

# FORM B – BUILDING

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

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

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Town Barnstable

Place (neighborhood or village) Marstons Mills

## Photograph



Address 3600 Falmouth Road/Route 28

Historic Name Charles Marston Homestead

Uses: Present Residence

Original Residence

Date of Construction c. 1821

Source Deeds 88-183, 162-300, 270-513, 1451-890.

Style/Form Hall-and-parlor

Architect/Builder Unknown

Exterior Material:

Foundation

Wall/Trim Vinyl Siding

Roof Composition Shingle

Outbuildings/Secondary Structures

“Little House” to east, 18’ x 36’

Major Alterations (with dates)

NW wing before 1880;  
Back room NW, c. 1932;  
Dining room NE, c. 1932.

Condition Framework original; exterior greatly altered

Moved  no  yes Date

Acreage 2.18 Acres

Setting North side of state highway 28, overlooking the Mill Pond, near the original village center.

Recorded by James Gould, Holly Hobart

Organization Marstons Mills Historical Society,  
Barnstable Historical Commission

Date (month / year) October, 2007



## BUILDING FORM

MM E-22

3600 Falmouth Road, Marstons Mills, Barnstable

### ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

This is a hall-and-parlor house of one and a half stories with extensions front and back added at various times to the original plan of two rooms wide by one room deep. Only the timber framing of the central portion is original. On the front, which faces southeast, is a one-story shed-roofed sun room that extends the full width of the structure, with two low shed dormers above. Behind the main structure, extending to the northwest, is a wing that was added prior to 1880 and another back room added in the 1930s. The house is clad in vinyl siding and covered with a composition roof. It stands on a knoll close to Route 28 with a view to the northwest that overlooks the old Mill Pond in the center of Marstons Mills village.

The deeds refer to the house as the homestead of Charles Marston, whose dates are 1792-1866. Assuming he built the house around the time of his marriage to Nancy Goodspeed, it can be dated to approximately 1821.

### HISTORICAL NARRATIVE *see continuation sheet*

*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.*

Charles Marston (1792-1866) was the elder son of Winslow Marston, who lived in the "Mansion House" across the Mill Pond. Charles, like many of the Marston men, was eminent in his community, becoming President of the Wareham Bank, a state senator, a member of the Governor's Council, and Superintendent of the Mashpee Indian Plantation. He became an assignee of the law firm of Crocker and Gray in 1848. There are 71 deeds in which Charles Marston was either a grantee or a grantor. In addition to his daughter, Ellen, he also had a son George, an attorney, and two other children who died young.

George Marston was administrator of the estate of his grandfather, Winslow Marston, and was grantor of a deed (971-364, March 18, 1865), in which the Mansion House was transferred to his father, Charles, via Winslow's will. The Mansion House property is described as "a certain piece of land with the Mansion house, corn house, henhouse, woodhouse, and hoghouse..." with the boundary "...commencing at the public highway at a point equally distant between said dwelling house and the dwelling house of Charles Marston..."

Apparently, Charles took up residence in the Mansion House when he deeded his old homestead to his daughter.

### BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Barnstable County Registry of Deeds: 88-183, 154-117, 154-118, 162-300, 270-513, 319-14, 1056-230, 1451-890, 21601-177  
Walling Map 1856; Walker Atlases 1880, 1907.

Interviews: Residents Benjamin Perry, October 23, 2007; Clinton Perry July 9, 2007.

Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

**INVENTORY FORM CONTINUATION SHEET**

Town

Property Address

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**Historical Description, cont'd**

In 1883, Ellen Marston (1825-1917) sold her father's homestead for \$450 to Zenas C. Kelly (Deed 154-117), who sold it at once to John J. Backus (Deed 154-118), who in turn sold it for \$500 to Barbara Perry (Deed 162-300). In 1905, Frank R. Perry, executor of Barbara Perry, sold it to Antone De Silva (Deed 270-513).

In 1912, it was sold to a Cape Verdean immigrant, Benjamin Pina Perry (1869-1955) (Deed 319-14), who was no relation to the previous Barbara Perry. He had been born on the island of Fogo, and came to New Bedford in 1903. The sale was financed by Charles Daniels, the Osterville builder, for whom Benjamin worked as a carpenter, payment being made from Benjamin's wages. Benjamin, a 6'4" man, became foreman of A. D. Makepeace's cranberry bogs in Marstons Mills. In this house were born his 14 children by his wife Mary Fernandes, who was also born in Fogo, in 1894, and died here in 1961.

Mary's mother Antonia Fernandes immigrated from Fogo and Benjamin built her the "Little House" to the east of the main house. About 1932, Benjamin expanded the size of the old house, adding a bathroom in the NW wing and a dining room to the NE. Six of the sons who grew to adulthood became Golden Gloves boxers, having been trained in a ring just west of the house by local state policeman, Jimmy Dempsey. Six sons served in the Army in World War II, and one in the Navy. The house remained in the Perry family for nearly 100 years, until the death of the sixth child of Benjamin, Clinton Perry, in 2004, when it was sold for \$262,000 to Hyannis builder, Barry N. Sprinkle (Deed 21601-177).

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## TITLE SEARCH

MMHS

3600 Falmouth Road

Charles Marston Homestead

**21601-177**      **To Brad K. Sprinkle from Rebecca R Carey**, Commissioner appointed by Barnstable  
**12/12/2006**      Probate and Family Court under probate of Clinton Perry, Jr. and Susan Perry.

“Beginning at the Southerly corner thereof by the road leading from Barnstable to Falmouth by land now or formerly of Heman Thomas; Northwesterly by said land ...about seven rods; thence by said land Northerly about eight rods; thence by said land Northeasterly about eight rods to a pond; thence Easterly by said pond to land formerly of Nathaniel Hinckley deceased; Southeasterly to the road aforesaid....:

*The above description is copied from one deed to the next beginning in 1883, and appears in all of the deeds cited below except 88-183 of 7/1/1865.*

**1451-890**      **To Clinton Perry and Norma F. Perry from Beatrice Pina**  
**10/7/1969**

“known as the homestead of the late Charles Marston...”

**1056-230**      **To Beatrice B. Pina from Mary Fernandes Perry, heir of Benjamin J. Perry**  
**10/2/1959**

**319-14**      **To Benjamin Perry from Antone De Silver [sic]**  
**6/5/1912**

“with the buildings thereon”

**270-513**      **To Antone De Silva from Frank R. Perry, executor for Barbara Perry**, accompanied  
**7/24/1905**      by a satisfaction of mortgage from Bass River Savings Bank  
**\$800.00**

“...containing from two to three acres and known as the homestead of the late Charles Marston together with the right to cross the land formerly of said [Heman] Thomas to and from the spring for water.”

**162-300**      **To Barbara Perry from John J. Backus**  
**6/9/1884**  
**\$500.00**

“..with all the buildings standing thereon...being the homestead of the late Charles Marston...”

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**Title Search,  
cont'd****154-118 To John J. Backus from Zenas C. Kelley****10/3/1883****\$450.00**

“being the same which I bought of Ellen Marston of New Bedford by deed dated Sept. 27<sup>th</sup>, 1883.”

**154-117 To Zenas C. Kelley from Ellen Marston of New Bedford****9/27/1883****\$450.00**

“together with the dwelling house and woodshed thereon standing...”

**88-183 To Ellen Marston of Barnstable from Charles Marston****7/1/1865****\$384.75**

“...my homestead estate where I now reside, bounded as follows, commencing at the highway at a point equally distant from the two houses where I reside and where Frederick Goodspeed resides then running Northerly in a line equally distant from the two houses to the fence, thence Easterly and other courses by the fence as it now stands to the Pond, thence Easterly by the Pond to lands of Nathaniel Hinckley, two feet east of two pine trees near the Pond, thence Southerly by said Hinckley to the highway at a stake, thence Westerly by the highway to the place of beginning, with a right of way over my other land to go the Spring and Pond for water for all domestic purposes.”