

# FORM B – BUILDING

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

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

100006002	Cotuit	E	17
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Town Barnstable

Place (*neighborhood or village*) Marstons Mills

## Photograph



Address 572 Route 149

Historic Name Samuel Goodspeed's Barn

Uses: Present Storage

Original Barn

Date of Construction Before 1800

Source

Style/Form English barn

Architect/Builder Unknown; local craftsman

Exterior Material:

Foundation Field stone

Wall/Trim Cedar Shingle

Roof Composition Shingle

Outbuildings/Secondary Structures

None

Major Alterations (*with dates*)

Unknown

Condition Excellent

Moved  no  yes Date

Acreage 0.21 Acres

Setting On an ancient way, now a rural state highway, in a small neighborhood of historic houses.

## Sketch Map



Recorded by Holly Hobart

Organization Marstons Mills Historical Society,  
Barnstable Historical Commission

Date (*month / year*) February, 2008

**BUILDING FORM****Barn, 572 Route 149, Marstons Mills, Barnstable MM E-17****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 barn of the English form, with a simple gable roof and a pair of large doors on the front wall under the eaves. It stands close to and at a slight angle to the present road. The sliding front doors are surmounted by two small adjacent window strips of three lights each. On the northeast side is a six-over-six window in the peak of the gable, and an addition with a gable roof in front that slopes down to a shed roof at the rear. On the southwest side, the bank is cut away and a pair of large doors leads into a fieldstone cellar. On the same side is a pair of six-over-six windows at the level of the ground floor and another six-over-six window in the peak of the gable.

**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.*

“Before the year 1653, Roger Goodspeed removed from Goodspeed’s Hill [in Barnstable Village] to the Indian village of Mistick or Misteake, now known by the more modern and perhaps more euphonious name of Marstons Mills. I think he was the first of the whites who settled in that part of the town.” Amos Otis, Genealogical Notes of Barnstable Families.

In 1800, Samuel Goodspeed, a descendant of Roger, sold his land in Marstons Mills and moved to Pawlet, Vermont, where he died in 1816. Before moving, Samuel sold two parcels of land, with buildings, to the brothers Timothy<sup>6</sup> and Asa Hinckley (Deed 4-194 dated 1/23/1800, \$657.58). The first parcel was two acres with Samuel’s dwelling house standing on it, located approximately where 499 Route 149 is now, on the west side of Route 149 at the intersection of Falmouth Road. The second parcel was 24 acres running along the east side of Route 149, bounded on the south by Falmouth Road.

In 1811, Timothy and Asa Hinckley divided up this jointly-owned land east of Route 149 (at that time known as the road from Marstons Mills to the West Parish Meetinghouse). Asa bought from Timothy the northern nine acres of the joint property, referenced as “what we bought of Samuel Goodspeed” (Deed 3-192 dated 3/27/1811, \$240.00). On the same day, Timothy bought the southern fifteen acres (Deed 4-192 dated 3/27/1811, \$445.00), described as having “buildings” standing on it, also referenced as being part of the previous transaction with Goodspeed. This is the parcel on which the barn stands.

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

Barnstable County Registry of Deeds.

Visser, Thomas Durant, Field Guide to New England Barns and Farm Buildings, Hanover, University Press of New England, 1997.

Walling Map, 1856.

Brownson, Held, Norton, Genealogical Notes of Cape Cod Families, Duxbury, MA, 1966, (holographic manuscript).

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

BARNSTABLE, BARN, 572 ROUTE 149, MARSTONS MILLS

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Area(s) Form No.

E	17
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**Historical Narrative, cont'd**

No dwelling house is mentioned anywhere in these two latter deeds. Since Samuel Goodspeed's house was down the street on the other side, the "buildings" mentioned in the deed must have been barns or farm buildings. It is proposed here that the barn standing on this property today is Samuel Goodspeed's barn, modernized and renovated over the years.

Timothy and Asa Hinckley each built a house on his own land, both of which are still standing as of summer, 2008. The house standing immediately to the north of the barn appears from the deeds to have been built by Timothy, who was a housewright. Timothy's property was inherited by his sons, Zenas and Harvey, upon Timothy's death in 1838 (Deeds 17-235, 34-282). Harvey, a shipwright living in Nantucket, sold his half to Zenas (Deed 33-550). Zenas's three children inherited in turn, and sold the house and barn to Bennett Cammett in 1873 (Deed 114-207). Upon Bennett's death in 1915, his son wife Elizabeth inherited the property (Probate 17459), and upon her death in 1925, their son, Chester G. Cammett, became the owner (Probate 20825). In 1926, Cammett sold to Mary (or May) M. McLeod, (Deed 429-323), who sold to Rachel Burgess in 1950 (Deed 749-147), who also owned the old house across the road, known as the "Burgess House".

Rachel Burgess subdivided the Hinckley property in 1983 (Plan 376-78, 8/1/1983) such that the barn and the house were on separate parcels. On her death, the executor, the First National Bank of Boston, sold the parcel containing the barn to Kenneth Luechauer, a merchant marine officer, in 1991 (Deed 7535-209, 5/15/1991), who renovated the old barn and built a house behind and to the south of it.

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Area(s) Form No.

E

17

**Title****Barnstable County Registry of Deeds****Book/Page****7335-209  
5/15/1991****First National Bank of Boston, trustee for estate of Rachel L. Burgess to  
Kenneth D. Luechauer of Centerville**

“...a certain piece of land together with a barn thereon ...”  
 Lot 6 on Plan of Land, Book 376, Page 78

**749-147  
5/1/1950****Mary M. MacLeod to Rachel L. Burgess****429-323  
1/11/1926****Chester G. Cammett (1875-1940) of Barnstable to May M.  
MacLeod [aka Mary MacLeod] of Boston****Probate  
20825  
1925****Elizabeth Cammett to her son Chester G. Cammett (1915-1926)****Probate  
17459  
1915****Bennett W[ing] Cammett (1835-1915) to his widow Elizabeth  
Cammett of Marstons Mills.****114-207  
7/10/1873**

**George W. Hinckley** (b. 1849) of Boston and **Lydia C. Hinckley**, a  
 single woman of Fitchburg and **George S. Houghton and Amanda  
 Houghton** of Fitchburg to **Bennett W[ing] Cammett** of Barnstable.  
 Three parcels of land, one of them, on the east side of the road “being the  
 Homestead premises of the late Zenas Hinckley”, the latter two on the west side of the road.

**Probate  
6267  
1873****Zenas Hinckley (1803-1873) bequeaths the property to his children,  
George W, Lydia, and Amanda [Houghton]..****28-388  
4/9/1845  
\$50.00****Lucy Hinckley** of Barnstable, widow of Timothy Hinckley (1767-1839), sells  
her dower rights to the property to **Zenas Hinckley**, housewright (her son).

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E	17
---	----

**33-550**                    **Harvey and Caroline Hinckley** of Nantucket  
**3/25/1840**                to **Zenas Hinckley**  
**\$275.00**                    Harvey's half of all of Timothy's real estate.

**34-282**                    **Timothy Hinckley** gives away all of his real estate to his two sons,  
**12/6/1839**                **Zenas** of Barnstable **and Harvey** of Nantucket, reserving the right to  
 live on it for the rest of his life and dower rights for his wife. After his death,  
 Harvey and Zenas are to pay "my present wife, Lucy" the sum of \$50.00.

**17-235**                    **Timothy Hinckley** to his son **Zenas** of Barnstable, yeoman,  
**2/28/1835**                "an undivided half of my homestead ... consisting of 35 acres  
**\$500.00**                    of land lying on both sides of the road ...and buildings thereon.

**4-192**                    **Asa Hinckley to Timothy<sup>6</sup> Hinckley**  
**3/27/1811**                The southern 15 acres of the Samuel Goodspeed parcel north of Old Falmouth Road.  
**\$445.00**

**3-192**                    **Timothy<sup>6</sup> Hinckley to Asa Hinckley**  
**3/27/1811**                1) the northern 9 acres of the 24 acres bought from S. Goodspeed  
**\$240.00**                    2) 9 acres south of Old Falmouth Road

**4-194**                    **Samuel Goodspeed**  
**1/23/1800**                to **Timothy<sup>6</sup> Hinckley and Asa Hinckley**  
**\$657.58**                    1) 2-acre parcel containing Samuel's dwelling house  
                                   2) 24-acre parcel on east side of Route 149, north of Old Falmouth Rd.  
                                   "together with my barn and all other buildings standing thereon".

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**Additional Photographs:**



**Northeast side showing addition with shed roof at rear**



**Southwest side showing cellar doors**

# INVENTORY FORM CONTINUATION SHEET

Town

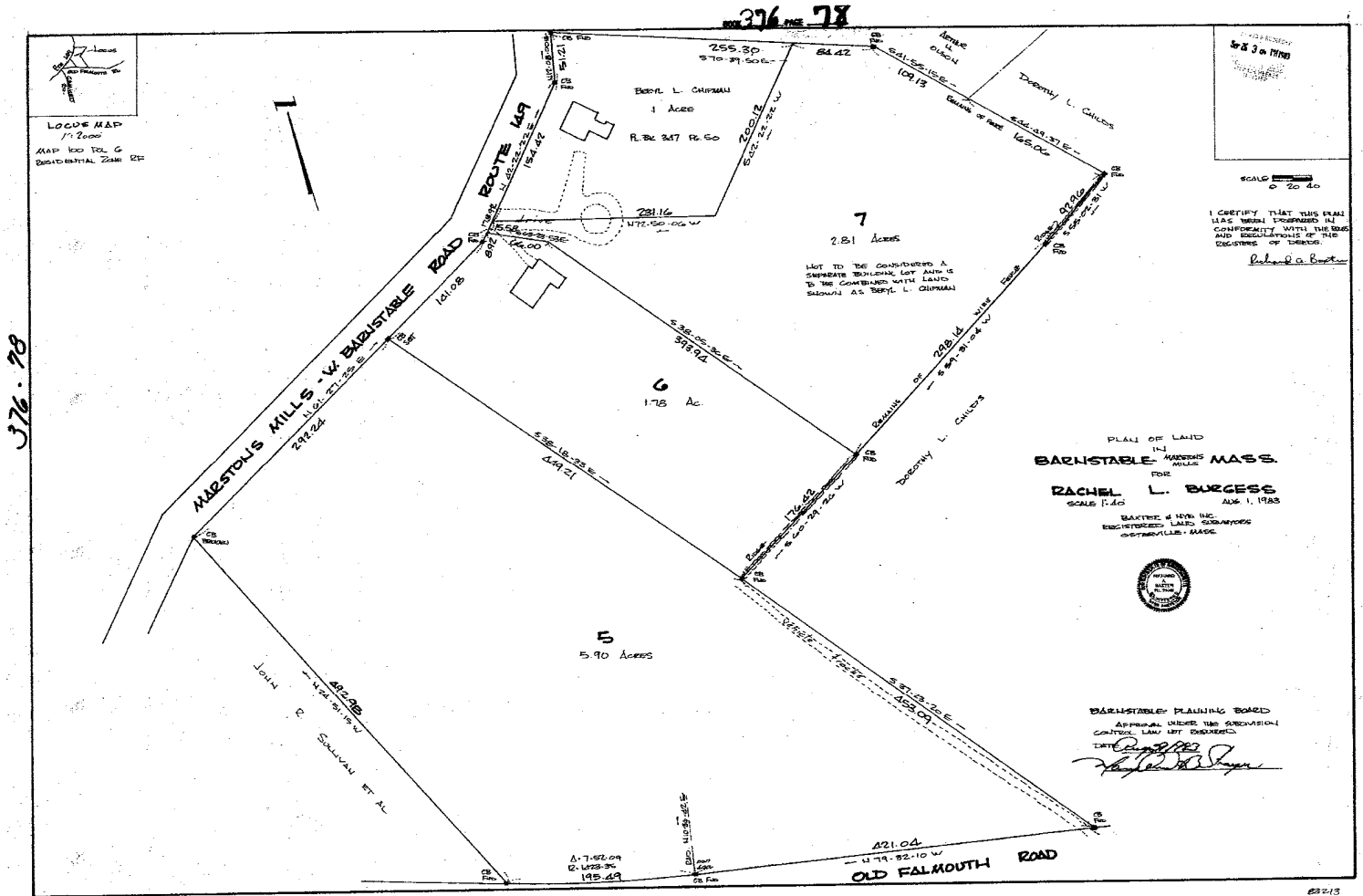
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Plan 376-78, showing physical relationship of barn in Parcel 6 and Timothy Hinckley House in Parcel 7.