

FORM B – BUILDING

Date (month / year) July, 2007

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

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

079-081	Cotuit	E	13
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Town Barnstable

Place (neighborhood or village) Marstons Mills

Photograph



Northwest elevation with barn

Address 370 Route 149

Historic Name Henry Hamblin Farmhouse

Uses: Present Rental residence

Original Farmhouse

Date of Construction 1870

Source Assessor's Records

Style/Form Mansard

Architect/Builder Unknown

Exterior Material: Cedar shingle

Foundation Concrete block

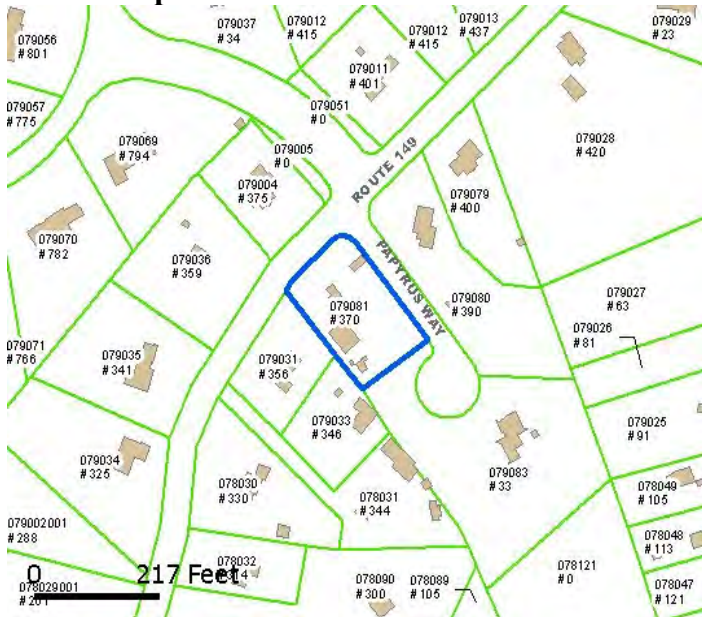
Wall/Trim Wood frame

Roof Asphalt shingle

Outbuildings/Secondary Structures

Two-story barn to southeast;
Chicken coop to northwest;
Cabin east of barn;
Three small sheds to southeast.

Sketch Map



Major Alterations (with dates)

Two story ell added southeast, perhaps c. 1900;
One story office with bathroom added to east replacing original summer kitchen c. 1955;

Recorded by James Gould, Ph.D., Holly Hobart

Organization Marstons Mills Historical Society,
Barnstable Historical Commission

Condition Much altered, although original core and barn are preserved.

Moved No Yes Date

Acreage 0.72 acres

Setting Semi-rural, facing west, close to state highway.

MM E-13**370 Route 149, Marstons Mills, Barnstable, MA****BUILDING FORM****ARCHITECTURAL DESCRIPTION** *see continuation sheet*

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

The original building is a very good example of the Second Empire style that was popular in the area after the Civil War, following the model of the A.T.Perkins "Sandanwood" in Little River two miles south of this (see Gould's paper in references). The mansard is similar to that of the A.E.Fuller house at #995 Route 149, a mile north of this house, and probably built by the same housewright. Dimensions are about 13 by 26. On the north side is a fine exterior chimney of freestone boulders; this may have been constructed by a local stone mason like Thomas Jones (1846-1927) of Barnstable village whose major work is the St. Andrew's church in Hyannisport.

To this original was added at a right angle a two story wing under a slightly pitched gable roof, measuring about 16 by 12. At the east side is a one story wing, probably replacing the original summer kitchen, which served as an office for the game warden c. 1955, with a bathroom at the east end.

Closely adjacent to the southeast is a large barn which probably dates from the construction of the main house. The barn is clad in rough-sawn clapboards, which may have been the covering of the main house too. A shed roof has been added to the east side of the barn.

There are five outbuildings: the largest is a one story chicken coop converted to a living unit to the NW of the main house. The others are smaller farm sheds, to the southeast.

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 assessor's date of 1870 accords well with the local popularity of the mansard style. The farm was then property of Zenas⁷ Hinckley (1804-1873), third son of Timothy⁶, who bought the land from John Goodspeed in 1868 (Deed 93-543). Zenas may have built the house here after 1868. A widower, he died of smallpox, without a will, and left an estate that was not settled for 125 years.

The farm was sold by Zenas's heirs in 1880 to Henry⁷ F[reeman]. Hamblin (1840-1922), son of Ellis of Newtown (Deed 143-411). Hamblin may have built the house, as shown on the Walker Atlas of 1880. The current owner, Mrs. Stuehler, heard that the house had been a waystop on the road from Marstons Mills to West Barnstable, but there is no evidence of this other than the old barn, which is large enough to have been a livery stable.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Barnstable Deeds: 93-543, 143-411, 220-46, 221-93, 321-105, 493-171, 796-61, 2274-348, 4108-127, 9329-327; Plans 297-46, 260-67.

Barnstable Probate: 6267 (Z. Hinckley).

Barnstable Vital Records for births and deaths.

Title research by Holly Hobart.

Interviews by J. Gould, May – July 2007 with owner Josephine Stuehler, former owner Sylvia Derosiers, neighbors Claire (Parker) Melix and Robert Parker, local historian Wilbur Cushing.

Genealogies by Vivian Cushing and Stephen Hamblin.

Walker Atlases 1880 (H.F.Hamblin), 1907 (H.Cahoon).

"Mansard Ladies of Cotuit" James W. Gould, Historical Society of Santuit, 2002.

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

370 ROUTE 149, MARSTONS MILLS, BARNSTABLE, MA

MASSACHUSETTS HISTORICAL COMMISSION

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Historical Description, cont'd:

In 1895 Hamblin and his second wife Eleanor Jane gave the farm to their son-in-law William Henry Cahoon (1862-1947) who was married to Hamblin's daughter Cynthia (1864-1951) (Deed 220/246). Cahoon, known as "Henry", is remembered in the interwar period as keeping goats and raising apples on the farm. He also raised cranberries on a small bog in Newtown. Cynthia, a cat-lover, took in boarders.

On Cynthia's death in 1951 the farm was sold to the state Game Warden, Joseph "Joe" B. LaFarr (1916-72) and his wife Alta G. (St. Pierre) of East Sandwich (Deed 796-61). His enforcement of the game laws made him unpopular with neighbors. The cellar was used to butcher deer which had been killed on the roads. He had three big freezers in the basement. Behind the house, next to the barn, he built a grotto of rocks and cement with a shallow pond and waterfall. LaFarr bought the first LaFrance rototiller in the village, and grew vegetables and flowers on the farm. He and Alta were divorced, she taking the two girls Sharon and Martha, and Joe their son Bernard (b. 1953), who moved to Montana where he married a Sioux woman, by whom he had two children.

LaFarr died in 1972 shortly after his retirement as warden, and the farm was sold by his executor, Ernest P. Chiasson of Athol, for \$59,100 to a couple from South Windsor CT, Roger Chanel Derosier (b. 1932) and Sylvia Dumond (b. 1938) (Deed 1983-209). Roger was an elementary school teacher in Wellfleet, with a BA from University of Maine and an MA in educational administration from Hartford University. Sylvia worked as a lab technician in Hartford and Cape Cod Hospital, trained at Tufts New England Medical Center in Boston. Shortly after they moved in their 18-month old son Roger was nearly drowned in LaFarr's grotto pond, and they subdivided the farm of 11 acres and built their own home next door at #400 Route 149. Sylvia was elected town representative in the 1980s and both Roger and Sylvia were among the founders of the Marstons Mills Village Association. Peter Derosier became a Barnstable lifeguard and was given a life saving award for saving the life of civic leader Dexter Leen in 1994.

On the lot immediately east, Prof. Brenda Boleyn and Susan Kadar of the Cape Cod Commission built an ecology house in 1982, with access on the dirt road to the north of this property, called Papyrus Way.

The main house was sold in 1975 to Pedro "Peter" J. Fermino (b. 1937), and his wife, Joan (Deed 2274-348). Peter was a backhoe operator, the son of Hazel Haines, a Wampanoag chief's daughter who worked at the Bureau of Indian Affairs in Washington, DC and a man of Cape Verdean origin. In this house Peter and Joan raised four children, a daughter and three sons.

After a decade, in 1984 the Ferminos sold the house to Donald A. Colpitts and his wife Madge (Deed 4108-127). He ran an antique shop out back until he took over the Cotuit Antiques shop in the Botello house on Rte. 28 in Santuit, at #4404 Falmouth Rd. In 1994 Colpitts sold this house for \$115,000 to the present owner, Josephine Stuehler of Portsmouth RI (Deed 9329-327), who has rented it to a variety of tenants.

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

**9329-327
 8/19/1994**

Donald A. Colpitts to Josephine Stuehler

NW – a county road
 NE – Van Buren Drive and Lot 3A
 SE – Lot 4
 SW – Shaughnessy

31,228 square feet, as shown on Plan 297-96, for Roger Derosier et. ux.

**4108-127
 5/14/1984**

Pedro J. and Joan M. Fermino to Donald A. and Madge B. Colpitts

**2274-348
 12/12/1975**

Roger C. and Sylvia Derosier to Pedro J. and Joan M. Fermino

**1983-209
 12/24/1973**

Ernest P. Chiasson of Athol, MA, executor for Joseph B. LaFarr

See Plan 260-67.

**796-61
 10/29/1951**

Cynthia F. Cahoon to Joseph B and Alta G LaFarr of E. Sandwich

**493-171
 8/16/1933**

William J. Cahoon to Cynthia F. Cahoon

**380-95
 8/2/1922**

Elliot C. and Lillie C. Backus to William J. Cahoon

**389-359
 4/15/1916,
 recorded
 9/12/1922**

Henry F, and Eleanor J. Hamblin to William H. Cahoon

See deed from Lydia C. Hinckley, et. al., to Henry F. Hamblin, book 143, page 411.

**143-411
 8/19/1880**

Lydia C. Hinckley, Ann Ames, George W. Hinckley, Amanda Houghton, George Houghton, heirs of Zenas Hinckley [1804-1873] and Samuel Hinckley, both late of Barnstable, deceased, to Henry F. Hamblin

9 3/4 acres, N by road, E – Russell Hinckley, S – Andrew Phinney’s woodland, W – Russell Hinckley, no house mentioned.

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93-543
1/6/1868
\$216.00

John Goodspeed to Zenas Hinckley

“Another tract bounded Easterly by the aforesaid road from the Plains to Osterville, southerly by woodland of Russell Hinckley and Westerly by the road leading from Marstons Mills to West Barnstable containing six and one half acres.”

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Additional Pictures:



Northeast elevation showing fieldstone chimney