and Asa Jenkins and containing twenty-six acres more or less.”

“Also a certain tract of land being part of the homestead of my late father Philemon Goodspeed now deceased and bounded as follows, to wit; beginning at the Northeast corner thereof at land of Hamblen Crocker, thence running Westerly and Northerly by the pond till it comes to land improved by our sisters Lydia and Rebecca, thence running Westerly by their said land till it comes to the orchard and thence running Southerly by the Easterly side of the orchard as the fence now stands till it comes to the Southeast corner of the orchard and thence on the same course to the road, thence running Southeasterly by the road to land of Hamblen Crocker and thence running Easterly and Northerly by land of said Crocker till it comes to the pond and containing fourteen acres...”

INVENTORY FORM CONTINUATION SHEET

Town

Property Address

BARNSTABLE, 358 FLINT STREET, MARSTONS MILLS

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

MASSACHUSETTS ARCHIVES BUILDING

220 MORRISSEY BOULEVARD

E

10

BOSTON, MASSACHUSETTS 02125

358 Flint Street, Marstons Mills**Families of Philemon and Cornelius Goodspeed and Joel Hamblin****Philemon⁵ Goodspeed** (John⁴⁻³⁻², Roger¹)

b. 1742, d. 1824

m. 1767 Sarah Bursley

ch.

Cornelius⁶, 1769 (m. Maria Bodfish), d. 1845

Ruth, 1770

Rebecca, 1773

Sylvia, 1775

Lydia, 1778

Anna, 1780

John⁶, 1782

Sarah, 1784

Philemon⁶, 1786 d. 1812

Abigail, 1788

Tryphena, 1790

Temperance, 1793

John⁶ Goodspeed (Philemon⁵ John⁴⁻³⁻², Roger¹)

b. 1782, d. 1871

m. (1) 1810, Phebe Avery Ford d. 1817

(2) 1820, Lydia Hinckley

ch.

Philemon⁷, 1812

William R., 1810

Freeman, 1814, lost at sea

John, 1816, d.y.

John⁷, 1821

_____, 1822, d.y.

Samuel

INVENTORY FORM CONTINUATION SHEET

Town

Property Address

BARNSTABLE, 358 FLINT STREET, MARSTONS MILLS

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

MASSACHUSETTS ARCHIVES BUILDING

220 MORRISSEY BOULEVARD

E

10

BOSTON, MASSACHUSETTS 02125

358 Flint Street, Marstons Mills**Families of Philemon and Cornelius Goodspeed and Joel Hamblin****Philemon⁵ Goodspeed** (John⁴⁻³⁻², Roger¹)

b. 1742, d. 1824

m. 1767 Sarah Bursley

ch.

Cornelius⁶, 1769 (m. Maria Bodfish), d. 1845

Ruth, 1770

Rebecca, 1773

Sylvia, 1775

Lydia, 1778

Anna, 1780

John⁶, 1782

Sarah, 1784

Philemon⁶, 1786 d. 1812

Abigail, 1788

Tryphena, 1790

Temperance, 1793

John⁶ Goodspeed (Philemon⁵ John⁴⁻³⁻², Roger¹)

b. 1782, d. 1871

m. (1) 1810, Phebe Avery Ford d. 1817

(2) 1820, Lydia Hinckley

ch.

Philemon⁷, 1812

William R., 1810

Freeman, 1814, lost at sea

John, 1816, d.y.

John⁷, 1821

_____, 1822, d.y.

Samuel

INVENTORY FORM CONTINUATION SHEET

Town

Property Address

BARNSTABLE, 358 FLINT STREET, MARSTONS MILLS

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

MASSACHUSETTS ARCHIVES BUILDING

220 MORRISSEY BOULEVARD

BOSTON, MASSACHUSETTS 02125

--	--

Additional Pictures:



Southwest and partial southeast elevations



Southwest elevation

INVENTORY FORM CONTINUATION SHEET

Town

Property Address

BARNSTABLE, 358 FLINT STREET, MARSTONS MILLS

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

MASSACHUSETTS ARCHIVES BUILDING

220 MORRISSEY BOULEVARD

BOSTON, MASSACHUSETTS 02125

--	--

Additional Pictures:



Barn, northeast elevation