

FORM A - AREA

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

10	Marion, MA	MRN .AF	See data sheet
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Photograph



L to R: 1009, 1007, 1003, 1001, 997, and 993 Point Road

Town/City: Marion

Place (*neighborhood or village*): North Marion; Hamblin's Corner

Name of Area: Manuel Pina II Area

Present Use: Residential

Construction Dates or Period: Early 20th century

Overall Condition: Good

Major Intrusions and Alterations: Demolition of public school, construction of two recent houses

Acreage: 15 acres

Recorded by: Claire Dempsey and Jennifer Doherty

Organization: Marion Historical Commission

Date (*month/year*): September, 2020

Locus Map (*North is Up*)



see continuation sheet

INVENTORY FORM A CONTINUATION SHEET

MARION

MANUEL PINA II AREA

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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.

INTRODUCTION

The Manuel Pina II Area is located in north Marion in a section known as Hamblin's Corner. Initially quite rural in character, the neighborhood became more densely settled over the 20th century with suburban style lots and houses and commercial enterprises developed along Wareham Road. It was home to Marion's largest Cape Verdean community that grew up here in the early- and mid-20th century, including dwellings and other buildings constructed in the vicinity of the intersection of Point and Wareham roads. This section includes parcels on the northeast side of Point Road between Wareham Street and Bullivant Farm Road includes houses along the road associated with the Pina family, natives of Cape Verde, and a large parcel to the north that is a cranberry bog. Manuel Pina II began acquiring land in the early 20th century; he owned the land until his death, subdividing off lots for several of his sons. There are six houses here, two dating to the 1930s, one each in the 1940s and 50s, and two added in recent decades (one replacing an earlier house); behind them is the family's cranberry bogs. The Point Road Playground is the former location of the Point Road School. The Pina family continues to live in the area today.



Marion's MapGeo, Aerial View, 2019.

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HISTORICAL NARRATIVE

The inland sections of Marion, including this one at its northeast corner, were sparsely settled for most of the town's history, providing a distinct contrast to the dense settlement of Marion Center. The corner of Point Road and Wareham Road/Route 6 was known at the end of the 19th and early 20th century as Hamblin's Corner, and in 1855 and in 1879, two small buildings were located at the north quadrant of the intersection and labeled Harvey M Hamblin (see 961 Point Road, MRN.418 and Figure 1). At the turn of the century, the neighborhood became more densely settled, as can be seen on the atlas of 1903 (see Figure 2), with further development on Point and Wareham roads coming in the 1910s and 20s and then in the postwar years. At this time, the neighborhood became identified with Marion's Cape Verdean community who bought and built houses and businesses here. Portuguese immigrants come to Marion by 1880, but in larger numbers in the 1900s and 1910s until immigration restrictions of 1917, 1923, and 1924 dramatically cut the flow. Most lived in one of two sections of the town, Azoreans and Cape Verdeans first along Mill Street, and Cape Verdeans in Hamblin's Corner, which became the town's largest community of color. Most development in the subject area came with subdivision of larger lots in the 1950s and 60s, and new dwellings took familiar forms and plans of the period.¹

Land north of Point Road was owned by E. Frank Mendall's family as early as 1855, when "E. J. Mendell" is marked on a map in the area of Bullivant Farm and West River roads. This was like Ezra Frank Mendall's father, Ezra J. Mendall (b. ca. 1805), listed in the 1860 census as a "master farmer."² E. Frank Mendall (b. ca. 1846) was also listed in census records as a farmer. Deeds indicate that in the early 20th century, E. Frank Mendall began subdividing his land along Point Road into very long, narrow strips of land, roughly 50' along the road and extending back 800'.

Another landowner in this neighborhood was Amos C. Delano (1878-1953), one of Marion's most important developers and active in East Marion from the early 1900s until his death and particularly in the 1920s. He was also a founder of the East Marion Realty Trust, set up to purchase land, sell shares, develop, subdivide, sell, and rent over a period of ten years from 1925. The Trust purchased land from an array of individuals, some notable for having involved early Cape Verdean landholders in this area. See the additional material added to MRN.D Delano-Cross Neck Area.

It is unclear if there were any buildings on the property when Delano and others owned it. At least one dwelling has been demolished. Marked on Figure 6, it was in the "tail" of 1011B Point Road that extends down closer to the road. While the house was marked on the 1995 plan of the area, the present house on the lot was constructed in 1998, suggesting the older building was demolished between those years. In addition, a house is marked in the area of 977 or 985 Point Road on the 1903 map of Marion; it is noted as the residence of Clarence Arnold. Arnold acquired an oddly-shaped lot on the north side of Point Road from his father's estate in 1902. That same year, Clarence Marchant Arnold (b. ca. 1875, Nova Scotia) married Mary Alice Daggett (b. ca. 1875, Wareham).³ Both were residents of South Wareham at the time; Arnold's occupation was given as farmer, while his wife was listed as a housekeeper. There are no other records of Arnold in Marion. In 1905, Arnold sold the property to William L. Chipman of Wareham; Chipman's heirs sold it to Amos C. Delano in 1914. Amos C. Delano adjusted the boundaries with additional land he owned in the area, and sold the new lots in 1923 to Cape Verdean men.⁴ The building does not appear to survive.

Manuel Pina II (1885-1974) was a native of Cape Verde. He came to the United States in 1905, and in 1910 he was recorded in the census on Wareham Street near Delano Road living with five other Cape Verde men, all identified as cousins. While their race was originally written as "black," it was crossed out for the designation "mu" for "mulatto." Their birthplaces, and those of their parents, were originally written as "Cape Verde Islands – Portuguese" which was crossed

¹ See Claire W Dempsey, "Marion's Portuguese and Cape Verdean Community: Preliminary Research" (2022).

² Ancestry.com: US Federal Census of Population for 1860, 1900, 1910.

³ PCRD Book 839, Page 133 (1902). Ancestry.com: Massachusetts [Marion], Town and Vital Records, 1620-1988.

⁴ PCRD 920: 89 (1905); 1168: 594 (1914); 977 Point Road, 1436: 472 (1923); 985 Point Road, 1435:430 (1923).

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out and replaced with “At. Is. Port.” for “Atlantic Islands, Portugal.” The group were all listed as odd job laborers, except for Manuel Pina I (b. ca. 1870, a cousin) who was a retail merchant in a store.⁵

Beginning in 1910, Manuel Pina II began purchasing several large lots on the north side of Point Road; see Figure 3 for details on Manuel Pina II’s acquisitions and sales. In 1910, Manuel Pina II purchased a 100’ by 25’ lot from Arthur E. Tatlow, a small tail of land that points downward in the southwest corner of the area.⁶ A native of England, Arthur E. Tatlow appears to have been a man of many talents: he is recorded in the 1900 census as a medicine salesman; in 1910, as the manager of a collections agency; and in 1920, as a real estate agent.⁷ Throughout this time, Tatlow lived in Wareham. In 1913, Pina II purchased a long, 680’ by 50’ strip of land that abutted the first parcel to the north, forming the western boundary of the area, from Charles R. Cornell of New Bedford.⁸ While there are no records of Cornell (b. ca. 1854) in Marion, census records from the early 20th century list him in New Bedford, the owner of a livery stable.⁹ In 1920, Manuel Pina II purchased a second long strip of land, immediately east of the first, from Manuel Pina I.¹⁰ Finally, the bulk of Manuel Pina II’s land in the area, including the cranberry bog, was acquired from Amos C. Delano in 1923.¹¹ Manuel Pina II held on to his land for most of his life, probably living in a house set back from the road in the large parcel that included the bog and now numbered **1011B Point Road** the house has been replaced. He gradually subdivided lots along Point Road and sold most to his sons. See figure 3.

Manuel Pina II was not located in the 1920 census in Marion. But by 1930, he was living in a house on Point Road with his wife, Felizarda (sometimes Phyllis, Gomes, 1885-1966) and their seven sons: Vincent Gomes (1915-1999), Raymond (1917-1999), George Joseph (1919-1964)¹², Domingo Raymond (1920-2001), August Arthur (1922-1990), Nicholas (1925-2016) and Albin Raymond (1926-1984). Felizarda Pina was also a native of Cape Verde (arrived in 1912), but all of their sons were born in Massachusetts. The 1930 census identified Manuel Pina II as an odd job laborer, but later records indicate he owned and farmed a cranberry bog and worked for the Kittansett Club. The 1940 census lists Manuel Pina II as a golf course worker, three of his sons as cranberry bog laborers, a fourth son in road construction, and Felizarda Pina and three more of the children unemployed. The family was all still living together when that census was recorded, but six of the sons served in World War II – five were in the Army in Europe and one was in the Navy but stayed on the west coast.¹³ An article about the brothers’ service noted that Cape Verdeans were often given a choice of whether to serve in a white or “colored” unit; Nicholas Pina chose to serve in a “colored” unit, but it is unclear what his brothers chose. See figure 8.

In 1930, Manuel Pina II sold almost an acre of land in the southeast corner of his property to the Town of Marion for a schoolhouse. This was joined by a 200’ by 50’ strip from Louis S. Pina (relationship to Manuel Pina II unclear) to create the present lot at **985 Point Road**.¹⁴ The Town constructed an elementary school on the lot in 1930, from a design provided by local architect Edwin C Luce and contractor F Losardo & Co. The school was used by neighborhood children, primarily Cape Verdeans, in grades one through four; it was expanded for students in grades five and six in 1934. See figure 4. Most of the town’s elementary students attended the Sippican School, constructed in Marion Center in 1937 (10

⁵ Ancestry.com: Find-A-Grave, <https://www.findagrave.com/memorial/120492030/manuel-pina>; US Census of Population for 1910, 1920, 1930, 1940; US Social Security Death Index. Deeds in the subject area refer to a Manuel Pina I; the census identifies the two Manuel Pinas as cousins.

⁶ PCRD 1064: 146 (1910); this deed was confirmed in 1917/1919, 1328: 493.

⁷ Ancestry.com: US Federal Census of Population for 1900, 1910, 1920.

⁸ PCRD 1162: 566 (1913); Cornell had purchased this parcel from Tatlow in 1910, around the same time Tatlow sold Pina II his small lot.

⁹ Ancestry.com: US Federal Census of Population for 1900, 1910.

¹⁰ PCRD 1360: 478 (1920).

¹¹ PCRD 1425: 385 (1922, 1923).

¹² Several obituaries indicate that as a result of George’s early death, and his wife Jennie’s early death in 1962, George’s brothers cared for his children. These appear to have included at least three daughters and one son.

¹³ George J. Pina was the only Pina brother who did not serve in World War II, according to an article about the brothers and their service, but a draft card was located for him.

¹⁴ PCRD 1592: 458 and 1598: 476 (1930).

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Spring Street, MRN.302), this remaining a “distance unit” segregating the students of color. This continued until 1961, when the establishment of the Old Rochester Regional High School freed up space at the Sippican School for Point Road students. The school was closed and demolished, removing one of the few community gathering spaces in the neighborhood.¹⁵ The lot is presently owned by the Town of Marion and includes a playground and basketball court.

In 1938, he sold was the present parcel at **1007 Point Road**, a small, 100' by 30' lot.¹⁶ Purchasers Benjamin Antone Lopes (1914-1979) and Hazel C. (Garcia) Lopes (1916-1981) were born in Massachusetts, though their race was marked on the 1940 census as “Port.” for Portuguese, a common characterization for Cape Verdeans and Azoreans in this census year.¹⁷ The couple were recorded in the 1940 census with four young children; Benjamin worked as a laborer at a private estate. The couple owned the house until their deaths; it has passed through a few owners since their children sold the property in 1993.¹⁸

In 1947 and 1953, Manuel Pina II sold four parcels of land to his sons and their families. All four of the deeds note that the transfer is a gift of property from parent to child. Plans were recorded for all four lots and all have a house shown on them, suggesting the family built multiple houses on Manuel Pina II's property before formally transferring ownership. See figures 5 and 6.

The earliest property Manuel Pina II sold to one of his sons was **1003 Point Road**, which he sold in 1947 to the oldest Vincent Gomes Pina (1915-1999) and his wife, Beatrice (Santos) Pina (1920-2013).¹⁹ The couple had four children. Notably, the 1966 and 69 street directories list Vincent Pina's last name as “DePina,” while his wife was still “Pina.” In addition, their son James also appears to have used “DePina,” while his siblings used “Pina.” The street directory listed Vincent Pina as a gardener and his wife as a housewife. They were living with their son Vincent C. Pina, although a pencil notation states that he was married and moved to Arlington. In 1997, Beatrice Pina sold the property to her daughter Ann K. Pina, who is the present owner.²⁰ The deed listed Ann K. Pina's address as Washington, DC, as did her mother's 2013 obituary, so it is unclear who currently lives at the property.

To his son Raymond Pina (1917-1999) he conveyed the present lot at **993 Point Road** in 1953.²¹ Raymond Pina worked for the Town of Marion as a laborer and in maintenance at Otis Air Force Base. He married Virginia (Barros) Pina, and the couple had two children. Raymond Pina was recorded at his house in the 1969 Marion street directory, although he was listed as living with an elderly native of Portugal, Martin Santos (1885-1969), rather than his wife or children. Following Pina's death in 1999 (his wife predeceased him, but her date of death is not known), his estate owned the property until 2007, when his son sold it to a new owner outside of the family.²²

Albin Pina (1926-1984) and his wife, Lena (Veiga) Pina (1927-2012) acquired **997 Point Road** from his father in 1953. While Lena Pina was also of Cape Verdean ancestry, she was born in Framingham, a more recent hub of Portuguese-Brazilian natives. The couple had four children. They were listed at the address in the 1969 street listing, along with their daughter, Donna (b. 1947), and her husband, Peter Andrews, Jr. (b. 1946). Albin Pina worked as an airline employee, his daughter as a telephone operator, and his son-in-law was in the Navy. Although wife Lena Pina was listed as a housewife and teacher's aide, her obituary noted that she worked for the Marian Heath Greeting Card company in Wareham. Albin Pina died in 1984, and notably the US Social Security Death Index lists his death as white. His wife

¹⁵ For more on this school, see Dempsey, “Marion's Portuguese and Cape Verdean Community....” and the reports of the superintendent of schools and the school committee included in Marion's Annual Reports.

¹⁶ PCRD 1747: 86 (1938); in 2012, Manuel Pina II's great-granddaughter sold a 3,356 sq. ft. parcel of land to the present owner, bringing the lot to its current size (PCRD 41356:186, 2012).

¹⁷ Ancestry.com: US Federal Census of Population for 1940; US, Social Security Death Index; US, World War II Draft Cards Young Men, 1940-1947.

¹⁸ PCRD 12218: 261 (1993); 21675: 2 (2002); 26347:10 (2003); 32460:103 (2006); 41356:186 (2012).

¹⁹ PCRD 1970: 450 (1947).

²⁰ PCR 15289:348 (1997).

²¹ PCRD 2257: 162 (1953).

²² PCRD 34508: 5 (2007).

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continued to own and live in the property until her death. Following her death, their children sold it to themselves; they are the current property owners.²³

The third piece of land Manuel Pina II sold in 1953 was **1001 Point Road**, sold to his son August A. Pina (1922-1990) and his wife, Arlene Dominga (Thomas) Pina (1925-1988).²⁴ The couple were recorded at the address in the 1969 street listing. August Pina worked as a mechanic while Arlene Pina was a housewife. The couple had at least two daughters, Janice (b. 1947) and Phyllis (b. 1948). It appears the property is still owned by the couple's daughters, although no recent deed is available to confirm this.

In the 1990s, various heirs of Manuel Pina II and his sons sold **1011B Point Road** and the bulk of Manuel Pina II's bog property to his grandson, David A. Pina (ca. 1960-2009), and his wife, Loretta A. Pina. A plan recorded at the Registry of Deeds in 1995 shows a house and garage on the property; see figure 7. The Marion assessor dates the current house to 1998, suggesting David A. and Loretta A. Pina constructed a new house shortly after their purchase. The property is currently owned by their daughter²⁵

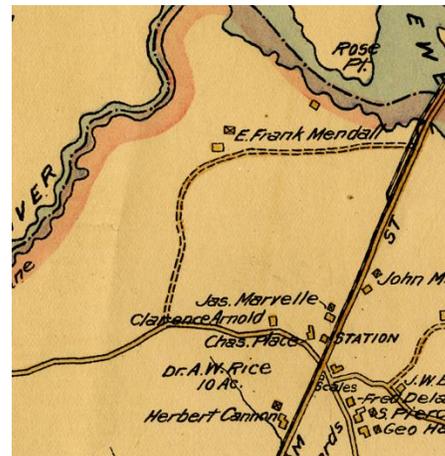


Figure 1, left: Detail, Walling Map of Marion 1855. The intersection of the roads now known as Point and Wareham was known as Hamblin's Corner.

Figure 2, right: Detail from Richards Atlas, Marion plate, 1903. Development in the expanding neighborhood includes more dwellings and the street railroad. Two of the houses surviving near this section of Point Road are shown here.

²³ PCRD 2256: 473 (1953); 43733: 78 (2013). Ancestry.com: US Federal Census of Population for 1930. The Veiga family was recorded in Canton when the 1930 census was taken. Lena Veiga Pina's father and maternal grandfather were natives of Cape Verde, but she was born in Massachusetts. The family was recorded in the 1930 census as "Negro."

²⁴ PCRD 2257:163 (1953). Arlene Dominga (Thomas) Pina was the sister of Jennie (Thomas) Pina, wife of George J. Pina.

²⁵ PCRD 14039: 27 (1995); 15322: 164 (1997); 15377: 202 (1997); 16755: 297 (1998); 6755: 300 (1998); 36620: 115 (2008). It is unclear why 1011A, 1011B, and 1011C are numbered as such. They were separate parcels with different owners and buildings in the early 20th century, before Marion had consistent street numbering.

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Figure 3: The Marion assessor's MassGeo map showing parcels acquired and sold by Manuel Pina II in the area. Note that this map does not correspond to the boundaries of the area. The playground lot (the site of the school, 985 Point Road) now includes both lot #12 shown above and the adjacent unnumbered parcel. The latter was not owned by Pina and was purchased by the town.

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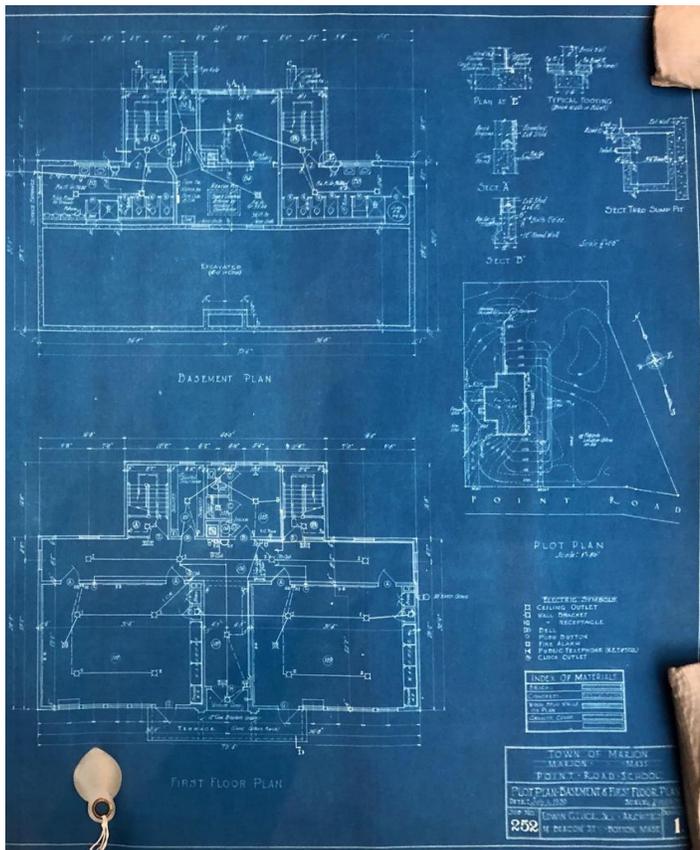
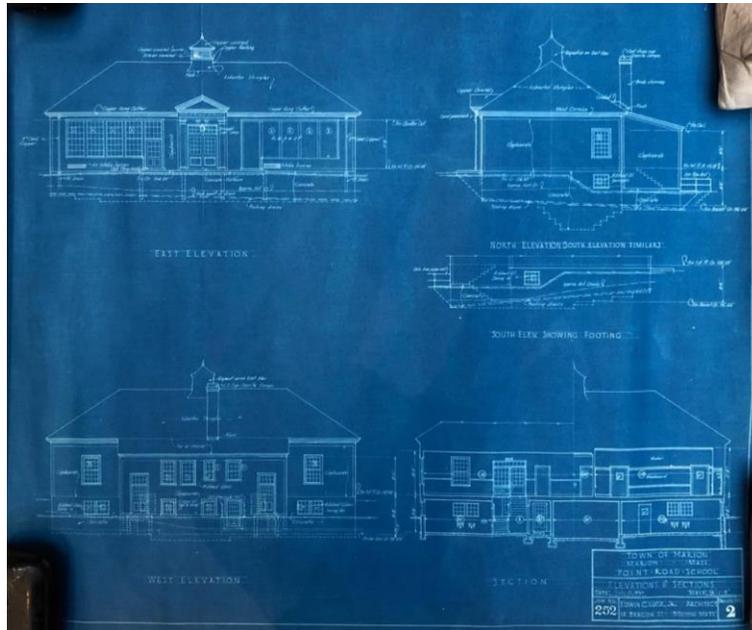


Figure 4: Plans, to the left, and elevations, above, for the Point Road School, 1930. Note that the building was placed perpendicular to Point Road. Massachusetts Archives Public Safety Records, file 38532

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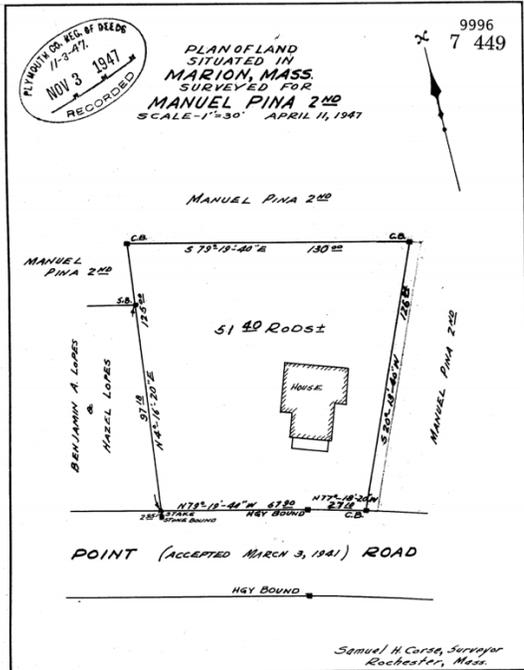


Figure 5: In 1947, Manuel Pina II sold the property at 1003 Point Road to his son, Vincent G. Pina, and his wife, Beatrice Pina. This plan recorded at the Registry of Deeds that year indicates that the house on the lot was constructed before the subdivision of the property.

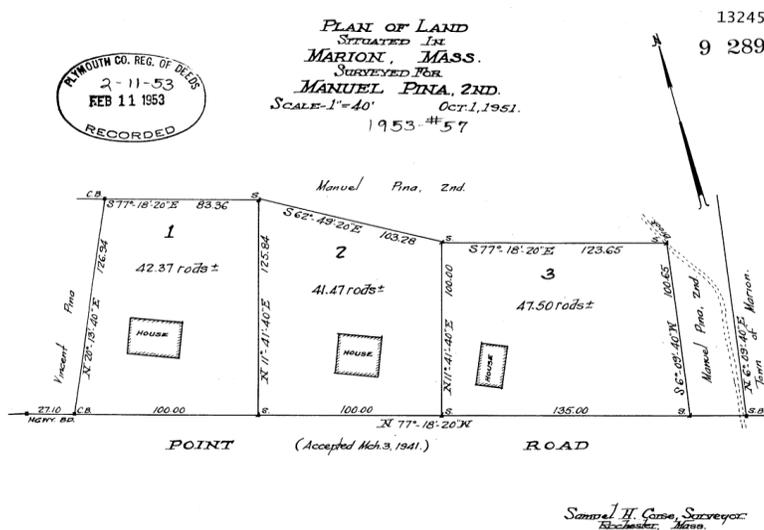


Figure 6: In 1953, Manuel Pina II sold three lots along Point Road to three of his sons. This plan, recorded at the Registry of Deeds as he was selling the lots, indicates that the three houses at 993, 997, and 1001 Point Road were built before the subdivision of the land.

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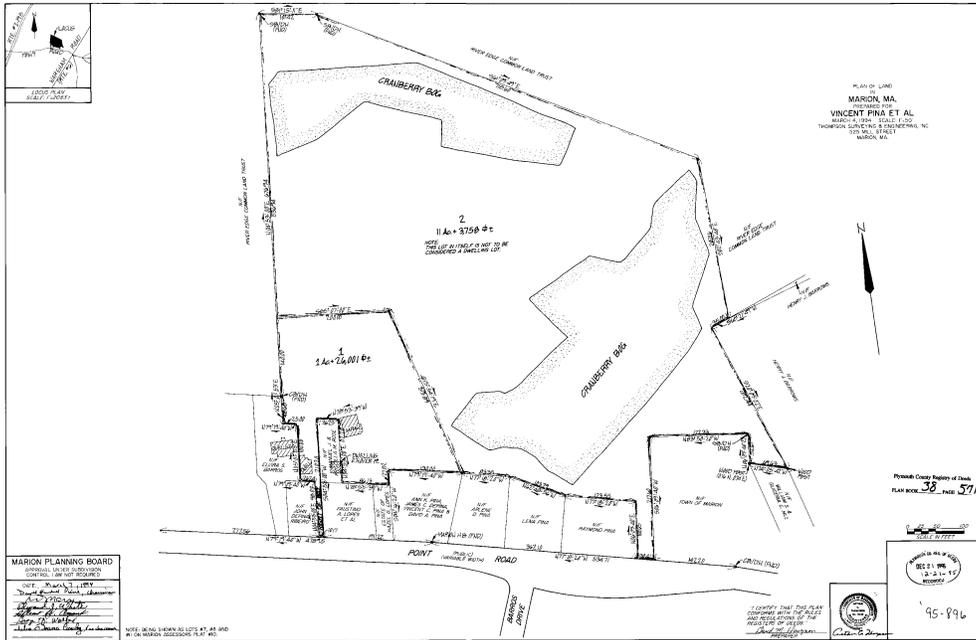


Figure 7: Manuel Pina II's heirs recorded this plan of his remaining land in 1995. PCRD plan book 38, page 571.



The Pinas. (Clockwise, starting top left) Nicholas, Vincent, Raymond, Albin, August, and Domingo. JOHN TLUMACKI/GLOBE STAFF

Figure 8: Six of the seven Pina brothers, from MacQuarrie, *Boston Globe*, 2016.

ARCHITECTURAL DESCRIPTION

The Pina Area is located on the north side of upper Point Road and includes houses along the road and significant acreage behind them to the north that includes a cranberry bog; there is a town playground at the southeast corner. The area around the houses close to the road is grassy yards and a larger open lawn surrounds the house set back from the road (1011B Point Road). Behind that is a wooded area between the houses and the bogs. As can be seen on the MassGIS locus map and the town's MapGeo Aerial Photo 2019 layer, on the front of the form and continuation sheet 1, but most clearly in the MassGeo Map (figure 3), the **Pine Cranberry Bogs** are located at the north end of the lot and at the east and central part of the lot. The former includes two adjacent trapezoids aligned with the pond; the latter is a larger more irregular rectangle; and both are connected to the pond. The assessors' MassGeo map notes that of the 11 acre parcel, 3.4 acres is bog. Gravel paths lead to and around them, including a larger parking area near the pond. Paths and probable irrigation ditches surround and cross the bog. The **Point Road Playground** is surrounded by a modern black metal fence with its entry at the west end marked by granite posts. There are four zones here: On the east side near the road is an L-shaped graveled area with play equipment, including swings, a slide, a roundabout, etc. On the west side by the road is a large lawn with a flagpole. Along the east bound behind the play area is a tennis court, surrounded by a chain link fence. Along the north or rear bound is a basketball court.

The six houses in this area include familiar forms of the 20th century. Likely the oldest surviving house here is the **DaPina House at 1003 Point Road (assessor 1935)**. It seems likely that the low-gable-roofed section is the original core, with low shed-roof bays extending to either side at the rear. The hip-roof section on the façade, where the center entry is located, seems likely to be an addition, and includes a exterior brick chimney. A breezeway with sliding doors connects the house to its two-bay garage. Also from the 1930s is the Lopes House next door at **1007 Point Road (assessor 1939)**. This gabled block appears to include a center entry in its gable end, though other aspects of its massing suggest a modern Cape. It includes a gabled bay on one side and large shed dormers on each roof slope. Two other variations on the modern Cape were added next door to one another after World War II. The **August and Arlene Pina House** is the earlier and the smaller of the two, with a slightly asymmetrical roof line and an addition across the rear at **1001 Point Road (assessor 1947)**. The **Albin and Lena Pina House at 997 Point Road (assessor 1954)** takes the familiar form adding dormers front and rear and picture windows and seems to have been expanded with a hip-roofed section with a brick chimney. The house at **993 Point Road (assessor 2009)** replaces an earlier building and appears to be a simple ranch house. The house at **1011B Point Road (assessor 1998)** also replaces an earlier building and is a broad example of a split entry house with overhangs to either side of the recessed entry.

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

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

1918 USGS Topo New Bedford

1936, 1941, 1962 USGS Topographic Marion

1962 USGS Topo Marion

Ancestry.com: see footnotes.

Boston Globe, see footnotes.

Cole, Stephen and Linda Gifford. "Vincent Pina and Beatrice Pina," Cranberry Culture in Massachusetts Interviews. In the collection of the Maine Folklife Center, University of Maine. Recorded September 27, 1983

MacQuarrie, Brian. "Taps for the last of a true band of brothers," *Boston Globe*, April 29, 2016.

Plymouth County Registry of Deeds (PCRD): see footnotes, includes recorded date

South Coast Today: "Obituaries" Lena (Veiga) Pina, ", April 17, 2012; Raymond Pina, " June 25, 1999; Rose A. (Thomas) Fernandes, " October 15, 2010; Vincent G. Pina, " March 23, 1999.

Research protocol: Use assessors date (with a), confirmed against deed research and the Marion Street Lists (MSL) of 1966 and 1969.

DATA SHEET.

See Research Protocol	Name, Address, Date, Assessor's Number MHC # Style type/form features Materials Notes on alterations (where applicable). Construction sequence from title work, assessors, Marion street lists.
no default photo	Pina Cranberry Bog, 000 Point Rd, c 1923? 010_011 MRN.933 narrow frontage between 985 and 993 Point, widening behind the lots along 11.09 acre parcel, 3.4 acres bog a = assessors date

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	<p>Point Road Playground, 985 Point Rd, ca.1967 010_012 MRN.934</p> <p>Fenced yard with flag pole and recreation equipment</p> <p>Lot sold to town in 1930; site of the Point Road School, 1930 to ca. 1966.</p>
	<p>house, 993 Point Rd, a 2009 010_011D MRN.445</p> <p>/ ranch and garage Wall Material: Vinyl</p> <p>Lot and building sold by Manuel Pina to Raymond Pina in 1953. May replace an earlier building on this site. 1966 MSL: Raymond Pine, b 1917, gardener. See text.</p>
	<p>Albin & Lena Pina House, 997 Point Rd, a 1954 010_011C MRN.446</p> <p>/ modern Cape front gabled dormers, shed rear, picture windows Wall Material: Vinyl Replacement wall covering and sash; hip-roofed wing and exterior chimney</p> <p>Lot and building sold by Manuel Pina to Albin Pina in 1953. 1966 MSL: He b 1926, TWA ramp service, she b 1927, housewife. See text.</p>
	<p>August & Alrene Pina House, 1001 Point Rd, a 1947 010_011B MRN.447</p> <p>/ modern Cape small version, slightly asymmetrical Wall Material: Vinyl Replacement wall covering and sash, rear addition</p> <p>Lot and building sold by Manuel Pina to August Pina in 1953. 1966 MSL: he b 1922, mechanic, she b 1925, housewife. See text.</p>
	<p>Vincent & Beatrice DePina Hse, 1003 Point Rd, a1935 010_011A MRN.448</p> <p>/ Bungalow end gabled w flanking shed-roofed bays, hip-roofed facade add'n Wall Material: Vinyl Replacement wall covering and sash, added garage wing</p> <p>Lot with building sold by Manuel Pina to Vincent Pina in 1947. 1966 MSL: he b 1915, gardener, she b 1925, housewife. See text.</p>

INVENTORY FORM A CONTINUATION SHEET

MARION

MANUEL PINA II AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

MRN.AF

see data sheet



Benjamin & Hazel Lopes Hse, 1007 Point Rd, a 1939 010_010 MRN.449

end gabled block with center entry, projecting gabled bay to left side
Wall Material: Mixed wood
Replacement wall coverings and sash, large shed dormers may be additions

Lot sold by Manuel Pina to Lopes in 1938. 1966 MSL: he b 1914, caretaker, she b 1916, housewife, 2 sons, Joseph Silvia, b 1878. See text.



David & Loretta Pina House, 1011B Point Rd, a 1998 010_007 MRN.450

/ split entry broad, overhanging upper story, recessed entry
Wall Material: Vinyl

Lot with building sold by Pina to David Pina 1995. May replace an earlier building on this site. 1966 MSL: Manuel Pina, b 1885, retired, Phyllis, b 1885, housewife. See text.

INVENTORY FORM A CONTINUATION SHEET

MARION

MANUEL PINA II AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

MRN.AF

see data sheet

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 Manuel Pina II Area is recommended as a key component in a potential National Register Historic District located along Point Road and Wareham Street in the Hamblin's Corner area Marion, a neighborhood that was home to Marion's Cape Verdean community through much of the 20th century. Additional research will be necessary to document more of this area and to set its boundaries. See also the Lopes/ Cruz/ Holmes Area (MRN.AE) and the Rezendes Area (MRN.AG), and B forms for properties in this vicinity.

The history of Cape Verdean immigrants to Southeastern Massachusetts is generally familiar, but its contours within smaller and rural communities is understudied and this landscape is deserving of greater attention. Cape Verdeans came to Massachusetts on whaling ships early in the 19th century and were later employed primarily in other maritime trades, in textile manufacturing, and in cranberry bogs. Although Portuguese individuals came to Marion in the middle of the 19th century, it was not until the turn of the 20th century that a resident community of Azoreans and Cape Verdeans emerged, growing in size over subsequent decades in two sections of town, at upper Mill Street in a neighborhood known as Gifford's Corner, the first of these settlements, and at the corner of Wareham Street (Rt6) and Point Road in a neighborhood known as Hamblin's Corner, which became the largest Cape Verdean neighborhood. At first, young males came to town, working as general laborers, likely in cranberry bogs and on summer estates. With more women and children came homeownership, of existing buildings and new construction often in small end houses and cottages as well as four-squares. In the postwar era several Cape Verdeans became involved in real estate development in the neighborhood, adding groups of suburban-style houses in familiar forms including modern Capes and ranches. Most of the buildings in these potential districts were constructed before 1970. The districts appear to meet criteria A and C at the local level, with significance in the areas of architecture, ethnic heritage, and social history.

The integrity of these districts will need careful consideration. The areas as a whole retain integrity in location, setting, feeling, and association; integrity of design, materials, and workmanship may pose challenges. While there are certainly a number of well-preserved properties in the neighborhood, many of the smaller buildings have been expanded over time, a process that has contributed to their survival. It will take additional site-specific research, through oral histories and perhaps in the records of the building inspector, to date these changes. If most have been completed during the designated period of significance, the issue will be moot; those that are more recent may pose a challenge to eligibility.