

# FORM B – BUILDING

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

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

060011001	Cotuit	E	26
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**Town** Barnstable

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

## Photograph



**Address** 80 Hi River Road

**Historic Name** Charles Pina Farmhouse

**Uses: Present** Single family home

**Original** Farmhouse

**Date of Construction** 1917

**Source** Barnstable deeds 350/499, 356/403

**Style/Form** Vernacular (Santuit Azorean style)

**Architect/Builder** Joaquim "Jack" Rogers of Santuit

## Exterior Material:

**Foundation** Concrete

**Wall/Trim** Cedar shingle

**Roof** Composition shingle

**Outbuildings/Secondary Structures**  
Large, flat-roofed garage/room NW

## Major Alterations (*with dates*)

- Northward extension c. 1937;
- Extension on east c. 1946 (?);
- Porch enclosed on south side, 1950s;
- Enclosed entry porch c. 1970.

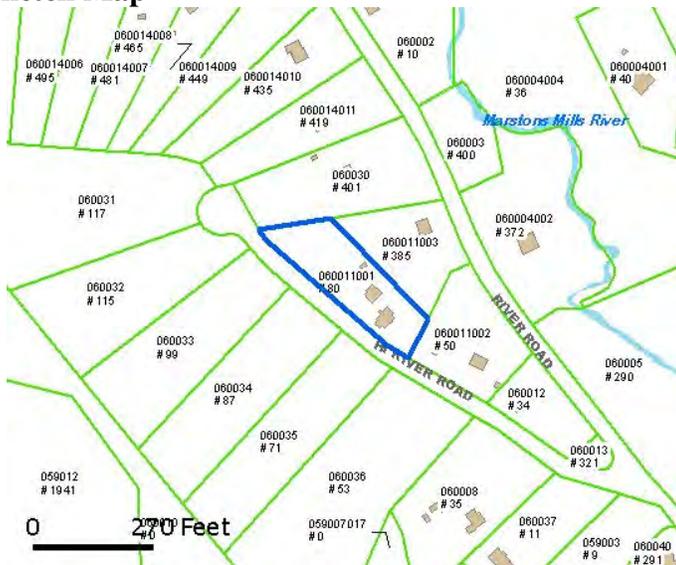
**Condition** Much altered, although central structure remains

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

**Acres** 0.9 acres

**Setting** Rural at end of abandoned road from village center to Newtown.

## Sketch Map



**Recorded by** James W. Gould, Holly Hobart

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

**Date** (*month / year*) January, 2009

**MM E-26**

**6 Lovells Lane, Marstons Mills, Barnstable**

**BUILDING FORM**

**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 vernacular farmhouse under a steep gable roof, similar to the Azorean vernacular style of Santuit houses built between 1895 and 1920. On the west side are two shed roofed dormers. There are one story additions on all sides. The largest extends northward with a chimney, built about 1937 with a later addition to the east. On the south side a 14' x 8' former porch was enclosed with a bay window in the 1950s. On the west is an enclosed entry porch built about 1970. To the northwest is a large garage under a flat roof. A concrete block chimney stands outside the southwest corner, a vent for the oil furnace.

**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 Pina Farmhouse is unusual in having been owned by the same family for nearly a century (91 years). It is also notable architecturally as an example of the vernacular Azorean style.

Ten acres of land on the ancient cartway from Marstons Mills to Newtown were sold in 1889 by Ansel B. Fuller to Ada May Bearse for \$50. Ada's heir John S. Bearse of Hyannis built a summer shack here about 1909 (the Assessor's date). Probably none of the shack remained when Charles Pina bought the ten acres from the Bearse heirs in 1917. Pina (1864-1936), born on the Cape Verdean island of Fogo, built this house with the bartered help of the Azorean cabinetmaker Joaquim "Jack" Rogers (1873-1943) who had come to Santuit in 1915 and built a number of vernacular style houses with steeply gabled roofs, a style seen in East Falmouth as well as Newtown. Charles and his wife Maria Socorro Rosario (1887-1964), also from Fogo, had nine children who grew up here. Charles farmed the land, selling vegetables and fruit from a peddler's wagon, and raising turkeys, chickens, goats, cows and pigs.

After Mary's death in 1964, the eight surviving children subdivided the farm, leaving this house to construction worker Porfirio John Pina (1925-1994), who was married to Native American Rosetta Tucker (b. 1923). The outbuilding was moved from the center of Osterville where it had been a garage. Back taxes on the property were assumed by Porfirio, who divided the property in 1995, giving the house to his son Paul John Pina (b. 1956), and one acre lots to his children Charles Pina (b. 1949) and Jo Ann Filkins (b. 1962). His unmarried daughter Rosetta Pina (b. 1955) lives in the house in 2008.

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

Barnstable County Registry of Deeds: Deeds 185/27, 350/499, 356/403, 601/105, 9153/242, 10274/185; Probates 94P 1702-AD1; Plans 304/79, 519/64.

Interviews with Charles and Rosetta Pina 2, 15 Sept. 2008.

Pina family tree by J.W.Gould, 3 Sept. 2008

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