

# FORM A - AREA

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

14	Marion	MRN .N, Z	see data sheet
----	--------	--------------	-------------------

## Photograph



**Town/City:** Marion

**Place** (*neighborhood or village*): Marion Center, Marion Village, Wharf Village

**Name of Area:** Cottage – School Streets

**Present Use:** residential

**Construction Dates or Period:** most 1880-1910

**Overall Condition:** excellent

**Major Intrusions and Alterations:** recent building demolition and replacement

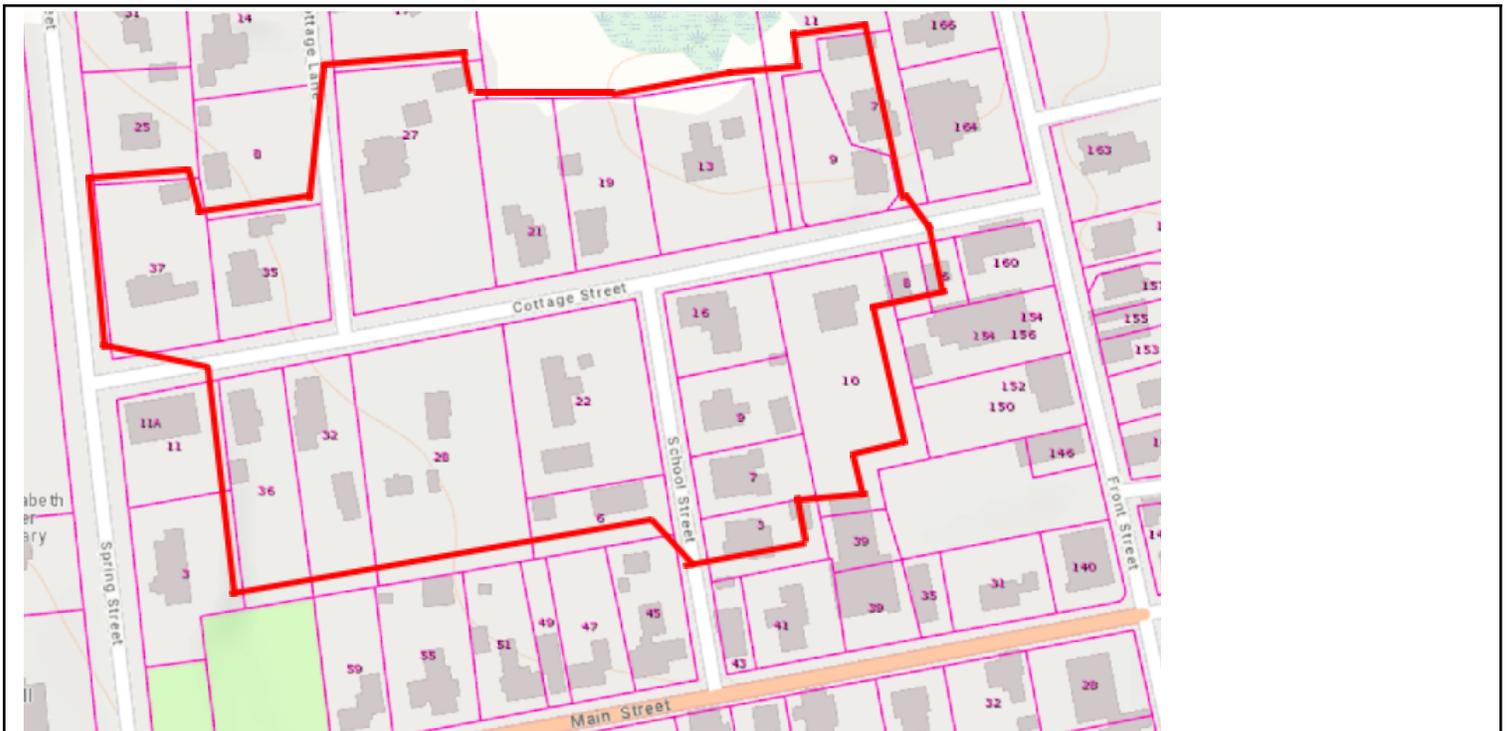
**Acreage:** 12.7 acres

**Recorded by:** Dempsey and Clemson

**Organization:** Marion Historical Commission

**Date** (*month/year*): October 2021

## Locus Map



see continuation sheet

# INVENTORY FORM A CONTINUATION SHEET

MARION

COTTAGE-SCHOOL STREETS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN.N, Z  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Recommended for listing in the National Register of Historic Places.

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

*This area was surveyed as part of the very large Wharf Village Area (MRN.N) in 1998. That area was reorganized into smaller more manageable sections in 2021, including this area, and at that time, property identifications (addresses, assessor parcels) were clarified and historical research revisited.*

*A note on dating: Like many small towns, Marion has only a small number of primary sources available to date its historic buildings. There are only a handful of directories and no reverse directories nor are there street or poll lists before 1966. In addition, streets were often unnumbered before that time. Selected properties were subject to title work, to provide general guidelines to landholding patterns.*

## INTRODUCTION

The Cottage - School Streets Area is located within Marion Village, northwest of the main intersection of Front and Main streets. The streets form a T above Main and between Front Street on the east and Spring Street on the west and had existed only as paths before the land along them was subdivided and built out with houses at the turn of the 20<sup>th</sup> century. One house was in place by 1879 and then replaced in 1910. In the years before 1903, most of the houses located here were constructed in both moderate and ample version of period types; ten survive. Additional houses were added in 1910, two between 1921 and 1933, and two after 1933. One building was moved into the area in 1937; two were demolished and replaced, in 1997 and in 2016.

## HISTORICAL NARRATIVE

The land in this area had been undeveloped for most of the 19<sup>th</sup> century, lying behind the small Village lots along Front and Main, and all its owners have not been identified. As can be seen in Figure 1, one key owner here in 1879 was Andrew J Hadley (1820-1897), a well-known town figure. Hadley was a dry goods and grocery merchant who owned the General Store at the corner of Front and Main (originally the Marion Congregational Church, 28 Main Street, 1799/1841 MRN.39), an end house next door (demolished 1956 for the parking lot), and a large parcel that included the east part of the area. At the time of his death, he also owned one-and-a-quarter acres on the north side of Cottage Street and a quarter acre on the south side, in addition to the parcels associated with the store (1/7 of an acre) and the house (5/8 of an acre), and other real estate, together valued at \$8575.<sup>1</sup> One house had been constructed here by 1879, labelled J Wing on that map, and owned by painter Jabez H Wing (1823-1896). Located on the parcel now occupied by 10 Cottage Street, Jabez apparently purchased the parcel from Stephen Delano in 1871 and at the time of his death, the

<sup>1</sup> Hadley's inventory noted nearly \$10,000 in savings, notes, and debts as well as the real estate. He owned the store, a dwelling house, barn and other outbuildings including an ice house; half the "Point Rock land;" two cranberry bogs; three parcels of marsh; and 22 woodlots. Ancestry.com: Find-a-grave; Plymouth Probate Records, #9521; US Census 1870, 1880. See also Smith, *Postcard History*; house is pictured on p 18 and 19. On p 17, he suggests Hadley had owned the house at 3 Main Street (MRN.221).

## INVENTORY FORM A CONTINUATION SHEET

MARION

COTTAGE-SCHOOL STREETS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN.N, Z  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

three-quarter acre parcel included a dwelling house, paint shop, and sheds, valued at \$1800. His heirs sold it in 1897 to boatman Benjamin T Crundall who held it until 1909 and shortly after it was demolished and replaced (see below).<sup>2</sup>

Thirteen buildings were constructed here between 1879 and 1903 and ten houses and a clubhouse appear to survive; see figure 2. The area was bookended by the Music Hall (164 Front Street, 1891, MRN.23) to the east and Pythagorean Hall (11 Spring Street, 1908, MRN.61) at each end, so it is not surprising that a public building was added, the **Clubhouse of the Fin de Siecle Club at 7 School Street (MRN.277)**, between **1906 and 08**. A building was shown on this parcel in 1903, owned by the Hadley estate; in 1908, it was labelled as a dwelling; in 1921 and 1933 it was labelled clubhouse. The two lost buildings were the house at 16 Cottage (formerly MRN.184) and the small end-gabled block at 8 Cottage Street that may have been an outbuilding associated with 160 Front Street; it was labelled C H Damon Est in 1903. See figures 8 and 9 for images prior to their demolition.

Unfortunately, there are few sources available that would allow us to narrow the bracketed dates of construction for the survivors and neither of these, deeds and assessors' records, could be consulted for every property in an area of this size and age.<sup>3</sup> Two photographs dating to the 1880/90s allow dating of two buildings and suggests constructions dates for a handful of related structures as well; they also allow other buildings not illustrated there to be later in date. See figures 2, 3, and 4 and the architectural description section below. Many of the 1903 occupants appear to be in residence by 1900, as they appear together in the census of that year. See figure 4. Most dwellings were occupied by couples in their 40s and 50s, some with children, and their occupations divided them fairly evenly between men who held blue-collar positions and those who held managerial or professional jobs; their wives worked at home.

One of painter Jabez Wing's sons, Levi, took up residence here, living with his wife Ella, their two sons, and his brother-in-law John L Greene at the house at **6 School Street (Wing House, ca 1890)**; both men were painters. Two other painters lived here in 1900: George G Handy (age 52), his wife Emma (39), and their daughter lived at **32 Cottage Street (Handy House, ca 1890)**, and Russell G Gray (58) and his wife Laura lived at **36 Cottage Street (Gray House, ca 1890)**. Three men reported their occupation as day laborer: Charles H Gurney (44) lived with his wife Pollyey (sic, 44) and their three children at **19 Cottage Street (Gurney House, ca 1890)**, while Frank M Sherman (44, and his wife Elva (40), lived with a boarder, Dora Gurney (58) at **21 Cottage Street (Sherman House, ca 1890)**. Lucius Campbell, his wife, and a housekeeper lived in the house that stood at 16 Cottage (demolished). All of these were living in end houses.

Not surprising for a maritime community, two neighborhood residents were sea captains. Another end house at **35 Cottage Street (Brown House, ca 1890)** was occupied by retired sea captain George H Brown (50), his wife Mary (49), their son, and his brother Jared (52), whose occupation was reported as cook "(incapacitated)." Another sea captain, William Kelley (46), lived in the ambitious Shingle style house at **27 Cottage Street (Kelley House, ca 1900)** with his wife Martha (36) and their daughter. Nearby, another large Shingle style house at **28 Cottage Street (Everest House, ca 1900)** was occupied by Harvey W Everest (70, 1830-1922) and his wife Phebe (62); he reported no occupation in 1900, likely retired, but he had been a farmer.<sup>4</sup> Physician Alger W Rice (1855-1914) was born in Orange, Vermont, and educated at Barre Academy before attending New York University Medical College; he was licensed in New York in 1895 and arrived in Marion the next year when he purchased this land from Hadley. He lived at **7-9 Cottage Street (Rice-Peterson House and Carriage House, 1896-1900, MRN.181)** with his wife Emma, his carpenter-father Isaac, two boarders (a mother and daughter), and two domestics, a servant and her 10-year-old "assistant." Rice was a Mason and a breeder of

<sup>2</sup> PCRD 744:530 (1897), 1014:140 (1909). Ancestry.com: Find-a-grave; Plymouth Probate Records #8627.

<sup>3</sup> More detailed title information available on request.

<sup>4</sup> Ancestry.com: find-a-grave; US Census 1880, 1900.

## INVENTORY FORM A CONTINUATION SHEET

MARION

COTTAGE-SCHOOL STREETS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN.N, Z  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Russian wolfhounds and pigeons.<sup>5</sup> Walton S Delano (b 1877) later lived at **22 Cottage Street (Delano House, ca 1903)**, but in 1900 was still living with his parents, John and Estella and his sisters. He married that same year to Hattie Florence Hathaway, suggesting the house was quite new when it was pictured on the map in 1903. He was a clerk and later a hay and grain merchant for A S Gurney & Co in Wareham.<sup>6</sup>

Five other houses were added in the area over the next three decades. See figure 6 and 7. In about 1910, the Wing-Crundell house at **10 Cottage Street** was replaced by George Crapo Sabins (1879-1957), who had married Ruth Ellen Hammond in 1903 (**George E and Ruth C Sabins House, c 1910**). Sabins was a boatman or mariner and later was caretaker for the Austin estate, located at 75 Water Street and known for its stone moon gate.<sup>7</sup> The other houses were all single or story-and-a-half houses of the "cottage" or Cape type: **6 and 37 Cottage** were built between **1921 and 1933**, and **3 and 9 School Street** after **1933 and before 1966**. One important change came to the neighborhood when the Rice house at **9 Cottage Street** was purchased by Viggo Peterson in 1921. Born in Denmark, Peterson (ca 1869-1941) converted the carriage house (**7 Cottage Street**) behind the house into an ice cream parlor; it operated under his namesake until the 1970s, closing only during WWII.<sup>8</sup> Another change came to the house formerly located at 16 Cottage Street, known at this time as the Allen House, after Clark and Bessie, who apparently ran a boarding house there.<sup>9</sup> Also during this period, one of Tabor Academy's buildings, **Tabor Hall**, was moved from Spring Street to the lot on the north side of the street that became **13 Cottage Street (1880, MRN.3)** in 1937. Built as a residence for the first principal, and where Elizabeth Taber also had rooms, this was part of the Tabor Swap, whereby the academy campus was focused at the waterfront and the town took over academy buildings on Spring Street. John Henry Bates' sketch of Cottage Street traces this path and offers that name of the owner of 37 Cottage as William Brown.

By 1940, the area included some families of these early owners and also more recent arrivals. Walton and Florence Delano still lived at **22 Cottage Street**; by then he was a bank president. And George Sabins was still living at **10 Cottage Street**, with a housekeeper, while Emma Handy, at age 80, was still at **32 Cottage Street**. Levi Wing was succeeded at **6 Cottage Street** by his son Harry and his family, who reported his occupation in 1940 as contractor, lumber yard. George Brown was succeeded by his namesake, an electrician, who lived with his family at **35 Cottage Street**. Another group of 1940 residents would stay here until 1966 and perhaps beyond. Phillip A Noyes, his wife and five children, lived at **19 Cottage Street**; he was a private school teacher, likely at Tabor. Two Canadian carpenters made their homes here over that 20-year period: Elden Lore, his wife Jennie, their children, and his father, also a carpenter, all lived at **28 Cottage Street**, and John and Anni Bowers lived at **21 Cottage Street**.<sup>10</sup> Five other households were living here in 1940, but their Cottage Street addresses are not known. Another private school teacher lived here, Chester Curtis, with his wife and two children, one born in Japan. The long tradition of painters residing here was continued by Alton Michaud,

<sup>5</sup> Ancestry.com: Directory of Deceased American Physicians; Find-a-grave; Plymouth Probate records #22479; US Census 1860, 1870, 1880, 1900, 1910). Sippican Historical Society obituary clipping. He predeceased his father and bequeathed him his carpentry tools.

<sup>6</sup> Ancestry.com: MA Birth and marriage records, US Census 1900, 1920. Smith *Postcard History* p 22.

<sup>7</sup> PCRD 1016:342. (1909), 1203:128 (1914), Sabin mortgages. Ancestry.com: US Census 1910, 1920, 1940. Sippican Historical Society obituary clipping.

<sup>8</sup> Sippican Historical Society clippings, Marion Business Closes for Duration (1942); Ice Cream Man is Dead at 71. Ancestry.com: US Census 1930, 1940.

<sup>9</sup> See also Smith, *Postcard History*, p 88 and Sippican Historical Society records on property.

<sup>10</sup> This paragraph, based on the US Census of 1944 and the Street List of 1966, assumes that individuals who were still living on Cottage or School streets remained in the same house. It further assumes that those residing on these streets in both 1940 and 1966 were living in the same house as indicated by the 1966 street address. Frank Gray was listed on Cottage Street, but according to Bates map his house was to the north outside of this area.



# INVENTORY FORM A CONTINUATION SHEET

MARION

COTTAGE-SCHOOL STREETS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN.N, Z  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125



Figure 2, left: Looking northeast from Tabor/Town Hall, 1880-90, on left 35 Cottage Street and the in the center (from rear) 32 Cottage Street. Unclear what the 1½ story white end house is. The far right may be the Wing-Crundell house, formerly at 10 Cottage. Sippican HS 2004.008.032.

Figure 3, right: Another Cottage Street view, supposedly 1890 -1900, may show the addition of 36 Cottage and 19 or 21 Cottage. Sippican Historical Society, 2003.016.001

**INVENTORY FORM A CONTINUATION SHEET**

MARION

COTTAGE-SCHOOL STREETS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN.N, Z  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125



RESIDENCE OF W. S. DELANO, MARION.

Figure 4: Perry, *A Trip Around Buzzard's Bay...* 1903.

Top: 22 Cottage, p 84.  
Middle: 36 Cottage, p 85.  
Bottom: 27 Cottage, p 99.



RESIDENCE OF  
MRS. RUSSELL G. GRAY,  
MARION.

INVENTORY FORM A CONTINUATION SHEET

MARION

COTTAGE-SCHOOL STREETS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN.N, Z  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125



RESIDENCE OF CAPT. WILLIAM KELLY, MARION.

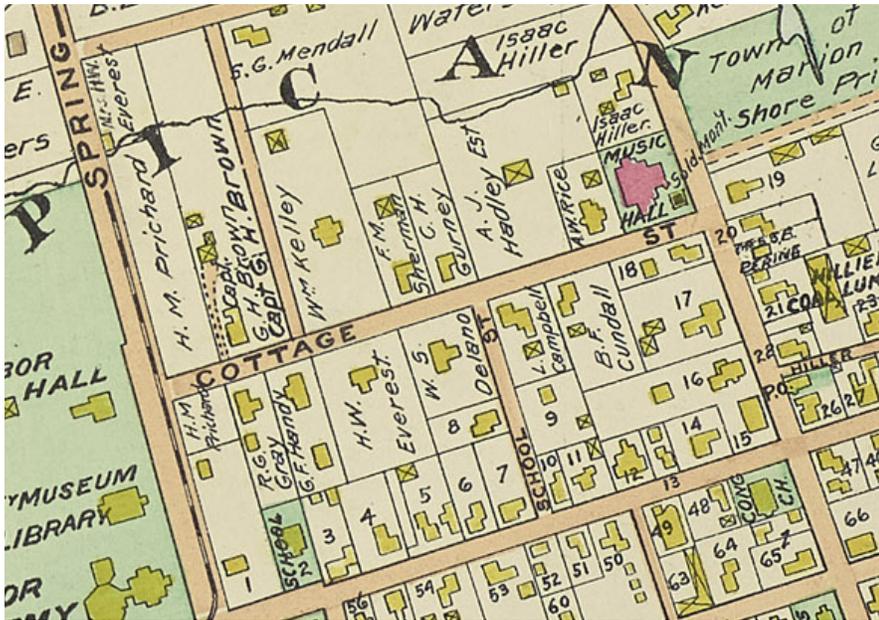


Figure 5: Richards Atlas 1903 detail of plate 23  
Information from key to numbers on properties in this area: 8 Levi Wing; 9 (and 16) A J Hadley Est; 18 C H Damon Est.

# INVENTORY FORM A CONTINUATION SHEET

MARION

COTTAGE-SCHOOL STREETS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN.N, Z  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125



Figure 6: Sanborn 1933 detail of plate 3. Note building formerly at 16 Cottage is labelled "Boarding" and 7 School is labelled "Club Ho"

INVENTORY FORM A CONTINUATION SHEET

MARION

COTTAGE-SCHOOL STREETS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN.N, Z  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

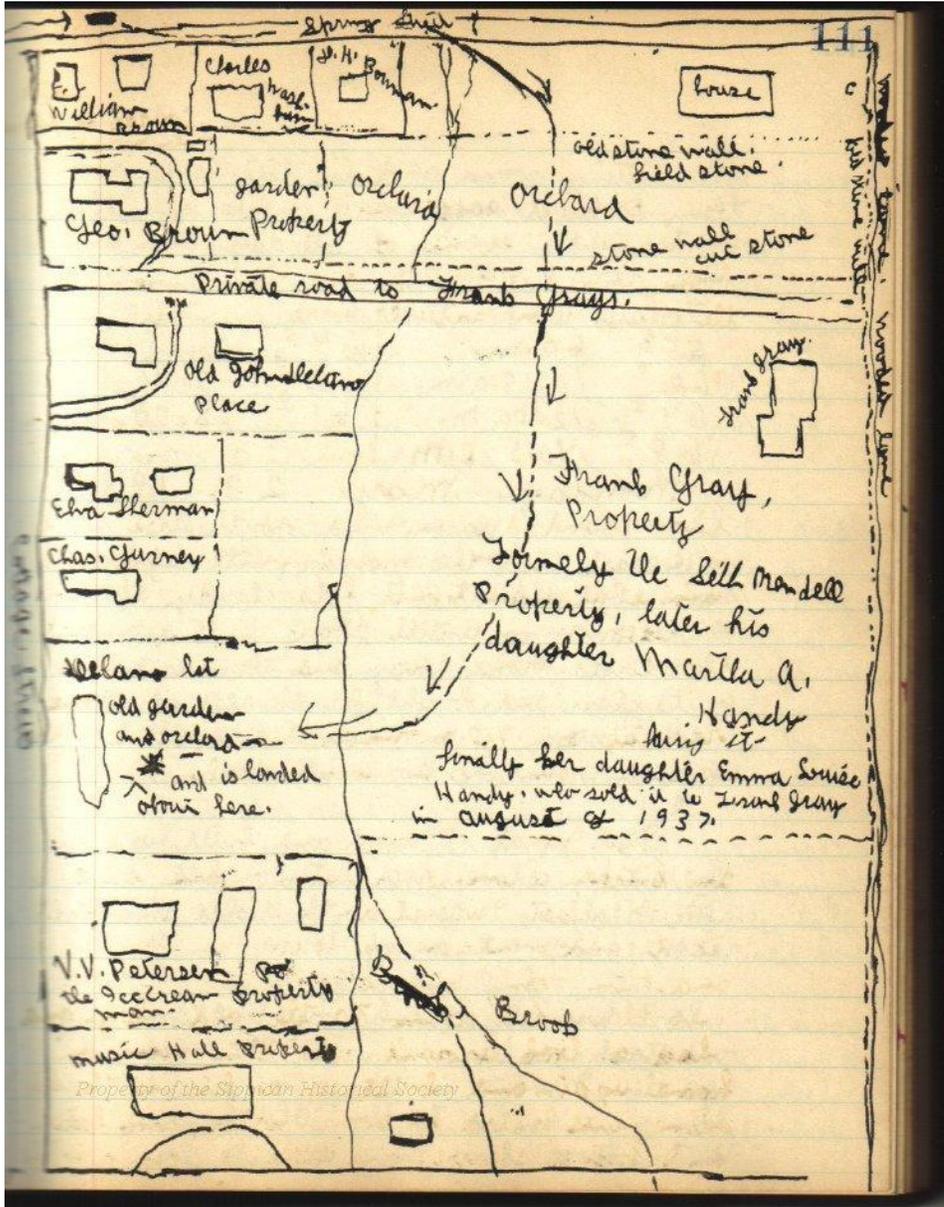


Figure 7: Cottage Street map by John H Bates, 5/22/1938. His arrows likely show the path of Tabor Hall when it was moved from Spring Street to what he called the Delano lot.

**INVENTORY FORM A CONTINUATION SHEET**

MARION

COTTAGE-SCHOOL STREETS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN.N, Z  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125



Figure 8: Marion Inn, formerly at 16 Cottage, at right; 10 Cottage at center, and former building at 8 Cottage at left. Sippican HS 2008.001.138.



Figure 9: Former building at 8 Cottage Street, Sippican HS 2008.014.143 1993.

**INVENTORY FORM A CONTINUATION SHEET**

MARION

COTTAGE-SCHOOL STREETS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN.N, Z  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

---



Cottage Street, 22, 28, and 32.

**INVENTORY FORM A CONTINUATION SHEET**

MARION

COTTAGE-SCHOOL STREETS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN.N, Z  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125



Cottage Street, 6, 8, 10.



All outbuilding images from  
assessor's records.

**INVENTORY FORM A CONTINUATION SHEET**

MARION

COTTAGE-SCHOOL STREETS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN.N, Z  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

---

Right: 22 Cottage Street guesthouse.



Left: 27 Cottage Street pool cabana and guesthouse (note partial view of detached garage, right).  
Right: 28 Cottage Street garage and staff housing or loft.



Left: 32 Cottage Street guesthouse.  
Right: 36 Cottage Street guesthouse.

**INVENTORY FORM A CONTINUATION SHEET**

MARION

COTTAGE-SCHOOL STREETS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN.N, Z  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125



Left: 3 School Street garage/ apartment.  
Right: 9 School Street garage/ apartment.

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN.N, Z  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

---

## ARCHITECTURAL DESCRIPTION

The Cottage – School Streets Area includes 17 domestic buildings, several with large outbuildings. Two buildings in the area were initially constructed for institutional uses, and both have been converted to residences. Period maps date ten surviving dwellings to between 1879 and 1903 and an additional five to the first decades of the 20<sup>th</sup> century by 1933; two were added in recent decades. The houses from each era reflect their period of construction in terms of type, form and style; most are variations of the end house and of the Italianate or Queen Anne fashions popular during this period. The earliest examples are diminutive end houses for local artisans or skilled craftsmen, while the later examples reflect recreational uses related to Marion's period as a seasonal resort. The houses are generally sited close to their frontages on deep, narrow lots or wider lots. Exceptions include several on larger lots at deeper setbacks reflecting the neighborhood's evolution from village to resort. Period images suggest several of the earliest houses had substantial outbuildings that appear to have been small barns but current views of the neighborhood suggest these have been replaced during the 20<sup>th</sup> century by garages or guest houses. These outbuildings will be described in greater detail below and images are included.

Two period photographs which evidently date to the 1880/90s help identify the first houses constructed by that period in the area **probably ca 1890** (figures 2 and 3). Both have been altered but the period photograph suggests they originally had contrasting textured finishes of clapboards and shaped shingles separated by band courses that suggest a Queen Anne aesthetic sometimes combined with the Italianate and Stick style elements. The **Brown House, 35 Cottage Street**, is a comfortably scaled, story-and-a-half, gabled end house of three bays with a side entry (left). It is expanded by wall gables centered on each side elevation and a full-width, lower rear ell. Despite minor alterations such as a porch expansion that wraps the right side of the house, its later enclosure, and an addition to the rear ell in the form of a shed-roofed second story, the house retains or has had reproduced finishes typical of the village of stained or painted wood shingle covering. A detached garage on the property, rear left, may either be new construction ca. 1995, according to assessor's records, or an older garage moved from the rear section of the property before it was subdivided early in the 20<sup>th</sup> century depicted on the 1933 Sanborn map. Across the street the **Handy House, 32 Cottage Street**, is similar but smaller in scale at two bays. The 1880s image depicts a gabled bay in the right-rear corner and a lower ell in line with the face of the bay. On this example a rectangular shed-roofed bay expands the left half of the façade whose roof extends to the other side and forward to serve as an open entrance porch. Finishes include a bold soffit with eave returns, molded rake boards, plain trim, and combined wood-clapboard and shingle siding. These, combined with a band course demarcating the tip of the gable above the second-story window lintels in the façade, vaguely allude to period fashions. A deeper gabled bay expanding the left side with matching finishes may have been added after the initial build, post-1933 according to Sanborn maps. This map also depicts an outbuilding labeled "D" for dwelling which, according to assessor's records, was renovated in 2004.

Four similar but larger two-story examples of the end house type likely date from this early stage of development of the area in the 1880s/90s and two may be depicted on a slightly later photograph, all **estimated as ca 1890** as well. The **Gray House, 36 Cottage Street**, is also an end house, three bays with a side entry (right), is expanded by a canted bay filling the left two-thirds of the façade and a smaller rectangular bay centered in the first story below a wall gable on the right side. The opposite side is expanded by a larger full-height hipped bay, rear, and a smaller shed bay tucked into the re-entrant angle. Here the trim and finishes are similar but the corner boards are broader and terminate in molded capitals. This, combined with a trabeated door surround with a decorative pediment suggest a Colonial Revival-era remodel. A close comparison to a period photograph dated 1903 confirms this house lost original Queen Anne finishes and a full shed porch during the 20<sup>th</sup> century. This house also has a detached, gabled habitable outbuilding completed in 2011. Similar examples with gabled bays in their rear-right corners can be found at the **Gurney House, 19 Cottage**

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN.N, Z  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

**Street**, here with and enclosed front porch, open side porch, and eave returns, and the **Sherman House, 21 Cottage Street**, altered through the addition of a shallow, enclosed, double-deck front porch. Both of these houses retain open side porches, pronounced soffits and eave returns suggesting an Italianate aesthetic. The **Wing House, 6 School Street, by 1903** appears to be the best-preserved of this group, retaining an open, Queen Anne porch with open brackets that wraps the front and left side, filling the re-entrant angle formed by a flat-roofed bay in the left-rear. Other features characteristic of the Queen Anne style are a molded band course at the second-story level that supports a decorative shingled skirt and a starburst pattern at the top of the gable.

During the following decade houses in the area began to exhibit greater scale with more elaborate massing and articulation. An exuberant example of the Queen Anne style, the **Rice-Petersen House and outbuildings, 7 & 9 Cottage Street (1895-1900, MRN.181)**, is a two-and-a-half-story pile that rises to a complex hipped and gabled roof with a three-story octagonal tower broad gabled bay opposite. This property includes two important outbuildings that are discussed in detail in the individual form. Another elaborate example of this type of complex and picturesque design is the **Kelley House, 27 Cottage Street (ca 1900)**, where the three-level tower with a pyramidal roof is placed at the right-rear corner. It may be an addition but was in place by 1933. A period image dated 1903, reproduced below, demonstrates this tower was expanded from a canted bay with an open balcony above into an enclosed three-story tower during the 20<sup>th</sup> century. The photo also demonstrates that otherwise this house, with a high gambrel façade above a single full story expanded by a two-and-a-half story gabled bay, right rear in front of the tower, reflects the original Shingle aesthetic popular in resort architecture of the period. Like the other example a deep hipped porch across the façade wraps both sides of the house but extends deeper on the right side, terminating in a canted bay that is enclosed. Consistent with the Shingle style simplified trim, including porch posts, rake boards and band courses are plain or molded and the entire house is enveloped by stained shingles, a character-defining attribute. The 1933 Sanborn map depicts a single-story outbuilding that assessor's records indicate was expanded to two stories in 2004 to serve as a "guest cottage" and pool cabana. A two-bay, gabled garage facing the house nearby may be an early 20<sup>th</sup> century garage that was moved from further back on the property during recent decades.

A similar Shingle example but slightly later is the **Everest House, 28 Cottage Street (ca 1900)**, again massed in a high gambrel above a single full story but here sited parallel to the frontage with a side rather than a front gambrel. Liminal space includes an open piazza across the front and sides but covered only in the center of the façade with a shed that forms a broad entrance porch. Here the shingle siding is painted white and the window and doors articulated with molded hoods that suggest a Colonial Revival aesthetic. This is accentuated by the symmetrical five-bay fenestration pattern with a center entry and lower-slope gabled and shed dormers. This house retains a substantial two-level gambrel garage and habitable loft whose appearance suggest it was part of the original build and therefore retains historical significance.

Another pair of houses conform to Classical aesthetic modes with rectangular massing under high hipped roofs. The earlier example, the **Delano House, 22 Cottage Street (ca 1903)** is massed in a two-story cube with a full front porch and a hipped, cornice-height bay left-rear, taking the familiar four-square form. Surviving finishes include wood-shingle siding, a pronounced molded cornice, and large eight-over-two sash. The 1903 photograph reproduced below demonstrates that the house retains considerable original building fabric and that a newer, large rear ell was added in 2012 according to assessor's records. The elaborate porch rests on a masonry base and solid parapet of natural fieldstone and the entry is enhanced by a pediment supported by large brackets. This house also has a habitable guest house behind constructed in 1988 according to assessor's records that Sanborn maps suggest may be an expanded auto garage that was in place by 1908. A larger and slightly later example, the **George E and Ruth C Sabins House, 10 Cottage Street (ca 1910)** is massed in a wider symmetrical rectangle with a center entry façade and plan. Its deep open

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN.N, Z  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

soffit suggests a blending of the related Arts and Crafts style. Abundant liminal space is provided by a deep shed porch that wraps the left side and a separate rear entrance porch right-rear. Paired and tri-part windows filled with six-over- and four-over-one wood sash with edge-molded casings and the Tuscan columns of the porch are typical of this period.

Several buildings added to the area during the middle- through late-20<sup>th</sup> century reflect further changes in aesthetics and use patterns. These more-recent buildings are smaller than the resort types that prevailed at the end of the 19<sup>th</sup> century and conform to 20<sup>th</sup>-century domestic patterns. **6 Cottage Street (1921-1933)**, distinctive in the Cottage-School area, is an example of English cottage architecture associated with the Tudor style popular at the time sheathed characteristically in stucco. It is a story-and-a-half side-entry, side-gable block with pronounced clipped, or “jerkin-head” gables in each side. The upper story is lit by wall dormers on the façade with unusual segmental-arched roofs. The right-side entry is sheltered by an open porch formed by an extension of the front slope of the main roof. Consistent with the style, the building is lit by paired and single casement windows throughout. Three of the other late-20<sup>th</sup>-century houses in the area are variations of the popular “modern cape” form: a single-story, double-pile house usually with a high gable roof large enough to accommodate upper-story living space. Each of these examples is enlarged by an off-center gabled bay in the façade. The **Brown House, 37 Cottage Street (1921-1933)** has a center entry in a larger bay, while **3 School Street (post-1933)** is entered on the main façade next to the bay. Both are finished in a typical subdued Colonial Revival manner with stained shingles, molded trim and double-hung sash; the Pritchard House has a more-elaborate gabled entry surround with an arched transom. The last example, **9 School Street (post-1933)**, is a gambrel variation with a cross gambrel, currently in the process of a comprehensive renovation. Both 3 and 9 School have large two-story, gabled outbuildings identified as “garage apartments” or “apartment over garage.” Both date to the early 20<sup>th</sup> century according to assessor’s records (1925 and 1948, respectively) but appear to have undergone later renovations or expansions.

Two very recent buildings have been added to the area. **16 Cottage Street (2016)** entails a new form for both the Cottage-School area and the wider village: a multi-family condominium building, here housing five apartments. Although this development appears to aspire to blend with its surroundings, using simple massing, unpainted shingles and a gambrel roof, its scale at three stories with a larger footprint than its neighbors only partially succeeds. It also lacks a visible entrance that would give it a more domestic feeling. The house at **8 Cottage Street (1997)** more successfully relates to its historic neighbors in terms of scale and finish: a two-story gabled end house with a side entry and a rectangular bay, completely clad in wood shingles.

Two other prominent institutional buildings are also located in the area, **Tabor Hall, 13 Cottage Street, (1880, moved 1937, MRN.3)** an elaborate two-and-a-half story pile with brackets, façade pediment and belvedere; and **Fin de Siecle Clubhouse, 7 School Street (1906-08)**, a distinctive bungalow type. Both are documented in greater detail in individual inventory forms.

## BIBLIOGRAPHY and/or REFERENCES

Maps and atlases:

1855 H.F. Walling, *Map of the Town of Marion, Plymouth County, Massachusetts*

1879 Geo H Walker & Co, *Atlas of Plymouth County Massachusetts*.

1903 L. J. Richards & Co, *New Topographic Atlas of Surveys of Plymouth County ... Massachusetts*

1908, 1921, 1933 Sanborn Insurance Atlases.

# INVENTORY FORM A CONTINUATION SHEET

MARION

COTTAGE-SCHOOL STREETS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN.N, Z see data sheet
----------------------------

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

---

Ancestry.com: see footnotes.

Gordon, Edward W, MRN.N, 1998.

Ryder, Alice Austin, *Lands of Sippican on Buzzards Bay* (Sippican Historical Society, 1975).

Perry, EG, *A Trip Around Buzzards Bay Shores* (Binner, 1903).

Plymouth County Registry of Deeds, in notes as PCRD book:page.

Smith, Pete, ed. *A Picture Postcard History of Marion, Massachusetts* (Spinner Publications, 2008).

Somers, Olive Hiller, *Three Centuries of Marion Houses* (1972).

*Vital Records of Rochester, MA to the end of the year 1849*

**Research protocol:** 1903 atlas and 1900 US Census for most buildings; Sanborn atlases for dating later buildings.



**INVENTORY FORM A CONTINUATION SHEET**

MARION

COTTAGE-SCHOOL STREETS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN.N, Z  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	<p><b>George E &amp; Ruth C Sabins House, 10 Cottage St, ca 1910 14_59 MRN.182</b></p> <p>Classical / center hall house hip roof, dormer, full Tuscan porch, side entry Wall Material: Shingles well preserved</p> <p>Replaced earlier building (1903 BF Crundell). Title work see text.</p>
	<p><b>Tabor Hall, 13 Cottage Street, 1880 14_37A MRN.3</b></p> <p>Italianate / center hall house</p> <p>See MHC b form MRN.3</p> <p>Moved here 1937. 1903 Atlas: A J Hadley est, w outbuilding.</p>
	<p><b>condominia, 16 Cottage Street, 2016 14_56A_CM MRN.398</b></p> <p>Traditional / apartment block Wall Material: Shingles</p> <p>Replaced earlier building (1903 Atlas: L Campbell), MRN.184.</p>
	<p><b>Gurney House, 19 Cottage Street, ca 1890 14_39 MRN.186</b></p> <p>Victorian Eclectic / end house projecting side bay, side porch Wall Material: Clapboards front addition</p> <p>1903 Atlas: CH Gurney</p>

**INVENTORY FORM A CONTINUATION SHEET**

MARION

COTTAGE-SCHOOL STREETS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN.N, Z  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	<p><b>Sherman House, 21 Cottage Street, ca 1890 14_38 MRN.187</b></p> <p>Victorian Eclectic / end house projecting bay and side porch Wall Material: Shingles facade addition</p> <p>1903 Atlas: FM Sherman</p>
	<p><b>Delano House, 22 Cottage Street, ca 1903 14_47 MRN.185</b></p> <p>Classical / four square projecting section at left rear, full porch Wall Material: Shingles large rear additions</p> <p>1903 Atlas: W S Delano</p>
	<p><b>Kelley House, 27 Cottage Street, ca 1900 14_34 MRN.189</b></p> <p>Shingle Style cross gambrel, tower Wall Material: Shingles expanded</p> <p>1903 Atlas: Wm Kelley</p>
	<p><b>Everest House, 28 Cottage Street, ca 1900 14_46 MRN.188</b></p> <p>Shingle Style / center hall house porches, dormers Wall Material: Shingles wrap around deck</p> <p>1903 Atlas: H W Everest</p>

**INVENTORY FORM A CONTINUATION SHEET**

MARION

COTTAGE-SCHOOL STREETS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN.N, Z  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	<p><b>Handy House, 32 Cottage Street, ca 1890</b>      <b>14_45</b>      <b>MRN.190</b></p> <p>Stick Style / end house   projecting bays, bay windows, entry porch                  Wall Material: Shingles                  added wing</p> <p>1903 Atlas: G F Handy</p>
	<p><b>Brown House, 35 Cottage Street, ca 1890</b>      <b>14_32</b>      <b>MRN.192</b></p> <p>Queen Anne / end house   wall dormer and porch                  Wall Material: Shingles                  rear addition, expanded and enclosed porch</p> <p>1903 Atlas: Capt G H Brown</p>
	<p><b>Gray House, 36 Cottage Street, ca 1890</b>      <b>14_44</b>      <b>MRN.191</b></p> <p>Colonial Revival / end house   bay windows and wall dormers                  Wall Material: Shingles                  rear addition</p> <p>1903 Atlas: R G Gray</p>
	<p><b>Brown House, 37 Cottage Street, 1921 - 1933</b>      <b>14_31</b>      <b>MRN.193</b></p> <p>Traditional / modern Cape   projecting gabled bay with entry, pediment and fan                  Wall Material: Shingles</p> <p>Sanborn 1933. Bates 1938 William Brown.</p>

**INVENTORY FORM A CONTINUATION SHEET**

MARION

COTTAGE-SCHOOL STREETS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN.N, Z  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	<p><b>house, 3 School Street, post 1933</b> <span style="float: right;"><b>14_58</b> <b>MRN.399</b></span></p> <p>Traditional / modern Cape projecting bay and gabled dormers Wall Material: Shingles rear addition</p> <p>No footprint on Sanborns 1908 and 1933, footprint 1921.</p>
	<p><b>Wing House, 6 School Street, ca 1890</b> <span style="float: right;"><b>14_48</b> <b>MRN.276</b></span></p> <p>Queen Anne / end house projecting bays, wrap porch Wall Material: Mixed wood rear addition</p> <p>1903 Atlas: Levi Wing</p>
	<p><b>Fin-de-siecle Clubhouse, 7 School Street, 1906 - 1908</b> <span style="float: right;"><b>14_57</b> <b>MRN.277</b></span></p> <p>Stick Style</p> <p>See MHC B form MRN.277.</p>
	<p><b>house, 9 School Street, post 1933</b> <span style="float: right;"><b>14_56</b> <b>MRN.400</b></span></p> <p>Traditional / modern Cape gambrel roof with gambrel projecting bay and shed dormers</p> <p>current remodel</p> <p>After most recent Sanborn.</p>

Nos.

MRN.N, Z see data sheet
----------------------------

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

### 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 Claire W Dempsey

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

The Cottage-School Streets Area is recommended as a contributing element in a potential National Register Historic District for Marion Village. Known variously as Sippican, Wharf Village, and Lower Village, Marion’s center is an exceptionally well-preserved harbor village including an important array of public buildings, stores and workplaces, and dwellings dating from the 18<sup>th</sup> through the 20<sup>th</sup> century. The village constitutes a small, dense grid along two early and principal streets, Main Street running east-west and Front Street running north-south. Other east-west (Cottage, Hiller, and South) and north-south (Spring, Pleasant, School) streets were added as the village grew. The proposed district includes typical public buildings, including churches and schools, as well as a group of exceptional gifts to the town from Elizabeth Taber. The concentration of early dwellings on Main Street is exceptional. Front Street is one of Marion’s commercial zones, with shops and other businesses serving the community; some resources from the village’s maritime history survive as well, there and on Hiller and off Main. Dwellings here present fine examples of regionally popular forms including Capes, ell houses, end houses, and picturesque cottages, with a handful of later dwellings interspersed. The comparatively small scale of the buildings and lots, as well as the uniform treatment of wood shingles and clapboards, combine to create an extraordinary historic landscape deserving of greater recognition and continued preservation.

The potential district’s boundaries are those of the surveyed areas covered during 2020/22, for the Barden-Hiller (MRN.Y), Cottage Street (MRN.Z), Main Street (MRN.AA), South Street MRN.AB), and Upper Pleasant Street (MRN.AC) areas. To these areas should be added the town’s public buildings (Town Hall and Library and Natural History Museum (MRN.59 and 60) at 2 and 8 Spring Street as well as their neighbors and might extend further up and down Front Street.

# INVENTORY FORM A CONTINUATION SHEET

MARION

COTTAGE-SCHOOL STREETS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN.N, Z see data sheet
----------------------------

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

---

Most 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 and possibly at the state level, with areas of significance in architecture, community planning and development, maritime history, and social history.