

FORM B - BUILDING

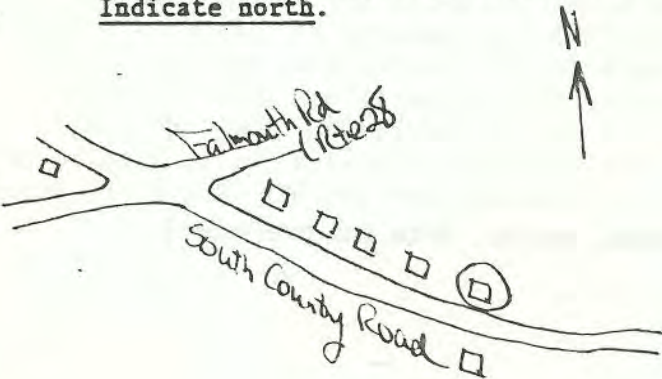
AREA	FORM NO.
MMA	18

MASSACHUSETTS HISTORICAL COMMISSION  
 80 BOYLSTON STREET, BOSTON, MA 02116



SKETCH MAP

Show property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection. Indicate north.



Town Barnstable (Marstons Mills Center)

Address 1740 South County Road

Historic Name Hinckley Homestead

Use: Present dwelling

Original dwelling

DESCRIPTION:

Date early 18th century

Source County Registry

Style Georgian

Architect unknown

Exterior wall fabric shingle

Outbuildings barn

Major alterations (with dates) \_\_\_\_\_

none

Moved no Date \_\_\_\_\_

Approx. acreage 3.04

Setting residential village area

(outskirts)

Recorded by Barbara Crosby; Hazel Meyer

Organization Barnstable Historical Comm.

Date 1984 revised 1985

Photo #87-1-A18

(Staple additional sheets here)



**ARCHITECTURAL SIGNIFICANCE** (Describe important architectural features and evaluate in terms of other buildings within the community.)

The Hinckley Homestead is an excellent example of an early Cape cottage although it does not appear as old as its ascribed early 18th century date. It is a full five bay cottage enclosed by a gable roof with end chimneys (a feature generally associated with the later 18th century). Its center entry is enframed by pilasters. Windows have simple frames and generally contain 6/6 sash (some gable windows contain 2/2 sash).

**HISTORICAL SIGNIFICANCE** (Explain the role owners played in local or state history and how the building relates to the development of the community.)

This house and land have been in the Hinckley family since Samuel Hinckley arrived from Kent, England in 1639 and received a grant of land between 1639-1662. In 1662 he died and left his estate to three sons, Samuel, Thomas and John. This information comes from personal documents of the family. On record is a document of division of the estate of the son Samuel between his five sons in 1726. They each received the land on which their house stood. Benjamin received this "tract of upland and swamp ground on which his house now stands". He died in 1745 intestate and his son Edmond received "full power to administer (estate) of deceased Benjamin Hinckley". When Edmund died in 1783, he left five sons and two daughters and a widow. His widow was to live in the house for her natural life, his sons to receive the real estate, buildings, land and outdoor moveables. His daughters received the indoor moveables. In 1803 and 1806 Enoch purchased real estate of his deceased father from his brothers. At Enoch's death in 1842, his son Luther received the homestead and buildings. The other two sons received land and furniture. When Luther died in 1883, his wife, Thankful received the improvement of the homestead until her death, then the estate was to be divided among the four children. In 1903 the youngest son, Prentiss, bought all the real estate of the late Luther from his brothers and sister, then sold land to them retaining the homestead. He died in 1932 leaving his estate to his wife Elizabeth. His other kin included three neices. At the death of Elizabeth in 1946, the land and buildings with all furniture and furnishings was left to "Annie Hinckley Perry, a neice of my late husband". At Mrs. Perry's death in 1974, her husband Franklin Hinckley Perry inherited

**BIBLIOGRAPHY and/or REFERENCES** (name of publication, author, date and publisher)

Barnstable County Atlases. 1858, 1880, 1907.  
County Registry of Deeds and Probate.  
Town Assessors Records 98/11  
Oral history: M/M Franklin Perry -  
1740 South County Rd., MM

