

FORM B – BUILDING

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

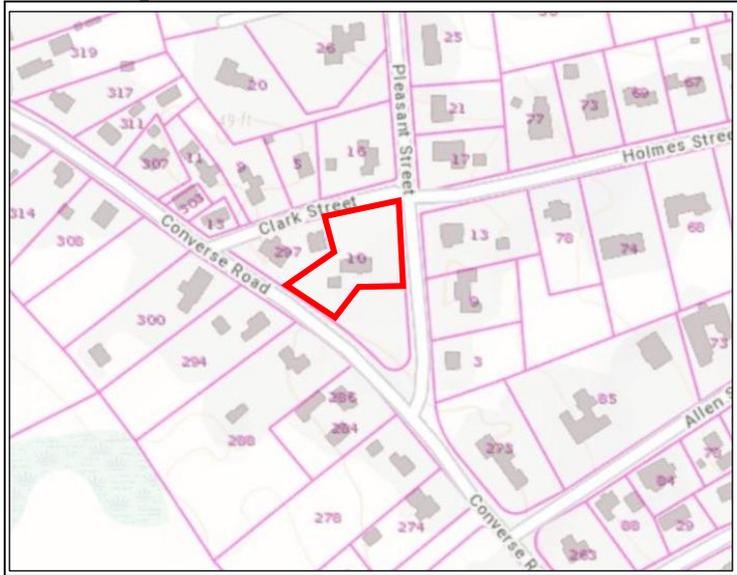
Assessor's Number USGS Quad Area(s) Form Number

15-37	Marion	MRN.F	MRN.98
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Photograph



Locus Map



Town/City: Marion

Place: (*neighborhood or village*): Marion Village

Address: 10 Pleasant Street

Historic Name: Robert Bennett House

Uses: Present: Residential

Original: Residential

Date of Construction: Ca. 1850

Source: Deed & map research, visual analysis

Style/Form: Greek Revival / Queen Anne

Architect/Builder: Unknown

Exterior Material:

Foundation: Stone

Wall/Trim: Wood clapboard & shingle / Wood

Roof: Asphalt shingle

Outbuildings/Secondary Structures:

Garage (1981)

Major Alterations (*with dates*):

Queen Anne projections, bay windows, dormers and porches (late 19th century)

Condition: Excellent

Moved: no yes **Date:**

Acreage: 0.635

Setting: Diverse residential neighborhood developed in the mid-19th – early 20th centuries. Housing stock represents a range of styles including Cape, Federal, Greek Revival, Queen Anne, Craftsman and Colonial Revival. Surrounded mostly by moderately-sized, wood-frame, single-family houses on small to medium-sized lots.

Recorded by: Lynn Smiledge

Organization: Marion Historical Commission

Date (*month / year*): March 2022

INVENTORY FORM B CONTINUATION SHEET

MARION

10 Pleasant Street

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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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.

10 Pleasant Street occupies an irregularly-shaped lot in a triangle of land formed by Clark Street, Pleasant Street, and Converse Road. It is prominently sited near the center of the triangle and faces Pleasant Street to the east. The house is surrounded by an expansive lawn dotted with shrubs. Evenly-spaced, mature trees line the perimeter of the parcel on Pleasant and Clark Streets. A paved driveway enters the property off Converse Road and terminates at a garage sited off the southwest corner of the house.

The building comprises a two-and-one-half-story, three-bay-by-three-bay, front-gabled main block with a two-and-one-half-story west wing and a porch wrapping the east and north elevations. This elaborate house may have replaced an earlier house seen in this location on the 1855 map, or it may represent a Greek Revival house that was dramatically enlivened with Queen Anne-style projections, features and trim details. Further physical investigation would be required to determine its actual age. The house retains most if not all of its original character-defining features. It rests on a parged stone foundation and is clad in wood clapboards and shingles. The roof is surfaced with asphalt shingles. A corbelled brick chimney rises from the roof ridge of the main block near its western end.

The main block is trimmed with a denticulated cornice with a two-part frieze board, eave returns, narrow corner boards, and deep frieze boards at the side elevations. Paired scroll brackets embellish the eave returns at the façade (east elevation). The windows at the upper stories at the main block are double-hung, two-over-two sash with flat surrounds and lipped lintels. A gabled dormer at the westernmost bay at the south elevation surmounts stacked box bay windows capped by hipped roofs with flared eaves and bracketed cornices. The bay windows contain narrow one-over-one sash. A cross-gabled bay on the opposite (north) elevation surmounts a semi-hexagonal bay window. Sawtooth wood shingles decorate the south dormer and the tympana at the main gable and north cross gable.

The ornate Queen Anne porch, one of the most handsome in Marion, is open along the façade and shelters the original side hall entry at the northernmost bay. The single entry has a narrow surround and architrave and is flanked by box bay windows. The flat-roofed porch is pedimented at the entry with applied decoration at the tympanum. The open portion of the porch has a spindle work railing and frieze and is supported by turned posts with flat-sawn scroll brackets; it rests on a vertical slat skirt. The porch is enclosed along the north elevation and ends at the bay window. The porch opening fronts a four-step wooden stair and a paved walkway leading to Pleasant Street.

The gabled west wing, which is seen in the footprint of the house on the 1903 map, is set back from the south elevation of the main block and aligns along its north elevation. It has double-hung, two-over-two windows with flat surrounds and lipped lintels. An open porch with a shallow hip roof spans the south elevation; it has turned posts and a slat work railing. An entry at the westernmost bay fronts a three-step wood stair and walkway leading to the garage and to the main entry at the façade of the main block. A shed dormer occupies the north roof slope. A small, flat-roofed addition occupies the junction of the west wing and the northwest corner of the main block.

The side-gabled garage is sited off the southwest corner of the house in the location of an outbuilding shown on the 1903 map. It is sided with wood clapboards and trimmed to match the house. The garage has double-hung, six-over-six windows and an entry at the east elevation. The garage door opening at the west elevation was boarded over sometime after 2020.

10 Pleasant Street may have been an original Queen Anne-style house or alternatively, a Greek Revival house updated with later stylistic features. Greek Revival was the predominant style of American architecture from about 1830 to 1850, but the form continued to be used well into the second half of the 19th century. Inspired by the architecture of ancient Greek temples and

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associated with democratic ideals, it was widely disseminated through the house plan books of Massachusetts architect Asher Benjamin. The identifying Greek Revival features of this house include the front-gabled orientation of the main block, denticulated box cornice, eave returns, frieze boards, and corner boards. The Queen Anne features seen in this house include the projections (dormer, cross-gable, and bay windows), full-width porch and porch ornamentation, and decorative wood shingling. The Queen Anne style was the standard (or dominant style) for domestic architecture in the United States between 1880 and 1900. The flared eaves on the box bay windows at the south elevation are a nod to the Shingle Style, which is seen on some of Marion's most distinguished houses.

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.

The town of Marion was established in 1852 when it broke off from the town of Rochester. The Village of Marion, the commercial and residential center of the town, is set on the western shore of Sippican Harbor. The town has historically consisted of a northern portion, often referred to as the Old Landing, and a southern portion, known once as Wharf Village but more commonly referred to today as The Village or Marion Village. This house is located in the southwestern section of Marion Village centered on Converse Road (originally called Nye Street and later known as Pleasant Street or Charles Neck Road) which runs southward toward Charles Neck Point, the southernmost point of the peninsula defining the western side of Sippican Harbor. The area is named for Captain George Bonum Nye (1750-1831), the sea captain who was one of the pioneers in the salt making industry in Marion and who owned a house and surrounding land at 266 Converse Road (ca.1780, George B. Nye House, MRN.82).

This part of Marion was sparsely settled with a few scattered farms until the mid-19th century, when the advent of regular rail service helped shift the town's economy from traditional maritime businesses to tourism. Wealthy individuals were attracted to Marion and began to build large summer residences along the waterfront. The construction and maintenance of these properties sparked demand for a variety of service industries and trades, particularly carpentry, along with the need for housing for this new class of workers. As landowners in this area saw a new use for their properties and former farms were subdivided into house lots, this part of Marion soon became a densely settled residential quarter. Comparison of the 1879 map with the 1903 map shows how quickly this transition occurred. In a little more than two decades, large tracts of open land had become filled with streets lined with new houses. The majority of residences are relatively modest one-and-one-half to two-story frame houses dating from the early 19th to the early 20th centuries and representing a range of styles including Cape, Federal, Greek Revival, Queen Anne, Craftsman and Colonial Revival.

This house is roughly set at the center of a triangle of land formed by Clark Street, Pleasant Street, and Converse Road. It appears on the 1855 map with Robert Bennett shown as owner, on the 1879 map with A. Conro as owner, and on the 1903 map with Mrs. J.L. Blankinship as owner. The first recorded conveyance found for this property registered the sale of a one and one-quarter acre parcel of land in 1835 from Ebenezer Holmes to Robert Bennett.

Ebenezer Holmes (1783-1869), like Captain George Bonum Nye, owned a salt works in this area of Marion. Robert Bennett (1799-1877) was the son of Gilbert and Content Bennett of Rochester. He was married in 1823 to Wealthy Jenney (1802-1891), daughter of Job and Eunice Jenney. Bennett was a ship wright living in Marion as noted in the censuses of 1850 and 1860. Judging from its appearance, this house was probably built by Robert Bennett around 1850. The 1865 census lists Bennett living with his family in New Bedford after having sold this property, which included both land and a house, for \$450 to Andrew J. Hadley in 1864.

Andrew Hadley (1820-1897) was the son of Joseph Hadley (1789-1821) and Susannah Delano Clapp (1783-1868) of Rochester. His occupation as recorded in the censuses of 1860 through 1880 was merchant of dry goods and he owned a general store on Front Street. Andrew Hadley and his brother Stephen D. Hadley, a sea captain, were very active in the local real estate market and were the buyers and sellers of numerous properties. The deed research contradicts the 1879 map, which notes the owner as A. Conro. Bertrand (a.k.a. Adlebert) Conro (1844-1902) was born in South Hero, Vermont. He was still living in Vermont at the time of the 1870 census in which his occupation was recorded as farmer. By 1880 Conro was living in Marion with his wife Martha and three children and working as a soap maker. It is likely that Conro was renting the house from Hadley, who lived with his family above the general store on Front Street. It is unclear why in 1895, after owning it for 30 years, Andrew Hadley sold this house first to Bertrand Conro, who then immediately (on the same day) conveyed it to Jennie L. Blankinship.

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Jennie Louise (nee Savory) Blankinship (b.1872) was the wife of John Bates Blankinship (b.1860), a great-great grandson of Captain George Bonum Nye and part of the large Blankinship family. Censuses from 1900 to 1930 report his occupation as teamster or chauffeur at a private estate. Since the previous owners (the Hadleys) lived above their store on Front Street, it seems likely that the Queen Anne reworking of the house was undertaken by the Blankinships. In January 1941 Jennie and John Blankinship conveyed this property, now divided into two parcels, to their son Stanford Gilmore Blankinship, Sr. (1893-1982). Stanford's World War I and World War II enlistment records noted his occupation as pig farmer in 1917, sales manager for a pulp and paper company in 1942, and living in Canton and Mamaroneck, New York, respectively. In 1947 Stanford Blankinship sold the larger of the two parcels containing this house to Frederick B. Barden of Marion.

Frederick B. Barden (1877-1963) was the proprietor of Barden's Boat Yard and ran a meat and grocery business in Marion. He was the Marion harbormaster for many years and was a member of the Beverly Yacht Club. Frederick Barden conveyed the property to his daughter, Elizabeth Barden Coulson, the year after its purchase. Elizabeth was married to William Coulson, Jr. (1904-1972). Born in Roxbury, William Coulson took over the operation of Barden's Boat Yard from his father-in-law. William Coulson also served as the Marion harbormaster.

The property was purchased in 1968 as a summer home by Arthur L. and Mary B. Rossi of Weston. Rossi (d. 2015) was born in Rimini, Italy and emigrated to the United States in 1929. An engineer and inventor, he was a graduate of Wentworth Institute of Technology in Boston. Rossi was the chairman of the Automatic Coin Laundry Systems Company of Waltham, which he founded in 1945. The property was sold to the current owners by the estate of Arthur and Mary Rossi in 2020.

Deed Research

Date	Book-Page	Grantor	Grantee
06-29-2020	53001-78	Estates of Arthur L. & Mary B. Rossi	Kevin Halligan et al.
03-29-2012	41247-331	Arthur L. & Mary B. Rossi	Arthur L. & Mary B. Rossi
09-09-1968	3468-561	Robert E. & Paula Dunn	Arthur L. & Mary B. Rossi
04-27-1964	3103-427	Howland S. & Mary M. Dow	Robert E. & Paula Dunn
12-17-1960	2823-167	Elizabeth B. Coulson	Howland S. & Mary M. Dunn
05-20-1948	2010-545	Frederick B. Barden	Elizabeth B. Coulson
10-24-1947	1975-456	Stanford G. Blankinship, Sr.	Frederick B. Barden
01-18-1941	1801-479	Jennie L. Blankinship	Stanford G. Blankinship
04-17-1895	736-57	Bertrand Conro	Jennie L. Blankinship
04-17-1895	1173-339*	Andrew J. Hadley	Bertrand Conro
10-05-1864	442-136	Robert Bennett et al.	Andrew W. Hadley
08-25-1835	186-28	Ebenezer Holmes	Robert Bennett

* Recorded 12-29-1913

BIBLIOGRAPHY and/or REFERENCES

Ancestry.com and FamilySearch.org: census records, vital records, city directories
Atlas of Plymouth County, Boston, MA: George H. Walker & Co., 1879
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Map of the Town of Marion, Plymouth County, Massachusetts 1855 H.F. Walling
 McMaster, Virginia Savage. *A Field Guide to American Houses*, New York: Alfred A. Knopf, 2019.
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 Plymouth County Registry of Deeds
 Rosbe, Judith. *Marion*. Charleston, SC: Arcadia Publishing, 2000.
 Rosbe, Judith. *Marion in the Golden Age*. Charleston, SC: The History Press, 2009.
 Smith, Pete (ed.). *A Picture Postcard History of Marion, Massachusetts*. New Bedford, MA: Spinner Publications, 2008.
 Sippican Historical Society: online database.

"Arthur L. Rossi," *The Boston Globe*, Boston, MA, January 15, 2015.

"William Coulson, Harbormaster," *The Boston Globe*, Boston, MA, July 12, 1972.

"Frederick Barden, Marion Boatman, Merchant: at 84," *The Boston Globe*, Boston, MA, February 25, 1963.

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 Lynn Smiledge

The criteria that are checked in the above sections must be justified here.

This house is recommended as a contributing element in a potential National Register Historic District for the Nye Area of Marion Village. The George Bonum Nye Area (MRN.F) is recommended as eligible for listing as a National Register District at the local level under Criterion A for Social History and Criterion C for Architecture. The area is named for Captain George Bonum Nye (1750-1831), a sea captain who was one of the pioneers in the salt making industry in Marion and who owned a farm house and a large tract of land on the west side of Converse Road (formerly Nye Street). The Nye and Blankenship families, the two largest landowners in the area in the 19th century, are well represented among the property owners here for more than a century.

The area is built up around George Bonum Nye's homestead at 266 Converse Road (ca. 1780, George Bonum Nye House, MRN.85) in the southwestern part of Marion Village. It runs north-south along Converse Road between Evergreen Cemetery and Lewis Street and includes the large triangle containing Clark Street and bordered by the cemetery to the north, Pleasant Street to the east, and Converse Road to the west. The potential district's boundaries are those defined in the 1998 survey for the George Bonum Nye Area (MRN.F), to which several properties on Clark Street, Converse Road, and Pleasant Street have been added.

Under Criterion A, the area is recommended as eligible at the local level for its association with the rapid residential development of the southwestern part of Marion Village in response to the need for housing for a new class of workers. In the late 19th through the early 20th centuries the town became a popular seaside resort for affluent city dwellers who began building large summer residences along the waterfront. The construction and maintenance of these grand properties sparked demand for a variety of skilled trades and service industries along with the need for housing for this new class of workers. This area became the home for many of these tradespeople seeking modest, comfortable single-family residences.

Under Criterion C, the area is recommended as eligible at the local level in the area of Architecture for its nearly intact collection of houses that provides a sense of the evolution of architectural styles from the mid-19th through the early 20th centuries. A densely-settled quarter, the Nye Area contains mostly modestly-scaled, one-and-one half to two-story wood-frame

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dwellings on small to moderate-sized lots in the Greek Revival, Queen Anne, Craftsman, and Colonial Revival styles. Along with several high-style examples of these styles, the area also includes a handful of earlier dwellings in the Cape and Federal styles that pre-date the building boom that began in the second half of the 19th century.

The majority of the resources here retain substantial integrity of location, setting, materials, workmanship, design, feeling, and association. The district would likely meet criteria A and C at the local level, with areas of significance in social history and architecture.