

FORM B - BUILDING

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

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

JAN 27 1987



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

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

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)

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 Edmond 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 J. Wall
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 Public Acquisition	Status Accessible	Present Use

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	
	<input type="checkbox"/> unaltered	
	<input type="checkbox"/> altered	

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

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)

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

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.

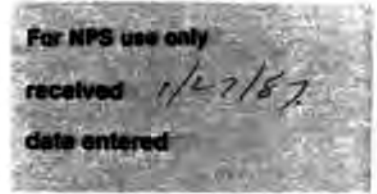
This house and land have been in the Hinckley family since Samuel Hinckley arrived from Kent, England in 1639 and received a grant of land between 1639-1662. In 1662 he died and left his estate to three sons, Samuel, Thomas and John. This information comes from personal documents of the family. On record 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, 1998/11
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



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

Shelley 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

Shelley 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~~

Keeper

Attest

60. Isham, Herman, House

~~Entered in the
National Register~~

for Keeper

Shelley 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
Federal Agency: _____

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

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 A+C
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
----------	---------------------------------	----------------------	-------------

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

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<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	<input type="checkbox"/> original site
		<input type="checkbox"/> moved date _____

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- summary paragraph
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Acreage of nominated property _____

Quadrangle name _____

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Verbal boundary description and justification _____

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12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

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13. Other

- Maps
- Photographs
- Other

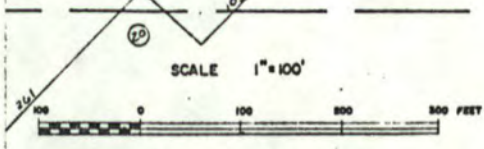
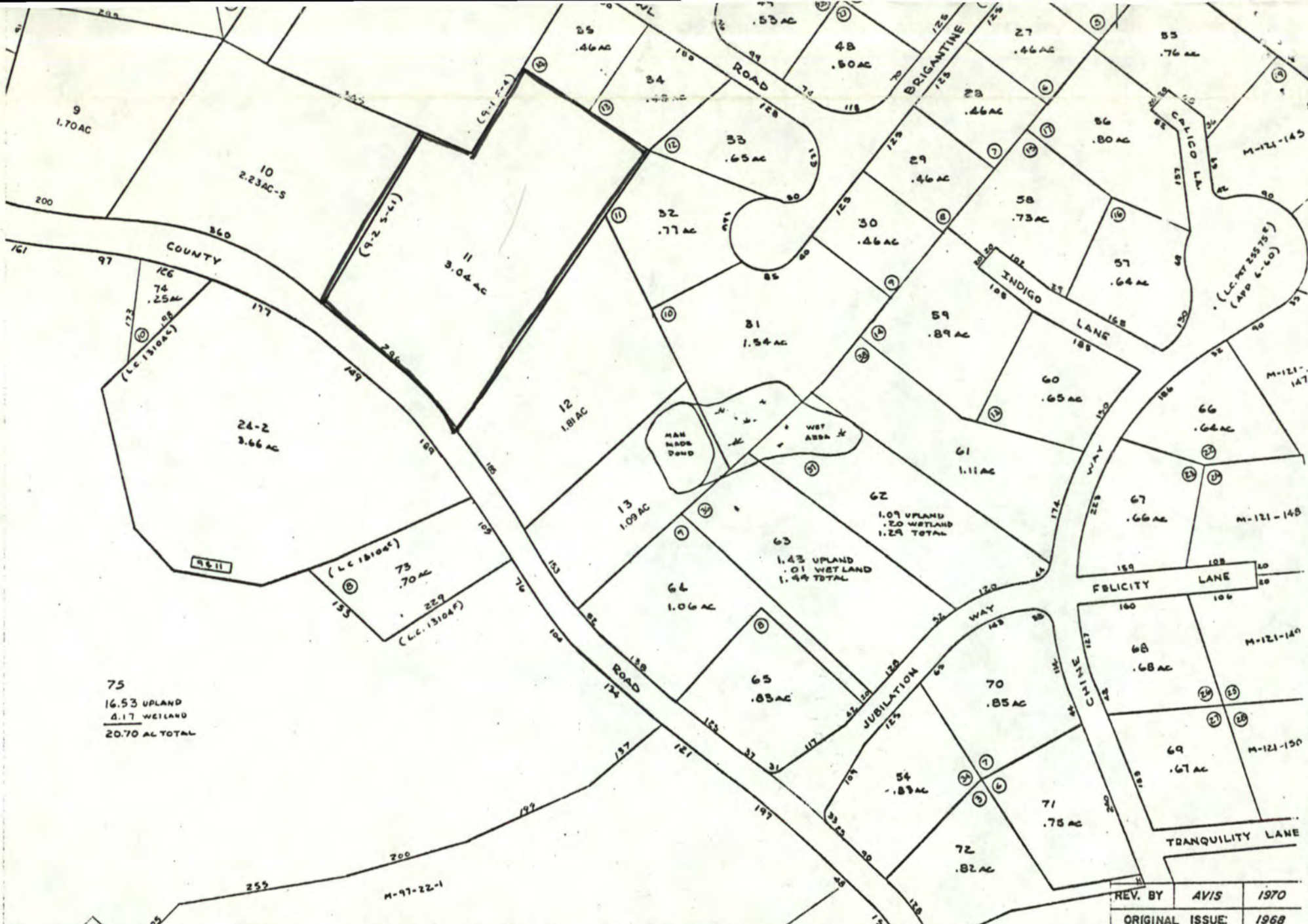
Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



Barnstable, Mass. MRA

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



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