

FORM B – BUILDING

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

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

100-006-001	COTUIT	E	3
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Town Barnstable

Place (*neighborhood or village*) Marstons Mills

Address 588 Route 149

Historic Name Timothy Hinckley, Jr. House

Uses: Present Residence

Original Residence, farmhouse

Date of Construction Ca. 1811

Source Barnstable County Registry of Deeds

Style/Form Full Cape

Architect/Builder Unknown

Exterior Material Cedar shingle

Foundation Granite boulders

Wall/Trim Wood

Roof Asphalt shingle

Outbuildings/Secondary Structures Shed

Major Alterations (*with dates*):

Kitchen ell, two shed dormers, dates unknown.

Condition Excellent

Moved no yes **Date**

Acreeage 3.12 acres

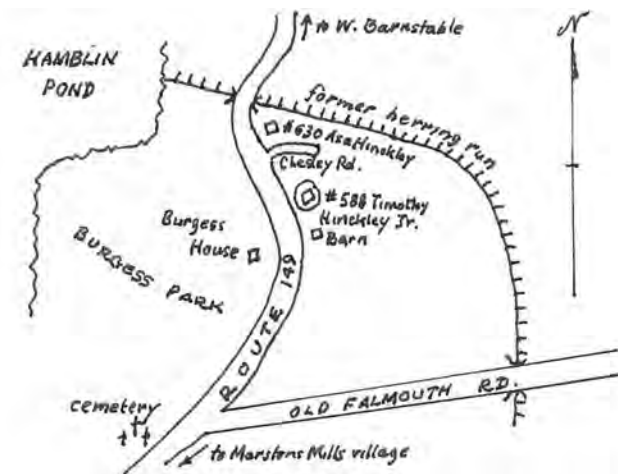
Setting Next to an antique barn, among other houses from the same era, in a rural setting on a designated Scenic Road.

Photograph



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

BUILDING FORM

MM E-3

588 Route 149, 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 Timothy⁵ Hinckley Jr. House is a full Cape Cod cottage 36' x 28', on a fieldstone foundation. A rear ell has been added to the east, 12' x 22", on a fieldstone foundation, with its roof lower than that of the main house. The building's side walls are clad in cedar shingles, and its roofs are shingled with asphalt. The front faces west onto the Marstons Mills-West Barnstable road (Route 149), and beyond to Hamblin Pond. The plan is typical, with parlors on either side of the (remodeled) entry and stair. The parlor on the east (currently a bedroom) has original joinery in the door frames on the fireplace wall and an exposed summer beam, although the paneling around the fireplace is modern. Behind these two rooms are a keeping room, with a small borning room on the northeast corner, and a buttery on the southeast corner that has been converted to a pantry. Leading east from the keeping room and one step down is a hallway with an exterior door and, beyond it, a room that may have been a summer kitchen. Upstairs are four bedrooms and one bath, all recent.

Although remodeling has been done, and the interior layout is altered, the original is still discernible and the house retains many original features. A subtle ripple in the roof points to old construction of vertical rafters with horizontal perkins overlaid with a roof deck of vertical planks. Floor timbers and sills are hewn oak. There is a beautiful pegged scarf joint in the south sill above the modern bulkhead. Floor joists are bark-on oak logs, hewn flat only on the upper side. Corner posts are boxed. There are high chair rails in the three downstairs rooms. Several doors, especially in the north parlor and keeping room, are thin early style with four panels, with thin Norfolk latches. Flooring is vertically sawn white pine boards 14"-20" wide, lightly adzed to accept plaster, suggesting that they were initially wallboards used as replacement for the original floor. The exterior windows have heavy planked frames, 12/12 sash with broad, deep muntins. Five of these match (four on the west and one on north side). Two on the south side are slightly different, suggesting possible alteration.

The central brick chimney has been rebuilt; bake oven eliminated, and two of the original three fireplaces closed off. The staircase has been rebuilt, and front door and frame are new. Full-length shed dormers were added east and west. A fieldstone cellar about 10' x 15' is reached from a bulkhead on the north side. A new cellar was dug under the south end about 1995, reached by an exterior bulkhead.

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 housewright brothers Timothy⁶ (1767-1839) and Asa Hinckley (1770-1848) were the two eldest children of Timothy⁵ Hinckley, born in West Barnstable (Benjamin^{4,3}, Samuel^{2,1}), who had probably come to Marstons Mills by the time of his marriage in 1756 to Mary⁵ Goodspeed, daughter of James⁴ Goodspeed. We do not know where Timothy and Mary lived, but in 1800 their two adult sons Asa and Timothy jointly acquired the 35 acres on the northeast corner of the Falmouth and West Barnstable roads from Samuel Goodspeed [4-194]. There is no indication in the deed of a "dwelling house" on this parcel, although it is described as having "buildings" standing on it. These could have been Samuel Goodspeed's farm buildings; his own house was closer to the village center on a different parcel of land.

In 1811, Timothy⁶ and Asa Hinckley divided the land acquired from Goodspeed such that Asa received the nine acres to the north and Timothy the fifteen acres to the south [3-192, 4-192]. (Asa also received other land in this transaction.) Each brother built a house on his lot at about the same time. Timothy deeded his property, including his "homestead" to his sons Zenas and Harvey in 1835 [17-235, 34-282], but Zenas bought out Harvey's share [33-550] and Zenas is shown on the Walling map of 1859 as the owner of the house.

When Zenas Hinckley died in 1873, his will [6267] mentions the house, a barn and sheds, a woodshed and a "cornhouse". He left his estate to his three children, George W. Hinckley, Amanda (Houghton) and Lydia, who sold it to Bennett Wing Cammett [114-207]. Cammett's wife and heir, Elizabeth, bequeathed it to her son, Chester G. Cammett [20825], who in turn sold it to Mary MacLeod of Boston, in 1926 [429-323, 324]. Mary (also known as May) MacLeod sold the house and twenty acres of land to Rachel L. Burgess (also known as Rachel H. (Hardwick) Burgess), in 1950 [749-147]. Burgess subdivided the twenty acres [Plan 347-50] such that the land surrounding the house was reduced to slightly more than one acre, and conveyed that parcel to her niece by marriage, Beryl Chipman, now Beryl Lewis, the present owner, in 1980 [3196-306].

BIBLIOGRAPHY and/or REFERENCES

Barnstable County Registry of Deeds, Deeds 4-194, 3-192, 4-192, 17-235, 34-282, 33-550, 28-388, 114-207, 429-323, 749-147, 3196-306.
Barnstable County Probates 6267, 17459, 20825.
Site visits by historic preservation expert Robert Frazee 29 Sept., 26 Dec. 2006.
Interview with owner Beryl Lewis 29 Sept. 2006.
Title research by Holly Hobart, and obituaries from local historian Vivian Cushing.
Walling map 1856, Walker Atlas 1880.

INVENTORY FORM CONTINUATION SHEETTown
BARNSTABLEProperty Address
588 ROUTE 149,
MARSTONS MILLSMASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
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ARCHITECTURAL DESCRIPTION, cont'd

The house is significant as the best preserved of the three Hinckley houses in the complex of three Cape Cod houses probably built by the Hinckley housewrights by 1811 (the Asa Hinckley House [MM E-2] to the north, the Burgess House [MM A-51] across the road). A handsome barn to the south of the Timothy Hinckley, Jr. House is clearly old, and may well have been one of the "buildings" bought by Timothy⁶ and Asa Hinckley from Samuel Goodspeed in 1800. The Burgess House was bought by Timothy⁶ from Josiah Whitman in 1817.

INVENTORY FORM CONTINUATION SHEET

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BARNSTABLE

588 ROUTE 149,
MARSTONS MILLS

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INVENTORY FORM CONTINUATION SHEET

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BARNSTABLE

Property Address
588 ROUTE 149,

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

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MARSTONS MILLS

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Ancestry of Timothy⁶ Hinckley, also known as Timothy Hinckley, Jr.
 (MMC – Marstons Mills Cemetery)

Timothy⁶ Hinckley (Benjamin⁴⁻³, Samuel²⁻¹)
 b. 1767 d. 1839, age 72 Housewright
 m. Jerusha Crocker 1766-1824
 Lucy, d. 1848 MMC
 Children:
 -- Freeman 1793-1812, died at age 19
 --- Zenas, 1788-1803, died at age 15 MMC
 Isaac, 1797-1828, died at age 31
 Zenas II, 1804-1873
 Harvey, (?-?), mentioned as his son in Deed 17-235 (1835)

Timothy⁵ Hinckley (Benjamin⁴⁻³, Samuel²⁻¹) MMC
 b. 1738 d. 1814, age 76
 m. at age 28, May 17, 1766, Mary Goodspeed (James⁴) d. 1825 age 82 MMC
 Children:
 Timothy⁶, 1767-1839 age 72 MMC
 Asa⁶, 1770-1848, age 79
 Nathan, ~1774-1857, age 83 MMC
 David
 Zaccheus, ~1778-1857, age 79 MMC
 Samuel, ~1778-1838, age 60 MMC
 Alpheus, ~1781-1808, age 27 MMC

Benjamin⁴ Hinckley (Benjamin³, Samuel²⁻¹)
 b. July 18, 1694 d. 1745
 m. November 2, 1716, Abigail Jenkins (Joseph².....
 Children:
 Abigail, 1718-
 Edmund⁵, ~1719-1783, age 65 MMC
 Samuel³, 1721-
 Joseph, 1723-
 Benjamin⁵, 1727-1750
 Sylvanus, 1729-
 Nathaniel, 1731-1800, age 69
 Nathaniel, 1732-
 Martha, 1734-
 Bathsheba, 1736-
 Timothy⁵, 1738-<1814
 Zaccheus, 1740-

Benjamin sold his Barnstable properties in the late 1700s and moved to Truro.

INVENTORY FORM CONTINUATION SHEET

Town
 BARNSTABLE

Property Address
 588 ROUTE 149,
 MARSTONS MILLS

CHAIN OF TITLE

Registry of Deeds, Barnstable County

Book/Page

**3196-306
11/13/1980**

**“Rachel H.[ardwick] Burgess a/k/a/ Rachel L. Burgess” to
Beryl Chipman** of Hingham
Land shown in Plan 347-50
Bounded to the north by Arthur H. Olson.
“Premises are a portion of the land conveyed to Grantor by deed from Mary M.
MacLeod to Rachel L. Burgess dated May 1, 1950”, Book 749 Page 147.

**749-147
5/1/1950**

Mary M. MacLeod to Rachel L. Burgess

**429-323
1/11/1926**

Chester G. Cammett (1875-1940) of Barnstable to **May M.
MacLeod** [aka Mary MacLeod] of Boston

**Probate
20825
1925**

Elizabeth Cammett to her son **Chester G. Cammett (1915-1926)**

**Probate
17459
1915**

Bennett W[ing] Cammett (1835-1915) to his widow **Elizabeth
Cammett** of Marstons Mills.

**114-207
7/10/1873**

George W. Hinckley (b. 1849) of Boston and **Lydia C. Hinckley**, a
single woman of Fitchburg and **George S. Houghton and Amanda
Houghton** of Fitchburg to **Bennett W[ing] Cammett** of Barnstable.
Three parcels of land, one of them, on the east side of the road “being the
Homestead premises of the late Zenas Hinckley”, the latter two on the west side of the road.
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**Probate
6267
1873**

Zenas Hinckley (1803-1873) bequeaths the property to his children,
George W, Lydia, and Amanda [Houghton]..

**28-388
4/9/1845
\$50.00**

Lucy Hinckley of Barnstable, widow of Timothy Hinckley (1767-1839), sells
her dower rights to the property to **Zenas Hinckley**, housewright (her son).

INVENTORY FORM CONTINUATION SHEET

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33-550 **Harvey and Caroline Hinckley** of Nantucket
3/25/1840 to **Zenas Hinckley**
\$275.00 Harvey's half of all of Timothy's real estate.

34-282 **Timothy Hinckley** gives away all of his real estate to his two sons,
12/6/1839 **Zenas** of Barnstable **and Harvey** of Nantucket, reserving the right to
live on it for the rest of his life and dower rights for his wife. After his death,
Harvey and Zenas are to pay "my present wife, Lucy" the sum of \$50.00.

17-235 **Timothy Hinckley** to his son **Zenas** of Barnstable, yeoman,
2/28/1835 "an undivided half of my homestead ... consisting of 35 acres
\$500.00 of land lying on both sides of the road ...and buildings thereon.

4-192 **Asa Hinckley to Timothy⁶ Hinckley**
3/27/1811 The southern 15 acres of the Samuel Goodspeed parcel north of Old Falmouth Road.
\$445.00

3-192 **Timothy⁶ Hinckley to Asa Hinckley**
3/27/1811 1) the northern 9 acres of the 24 acres bought from S. Goodspeed
\$240.00 2) 9 acres south of Old Falmouth Road

4-194 **Samuel Goodspeed**
1/23/1800 to **Timothy⁶ Hinckley and Asa Hinckley**
\$657.58 1) 2-acre parcel containing Samuel's dwelling house
2) 24-acre parcel on east side of Route 149, north of Old Falmouth Rd.
with buildings.

CONCLUSIONS REGARDING THE DATING OF #588 AND #630 ROUTE 149

In 1800, Samuel Goodspeed sold his land in Barnstable and moved to Pawlet, Vermont, where he died in 1816.

Samuel sold two parcels of his Barnstable lands to the brothers Timothy⁶ and Asa Hinckley [4-194, 1/23/1800, \$657.58]. The first parcel was two acres with Samuel's dwelling-house standing on it, located approximately where #499 Route 149 is now, on the west side of Route 149 near the Falmouth Road intersection. The second parcel, the one we're interested in, was 24 acres on the east side of Route 149, bounded on the south by Falmouth Road.

In 1811, Timothy⁶ and Asa Hinckley divided up this jointly-owned land east of Route 149. Asa bought from Timothy the northern nine acres of the joint property, referenced as "what we bought of Samuel Goodspeed" [3-192, 3/27/1811, \$240.00]. (As part of this same transaction, Asa also bought from Timothy another nine-acre parcel located south of Falmouth Road, but this is not described as being part of the property purchased from Goodspeed.) Timothy bought the southern fifteen-acres [4-192, 3/27/1811, \$445.00], described as having "buildings" standing on it, also referenced as being part of the previous transaction with Goodspeed.

No dwelling house is mentioned anywhere in these two deeds. Since Samuel Goodspeed already had a house, the "buildings" mentioned in the deed were probably barns or farm buildings. There is an old barn still standing on the parcel that Timothy bought.

To summarize: in the spring of 1811, Asa owned the northern part of the Goodspeed land east of Route 149 and north of Old Falmouth Road, and Timothy owned the part that lies south of Asa's parcel and extends down to Falmouth Road.

In 1811, both Asa and Timothy⁶ were in their forties, with large families—12 living children between them. They were both housewrights. I conclude that Asa built the northern house, #630, and Timothy⁶ built the one just to the south of it, #588. If they started building as soon as they divided up the land, they could both have had houses standing as early as the summer of 1811, the year they split up the Goodspeed property. However, if one of the "buildings" standing on Timothy's parcel were a house, then Timothy's house (#588) would be older. I think if there had been a house there, it would have been mentioned specifically in at least one of the deeds.

There are two other houses owned by this branch of the Hinckley family that need to be accounted for, the Burgess House and Samuel Goodspeed's house on the two acres down by Falmouth Road. It seems reasonable that either Timothy⁶ or Asa might have lived in the Goodspeed house prior to building their own houses. Timothy⁶ bought the Burgess House and barn from Jonas Whitman in 1817 [3-191], but it had previously been owned by Enoch Lovell, Sr., who died in 1816.

Timothy⁶ became prosperous and bought up a number of parcels of land in Barnstable, but he was not so lucky with his children. The only one to survive him was Zenas, to whom he gave half of his homestead and 35 acres in 1835, three years before he died. His father, Timothy⁵, however, died in debt and it is not clear where he lived. Timothy⁵'s father, Benjamin⁴, sold his Barnstable properties in the late 1700s and moved to Truro.

Holly Hobart
December 28, 2006