

FORM B – BUILDING

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

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

16-78

Marion

N,
AC

MRN.273

Town/City: MARION

Place: (*neighborhood or village*): Marion Village -
Upper Pleasant Street (MRN.AC)

Photograph



Address: 73 Pleasant Street

Historic Name: Handy House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: ca. 1790

Source: Tripp, *Reflections on a Town*

Style/Form: Federal

Architect/Builder: Unknown

Exterior Material:

Foundation: Granite, concrete block

Wall/Trim: Wood clapboard/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

One-bay garage (ca. 1925, Photo 2)

Major Alterations (*with dates*)*:

None on record

*Based on Property Card and/or observation

Condition: Good

Moved: no yes **Date:**

Acreage: 0.13 acres

Setting: This house is located on the east side of Pleasant Street, and this small parcel also fronts on South Street. This northern section of Pleasant Street has a collection of 19th and early-20th century houses on varying-sized lots, most set close to the street. This house is also set close to both Pleasant and South Streets. The parcel in front of the house is landscaped with lawn and foundation plantings. A short asphalt driveway leads off Pleasant Street to a one-bay garage.

Locus Map



Aerial Imagery, 2021

Recorded by: Eric Dray, Preservation Consultant

Organization: Sippican Historical Society

Date (*month / year*): February 2023

INVENTORY FORM B CONTINUATION SHEET

MARION

73 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

N, AC

MRN.273

Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This charming Federal-style cottage, built in ca. 1790, now has a U-shaped footprint. The 1855 Walling Map of Marion shows the house with just the ell bordering South Street (Figure 2). By the time the 1879 Plymouth County Atlas was prepared, the ell forming the U was also in place (Figure 4). This footprint is more clearly shown on the 1908 Sanborn Fire Insurance Map (Figure 5), and the garage was in place by the time the 1933 Sanborn Map was prepared (Figure 6).

The main block, the ell along South Street, and most of the rear ell forming the U all rest, like most historic houses in Marion Village, on a rough-cut granite block foundation. The north end of the last ell rests on a concrete block foundation. The main block of the house has a high stud wall. The elevations are clad in wood clapboards and the front corners have pilasters (flat columns) with recessed panels – an elegant detail. The roof is clad in asphalt shingles (wood shingles originally), and has a fairly deeply-projecting, molded box cornice with partial returns across the gable ends, and two-part frieze boards below.

Fenestration consists primarily of wood, 6/6 double-hung sash set in flat surrounds. The ell extending down South Street has a Colonial Revival-style, deep bay window. A shed dormer with no openings spans the rear roof of the main block. The main entrance facing Pleasant Street has a molded, paneled wood door set in a simple surround with molded lintel.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

While there had been some economic activity and residential development in Sippican Village prior to the Revolution, residential development accelerated in the early-1800s, as happened in many coastal Massachusetts towns, with boat building, whaling, coastal schooner trade, and the salt industry driving the economy. The construction of the First Congregational Meeting House in 1799, now Marion General Store (140 Front Street, MRN.22), also helped make Sippican Village the center for spiritual and civic life.¹ Residential (and limited commercial) development was initially concentrated along the Front Street/Main Street axis, and the harbor became the site for maritime-related utilitarian buildings and wharfs. By the time the 1855 Walling Map was prepared, additional streets had been laid out, but Main Street from the harbor west to Pleasant Street was the most densely developed street in the village. Pleasant Street had been in place since the early-19th century, leading to Converse Point (then referred to as Charles Neck), but no buildings are shown on an 1830 map. By the time the 1855 Walling Map had been prepared, however, a number of houses had been built at this northern end, including this house (Figures 2, 3).

H. Edmund Tripp included a very early photo of this house in *Reflections on a Town* (Photo 3), and stated that the house was built in 1790. According to the 1998 Marion Village Area Form (MRN.N):

From the late-18th until the early 1900s, Pleasant Street north of Pitcher was essentially a Handy neighborhood with a number of dwellings in this area associated with this family. This house was built ca. 1790 for two Handy brothers. During the mid-19th century, Pardon Handy, carpenter, owned this cottage. By the late 1870s, James W. Blankinship, mariner, lived here. He enlisted in the Union army during the Civil War. By the early 1900s, this house had been inherited by Blankinship's widow Susannah.

Deed research is challenging for this property and does not confirm all of the above-quoted information. It was the estate of Capt. James M. Clark, Jr. of Mattapoisett who conveyed this house in 1897 to Susanna Blankinship, who was his daughter.² Clark, who

¹ Marion was first settled in 1679 as Sippican, a district of Rochester, and was not incorporated as a separate town until 1852. The name Sippican Village continues to be used interchangeably with Marion Village.

² Plymouth County Registry of Deeds, Book 1739/ Page 495.

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Photo 3. Undated view looking NNE (Reflections on a Town).



Photo 4. View looking NNE.

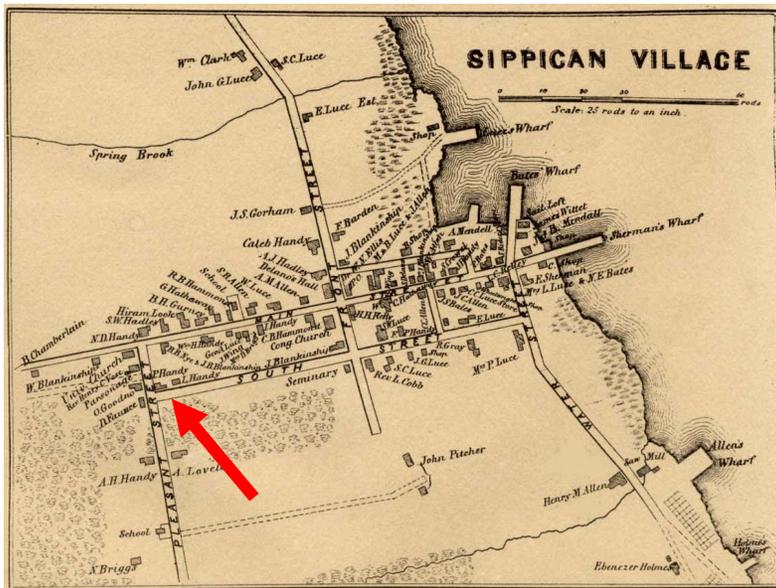


Figure 2. 1855 Walling Map of Marion, Sippican Village Inset Map (arrow added).



Figure 3. Detail of 1855 Inset Map (arrow added).



Figure 4. Detail of 1879 Plymouth County Atlas.

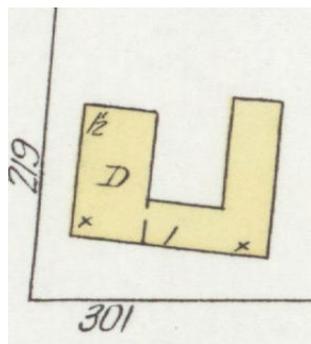


Figure 5. Detail of 1908 Sanborn Fire Insurance Map.

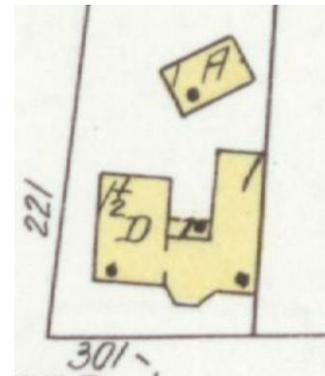


Figure 6. Detail of 1933 Sanborn Fire Insurance Map.

National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
- Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Eric Dray, Preservation Consultant for Sippican Historical Society
The criteria that are checked in the above sections must be justified here.

This property is a contributing resource in the combined Areas of Wharf Village-Sippican Village (MRN.N) and Water Street (MRN.L), hereinafter referred to as Marion Village.*

Marion Village is recommended as eligible for listing at the local level under Criterion A in the area of Maritime History. Marion Village contains the great majority of buildings connected to Marion's historical maritime development beginning in the late-18th century. With the rise of saltmaking, shipyards, and whaling, maritime activity increased dramatically into the mid-19th century, as did residential development in Marion Village. In addition to the houses built by those in the maritime industry, Marion Village contains numerous buildings and structures associated with maritime industrial activity, including a chandlery, sail loft, cooperage, and wharves. As Marion Village's prosperity became linked to Sippican Harbor, Marion Village also became the commercial, political and institutional center of the town.

Marion Village is also recommended as eligible for listing at the local level under Criterion A in the area of Entertainment/ Recreation. Starting in the mid-19th century, maritime activity declined significantly. The decline in maritime activity was eventually replaced by the rise in the 1870s of a summer colony as Marion Village emerged as an elite summer resort. This was facilitated by the arrival of train service in the 1854. Summer visitors, including artists and writers, were drawn Sippican Harbor's beauty and tranquility. A large hotel, the Sippican Hotel, was located at the corner of South and Water Streets, and a few houses were converted to inns. While the hotel was town down in 1929, a large livery complex built by the Hiller Brothers at 147 Front Street (MRN.216) is extant. They provided horse-drawn vehicles to summer visitors registered at the Sippican Hotel, and ferried guests back and forth between the hotel and the train depot. In Marion Village, ownership (or occupancy through rental) of many houses began to shift from local maritime families to seasonal residents, including nationally-noteworthy politicians, businessmen, artists and writers. During this period, Marion Village also saw the addition of high style, architect-designed summer cottages and recreation resources.

Marion Village is recommended as eligible for listing at the local level under Criterion C in the area of Architecture. Marion Village is a remarkably intact historic town center, including a compact collection of historic dwellings, along with a few churches, schools, commercial buildings and recreation buildings. Marion Village contains a great concentration of Federal and Greek Revival houses; and examples of later Victorian-era styles, including high-style examples of summer house architecture along Sippican Harbor and large institutional buildings not found elsewhere in Marion.

The great majority of resources in Marion Village retain substantial integrity of location, setting, materials, workmanship, design, feeling, and association.

*The potential Marion Village district boundaries include surveyed areas within the boundary of MRN.N completed in 2020-2022 for Barden-Hiller (MRN.Y), Cottage Street (MRN.Z), Main Street (MRN.AA), South Street (MRN.AB), Upper Pleasant Street (MRN.AC), and Upper Main Street (MRN.AH).