

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hinckley's Corner Historic District (preferred)

other names/site number Paine Hollow Road North Historic District

2. Location

street & number 0, 25, 40 Way #112 not for publication

city or town Wellfleet vicinity

state Massachusetts code MA county Barnstable code 001 zip code 02667

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Judith B. McDonough
Signature of certifying official/Title Judith B. McDonough, Executive Director
Massachusetts Historical Commission, State Historic Preservation Officer

4/21/98
Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional Comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

- I, hereby certify that this property is:
- ☒ entered in the National Register
 - ☐ See continuation sheet.
 - ☐ determined eligible for the National Register
 - ☐ See continuation sheet.
 - ☐ determined not eligible for the National Register
 - ☐ removed from the National Register
 - ☐ other (explain):

Signature of the Keeper

Date of Action

Edson H. Beall 5/29/98

Hinckley's Corner Historic District
Name of Property

Barnstable, MA
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

(Check only one box)

- ☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing

Noncontributing

_____ building
_____ sites
_____ structures
_____ objects
_____ Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: secondary structure

COMMERCE/TRADE: warehouse

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: secondary dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

EARLY 19TH CENTURY

OTHER: Cape Cod

Materials

(Enter categories from instructions)

foundation brick

walls wood weatherboard

wood shingle

roof asphalt

other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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Continuation SheetSection number 7 Page 1Hinckley's Corner Historic District
Wellfleet (Barnstable County)
Massachusetts

The Hinckley's Corner Historic District consists of three early 19th century Cape Cod-style dwellings and their associated outbuildings located near the intersection of Paine Hollow Road and the Old Kings Highway (now Public Way #112), just south of the present US Route 6. The buildings are located at the northern end of the area in South Wellfleet known as Paine Hollow. In addition to Route 6, the gently rising ground to the north acts as a northern boundary for the district. Two of the buildings are heavily screened by overgrown vegetation, the third is located in a clearing on a low knoll. All of the buildings retain much of their original integrity and have had limited alteration since their construction.

The nominated district contains nine contributing building and three buildings which are noncontributing due to age. The structures which comprise the district are as follows (see also sketch map and district data sheet):

1. Jonathan Young Homestead, 40 Way #112, (MHC#331), c.1791. Contributing building.

One of the oldest houses in Paine Hollow, the Jonathan Young Homestead is a 1 1/2-story, full Cape Cod dwelling which was constructed c.1790. In recent years the vegetation surrounding the house, including roses, lilacs and locust trees, has become extremely overgrown, largely obscuring the house from view. Set above a brick foundation, the 35' x 28' building is clapboarded on the facade with the remaining elevations sheathed in wood shingles. The building is capped by an asphalt-shingled roof from which a brick center chimney projects. The center entrance is framed by simple pilasters. A delicate dentil course decorates the front of the building just above the simple lintels of the 6/6 windows. Shallow cornice returns decorate the side gables. There is a 6/6 window in the west gable and a smaller window near the front of the elevation. The east elevation has a 6/6 window on the first floor and two additional openings above. A single-story, wood-shingled addition, 10' x 15', projects from the north side of the east gable end, punctuated by a vertical board door and two additional 6/6 windows. At the rear of the main house is a small, single-story, modern addition measuring 10' x 7', set above a concrete foundation.

Extending to the west is a single-story wing, 24' x 15', which is set back from the front wall of the main house. The openings on the four-bay facade are irregularly spaced and contain 2/2 sash with simple surrounds. There is a 6/6 window in the west gable end.

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The house is set on a 1.14 acre lot of land bordered on the north by Rt. 6 and on the south and east by a public way (Way #112). Overgrown evergreens and rhododendrons are planted along the road to the west of the house.

1A. Shed/Barn, 19th century. Contributing building.

To the west of the house is a detached shed measuring 7' x 9'. The outbuilding is sheathed in a combination of clapboards and wood shingles and is capped by an asphalt roof with a brick chimney rising from the ridge. Fenestration includes 6/6 sash and fixed 3 x 3 light windows.

1B. Garage, c.1950. Noncontributing building (due to age).

To the east of the house is a large two-car garage measuring 26' x 25'. The building is constructed of concrete blocks with clapboards filling the front gable. There are two modern overhead doors on the gablefront and a metal loft door in the front gable. Metal multipane windows punctuate the side elevations. Spanning the east side is a shed addition constructed of clapboards with plywood doors.

1C. Store/Studio Building, c. 1920. Contributing building.

To the east of the garage and set with its broad facade facing the road is this early 20th century store. The wood-shingled building rests on a concrete foundation and is capped by an asphalt, shed roof. Facing the street are four openings, three of which contain 6/6 windows. Fronted by a brick step, the third bay contains a six-panel door with the two upper panels glazed. Fenestration on the rear elevation includes a wooden door with an upper glass pane and five horizontal panels below. A glass-and-panel door and three 6/6 windows light the west side.

Local historians believe that this house was constructed for Jonathan Young (1720-1799) who was an early inheritor of land in Paine Hollow. Young served as one of a Committee of Correspondence, Inspection and Safety in 1777 and as Wellfleet Town Clerk in 1781. Young is buried in the South Wellfleet Cemetery, moved there from the Robert Young cemetery in Paine Hollow.

In 1804 Young's heirs sold the house to Moses and Sylvester Hinckley, brothers who came from

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up Cape, employed as a carpenter and teacher, respectively. The 1858 map lists the owner of the property as S. & M. Hinckley; the owner on the 1880 map is S. Hinckley. The property was later occupied by Sylvester's daughter, Mary, and her husband Cornelius Newcomb, who farmed the land. C.C. Newcomb is shown as the owner on the 1907 map. The Newcombs' son, Herbert, settled initially in Dorchester but returned to Hinckley's Corner and at one time ran a small store in the building next to the house with gas pumps in front. The house and business was later sold to Baumgartner. The store and gas station operated here for about thirty years in the early 20th century. About 1940 it was purchased by Lynn and Rena Rockwell. Lynn worked in real estate; Rena was an artist. The property was later acquired by H. Mueller, a plumber, who constructed the garage between the house and the store building for his business. His sister, Margaret Haldane ran a hat shop in the old barn and the store building was renovated and rented. The present owners, Charles and Joanne Burdick, purchased the property in 1969 from William and Lillian Mueller. The old barn was converted for summer rental and the former store was used for many years as an art gallery.

2. John Lewis House, 25 Way #112, (MHC#330), c.1820. Contributing building.

The John Lewis House is a three-quarter Cape Cod house, constructed in the Federal style about 1820. The clapboarded facade of the 1 1/2-story dwelling is oriented west; the remaining elevations are sheathed in wood shingles. Rising from the asphalt roof is a central brick chimney. Fronted by concrete and brick steps, the off-center six-panel recessed panel door is flanked by louvered side panels and capped by a semicircular louvered fan with indented molding. A dentil molding decorates the front eaves; the side eaves are flush and without ornament.

The predominant window form is a 9/6 sash. The wide south gable end is punctuated by two 9/6 window openings with two small 2/2 windows flanking the second story openings. About 1960 the foundation was replaced with concrete block and a cellar was dug. The basement openings consist of plate glass windows.

Extending to the north of the main house and largely obscured by vegetation is a small wing offset to the east and later expanded by the addition of an ell to the east. A wooden deck fills the space on the west side between the house and wing, with an additional deck located at the junction of the original house and ell on the east side. The rear (east) elevation of the main house displays three 9/6 windows. The projecting ell rests on a concrete block foundation and has a six-panel door and a 6/6 window on the side facing the deck.

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The house is set on a 1.224 acre lot which is largely wooded. The land rises gently on the south, away from the house. Immediately around the house the land is flat and without formal landscaping. The John Lewis House itself is set about fifteen feet from the beginning of Paine Hollow Road as it leaves the Old King's Highway, although the view of the house from the road is largely screened by locust trees. There is a driveway to the northeast of the house with a brick sidewalk leading from the driveway to the entrance in the ell.

2A. Garage/Guesthouse, c.1924. Contributing building.

To the southeast of the house is a wood-shingled building originally constructed to house a 1924 Model T fire engine. The 20' x 28' building, formerly a two-bay garage, was renovated for use as a bunkhouse in 1988. Capped by an asphalt roof with brick chimney, the building rests on a concrete foundation and is oriented with its broad side to the street. The east gable has double, multi-glass doors. Remaining fenestration includes 8/8 and 2 x 2 windows.

2B. Oysterhouse, 1927-8. Contributing building.

This single-story building measures 18' x 20' and is constructed of rusticated concrete blocks with wood shingles sheathing in the eaves and an asphalt-shingled roof with exposed rafters. A brick chimney rises from the east slope. The main entrance is centered on the north gablefront facing the road and contains a glass-and-panel door which has been boarded up, as are the adjacent windows. Other fenestration includes elevated 4 x 2 light windows and a vertical board door at the rear.

This property is known locally as the John Lewis House. Both the 1858 and 1880 maps list the owner as J. Lewis. The name John Lewis appears often in Wellfleet records. The John Lewis who was the original owner of this house is thought to have been born about 1800. When Lewis' sister, Mary married Cornelius Anderson, it is thought that the house passed to them. The Andersons' daughter Mary (Anderson) Pierce later inherited the house and lived here with her family. "M. Pierce" is shown as the owner on the 1907 map. Between 1910 and 1912 the house was occupied by Frank and Paulina (Pierce) Crowell, who later purchased the nearby Robert Paine House (#3).

After 1912 the house was acquired by Mrs. Crowell's brother, Sylvanus Pierce (1890-1971) and his wife, Jennie (Atwood) (1900-1956) who raised their family here. Pierce made his living by

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shellfishing, going out in his boat to Billingsgate Island for clams, quohogs and oysters. Like other local fisherman he prepared and shipped the shellfish from the oyster houses at the Landing on Blackfish Creek. In 1927-8 he constructed an oyster house on his own property. Pierce also served as the forest fire warden for the Town for many years and the former garage on the property was constructed to house a 1924 Model T Fire Engine for town use.

After Sylvanus Pierce's death the house was owned by several non-resident owners. It was purchased by Jarvis and Shirley Cotton in 1976, initially for rental and later as a retirement home. Later owners included Peter and Susan Pouncey. The present owners purchased the house in 1994.

3. Robert Paine House, 0 Way #112, (MHC#332), c.1820. Contributing building.

Constructed c.1820, the Robert Paine House is a three-quarter Cape Cod-type dwelling, expanded on either end by later additions of lesser heights. With the exception of the clapboarded, east-facing facade, the main house is sheathed in wood shingles. It is capped by an asphalt-shingled roof punctuated by a central modern brick chimney; the eaves are flush. The foundation combines original portions of brick with modern concrete blocks under the main block to the south of the entrance. The off-center entrance displays a wooden door with six recessed panels and has been fitted with a modern storm door. A row of five transom lights caps the entrance, which is flanked by tapered pilasters with recessed panels supporting an entablature lintel with paneled end blocks.

Windows on the original section of the house consist primarily of 9/6 sash with entablature lintels, exterior storm windows and blinds. The upper level of the south gable end is punctuated by two central 9/6 windows with small 2 x 2 windows at the ends of the elevation. Windows on the upper level of the north gable end have been altered and now contain a set of modern 6/6 sash with an adjacent 4 x 3-pane fixed sash. A large shed dormer spans the rear (west) elevation and is lit by a pair and a set of three 6/6 windows.

The main house block measures approximately twenty-eight feet square. To the north of the main house is a single-story, wood-shingled wing measuring 22' x 21' and which incorporates a small kitchen wing appended to the main house about 1912. The new addition is located on the site of an attached woodshed which originally measured about forty feet long and was capped by a shed roof. In the early 1990s the wood shed was taken down and replaced by a smaller building with a raised roof. In its present form, the wing displays a saltbox profile from the

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north, with a multilight bay window on the first floor. The east side of the wing is punctuated by two modern, multi-light casement windows. The window to the south replaces a former kitchen entrance and window; a chimney on the roof above has also been removed. Fenestration on the west elevation includes casement and double hung 3/3 windows as well as a modern door with multi-lights in the upper half. A brick patio and perennial gardens front the west side of the house.

Extending from the south gable end is an additional single-story wing, constructed about 1950 and measuring approximately 26' x 16'. Capped by a low gable roof, this section rests on a concrete block foundation with a basement entry on the south end. The building is sheathed in wood shingles and punctuated by 6/6 windows.

This property presently consists of 5.3 acres of land; an additional 4.77 acres of land to the west was subdivided in 1995. The house is set on rising ground about 150 feet to the north of Paine Hollow Road with a wooded buffer along the road. The area around the house has been leveled and graded and there are clusters of deciduous trees between the house and the row of outbuildings to the west of the house. The property is accessed by a long, paved and gravel driveway over two hundred feet long which extends from the Route 6 bypass (Way #112) to the house, terminating in an elongated turnaround.

To the west of the house are the following outbuildings.

3A. Garage, c.1970. Noncontributing building (due to age).

The northernmost of the outbuildings is a modern four-car garage, measuring 48' x 26', resting on a concrete foundation and sheathed in wood shingles. The four overhead metal doors are sheltered by a slight overhang of the asphalt-shingled, gable roof. Two 8/8 windows light both the north and south gable ends with a smaller 6/6 window in each attic.

3B. Garage/Storehouse, c.1960. Noncontributing building (due to age).

Constructed about 1960, this two-story building measures 16' x 42' and is sheathed in clapboards. The first floor of the long, east facade is punctuated by three overhead metal doors. The upper level of the facade displays five fixed pane, horizontal windows. The asymmetrical gable roof is covered with asphalt shingles. There is an exterior staircase and deck on the north gable end.

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Constructed c.1920, this small (12' x 12') building is sheathed in novelty siding and rests on a foundation of concrete blocks. Windows include 2 x 2 sash and 6/6 doublehung windows and there is a vertical board door on the north gable end. According to Chandler Crowell, this building was formerly used as a small, summer cottage and was moved here from another location. It is now used as a garden shed and lattice panels have been added to the exterior.

3D. Boatbuilding Shop, c.1915. Contributing building.

This small building, sheathed in vertical boards now stands in dilapidated condition and has fallen in on itself. It was used by Luther Francis Crowell for boat building.

According to local historians, this house was constructed for Robert Y. Paine (1799-1872) and his wife, Betsey (Wiley) Paine (1801-1877) who married in 1819. The Paines had thirteen children of whom at least ten reached adulthood. The 1880 map indicates that their son, Henry Harrison Paine (1840 - ?) was living here in that year. By the early 20th century the house had passed out of the Paine family. The 1907 map lists the owner of the property as E. Giroux. Giroux was one of the workers who helped construct the Marconi Transatlantic Wireless Telegraph transmitting towers in South Wellfleet.

In 1912 the property was purchased by Luther Francis (Frank) Crowell (1864-1941) and his wife, Paulina (Pierce) Crowell (1877-1955). Frank Crowell was a well-known carpenter and builder who designed and built many Wellfleet houses, as well as the Indian Neck Inn. He was also engaged in boat building. The property was later owned by Luther Anderson Crowell who lived here with his wife, M. Louise Crowell, and whose real estate business included building, management and sales. Upon Mrs. Crowell's death in 1989 the property passed to their son, Chandler Crowell.

Archaeological Description

While no prehistoric sites are present in the district, a high potential exists that sites can be found. At least thirteen prehistoric sites have been recorded in the general area (within one mile)

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including several along the shoreline bordering Drummer Cove. One site, 19-BN-409 lies near the southeastern border of the district and might extend into the nominated area. Little information is available describing the contents of this site. The physical characteristics of the district area are representative of locational criteria which are favorable for many types of prehistoric sites. Most of the district contains well drained level to moderately sloping land surfaces in close proximity (within 1000 feet) to both fresh water and marine related ecosystems. These areas include a fresh water wetlands next to Paine Hollow Road and the tidal flats of Wellfleet Harbor and Drummer Cove to the south. The environment surrounding the district provided a wide variety of both upland and marine related resources which would have been available to Native American inhabitants of the area. The area surrounding Wellfleet Harbor also contains one of the higher prehistoric site densities for the entire Outer Cape locale. Most prehistoric sites types are represented in this area ranging from smaller special purpose type sites, including campsites and resource extraction type sites such as shell middens, to larger multicomponent habitation type sites. Regionally important ceremonial or funerary sites such as Ossuaries are also present. Current information available for the Outer Cape locale indicates the potential for prehistoric sites in the Wellfleet area to span the Early Archaic through Contact Periods. Earlier sites may also be present. Given the above information and the size of the district (7.6 acres), a high potential exists for prehistoric sites to be found in the Hinckley's Corner District area.

A high potential also exists for the recovery of historic archaeological resources in the Hinckley's Corner District area. While most settlement in Wellfleet and in the Paine Hollow locale began in the 19th century there is evidence for site potential dating to earlier periods. Archaeological evidence for earlier voyages of exploration and seasonal fishing voyages can be present from the area's use as shelter for mariners during storms and from shore based stations for drying or processing fish. Wellfleet Harbor offers a regionally important shelter from gales and resources for subsistence. While potential exists for these types of sites in the area, they have yet to be found. During the 18th century most of the Paine Hollow area was owned by the Young Family. Potential exists in the district for locating settlement sites dating to this period, particularly archaeological resources related to the house inhabited by Elizabeth Young Paine and her husband Captain Thomas Paine in 1809. That house was built in the Paine Hollow area by Elizabeth's father, probably in the mid to late 18th century, and that house was moved to another location in Wellfleet indicating the potential in the Paine Hollow area for recovering foundation remains, outbuilding remains and occupational related features (trash pits, privies, wells) related to the house. Other than the potential resources noted above, three known properties dating from the late 18th and 19th centuries are still extant in the district. Potential

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archaeological resources associated with these homesteads can include structural remains from outbuildings including barns, woodsheds and shops as well as occupational related features. Several outbuildings dating to the late 19th and 20th centuries are extant with each of the residences in the district; however, earlier structures may have also been present. At the Robert Paine House at least one wooden shed was taken down in the early 1990s and replaced by a smaller structure. A c.1915 boatbuilding shop which has fallen in on itself is also present west of the main house.

(end)

Hinckley's Corner Historic District

Name of Property

Barnstable, MA

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY DEVELOPMENT

Period of Significance

c. 1791-1948

Significant Dates

c. 1791

c. 1820

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository: _____

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The Hinckley's Corner Historic District is a locally significant cluster of three early 19th century Cape Cod dwellings. The three buildings are representative of the modest, utilitarian homes erected by the town's early settlers and illustrate the varied forms which the Cape Cod style assumed. The various outbuildings which have come to be associated with the houses, including an oyster house, former store and workshops reflect the livelihoods of residents and changing economic times. The alterations to the houses have been minimal and functional in nature and do not detract from their significance. The district is eligible for the National Register under Criterion C for architecture. The period of significance is c.1790 - 1948.

Typical of the Cape Cod house form, each of the main dwellings is 1 1/2-stories in height, capped by a gable roof and exhibiting little ornament or detailing. Well suited to Cape Cod's ocean winds, the Cape Cod form is a compact mass which sits close to the ground and is organized around a large central chimney. All of the buildings are sheathed in a thrifty combination of wood clapboards on the principal facade and wood shingles on the lesser elevations. The houses within the district also illustrate two of the different Cape Cod forms - the full Cape (Jonathan Young Homestead, #1) in which the main entrance is flanked on both sides by two windows, equally spaced, and the three-quarter Cape (John Lewis House, #2 and Robert Paine House, #3), in which the door is slightly off center with a single window on one side of the entrance and two on the other. The entrances are often the only character-defining feature, reflecting changing stylistic preferences. On the Jonathan Young Homestead (#1), the pilasters flanking the door and the delicate dentil course are indicative of a Georgian-Federal style influence, while on the Robert Paine House (#3) the doorway incorporates a five-light transom and tapered pilasters. On the John Lewis House (#2), the fanlight above the entrance is a trademark of the Federal style.

Hinckley's Corner Historic District is located in South Wellfleet, a section of Wellfleet incorporated as a town in 1763 when Eastham agreed to release the area on appeal of its citizens. Eastham had been settled in 1644 by a group of Plymouth immigrants. Land grants made to the first settlers were gradually sold off to newer settlers. Settlement in Paine Hollow did not occur until the 19th century when the location became attractive as a home port for fishing vessels, furthered by a wharf across Blackfish Creek.

In the 18th century most of what is now Paine Hollow was owned by the Young family. The earliest surviving house in the Paine Hollow neighborhood is the house erected by Jonathan Young c.1790 (#1). Development in the area increased after 1809 when Jonathan Young's niece,

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Elizabeth Young Paine (1771-1854) and her husband, Capt. Thomas Paine (1767-1843), returned to live in her father's house in what later became known as Paine Hollow [this house was later moved to Wellfleet]. The Paines had six children who survived infancy. Of these, three (Robert, Isaac and Nathan) owned houses along what is now Paine Hollow Road; nine grandchildren later owned and occupied houses in the neighborhood, constructing many of the Greek Revival dwellings which survive today south of the district and which were built between 1840 and 1867 (see Paine Hollow Road South Historic District nomination). Within the Hinckley's Corner District, the Robert Paine House (#3) is the only house with a direct Paine family connection. The original owners of the house were Robert Y. Paine (1799-1872) and Betsey (Wiley) (1801-1877) who married in 1819. The Paine family retained ownership of the house until the late 19th century.

The earliest settlers in the area were dependent on subsistence farming. However, owing to the proximity to Blackfish Creek maritime employment soon took precedence. During the 19th century the landing at Blackfish Creek was an important center of activity, providing mooring facilities while a store was stocked with marine supplies. Between 1826 and 1834 local historians estimate that 46 vessels used the wharf on the south side of the creek, built by Battelle and Little. Nearby there were oyster houses and a salt works operated by the Townsend family. Paine Hollow was also desirable as it was sheltered from severe weather by high land to the north and south. Opportunities existed to raise various crops including cranberries and asparagus and most families had a garden.

In 1827 the Pond Hill School was established in the neighborhood, the seventh district school in Wellfleet. The one-room school educated students ranging in age from 4 to 16 years. Some of the older boys attended the school for three months in the winter when they were ashore from the fishing vessels. The surviving Pond Hill School building was built in 1857 to accommodate the district during a time of economic and population expansion. Closed in 1880, the Ladies Social Union purchased the school building in 1888. In 1912 they organized a library on the second floor which is still in operation today. (The Pond Hill School was individually listed on the National Register of Historic Places in 1989).

Beginning about 1890 the income to be derived from summer tourism became increasingly important to the local economy. Over the years many of the property owners made alterations to the buildings in order to accommodate summer visitors who brought increased financial security to the native population. Limited commercial services were concentrated at Hinckley's Corner

(continued)

**United States Department of the Interior
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Continuation Sheet**Hinckley's Corner Historic District
Wellfleet (Barnstable County)
MassachusettsSection number 8 Page 3

in the early 20th century. A small neighborhood store with gas pumps was located on the former Jonathan Young property (#1). This property later housed a hat shop, plumber and more recently, an art studio/gallery.

Archaeological Significance

While several prehistoric sites have been recorded in the Wellfleet area, few have been systematically studied and most are located around the harbor locale or bordering the estuarine zone indicating a reporting bias for the town as a whole. This information indicates any sites in the proposed district area could potentially be significant. Any prehistoric sites located in the district can be important by providing interpretative information beyond the level of location and culture history and contributing data on site structure and function from smaller campsites and special purpose type sites to larger multicomponent habitation sites. These sites can contribute valuable information on the range of site types and their role in changing settlement and subsistence models during the various periods of occupation for the area. Prehistoric sites in this area can examine the importance of sea level rise in this evolution and the importance of the area before and after the availability of marine related resources and also have the potential to answer questions relating to lithic technologies, particularly the importance of cobble tool technologies, lithic trade and biface reduction. The high concentration of shell middens in this area also indicates the potential for technological studies of more perishable objects made from bone and wood which would otherwise never survive outside the midden context. Increased preservation of floral and faunal materials can also contribute valuable information towards general subsistence and settlement studies in the district area, especially during the Woodland periods and later.

Historic archaeological resources described above have the potential to provide detailed information on the social, cultural and economic characteristics which characterized an Outer Cape Cod community as it developed from an isolated settlement based on maritime trades and subsistence agriculture to a summer resort community where maritime interests still played an important role. Archaeological resources, including structural remains from early homesteads, may survive in the district which can help document initial settlement in the district and its ownership by members of the Young family in the 18th century. While all three known late 18th and early 19th century residences in the district are still extant, existing outbuildings associated with these structures usually date to the late 19th and 20th centuries indicating structural survivals from earlier outbuildings may exist. Documentation of the structures and their related archaeological deposits can help reconstruct the layout of these homes and provide important

(continued)

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National Park Service****National Register of Historic Places
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Wellfleet (Barnstable County)
Massachusetts

information on the technologies, products and changes which occurred as economic conditions changes in the Outer Cape locale. Outbuildings at each of the three residences in the district can contain information related to the economic livelihood of the inhabitants at those structures. For example, the oysterhouse at the John Lewis Home was built by Sylvanus Pierce who was a local shellfisherman in the early 20th century. The dilapidated boat building shop west of the Robert Paine House was built in the early 1900s by Luther Francis Crowell, a carpenter and builder who also built boats. The store/studio building near the Jonathan Young Homestead was the site of a small local store in the early 20th century. Detailed analysis of occupational related features and structural remains in the district can also contribute information indicating the extent to which subsistence agriculture was important to the local economy and how it may have changed over time. Information may also be present indicating the degree to which maritime trades influenced the agricultural economy and vice versa. Structural remains and the analysis of archaeological features and artifact patterns around residences can also contribute information indicating the extent to which buildings in the district and their alterations were representative of the modest and utilitarian traits characteristic of the towns early settlers. Information may also be available from archaeological resources indicating the effect tourism or the increased resort use of the town had on more "traditional" characteristics for the town.

(end)

United States Department of the Interior
National Park Service

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Continuation Sheet

Section number 9 Page 1

Hinckley's Corner Historic District
Wellfleet (Barnstable County)
Massachusetts

9. BIBLIOGRAPHY

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Deyo, Simeon L., ed. History of Barnstable County, Massachusetts. 1890.

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Rich, Earle. More Cape Cod Echoes. Orleans, Mass.: Salt Meadow Publishers, n.d.

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(end)

Hinckley's Corner Historic District

Name of Property

Barnstable, MA

County, State

10. Geographical Data

Acreage of Property 7.6 acres

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet)

1. 19 416840 4640970
Zone Easting Northing

2. 19 417050 4640930
Zone Easting Northing

3. 19 416940 4640880
Zone Easting Northing

4. 19 417020 4640840
Zone Easting Northing

X See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Lisa Mausolf, Preservation Consultant with Betsy Friedberg, NR Director, Mass. Historical Commission

organization Massachusetts Historical Commission date April 1998

street & number 220 Morrissey Boulevard telephone 617-727-8470

city or town Boston state Massachusetts zip code 02125-3314

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name multiple

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 1

Hinckley's Corner Historic District
Wellfleet (Barnstable County)
Massachusetts

10. VERBAL BOUNDARY DESCRIPTION

The nominated district includes Map 29, Lots 304, 305 and 449 in the local tax assessors' records (see enclosed copy of tax map).

BOUNDARY JUSTIFICATION

The boundary of the nominated property is drawn to include that acreage which survives from the original parcels and which is eligible for listing on the National Register of Historic Places.

(end)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 2

Hinckley's Corner Historic District
Wellfleet (Barnstable County)
Massachusetts

UTM References:

A	Z19	E416840	N4640970
B	Z19	E417050	N4640930
C	Z19	E416940	N4640880
D	Z19	E417020	N4640840
E	Z19	E416880	N4640810
F	Z19	E416860	N4640860
G	Z19	E416670	N4640760
H	Z19	E416600	N4640810
I	Z19	E416700	N4640970
J	Z19	E416800	N4640900

United States Department of the Interior
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Continuation SheetHinckley's Corner Historic District
Wellfleet (Barnstable County)
MassachusettsSection number data sheet Page

Tax Map Lot #	Nom. Map No.	MHC #	Historic Name	Address	Date of Const.	Style	Resource Type	Status
29/304	1	331	Jonathan Young Homestead	40 Way #112	c.1791	Federal Cape	B	C
	1A		Shed/Barn		19th c.		B	C
	1B		Garage		c.1950		B	NC
	1C		Store/Studio Bldg.		c.1920		B	C
29/449	2	330	John Lewis House	25 Way #112	c.1820	Federal Cape	B	C
	2A		Garage		c.1924		B	C
	2B		Oyster House		1927-8		B	C
29/305	3	332	Robert Paine House	0 Way #112	c.1820	Federal Cape	B	C
	3A		Garage		c.1970		B	NC
	3B		Garage/Storehouse		c.1960		B	NC
	3C		Shed		c.1920		B	C
	3D		Boatbuilding Shop		c.1915		B	C

(end)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Hinckley's Corner Historic District

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Barnstable

DATE RECEIVED: 5/01/98 DATE OF PENDING LIST: 5/13/98
DATE OF 16TH DAY: 5/29/98 DATE OF 45TH DAY: 6/15/98
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 98000595

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 5/29/98 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



Paine Hollow Road North District
Wellfleet, Barnstable County, Massachusetts
Credit: Lisa Mausolf

Date: December 1997

Negative: L. Mausolf, Reading, Mass.

Desc.: View down Way #112 looking east
with Jonathan Young Homestead (#1) at left
and John Lewis House (#2) in distance at right

Photograph #1



Paine Hollow Road North District
Wellfleet, Barnstable County, Massachusetts

Credit: Lisa Mausolf

Date: Dec. 1997

Negative: L. Mausolf, Reading, Mass.

Desc.: View down Way #112 looking west
with Jonathan Young Homestead at right
(#1)

Photograph #2



1, Paine Hollow Road North District
Wellfleet, Barnstable County, Massachusetts
Credit: Lisa Mausolf

Date: Dec. 1997

Negative: L. Mausolf, Reading, Mass.

Desc.: Jonathan Young Homestead looking north
Photograph # 3



#2, Paine Hollow Road North District
Wellfleet, Barnstable County, Massachusetts

Credit: Lisa Mausolf

Date: Dec. 1997

Negative: L. Mausolf, Reading, Mass.

Desc.: John Lewis House (#2) looking east
photograph # 4



#3, Paine Hollow Road North District
Wellfleet, Barnstable County, Massachusetts

Credit: Lisa Mausolf

Date: Dec. 1997

Negative: L. Mausolf, Reading, Mass.

Desc: Robert Paine House (#3)

looking northwest

Photograph # 5



#1, Paine Hollow Road North District
Wellfleet, Barnstable County, Mass.

Credit: Lisa Mansolf

Date: Dec. 1997

Negative: L. Mansolf, Reading, Mass.

Desc.: Jonathan Young Homestead
looking north

Photograph # 8

1/11



#1, Paine Hollow Road North District
Wellfleet, Barnstable County, Mass.

Credit: Lisa Mausolf

Date: Dec. 1997

Negative: Lisa Mausolf, Reading, Mass.

DESC.: Jonathan Young Homestead
looking west

Photograph # 7

1/10



#1B, Paine Hollow Road North District
Wellfleet, Barnstable County, Mass.
Credit: Lisa Mausolf
Date: Dec. 1997
Negative: L. Mausolf, Reading, Mass.
Desc.: Garage looking north
Photograph # 8

3/8



#1C, Paine Hollow Road North District
Wellfleet, Barnstable County, Mass.

Credit: Lisa Mausolf

Date: Dec. 1997

Negative: L. Mausolf, Reading, Mass.

Desc.: Store/Studio Bldg. looking
northeast

Photograph # 9

3/7



#2, Paine Hollow Road North District
Wellfleet, Barnstable County, Mass.
Credit: Lisa Mausolf
Date: Dec. 1997
Negative: L. Mausolf, Reading, Mass.
Desc.: View looking southeast of
John Lewis House
Photograph # 10

1/9



#2, Paine Hollow Road North District
Wellfleet, Barnstable County, Mass.

Credit: Lisa Mausolf

Date: Dec. 1997

Negative: L. Mausolf, Reading, Mass.

Desc.: View looking northeast of

John Lewis House

photograph # 11



#2A, Paine Hollow Road North District
Wellfleet, Barnstable County, Mass.
Credit: Lisa Mausolf
Date: Dec. 1997
Negative: L. Mausolf, Reading, Mass.
Desc.: View looking east of
John Lewis House, Garage,
Photograph # 12

1/5



#2B, Paine Hollow Road North District
Wellfleet, Barnstable County, Mass.
Credit: Lisa Mausolf
Date: Dec. 1997
Negative: L. Mausolf, Reading, Mass.
Desc: view looking southeast of
John Lewis House, oystermaze
Photograph # 13

3/11



#3, Paine Hollow Road North District
Wellfleet, Barnstable County, Mass.
Credit: Lisa Mausolf
Date: Dec. 1997
Negative: L. Mausolf, Reading, Mass.
Desc.: View of Robert Paine House,
looking west
Photograph #14

3/12



#3A, B+C, Paine Hollow Road North District
Wellfleet, Barnstable County, Mass.

Credit: Lisa Mausolf

Date: Dec. 1997

Negative: Lisa Mausolf, Reading, Mass.

Desc.: L to R View of Shed,

Garage/Strichouse + Garage

Photograph # 15



#3D, Paine Hollow Road North District
Wellfleet, Barnstable County, Mass.

Credit: Lisa Mausolf

Date: Dec. 1997

Negative: Lisa Mausolf, Reading, Mass.

Desc.: View of Robert Paine House,
Boatbuilding Shop

Photograph # 16

3/2

AMS 6967 I NE—SERIES V814



ORIGINAL DATE
OF COMPILATION:
JANUARY 1, 1993

REVISIONS:		
NO.	DATE	DESCRIPTION
1	7-1-93	UPDATE
2	1-1-94	"
3	7-1-95	"
4	7-1-96	"
5	4-1-97	"

TOWN OF
WELLFLEET
ASSESSORS'
ATLAS
SHEET NO.

29

COMPILED AND
DRAWN BY
SLADE ASSOCIATES, INC.
REGISTERED LAND
SURVEYORS
ROUTE 6 @ PINE
POINT ROAD,
WELLFLEET, MA 02667

SCALE: 1"=200'



The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

April 21, 1998

Ms. Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
Mail Stop 2280, Suite 400
1849 C Street, NW
Washington, DC 20240

Dear Ms. Shull:

Enclosed please find the following nomination form:

Hinckley's Corner Historic District, Wellfleet, (Barnstable Co), MA

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the properties were notified of pending State Review Board consideration 30 to 45 days before the meeting and were afforded the opportunity to comment.

Sincerely,

A handwritten signature in cursive script that reads "Betsy Friedberg".

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Helen G. Purcell, Chair, Wellfleet Historical Commission
Carolina Kiggins, Chair, Wellfleet Board of Selectmen
Sarah Korjeff, Cape Cod Commission
Lisa Mausolf, Preservation Consultant