

FORM B - BUILDING

<u>AREA</u>	<u>FORM NO.</u>
MMA	18

JAN 27 1987

MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET  
BOSTON, MA 02116



Location Barnstable (Marstons Mills)

Address 1740 South County Road

Historic Name Hinckley Homestead

Use: Present dwelling

Original dwelling

DESCRIPTION

Date early 18th century, c. 1750

Source County Registry

Style Georgian

Architect unknown

Exterior Wall Fabric shingle

Outbuildings barn

Major Alterations (with dates) none

Condition excellent

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

Acreage 3.04 98/11

Setting residential village area  
(outskirts)

Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s).  
Indicate north

see attached assessors' map

UTM REFERENCE 19/383600/4611560

USGS QUADRANGLE Cotuit, MA

SCALE 1:25,000

Recorded by Candace Jenkins

Organization Barnstable Historical Comm.

Date 1986

**NATIONAL REGISTER CRITERIA STATEMENT (if applicable)**

The Hinckley Homestead possess integrity of location, design, setting, materials, workmanship, feeling and association. It is significant for its continuous (to present) associations with the Hinckley family as well as the development of Marstons Mills. It is most significant for the high quality of its intact Georgian style architecture which includes an elegant swelled console entry treatment. The house thus meets criteria A, B and C of the National Register of Historic Places.

**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, which carry swelled consoles. Windows have simple frames and generally contain 6/6 sash (some gable windows contain 2/2 sash). This is one of only three period houses in town to employ the elegant swelled console entry treatment.

**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 nieces. At the death of Elizabeth in 1946, the land and buildings with all furniture and furnishings was left to "Annie Hinckley Perry, a niece of my late husband." At Mrs. Perry's death in 1974, her husband Franklin Hinckley Perry inherited.

**BIBLIOGRAPHY and/or REFERENCES**

Barnstable County Atlases. 1858, 1880, 1907.  
County Registry of Deeds and Probate.  
Town Assessors Records, 1798/11  
Oral history: M/M. Franklin Perry.  
1740 South County Rd., MM

JAN 27 1987

87000248

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Hinckley Homestead (Barnstable MRA)  
Barnstable County  
MASSACHUSETTS

Substantive Review

Working No. JAN 27 1987  
Fed. Reg. Date: \_\_\_\_\_  
Date Due: 2/26/87 - 3/13/87  
Action:  ACCEPT  
 RETURN 3-13-87  
 REJECT  
Federal Agency: \_\_\_\_\_

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

*see general review comments for the MRA.*

Recom./Criteria Return  
Reviewer Swagg  
Discipline Arch. History  
Date 3/13/87  
\_\_\_\_\_ see continuation sheet

Nomination returned for:  technical corrections cited below  
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership		Status	Present Use
	Public	Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible?  yes  no

7. Description

- |                                    |                                       |                                    |   |
|------------------------------------|---------------------------------------|------------------------------------|---|
| Condition                          |                                       | Check one                          | Check one                                 |
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered | <input type="checkbox"/> original site    |
| <input type="checkbox"/> good      | <input type="checkbox"/> ruins        | <input type="checkbox"/> altered   | <input type="checkbox"/> moved date _____ |
| <input type="checkbox"/> fair      | <input type="checkbox"/> unexposed    |                                    |   |

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

**8. Significance**

Period \_\_\_\_\_ Areas of Significance—Check and justify below \_\_\_\_\_

Specific dates \_\_\_\_\_ Builder/Architect \_\_\_\_\_

Statement of Significance (*in one paragraph*) \_\_\_\_\_

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

**9. Major Bibliographical References**

**10. Geographical Data**

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

**11. Form Prepared By**

**12. State Historic Preservation Officer Certification**

The evaluated significance of this property within the state is:

\_\_\_\_ national      \_\_\_\_ state      \_\_\_\_ local

State Historic Preservation Officer signature \_\_\_\_\_

title \_\_\_\_\_ date \_\_\_\_\_

**13. Other**

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed Patrick Andrews Date 3/13/87 Phone: \_\_\_\_\_

FORM B - BUILDING

<u>AREA</u>	<u>FORM NO.</u>
MMA	18

MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET  
BOSTON, MA 02116

Town Barnstable (Marstons Mills)

Address 1740 South County Road

Historic Name Hinckley Homestead

Use: Present dwelling

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Source County Registry

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Major Alterations (with dates) none

Condition excellent

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

Acreage 3.04 98/11

Setting residential village area

(outskirts)

Recorded by Candace Jenkins

Organization Barnstable Historical Comm.

Date 1986

SEP 18 1987

Photo (3"x3" or 3"x5", black and white) Indicate address of property on back of photo. Staple to left side of form.

Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s).  
Indicate north

see attached assessors' map

UTM REFERENCE 19/383600/4611560

USGS QUADRANGLE Cotuit, MA

SCALE 1:25,000

IAN 27 1087

### **NATIONAL REGISTER CRITERIA STATEMENT (if applicable)**

The Hinckley Homestead possess integrity of location, design, setting, materials, workmanship, feeling and association. It is significant for its continuous (to present) associations with the Hinckley family as well as the development of Marstons Mills. It is most significant for the high quality of its intact Georgian style architecture which includes an elegant swelled console entry treatment. The house thus meets criteria A and C of the National Register of Historic Places.

### **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, which carry swelled consoles. Windows have simple frames and generally contain 6/6 sash (some gable windows contain 2/2 sash). This is one of only three period houses in town to employ the elegant swelled console entry treatment.

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

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### **BIBLIOGRAPHY and/or REFERENCES**

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

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only  
received 1/27/87  
date entered

Continuation sheet

Item number

Page

Multiple Resource Area  
Thematic Group

Name Barnstable MRA  
State Barnstable Co., MA

Nomination/Type of Review

Date/Signature

51. Hallett, Seth, House

~~Substantive Review~~

for Keeper

Patrick Andrews 9/18/87

Attest

Beth L. Savage 9/18/87

52. Hallett, Capt. William,  
House

~~Substantive Review~~

for Keeper

Patrick Andrews 9/18/87

Attest

Beth L. Savage 9/18/87

53. Harlow Homestead

~~Substantive Review~~

for Keeper

Patrick Andrews 9/18/87

Attest

Beth L. Savage 9/18/87

54. Hawley, Gideon, House

~~Substantive Review~~

for Keeper

Patrick Andrews 3/13/87

Attest

Beth L. Savage 3/13/87

55. Hinckley, Capt. Joseph,  
House

Entered in the  
National Register

for Keeper

Shelene Byrum 3/13/87

Attest

56. Hinckley Homestead

~~Substantive Review~~

for Keeper

Patrick Andrews 9/18/87

Attest

Beth L. Savage 9/18/87

57. Hinckley, Nymphus, House

Entered in the  
National Register

for Keeper

Shelene Byrum 3/13/87

Attest

58. Hinckley, S. Alexander,  
House

~~Substantive Review~~

for Keeper

Patrick Andrews 9/18/87

Attest

Beth L. Savage 9/18/87

59. Hyannis National Guard  
Return Armory Battery D of the  
685th AAA Battalion

~~Substantive Review~~

for Keeper

Attest

60. Isham, Herman, House

Entered in the  
National Register

for Keeper

Shelene Byrum 3/13/87

Attest

87000248

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

*Substantive Review*

Hinkley Homestead (Barnstable MRA)  
Barnstable County  
MASSACHUSETTS

Working No. JAN 27 1987  
Fed. Reg. Date: 2/2/87  
Date Due: 9/26/87  
Action:  ACCEPT 9-18-87  
 RETURN  
 REJECT

- resubmission
- nomination by person or local government
- owner objection
- appeal

Federal Agency: \_\_\_\_\_

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

*Excellent local example of early  
Cape cottage w/ associations  
with early settlement family,  
the Hinckley.*

Recom./Criteria Accept AAC  
Reviewer Surge  
Discipline Architectural History  
Date 9/18/87  
\_\_\_\_\_ see continuation sheet

Nomination returned for: \_\_\_\_\_ technical corrections cited below  
\_\_\_\_\_ substantive reasons discussed below

1. Name \_\_\_\_\_

2. Location \_\_\_\_\_

3. Classification

Category	Ownership Public Acquisition	Status Accessible	Present Use
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4. Owner of Property \_\_\_\_\_

5. Location of Legal Description \_\_\_\_\_

6. Representation in Existing Surveys  
Has this property been determined eligible?  yes  no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

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**8. Significance**

Period \_\_\_\_\_ Areas of Significance—Check and justify below

Specific dates \_\_\_\_\_ Builder/Architect \_\_\_\_\_

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- summary paragraph
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**9. Major Bibliographical References**

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**10. Geographical Data**

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

---

Verbal boundary description and justification

---

**11. Form Prepared By**

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**12. State Historic Preservation Officer Certification**

The evaluated significance of this property within the state is:

\_\_\_\_ national      \_\_\_\_ state      \_\_\_\_ local

State Historic Preservation Officer signature

title \_\_\_\_\_ date \_\_\_\_\_

---

**13. Other**

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_

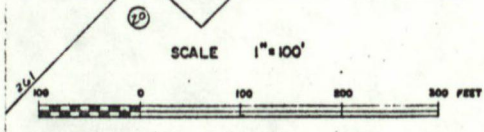
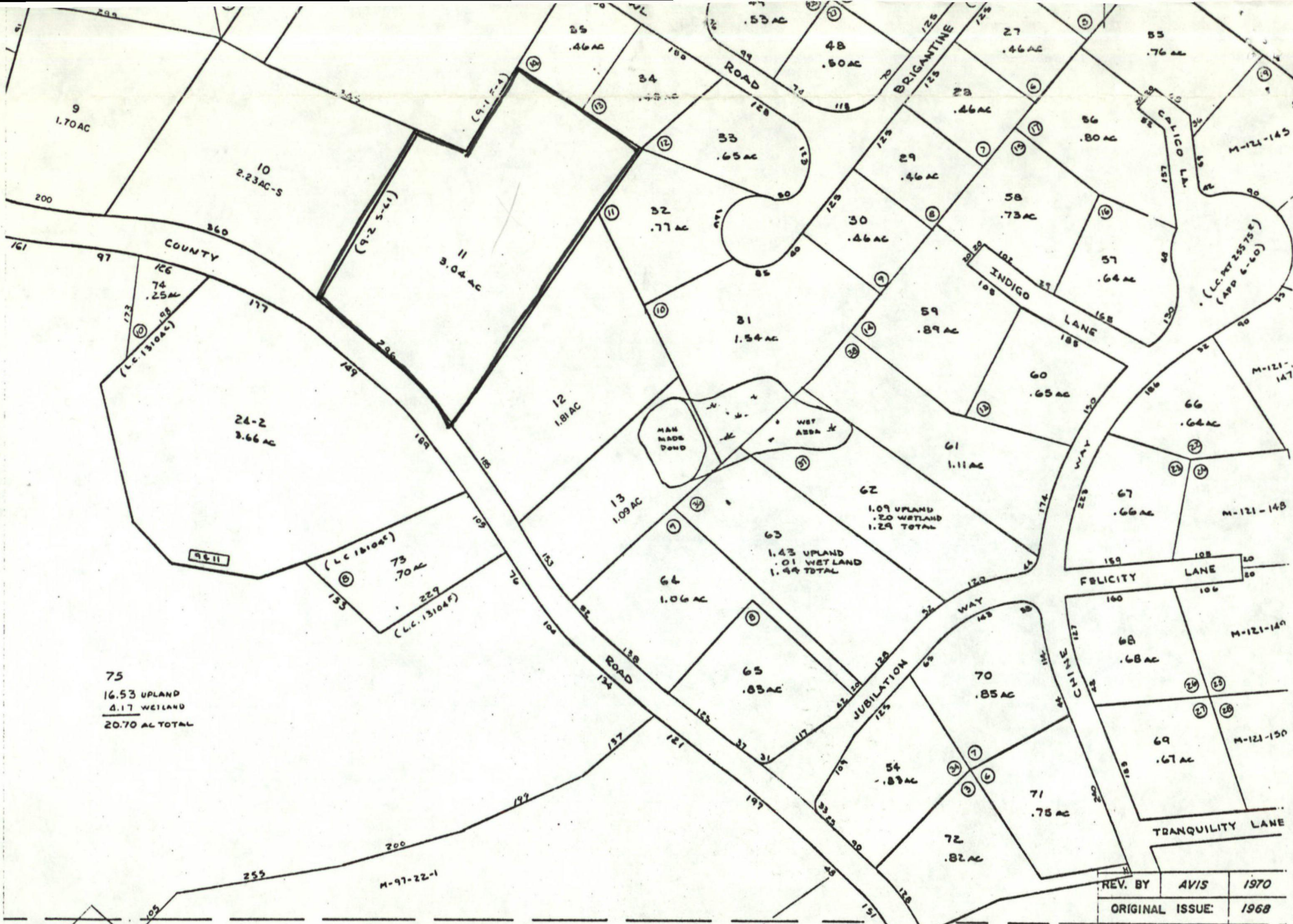


Barnstable, Mass. MRA

Hinckley Homestead MMA18  
1740 S. County Rd. 1979  
Facing NW

AUG 1986

AUG 1986



Barnstable, MA MRA  
 Hinckley Homestead  
 1740 South County Road, Marstons Mills  
 Assessors' Map

REV. BY	AVIS	1970
ORIGINAL ISSUE:		1968

78	99	122
77	98	121
76	97	120

LAST NO. USED: 75  
 AN: NOT USED: 1, 2, 14, 5, 6,  
 15-21, 24-1

JAN 27 1988

Please refer to the map in the  
Multiple Property Cover Sheet  
for this property

Multiple Property Cover Sheet Reference Number: 64000271