

FORM A - AREA

Area Letter Form numbers in this Area

BVI

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET, BOSTON, MA 02116

Town Barnstable (Barnstable Village)Name of Area (if any) Hyannis RoadHistoric DistrictPresent Use residentialGeneral Date or Period early-mid 19thcenturyGeneral Condition good to excellentAcreage c.10A (see data sheet)Recorded by Candace JenkinsOrganization Barnstable Historical Comm.Date 1986

Photos (3"x3" or 3"x5" black
& white) Indicate on back
of each photo street addresses
for buildings shown. Staple to
left side of form.

Sketch Map. Draw a general map of the
area indicating properties within it.
Number each property for which individual
inventory forms have been completed.
Label streets including route numbers, if
any. Indicate north. (Attach a separate
sheet if space here is not sufficient).

see attached map

The Hyannis Road Historic District includes 10 buildings. Abutting the Old King's Highway Historic District (Area BV/WB) to the south, it is a very cohesive group of early 19th century residences that represent the growing importance of Hyannis Road as the main connector between established Barnstable Village and growing Hyannis.

UTM REFERENCE

A19/391 710 / 4615080
B19/391 850 / 4615060
C19/391 580 / 4616870
D19/391 710 / 4616820

USGS QUADRANGLE
SCALE

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Hyannis Road Historic District possesses integrity of location, design, setting, materials, workmanship, feeling and association. It is significant as a homogenous collection of fine Federal and Greek Revival style residences which reflect the growing importance of Hyannis Road as the link between Barnstable Village and the rapidly developing southern village of Hyannis. It is also significant for its associations with numerous prominent residents over time. As a small area, strongly evocative of its time and place, it 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 areas within the community.

The Hyannis Road Historic District is bounded by County Road (Old King's Highway- Area BV/WB) to the north and by the tracks of the former Cape Cod Branch Railroad to the south; it also includes Bow Lane, a circular drive running east off Hyannis Road. The ten buildings that make up the district range in date from c1790 to c1855, producing a homogeneous grouping of wood-frame Federal and Greek Revival style dwellings. Specific examples are described below from north to south.

BVI302- Deacon Timothy Phinney House (c1790). This two story, L-plan, hip roof dwelling has been greatly expanded over the years and now presents a pleasing picture of rambling evolution. Typical of the Federal period style in Barnstable, it is sheathed with clapboards and has windows (randomly placed) with 6/6 sash. A Colonial Revival style verandah with Tuscan columns is located at the intersection of the L. One of the most interesting features of this house is its attached barn (south) with handsome elliptical arched carriage openings.

HISTORICAL SIGNIFICANCE Explain historical importance of area and how the area relates to the development of other areas of the community.

Located just east of Barnstable Village center, Hyannis Road was an important thoroughfare leading to that southern village and also connecting with Mill Way (Area BVH), the major access to the harbor. During the early settlement of Barnstable, Hyannis Road was known as Baker's Lane, probably because Nathaniel Baker and his descendents resided and owned a large amount of acreage in this area just south of the proposed district. A portion of the area, that nearest the County Road, was part of Roger Goodspeed's houselot in the original division of land c1639 (BVI302, BVI305). The land was later surrendered by Goodspeed to the Town of Barnstable c1653 as common land. John Davis, another first comer, was allotted c1639, thirteen acres on the east side of Baker's Lane (BVI306, 307, 308), at what is now Bow Lane, and later, c1649, bought eight acres on the west side Baker's Lane that had formerly belonged to Edward Fitzrandolphe (BVI303, 304, 309, 310).

Many of the homes in this area were owned and occupied by businessmen and merchants such as David Crocker (BVI302) who was also High Sheriff from 1823-1843 and the first president of the Barnstable County Mutual Fire Insurance Company; Deacon Timothy Phinney (BVI302, 305) who was also a state senator; and Judge George Marston (BVI307) who was also District Attorney and state Attorney General. Others were owned by skilled craftsmen and housewrights such as Thomas Holmes (BVI306); blacksmiths James Scudder Lothrop (BVI308) and Frederick Kent (BVI304). Still others were owned by mariners such as Captain Daniel Bacon (BVI305), mariner Walter Chipman (BVI307), and Captain Daniel Percival (BVI308).

Together, the houses of the district present a diverse picture of village life in the 19th century.

BIBLIOGRAPHY and/or REFERENCES

- Barnstable County Registry of Deeds and Probate
- Barnstable County Atlases. 1858, 1880, 1907.
- Otis, Amos, Genealogical Notes of Barnstable Families. 1888.
- Trayser, Donald G. Barnstable, Three Centuries of a Cape Cod Town. 1939
- Deyo, Simeon. History of Barnstable County, Massachusetts. 1890.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Barnstable (Barnstable Village)	Form No: BVI .
Property Name: Hyannis Road Historic District	

Indicate each item on inventory form which is being continued below.

Architectural Significance (cont)

BVI303- Milliken's Barn/House (pre-1907). Originally constructed as a barn, this vernacular structure was converted to a house in 1945. It is a 1 and 1/2 story gable roofed structure with two later wings. It is shingle clad.

BVI304- Allen Hinckley House (c1844). This 1 and 1/2 story Greek Revival style cottage is clapboard clad and trimmed with wide frieze boards. Although it faces a three bay gable end to the street, its entry is located in a later enclosed porch projecting from the south side. A full shed dormer has also been added to the south slope of the roof. Windows are shuttered with projecting lintel caps and 6/6 sash.

BVI305- Ebenezer Bacon House (pre-1810). Set back on Bow Lane, this imposing 2 and 1/2 story house is an excellent local example of the Federal period style with later, harmonious Colonial Revival style additions. The house is clapboard clad and enclosed by a gable roof with end chimneys. Its five bay facade is organized around a center entry with later enclosed porch. A one story sunroom with balustrade was added to the south elevation c1940. Windows are shuttered and retain 6/6 sash.

BVI306- Gorham Hallett House (c1820). Just south on Bow Lane, the Hallett House is a vernacular example of the Greek Revival style. Rising 2 and 1/2 stories, it is clapboard clad except in its gable field which is shingled. An asymmetrical four bay gable end facade has its entry offset to the south. A one story porch with squared posts and segmental arches, appearing to date from c1860s, extends across the facade. Windows have flat surrounds and contain 6/6 sash.

BVI307- George Marston House (c1810-1823). Also on Bow Lane, this is one of the most sophisticated houses in the district. It is a 2 and 1/2 story clapboard clad structure enclosed by a gable roof with paired side wall chimneys. Its entry is located on the gable end and is protected by a fluted Doric porch. One of the most elegant features of this house is its floor length first story windows. In the mid 20th century, it was owned by Donald G. Trayser, the town historian and author of Barnstable, Three Centuries of a Cape Cod Town.

BVI308- Annable/Lothrop House (c1810-1817). Located at the intersection of Bow Lane and Hyannis Road, this is a 2 story house of square plan, enclosed by a hip roof with central chimney. It has a three bay facade with a balustraded porch extending across the first story. It is shingle clad and most of its windows contain 9/6 sash. Several ells have extended the original house to the rear.

BVI309- Lovell House (c1835). Standing across Hyannis Road, this house is similar in design to the Annable/Lothrop House. It is also 2 stories with a square plan and hip roof with central chimney. It is shingle clad and windows contain 6/6 sash. It has a four bay facade and a one story porch extends across the front and wraps around the south side as well. This is a later feature as is the shingle cladding.

BVI310- Rebecca Hinckley House (c1835). This classic example of the Greek Revival style is a 1 and 1/2 story cottage consisting of a three bay gable end section containing a trabeated entry, and a four bay wing with two gabled dormers. Clapboards cover the facade while other elevations are shingled. Windows contain 6/6 sash.

Staple to Inventory form at bottom

CONT

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Barnstable (Barnstable Village)	Form No: BVI
Property Name: Hyannis Road Historic District	

Indicate each item on inventory form which is being continued below.

Architectural Significance (cont)

BVI311- Rev. T.P. Doggett House (c1855). At the southern end of the district is another good example of the Greek Revival style, this time rising 2 and 1/2 stories with a 1 story wing to the north. The main block faces gable end to the street, and is three bays with a trabeated entry. The house is shingle clad and is trimmed with corner pilasters and a wide frieze board. Windows are simply framed and contain 6/6 sash.

END

Staple to Inventory form at bottom

Barnstable MA, MRA

Village: Barnstable

District Name: Hyannis Road

Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
299/054	.72	1776 Hyannis Road	Deacon Timothy Phinney BVI302 (att. barn)	c.1790	Federal	C
299/010	.46	1905 Hyannis Road	Milliken's Barn BVI303 (shed)	Prior to 1907		C
299/013	.72	1747 Hyannis Road	Allen Hinckley House BVI304 (barn)	c.1844	Greek Revival	C
299/049	2.6	46 Bow Lane	Ebenezer Bacon House BVI305 (garage, shed)	Prior to 1810	Federal	C
299/050	1.14	20 Bow Lane	Gorham Hallett BVI306 (barn)	Prior to 1823	Greek Revival	C
299/051	1.5	8 Bow Lane	George Marston House BVI307 (garage)	c.1810-1823	Federal	C
299/052	.5	2 Bow Lane	Annabelle House BVI308	c.1810-1817	Federal	C
299/009	.37	1733 Hyannis Road	Lovell House BVI309 (garage)	c.1835	Federal	C
299/008	.33	1715 Hyannis Road	Rebecca Hinckley House BVI310 (att. garage)	c.1835	Greek Revival	C
299/007	.18	1709 Hyannis Road	Robert P. Daggett House BVI311 (shed)	c.1855	Greek Revival	C
299/053	1.24	Hyannis Road	vacant	n/a	n/a	NC

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

dnr-11

Name Barnstable MRA
State Barnstable County, MA

Substantive Review

Cover Patrick Andrus 9/18/87 9/18/87
Date/Signature

Nomination/Type of Review

1. Coleman, Edward Jr., House

Substantive Review

Keeper

DOE/OWNER OBJECTION

Determined Eligible

2. Phinney--Smith House

Substantive Review

Keeper

DOE/OWNER OBJECTION

Attest

3. Scudder, Josiah Jr., House

Substantive Review

Keeper

DOE/OWNER OBJECTION

Attest

4. Swift, E.E.C., Store

Substantive Review

Keeper

DOE/OWNER OBJECTION

Attest

5. Centerville Historic
District

Substantive Review

Keeper

Attest

6. Cotuit Historic District

Substantive Review

Keeper

Attest

7. Craigville Historic
District

Substantive Review

Keeper

Attest

8. Hyannis Port Historic
District

Substantive Review

Keeper

Attest

9. Hyannis Road Historic
DistrictEntered in 1987
National Register

Keeper

Attest

10. Mill Way Historic District

Substantive Review

Keeper

Attest

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Hyannis Road Historic District (Barnstable
MRA)
Barnstable County
MASSACHUSETTS

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

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

entered in the
National Register

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ 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
☐ excellent	☐ deteriorated	☐ unaltered	☐ original site
☐ good	☐ ruins	☐ altered	☐ moved date _____
☐ fair	☐ 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 _____ Date _____ Phone: _____



Hyannis Rd Historic District
Barnstable MRA, MA

AUG 1986

AUG 1986



Barnstable, Mass. MRA

Hyannis Rd. HD BVI
Barnstable Village
George Marston House

TOWN OF BARNSTABLE, MASSACHUSETTS

ASSESSORS MAPS



Barnstable, MA MRA
 Hyannis Road Historic District
 Barnstable Village
 Assessors Map
 Scale: 1"=100'

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

Multiple Property Cover Sheet Reference Number: 64000271