

FORM B – BUILDING

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

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

060015

Cotuit

E

33

Town Barnstable

Place (*neighborhood or village*) Marstons Mills

Address 240 River Road

Historic Name Mills River Farm

Uses: Present Single family residence

Original Single family residence

Date of Construction 1945-6

Source Barnstable Deed 635/358

Style/Form Vernacular neo-colonial eclectic

Architect/Builder Verl E. Settler

Exterior Material:

Foundation Concrete block

Wall/Trim Clapboard

Roof Composition

Outbuildings/Secondary Structures

Horse barn E, 2 sheds NE

Major Alterations (*with dates*)

Major gabled wing E, extension W.

Condition Much altered

Moved No Yes **Date**

Acreage 5.44 acres

Setting Rural, on east bank of Marstons Mills River

Photograph



Sketch Map



Recorded by James W. Gould, Holly Hobart

Organization Marstons Mills Historical Society
Barnstable Historical Commission

Date (*month / year*) January, 2009

BUILDING FORM

MM E-33

240 River 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 two story residence in vernacular eclectic neo-Colonial style. The plan is an L with the original Full Cape Cod house on the west end, to which a larger cross-gabled portion was added with a new front door facing east. The west end was also extended with a small room.

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.

A 22' x 22' Cape Cod cottage was built in 1945-6 by Verl Eugene Settler (b. 1921 Grafton WV), after his discharge as corporal in the 68th (antiaircraft) Coast Artillery. He had married in 1941 Lucille Claire Gifford (Lorenzo⁹, William⁸, Edward⁷⁻⁶, Joseph⁵⁻⁴, Gershom³, William²⁻¹).(1927-87).

The property is of historic interest because it may have been the site of the first house built in the area, and the bridge crossing the Mills River.

Charles E. Dodge had purchased the property from Affie Jones in June 1939 (Deed 553/495-6). Dodge tore down the historic Ezra Lovell homestead that lay about 100 feet east of this new house, and used parts of it to build the house next door at 340 Lovell's Lane. The old house, a two-story duplex, had been shared for a century by the Hinckley and Lovell families. In 1834 two carpenters, Samuel⁶ Hinckley (1778-1838) and Ezra⁶ Lovell (1789-1879) carefully divided the land, house and shop on the road to the south (Deed 15/78-9). In 1820 Ezra, then a shipwright, had bought the half of the property that had been left to Nathan Bodfish, who lived here (Deed 3/192). The nine acres and house had been sold in 1804 to the two housewrights Nathan Bodfish and Samuel Hinckley by yeoman Joseph⁵ Chipman (1758-1827) (4/77). Chipman had come to the village by 1789, settling just west of the farm of his father-in-law Nathaniel⁵ Hinckley whose wife was his aunt Elizabeth Chipman (3/13). It is not known from whom Chipman bought the land, but much of the area remained in the ownership of Seth⁵ Goodspeed, who had inherited it from the first settler of the area, Roger¹ Goodspeed. Roger's first house on the South Sea may have been here (his second house is just across the river).

Of particular importance on this property is the raised causeway to the former bridge over the river carrying the road west to Lovell's (Fuller's) Pond, and northwest to Newtown.

Verl and Lucille Settler had five children, all born in Marstons Mills. They expanded the house by adding the gabled ell with the new front door facing east. In 1975 the Settlers sold the house to her sister Jean's son the cabinetmaker Robert Alan Parker Jr. (b. 1934). He named the place Mills River Farm. In 2003 he deeded it (Deed 16260/134) to his second wife's daughter Patricia "Patty" (Duarte) Maroney (b. 1963) but continues to live there.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Vivian Cushing's research on the property.

Barnstable Registry of Deeds: Deeds 3/13, 3/192, 4/77-8, 4/190, 15/78-9, 28/362, 146/478, 553/495, 634/555, 653/359, 2757/305, 16260/134.

Barnstable vital records.

Walker Atlas 1880, Walling map 1856.

Interviews with owner Robert Parker 5 Feb.2009, local historian Wilbur Cushing 7 Feb. 2009.

Goodspeed Genealogy

Winifred Dick & Earlene MacDowell, Gifford Genealogy, pp 27, 41.

J.W.Gould, Araujo Souza family.1999.

Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*