

# FORM B – BUILDING

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

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

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**Town** Barnstable

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

## Photograph



**Address** 275 Osterville-West Barnstable Road

**Historic Name** Minnie Allen House

**Uses: Present** Rental unit

**Original** Summer cottage

**Date of Construction** c. 1910

**Source** 1900-Assessor's Card;  
c.1910-Thomas Chadwick Memoir

**Style/Form** Vernacular cottage

**Architect/Builder** Unknown

## Exterior Material:

**Foundation** Mortared field stone

**Wall/Trim** Cedar shingle

**Roof** Composition shingle

## Outbuildings/Secondary Structures

Outhouse

## Major Alterations (*with dates*)

Porch enclosed c. 1980; insulated c. 1980.

**Condition** Close to original

**Moved**  No  Yes **Date**

**Acreage** 0.46 acres

**Setting** Suburban

## Sketch Map



**Recorded by** James W. Gould

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

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

**BUILDING FORM****275 Osterville-West Barnstable Road, Marstons Mills, Barnstable****ARCHITECTURAL DESCRIPTION**  *see continuation sheet**Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

This is a one story cottage on a 21 x 21' square foundation of mortared fieldstone. The cladding is white cedar shingle with white trim. There is a hopper roof covered with composition asphalt shingle.

**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.*

Although the Assessor records (unreliably) that the building was built in 1900, no evidence of a structure appears in deeds before 1952. The woodland of 23 ½ acres was known as the Coleman Lot when it was sold at auction on January 18, 1904, by the estate of L. Willis Leonard of Osterville, inventoried at a value of \$75, which surely precludes the presence of a building there (Probate Docket 13664). The deed (270-545) from the Leonard estate to Nathan Hastings Allen says he paid \$108.

Allen (1844-1909) was a prominent architect who designed Osterville Union Hall, a veteran of Sherman's March in the Civil War as a member of the Ohio National Guard Company. Allen died shortly after the war and the property was inherited by his widow and executor, Minnie (Cammett) Allen (1866-1952). Minnie was active in the Osterville community as a singer, dressmaker (1907), owner of a tea shop (1919), dancing teacher (1920), and fundraiser for the Hyannis Hospital (1922).

The Osterville builder Thomas A. Chadwick (1895-1915) recorded "Beginning in my fifteenth year, I worked on my father's jobs ... I helped in building a house for a young Doctor, just this side of Marstons Mills ..." This building has not been located, nor the doctor identified.

In 1916 Minnie Allen sold 23 acres of woodland to developers Lawrence Corcoran and John P. Swenson; the value of the land was only \$150. It was mortgaged to John Williamson, who sold the land to Andrew Niska of Sagamore for \$2300. In 1947, Niska gave it to Edwin A. Niska of West Lynn.

At the end of 1952 when it was bought from the bank by Joseph and Margaret Santos, a building is first recorded. Was it moved from another location? In 1955, James Lawrence Santos, who worked at the A & P in Osterville, and his wife, Marlowe, sold the house to Henry A. Hylton, the African-American proprietor of the nearby motel, Osterville Pines. Hylton lived here until until 1977, when he became blind and moved to New York, selling the house to Cesar Augusto R. Mendes. Mendes rented the house and improved it with insulation and by enclosing the porch.

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

Barnstable County Registry of Deeds, Deeds 270-545, 348-192, 349-314, 352-205, 361-355, 361-452, 386-428, 386-496, 393-118, 468-161, 662-303, 671-337, 735-374, 829-265, 893-34, 2500-6, 10229-193, 10294-168; Probates 13664, 15572.  
 Thomas A. Chadwick, "Some Recollections of Osterville, 1895-1915", in Chesbro, Paul, Osterville: A History, Vol. II, 1989, p. 64, with photographs of Minnie and N. Hastings Allen, p.58.  
 Interviews with owner and previous owner, March 30, 2008.  
 Obituary of N. Hastings Allen in Barnstable Patriot, March 22, 1909.

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

275 OSTERVILLE-WEST BARNSTABLE ROAD, MARSTONS MILLS

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On Mendes's death in 1994, his wife Sally De'Emma Tennant Gray Mendes (b. 1925) sold it for \$47,000 to the current owner, merchant mariner and teacher at Massachusetts Maritime Academy Linda Letourneau (b. 1960), who called it "Cesar's Palace" and continued to rent it out.