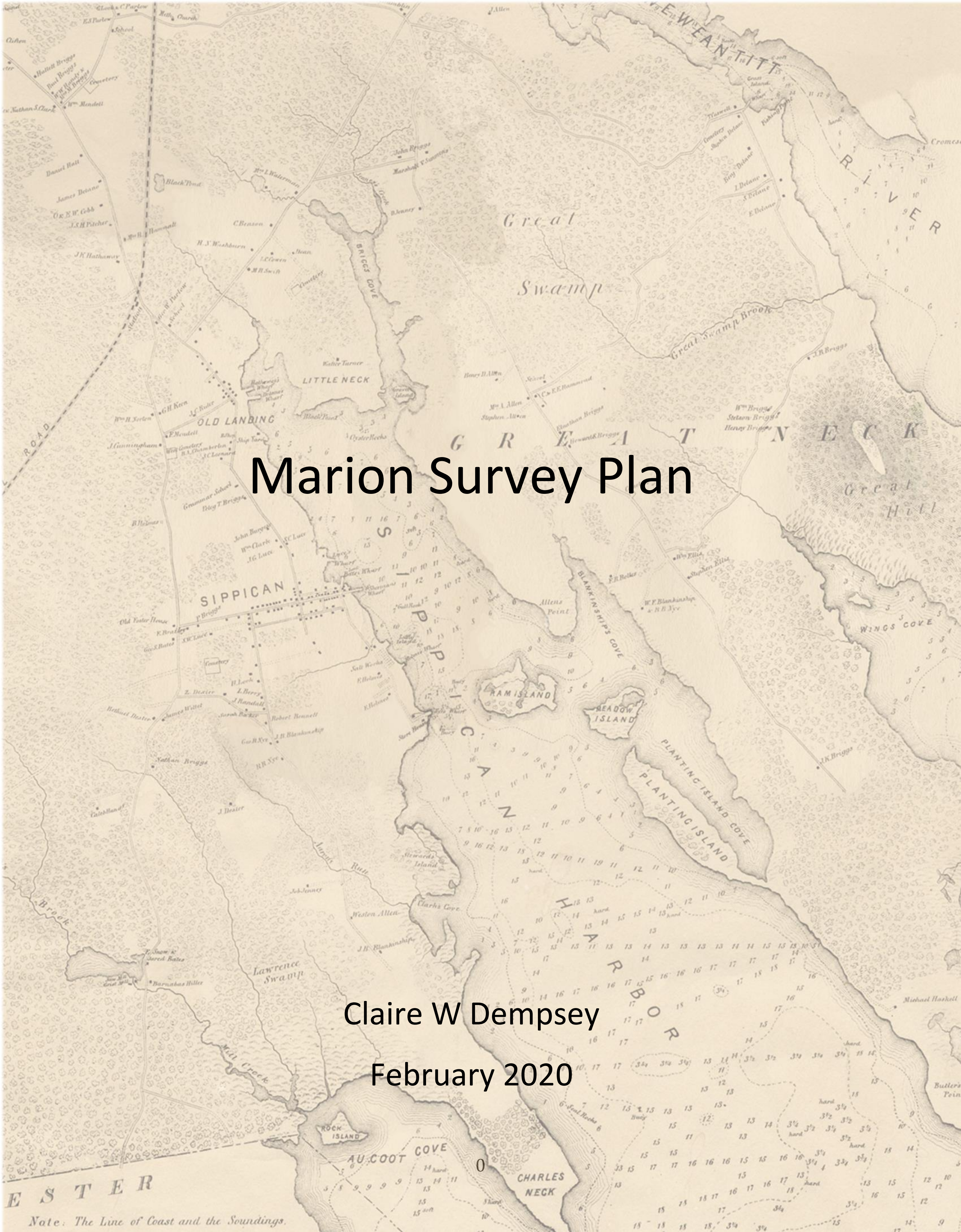

Marion Survey Plan

Claire W Dempsey

February 2020

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Introduction

Marion, Massachusetts, is a small community that values its character as a picturesque seaside village. Located on the west side of Buzzard's Bay in Plymouth County, the overall shape of the town is an inverted U, surrounding Sippican Harbor and south of the Weweantic and Sippican rivers; it encompasses about 14 square miles of land. Incorporated in 1852, Marion was originally part of the then-large town of Rochester, its citizens farmers, fishermen, and coastal traders. Its coastline brought maritime industry to the community, attracting a variety of manufacturing and processing plants for fish, salt, and general stores in the early and mid 19th century. The town then experienced several phases of growth as a resort, in a long arc beginning in the 1870s and continuing today. The town therefore includes a significant number of seasonal dwellings and its population expands each summer. During much of the 20th century the town's year-round population experienced sustained growth, accompanied by auto-related development and suburban subdivisions. The population reached its historic high of 5,123 in 2000; the population of 2010 was 4,907.

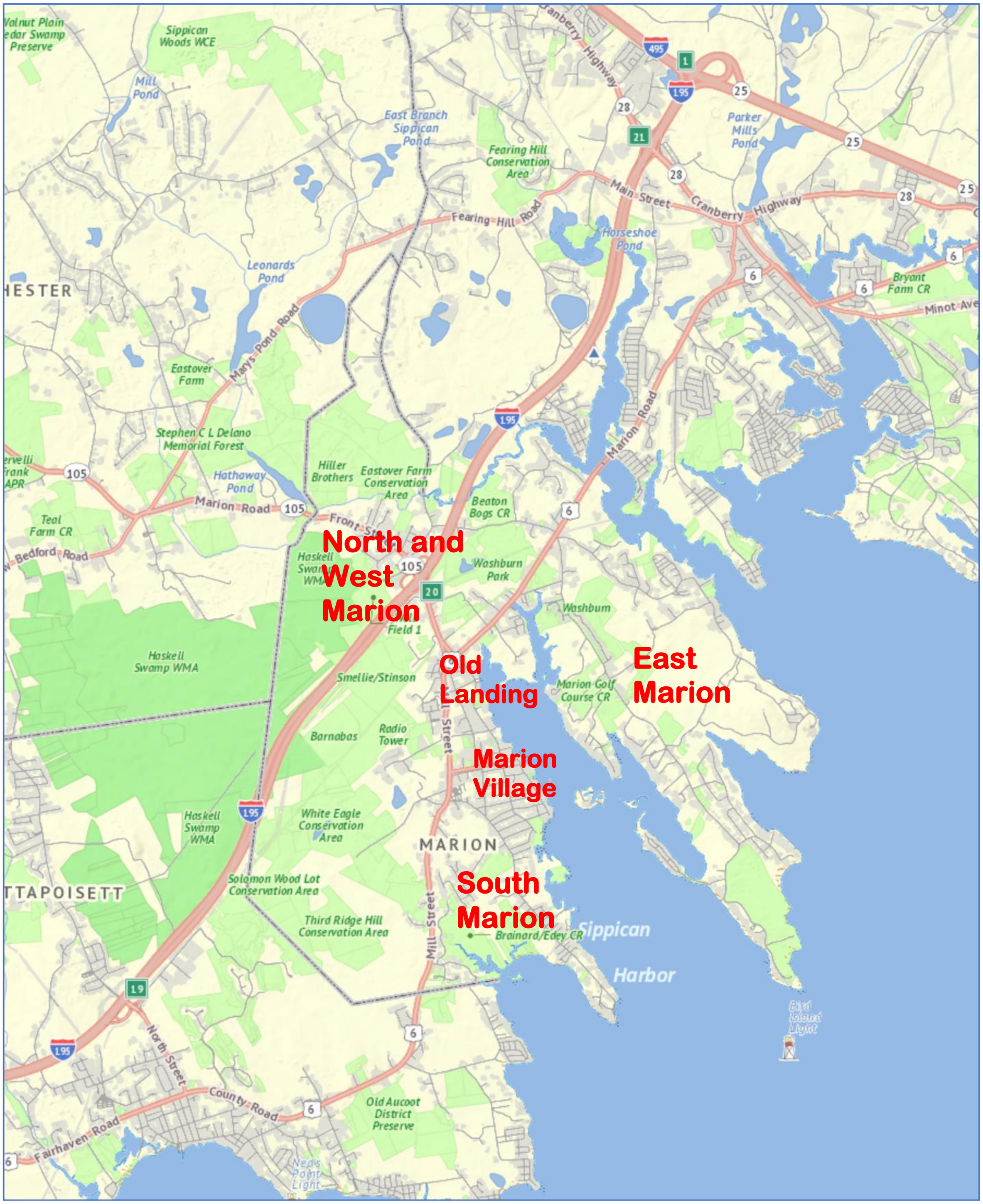
Marion's historic environment reflects nearly 400 years of development and change since the first English settlers arrived here. Population growth, evolving community values, and a maturing and shifting economy all had an impact on the land and determined the shape, type, and number of the cultural resources that have survived in the town – its schools and churches, stores and shops, barns and carriage houses, gardens and fields, and of course many, many houses. Like other of the Commonwealth's smaller towns, Marion's survey efforts to record these resources have been episodic, completed in two projects undertaken in 1997/98 and 2002. And for Marion, the hard copy survey product, that is the paper forms that constitute the majority of the inventory, no longer meets the community's expectations as an accessible repository for the knowledge it provides about these historic places. In addition, today there are higher standards for research associated with architectural survey, using more and different documentary sources, providing more detail of building fabric and owner/occupant biographies, and covering more recent and various buildings and places. The task for this project has been to clarify and improve the survey's organization to make it more accessible, and to recommend methods for updating and expanding that inventory to make it more useful for preservation planning efforts today.

To organize some of the discussion that follows as well as the survey recommendations themselves, the town has been divided into five neighborhoods that reflect Marion's historic patterns of farming and fishing, maritime trade, seaside recreation, and suburbanization. These factors have created a variety of building and landscape types, resulting in distinctive neighborhoods with specific combinations of resources. A variety of sources and considerations contributed to identifying these neighborhoods and drawing of their boundaries, including patterns in transportation, historical development, land use specialization, topographic and other natural features, as well as well-known divisions of the community and popularly employed names and descriptors. Marion Village, variously known as Sippican, Wharf Village, or Lower Village, is the first of these, the core and crossroads for the Town, its boundaries drawn to focus on its municipal, public, and commercial buildings and the dense web of dwellings that surround them. The Old Landing or Upper Village to the north forms another distinctive area, the first area of settlement, the location of the railroad depot, and the site of Tabor Academy. These distinct and dense neighborhoods are surrounded by three others that are more dispersed in their settlement and more exclusively residential. Two of these have been associated with the town's development as a summer resort: South Marion extends to Converse Point, while East Marion or Great Neck includes development at Great Hill, Sippican Neck, and Planting Island. A final large area includes portions of the town inland from and wrapping around these areas along Sippican Harbor and the Weweantic River. North and West Marion is located primarily beyond Route 6 and includes significant amounts of open space and some concentrations of more recent development. At this point, the bounds between these neighborhoods are of necessity general (and in part arbitrary) and may remain so until research in each area provides support for harder edges between them.

This report presents a set of recommendations for expanding and updating Marion's inventory to more accurately evaluate the resources of these neighborhoods. It also includes discussions of survey methods and prioritizations, to highlight decisions to be made locally as survey goes forward. There are site- and community-specific circumstances that suggest choices among existing approaches or the adaptation of those approaches, and each neighborhood and each resource type may require a particular approach. The community will want to have discussions about these broad issues as they plan their future survey work. What proportion of the landscape should be recorded? Which resource categories should be prioritized? What is a reasonable budget and time frame for the work? All of these decisions about method, and others similarly large and small, have important implications for survey planning and budgeting and will ultimately help shape the future of preservation in Marion.

This report includes the following sections: A brief overview of the development of Marion's historic landscape opens the document, in this case emphasizing the town's housing, its most numerous resources, covering the bulk of its land, and critical to its character. A second section reviews the survey process as it is practiced in Massachusetts generally and as it has been undertaken in Marion specifically. Because of the age of the Massachusetts Historical Commission' Survey Manual (late updated in 1998), the section will begin by describing changing survey methods, placing past and future work in context. A description of survey efforts in Marion, primarily in the late 1990s and early 2000s, will weigh the strengths and challenges presented by the work to date. Section three, Survey Recommendations, provides a set of principles to guide survey planning and to assist in setting priorities for the work, followed by a discussion of general methods to guide the work itself. Short-term Recommendations provided advice about improving access to the survey as it exists today and identified the additional survey work to address gaps in the record and to provide samples of current products. These recommendations were taken up during the course of the project, resulting in a reorganization of the physical copies of the survey, the preparation of finding aids and selected individual and area forms. submitted separately. Long-term Recommendations for updating and expanding the survey as a whole are organized around the five identified neighborhoods. A conclusion links survey work to general preservation planning priorities, describing complementary research efforts and how other planning decisions will influence and possibly reorder the present recommendations. A bibliography closes the report. Appendix A introduces MHC's online database, MACRIS.

The author would like to thank Judith Rosbe, Leslie Piper, and the Sippican Historical Society for their support and patience during the attenuated process of completing this report; she is also appreciative of close readings provided by Judy, Leslie, and Meg Steinberg. Michael Steinitz of the Massachusetts Historical Commission made time for a very helpful conversation about how best to update older survey work. Thanks are also due to my colleagues John Clemson and Jennifer Doherty, who, as always, provided valuable assistance and humor to the project. Some sections of this report have appeared in slightly different form in survey plans and research reports prepared for other Massachusetts communities.



Map of Marion showing the five neighborhoods identified for survey planning

The red lines are the town bounds
while the bounds between the neighborhoods are shown in yellow highlighter lines.

Part I:
Marion's Evolving Historic Landscape

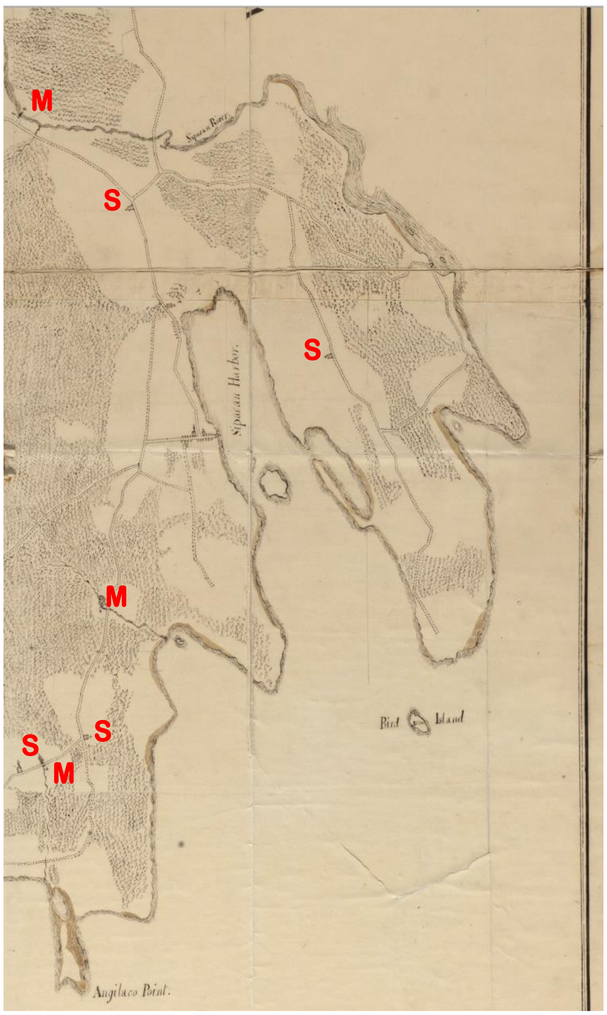
In preservation as practiced today, the object of study and advocacy has shifted to embrace not just old, isolated, and exceptional buildings, but their larger context as well: their outbuildings, garden features and agricultural fields, their infrastructure, their position within a streetscape, their relationship to the surrounding neighborhood. Preservationists now seek to understand these broad expanses, variously described as the built or historic environment or the historic or cultural landscape, and now bring a far more inclusive attitude to the research they undertake and the resources they seek to preserve. In addition, researchers seek to understand not just the aesthetic aspects of our built environment, but also its function and evolution in response to economic and social change. That change brought new tastes and technologies and new purposes and priorities for building and land use. Distinct settlement types emerged in the landscape, sometimes as enduring shapes on the land and sometimes as new forms that overwhelmed earlier patterns. At the same time, building form and plan evolved to accommodate contemporary desires at home and in the public sphere, at work and at play. A community-wide survey, therefore, must approach inventory work with an understanding of the larger cultural system at work, and identify the developmental processes that created the individual landscape components and determined how those components worked together.

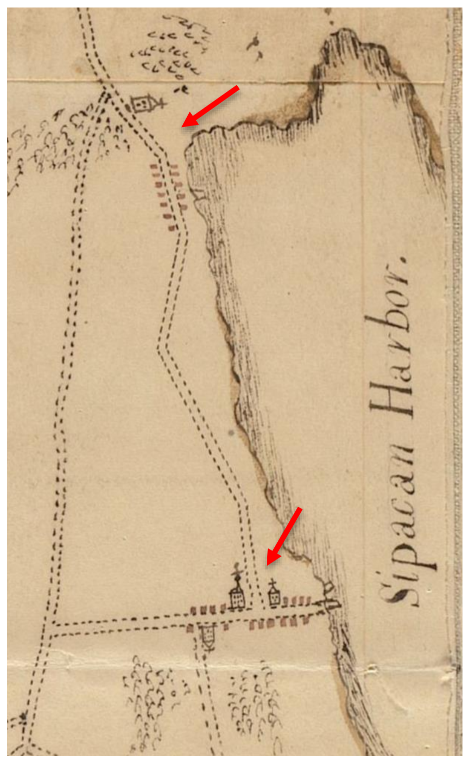
An important part of the study of local communities is the identification of the building types that characterize them, specific forms associated with particular periods and circumstances which together create the distinct flavor of their landscapes. In the discussion that follows, descriptions of the historic landscape of Marion will consider the broad variety of building types that served the community over time: the public buildings where townspeople gathered to worship, to learn, to govern, in service and at rest; the workplaces where goods were processed and assembled, bought and sold; and those most numerous components within these landscapes, the houses. Just as Marion's changing population and evolving economy have shaped its broader landscape, so too did those factors influence the form and function of residential architecture. Reflecting the evolving needs and values of their builders and their residents, dwellings took different forms over time but often resembled one another and those in other villages and towns, in Massachusetts or across New England. It is helpful, therefore, to consider the common house types within this community, as they offer some of the most telling evidence we have about life in the past. A house type, as used here, is a specific combination of form and spatial organization employed in the design for a dwelling, often executed in a particular structural system and occasionally employing distinctive ornament. House types are used in concert with the more familiar descriptor of historic buildings, architectural style, so that resources can be categorized by two over-arching systems, style focusing primarily on ornament and type focusing on form and plan. This method provides an important analytical system for organizing research and presentations on community architecture and is particularly effective when considering large groups of buildings.

The regional context the area that would become Marion, shown here as a section of the town of Rochester on Buzzard's Bay. Thomas Jefferys, A map of the most inhabited part of New England….1755 (Library of Congress).

The town of Marion is on the west side of Buzzard's Bay, near its head, and was dominated throughout its history by maritime pursuits. The area was known as Sippican after the Wampanoags who lived here prior to English settlement and well into the 19th century. Land in this area was granted as pasture to citizens of the Plymouth colony as early as 1649, but settlement increased significantly only after King Phillips War and the larger area was incorporated as the town of Rochester in 1686, also including the present towns of Mattapoisett and parts of Wareham as well as Marion. When Rochester's proprietors set out to establish the new town, they distributed the land gradually, first in 20-acre home lots and 40-acre woodland grants, as was the case in most communities. Half of these were in the vicinity of the central point at Sippican Harbor and this was also the location of the first meetinghouse of the established church at the end of the 17th century. Like many communities in this section of Massachusetts, members of the Standing Order were joined by both Baptists and Friends during the colonial period. Bay side portions of the town included a series of coves and peninsulas or necks, the focus of fishing, coastal trade, and later whaling, salt-making, and shipbuilding. The interior of the town was relatively flat and well-watered, but large sections, especially in the west, were swampy, and the town was only modestly suited to farming. A significant portion of the land was held in common, where animals grazed, and citizens were allowed to make tar from its forests.

This system of land distribution served the distinct regional farming pattern that combined production of grains like corn, wheat, and rye with animal husbandry that focused on small herds of cows, swine, and sheep. Comparatively small farmstead clearings were scattered across the town, usually consisting of a modest house and barn surrounded by garden and cleared tillage fields and ringed by woodland and pasture. Farming was commonly complemented by home manufactures, housed often in long rear ells and in small nearby shops. Some of these farmers took advantage of the waterways and constructed saw and grist mills at their falls, and hamlets often emerged from this broad farming landscape at the turn of the 18th to the 19th century. As was the case in most coastal Massachusetts towns, and especially so where sheltered harbors could be found, Marion's economy combined agriculture and maritime pursuits during the colonial and the early national periods. While Sippican Harbor is shallow, fishing and coastal shipping offered employment for many in the area, some combining these with more familiar farming, but also likely

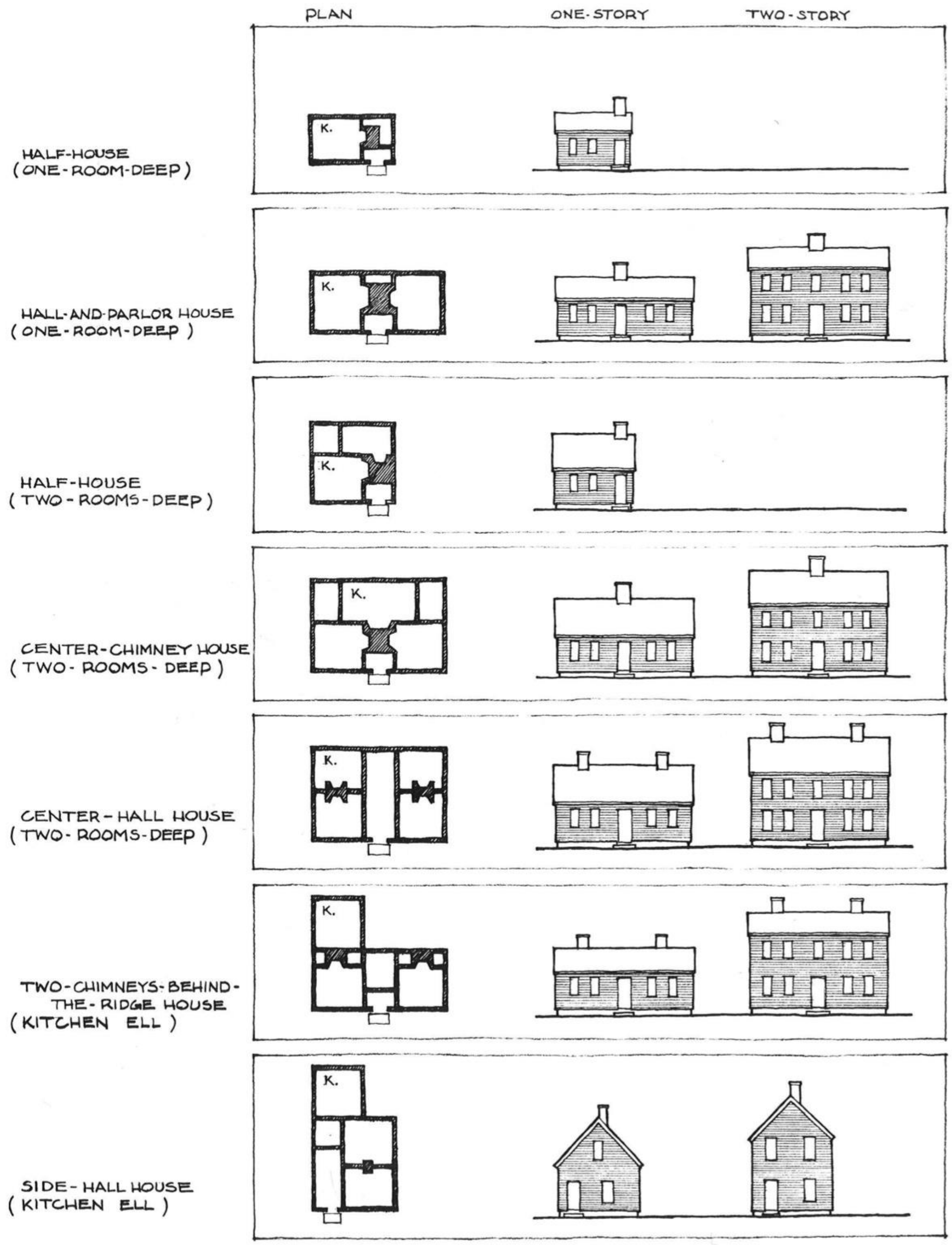




Detail of the state map of Rochester, 1830, showing the section that would become Marion on the left, with most of its major roads in place. S indicates schools, M mills, while the red rectangle indicates the two harbor villages, further magnified on the right with red arrows at the villages. It is only in these villages that the map maker added dwelling footprints, along a stretch of Front Street in Old Landing at the north, where a school is also pictured, and along Main Street in Marion Village on the south, where a church and two schools can be found. Note as well the Bird Island Light. (Archives of the Commonwealth of Massachusetts) attracting those without access to land. Of particular import here was the salt industry, where the town was exceptionally active and windmills and evaporation vats were located in Sippican along Water Street and other locations in town. While merchant investors and ship-owning captains built ample homes, fishermen and mariners might board with their employers or establish small dwellings, all near the wharves. At the harbor, the linear hamlets of Old Landing on upper Front Street and Lower Landing or Wharf Village on Main Street emerged early in the 19th century. But the population was small, with all of Rochester only numbering 2644 in 1790 and including 396 dwellings in 1798. The town grew more in the early decades of the 19th century, its population reaching 3556 in 1830 but this figure still included Rochester, Mattapoisett, and Marion.

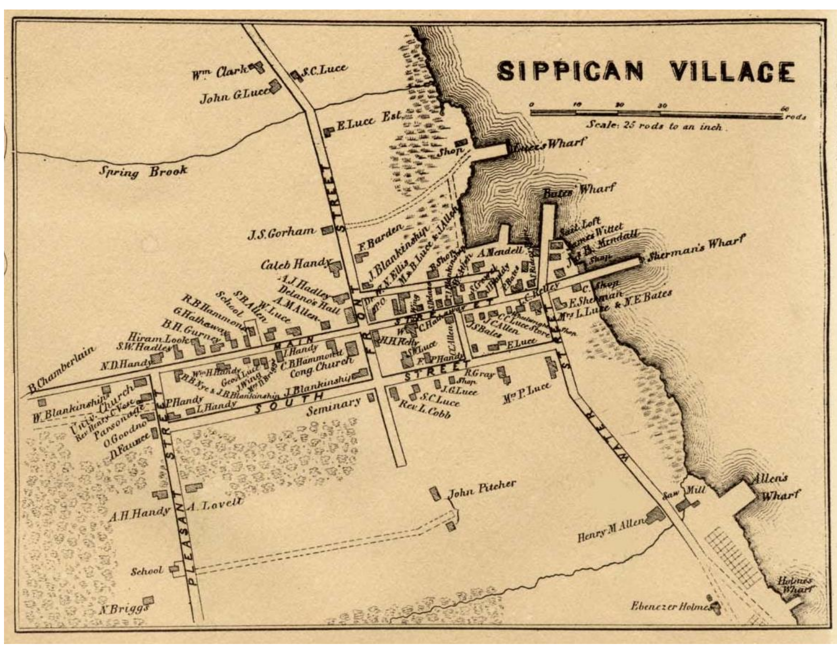
In spite of the small number of buildings surviving from this period in Marion's history, the patterns of development are worthy of review because they established the tradition of house carpentry that dominated the building trades throughout the colonial period and well into the 19th century. The earliest houses in most New England communities reflect the adaptation of English building traditions to the new environment and the development of a set of spatial relationships distinctive to the region. Wooden buildings were by far the most common, and that pattern continues today. In the so-called timber framing or post-and-beam system, individual square boxes were constructed of vertical posts and horizontal beams, sized to reflect their function in the building and then linked to one another to form a variety of house plans. Critical to these houses as well was the use of a large interior chimney, sheltered within the box and around which rooms were arrayed. Small dwellings might include a single room, called a **hall house** after their single multi-functional space. More commonly, these halls were expanded with the addition of a rear or side room or lean-to, creating plans of two rooms arranged front to back or side-by-side. These common two-room arrangements are known as **hall-parlor houses**, reflecting the use of one space for more formal activities and one for general work and the everyday. Usually square or rectangular, these houses were more commonly of a single story than of two, and gable roofs predominated. Not surprisingly, houses of this type are often embedded within houses which were later expanded and can only be identified after significant research and visits to interiors.

Among middling householders, houses of three, four, or five rooms per floor were most common, and these houses survive in greater numbers and are among the best known of the early types. Continuing to dominate planning was the central chimney heat source, and the most common types share the tendency to cluster rooms around it. Like the smaller examples, these houses are square or rectangular blocks under a gable roof, but more commonly were constructed with two tiers or piles of rooms. In the most common of the center chimney plans the front pile of rooms was characterized by entry into a lobby in the chimney bay, with a room on either side, serving as sitting rooms. In the rear there was usually a large central room that came to serve as the kitchen, flanked by smaller unheated rooms. Houses of a single story and garret were the most common, known as the **Cape Cod house**, and large two-story houses of central chimney form are named for that dominant feature, the **center chimney house**. During the 18th and early 19th century of their popularity, both types were often constructed in the five-bay, center-entry variation, but they can also be found in a number of smaller versions, of three and four bay widths that included fewer or smaller public rooms. These houses were commonly constructed in the colonial and Federal periods, with small amounts of ornament at their entries in keeping with those styles. Classical door treatments were rare for colonial houses but fanlights and entablatures were commonly added early in the 19th century.



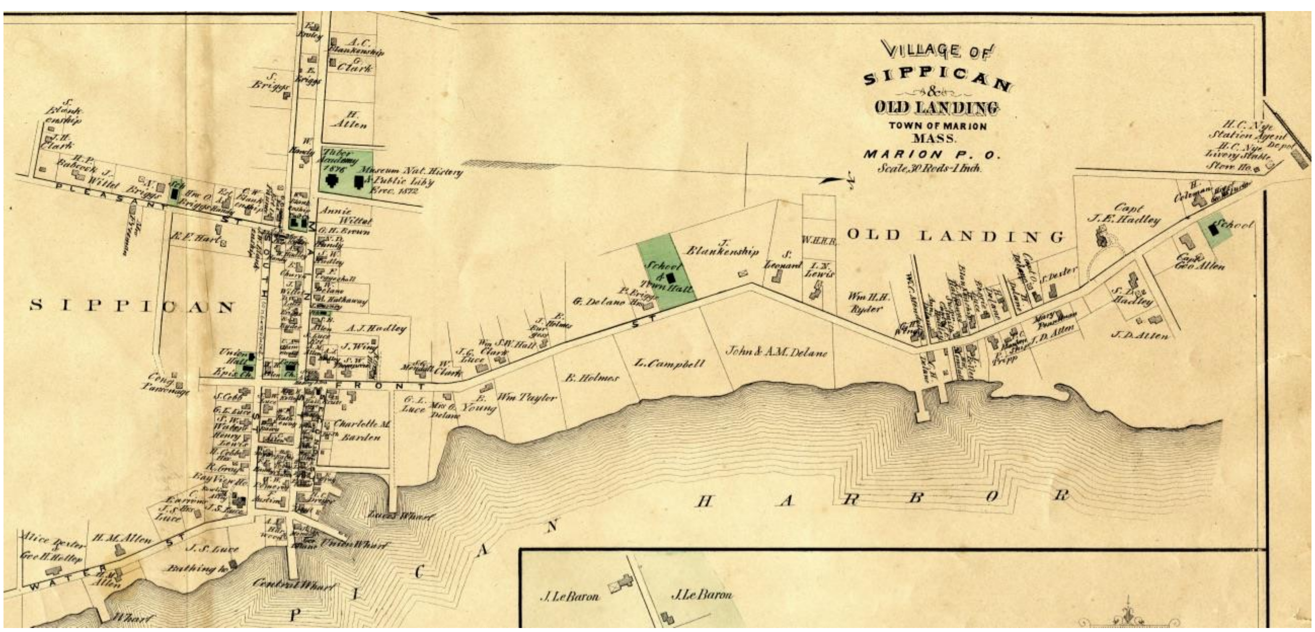
Tom Hubka provided a useful summary of common early house types for New England in his landmark work Big House, Little House, Back House, Barn *(1984). Some of his terms have been updated in this essay, as we use the term Cape for a single-story center chimney houses, the term ell house for a two-chimneys house, and the term end house for a side-hall house.*

The most familiar of the early house types may be the **center-hall house**, the choice of the wealthiest citizens in the late 18th and early 19th century. Known then as **double houses** because of their ample size, these houses reflect the ideals of refinement and gentility that demanded better circulation to create more formal and private spaces. Here again the rectangular block under a gable roof parallel to the road remained the massing principal, and most of these houses are two stories high. The hallmark of this type is the plan of a double pile of rooms opening off a central passage, made possible in New England through the substitution of paired chimneys for the single stack, located in the building's interior between the front and rear rooms or along the side walls. These houses might include two parlors, a dining room, and a kitchen in their generous plans. At the same time these large houses were popular, many built houses that appeared on the facade to take the double house form but reduced the total size through alteration of the arrangement of the rear pile, most commonly reducing the number of rooms there from two to one. The most common of these were known as **L or ell houses** because of their footprint, but closely related houses might have a T-shaped footprint. In denser contexts, these houses were often turned to present their narrow gable end to the street, and their long-wall entry away from it, with their service ells extending deep into the lot. In both these types, the arrangement of openings on the exterior and of rooms on the interior became more symmetrical, and ambitious owners might choose a hip or gambrel rather than a gable roof. The earliest examples of these types might be ornamented with Georgian elements commonly at the door, occasionally at windows and cornice, and many are Federal in style, favoring fans and entablatures at the entry and more frequently adding Palladian windows and other rich treatments.



Detail of the Walling Map of 1855,
showing the expansion of Marion's center village, still known as Sippican.

Throughout Massachusetts, the most important development in the landscape of this period was the increase in both the size and density of the center village, and Marion is no exception. While the Walling Map of 1855 illustrated about 160 dwellings in the new town, half of these could be found at the harbor in the village still known as Sippican. Settlement there focused along Main Street, extending inland from the harbor; along South and Hiller streets, running parallel to Main; and along the perpendicular streets now known as Water and Pleasant, running to the south of Main at this time, and Front Street, running primarily to the north. A convergence of factors created villages like this one, including the diversification of the economy and the creation of more employment opportunities, especially with the more intensive use of wharf sites. These businesses attracted, in addition to mariners, the craftsmen, clerks, and professionals of the rising middle class. It also became home to the community's growing number of public buildings. As the area's population increased, it was designated a parish of Rochester and built its own meetinghouse in 1799, where a shared minister alternated services at Rochester Center. A new church building was constructed in 1841, when the older building became Delano Hall and is today the General Store. Two school were joined by the Sippican Seminary in 1835/36. and Town Hall and School building (d. unk.) was built on Front Street between the two villages after its incorporation as a town in 1852. The increased size and diversity of the community is marked with the addition of more churches, including a Universalist Church (1833, now the Art Center) located in the center, and other groups including Baptists and Methodists elsewhere in town. This wave of improvement was capped by the series of exceptional gifts to the town by Elizabeth Pitcher Taber, an impressive group of public buildings that transformed the town in the third quarter of the 19th century and in many ways set its trajectory into the 20th century and today. Her first gift to the town was the Public Library and Museum of Natural History in 1872, one of the most common acts of philanthropy in Massachusetts towns large and small, and shortly thereafter she built Union Hall (1875, demolished 1956). After the Seminary failed, she focused many of her efforts on a new school including Tabor Academy (1875, now Town Hall) and its neighbor Tabor Hall (1880, later moved to Cottage St). When the town's first Town Hall suffered a fire, Mrs Taber built a new one on Front Street (1890, demolished 1972). She supported other key community institutions with the Congregational Chapel (1885) and the Music Hall (1891).

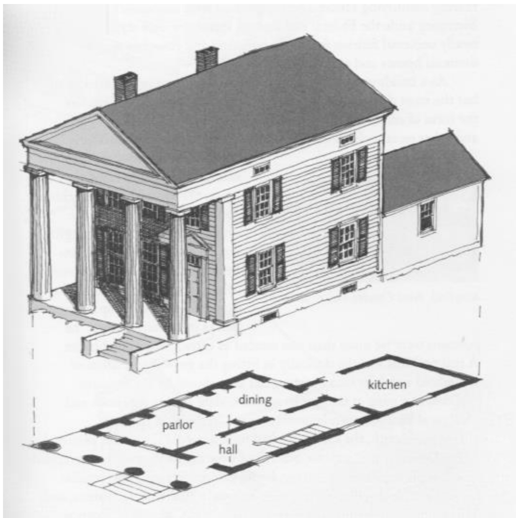


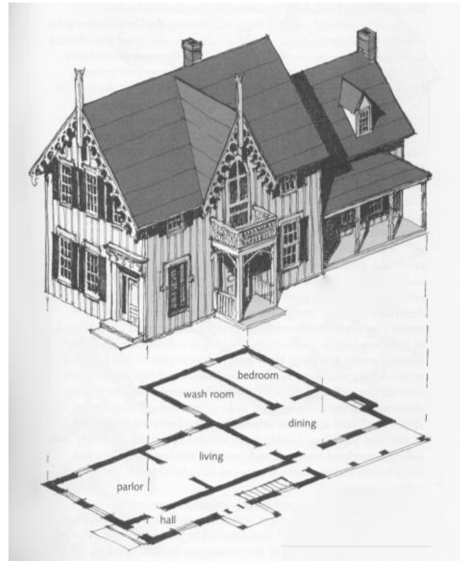
Detail from a plate on the Walker Atlas of 1879 includes both villages, the linear development between them, and public buildings in green.

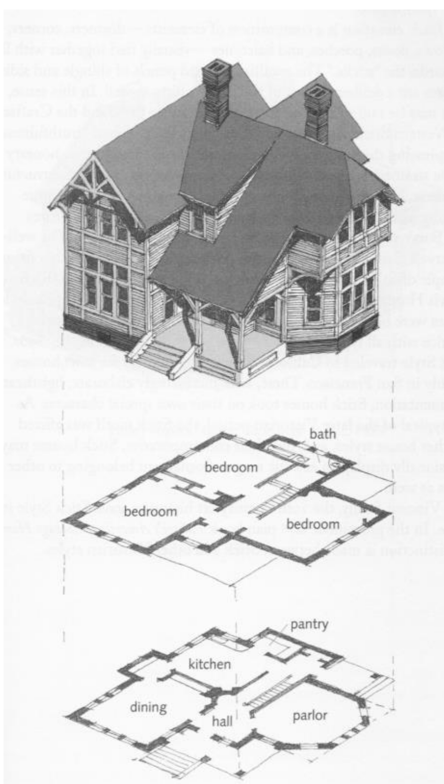
As the same time that these factors were at work in the village, related changes influenced domestic life, bringing new forms and plans, especially for members of the emerging middle class. Dwellings increased in number and the linear hamlet became a small gridded village, with a distinctive landscape of Greek, Gothic, and Italianate houses joining the simpler dwellings of the colonial and Federal eras. The adoption of lighter framing techniques and improvements in the fabrication and marketing of lumber and finish allowed more compound building volumes and more various and elaborate surfaces and trim, creating the aesthetic we often call Victorian. As the stove came to replace the fireplace as the primary heating source, large chimney stacks gave way to small stove flues so that their importance to planning and design was reduced. Later, of course, central heating brought additional flexibility and more open plans, and gradually inside bathrooms became more common. In New England, the small lobby gave way to a more generous entry space, with rooms opening off hallways and creating a cellular arrangement of rooms off circulation corridors. Middle class houses commonly included a formal parlor and an everyday sitting room, while some houses chose a dedicated dining room; kitchens continued to be located toward the rear in most plan options.

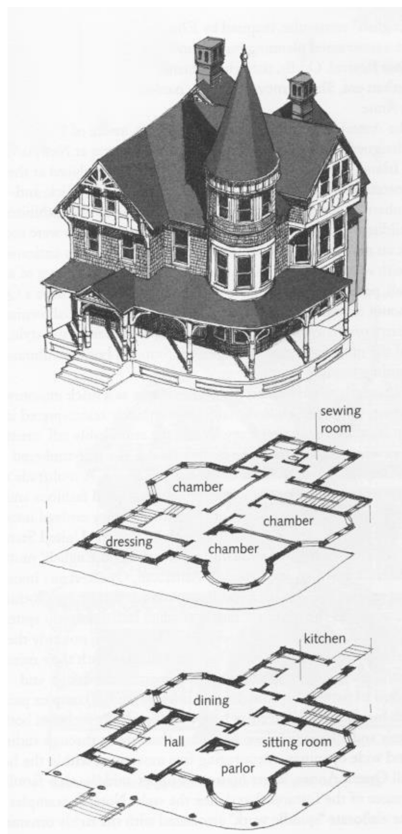
Some plans proved quite durable and remained popular over time. **Center-hall houses** provided builders and owners with an effective large plan and it remained popular throughout the nineteenth century, forming the core of houses built in every one of the styles that achieved popularity, however briefly. These houses were able to adapt through the application of different wall covers, trims, and the addition of distinctive decorative features in later and more ambitious examples. Smaller houses underwent particular changes that improved their convenience, as the loss of the center chimney was often accompanied by a shift to story-and-a-half height, adding space in the upper story. More frequently their plans might include a small lobby or a more generous hall, with fully double pile or L- or T-shaped plans. This configuration became popular in the middle of the 19th century, and these houses were most-commonly decorated with Greek or Gothic Revival ornament and are colloquially known as **Greek or Gothic cottages**. Very small houses of two-room footprints are least likely to survive and can be obscured by the later additions that likely ensured their survival.

For all the convenience of the center-hall plan, the most popular house type of the 19th-century was the **end house**, which became popular in the 1830s and remained so into the early 20th century. This type is most easily recognized by its reorientation, so that by turning the building ninety degrees, the roof ridge shifted from parallel to perpendicular to the front wall and the facade became the tall and flat gable end. It became very common to employ a narrow three-bay façade with a side entry, adding further to the alteration of the model house form with the adoption of the side-hall plan. These houses included the primary spaces desired in a middle-class home, with a narrow footprint appropriate to small lots in denser villages. Most examples were simple blocks with the common addition of a lower rear ell housing the kitchen. The end house form is most associated with the Greek Revival style, but it was just as common to find Gothic and Italianate end houses. The type could sustain a broad range in the amount of ornament, ranging from early examples with colossal porticoes to small later examples with simple porch treatments and various shingle wall covers. As with earlier buildings, the choice of roof type could have a significant impact on the appearance of the house as well as on the amount of space beneath it, and mansard roofs were particularly fashionable and spacious.









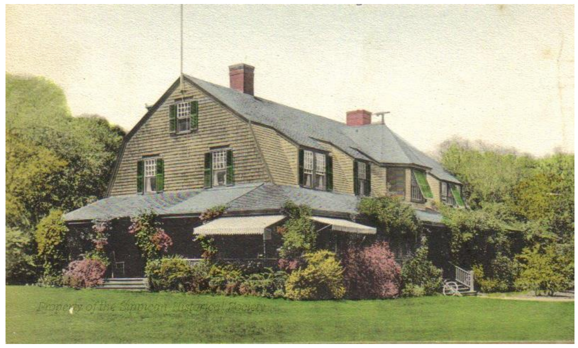
These houses illustrate some of the house types of the mid- and late 19th century. At the upper left is a Greek end house with an iconic Doroc portico, while at the upper right another end house employs Gothic flourishes. As a taste for picturesque massing became more popular, new forms like the bent house on the lower left came to the fore, here in the Stick style, while at the lower right, the core of a side-passage plan house was expanded in footprint and silhouette in an ample Queen Anne. Foster, American Houses *(2004).*

As planning and construction modes shifted toward more complex massing, the basic box was modified through the addition of bay windows, dormers, projecting bays, and porches. In some styles, these houses retained clear rectilinear volumes, but as the taste for the picturesque came to dominate, these houses might be complicated by the addition of projections of various sorts to achieve their vigorous silhouettes – towers, bay windows, and cupolas of the Italianate, more projecting bays, oriels, and dormers of the Queen Anne. Many of the familiar forms of the center hall and end house received these embellishments, and other small and moderate sized houses employed more complex and asymmetrical shapes in house types that enjoyed popularity in the mid- and late 19th century. Two of these employed a T-shape composed of perpendicular gabled volumes, the **cross-gable house** included entry directly into one of the three primary rooms, while the **bent house** added a center hall, with two rooms in the end-gabled section and the entry and a third room in the side-gabled section. The **parlor-by-pass house** pulled the front door back away from the street in a projecting bay, sometimes into an entry but sometimes directly into one of the public rooms. These houses are in need of closer study to clarify the distinctions among them, though it does appear that they most commonly employ the by-then de rigueur three-room grouping of public spaces.

Marion was one of many quiescent New England port towns that were transformed after their atmosphere, cool, quiet, and quaint, was discovered by vacationing Americans. In the 19th century, Americans were increasingly willing and able to take time off from work and to travel to rural areas to experience the healing power of nature. Railroads increased the distance possible for these trips, and the Fairhaven Branch Railroad, connecting Wareham and the Cape Cod line to Fairhaven, near New Bedford, was built between 1852 and 1854 and passed through Marion. Shortly thereafter, hotels opened in town, the Hotel Marion in 1860 and the Bay View, later known as The Sippican, in 1864. By the 1870s, outsiders were renting and buying property, at first pleased

A view of Water Street from the harbor showing large houses and the Sippican Hotel and Casino. (Sippican Historical Society) to choose from the small and aging houses of the village. Among the most important figures in the discovery and development of the town as a resort was Richard Watson Gilder (1844-1909), editor of *Century Magazine* from its founding in 1881 until his death. His wife Helena DeKay Gilder (1846-1916) was a painter and founder of the Art Students League and Society of American Artists. Invited to the village by a friend who thought they needed a respite from life in New York City, they spent their summers here in the 1880s and early 1890s. Other artists were then attracted to the village, including the architect Stanford White, the sculptor Augustus St. Gaudens, the illustrator Charles Dana Gibson, the journalist Richard Harding Davis, and the critic Mariana Griswold Van Rensselaer. Henry James was a visitor and used Marion as the model for Marmion in *The Bostonians*. Actor Joseph Jefferson summered nearby and Ethel Barrymore and other actors were regular visitors and participants in local theatre productions. But the most important Marion vacationers were President and Mrs. Grover Cleveland, whose visits brought journalists and fame to the small town. To suit the new audience, a number of new meeting places were added to the town. In the village, these included St Gabriel's Episcopal Church (1874, using the old Seminary building), the Club Hall (1884, demolished 1947), and to the south, the Tennis Club (1908). Elsewhere seaside locations attracted leisure development, including the Marion Golf Club (1903-08, off Point Road), the peripatetic Beverly Yacht Club, which came to Butler's Point in 1913, also the location of the Kittansett Club (1922). While the town became more popular for visitors, its resident population remained comparatively stable. Between 1860 and 1900, the total hovered around 900, overwhelmingly white and native born at this time.

Over time, it became more common for seasonal newcomers to build new houses, at various scales and in most instances along the town's shoreline. The largest of these summer houses and their associated landscapes are some of the town's best known historic resources, dating primarily from the 1880s to the 1920s. Three of these were especially large, Galen Stone's estate on Great Hill, the Hoods' Cedarpoint on Allen's Point, and the Converses' Moorings estate on the eponymous peninsula, and while each has been replaced or reduced in size, the large holdings and secondary houses and outbuildings remain. Other ample properties are clustered nearby: on Front and Water streets north and south of Marion Village and at the end of long drives extending south from Point Road along Allen's Point and facing Blankinship Cove. Although some were enormous and sprawling, a significant number continued to rely on the common center-hall plan, expanding it with a handful of predictable features. One key method was to simply increase the scale of the building, creating larger, more spacious rooms. Central halls might be widened and treated as 'living halls,' where richly ornamented stairs and often fireplaces made the area a social as well as a circulation space on both the first and second story. Service spaces might be pushed into large ells and wings, providing more commodious work zones, bedrooms for servants, and leaving more room in the core for added rooms like offices, studies, or libraries, beyond the common suite of parlors and dining room. Attic spaces were commonly quite generous, made more comfortably habitable with gables and dormers improving headroom. The earliest of these houses were executed in the Shingle style, so popular for seaside cottages, with dominant roofs, asymmetrical massing, and uniform shingle wall and roof cover. These buildings were often designed by professional architects, a group coming to prominence at this time, and including Henry Hobson Richardson, William Preston, Charles Atherton Coolidge, James Templeton Kelley, and likely others will be identified as research intensifies.



Postcards of Marion summer houses of Richard Harding Davis, top, and R S Dow, bottom.
(Sippican Historical Society)

This section of a plate from Walker Atlas of 1903 captures the town's landscape during the summer house boom. Marion Village is growing to the south and new development can be seen on Great Hill and south of Point Road along the north shore of Sippican Harbor and Blankinships Cove.

By the early years of the 20th century more Americans could afford vacations away from home, and Marion saw development reflecting this trend. Although many of the smaller dwellings of this period are scattered throughout the town, clusters are worthy of note. On the north shore of the Harbor, the Planting Island tombolo was developed in the 1920s by a small group of investors with a loop road, a club house, and a large group of closely packed small and moderate-sized houses. On what became Converse Road, which ran south to Charles or Converse Point, a series of perpendicular streets were laid out extending both east and west toward the water. Here too small and large houses are located along these short blocks. Many of these buildings began as fairly rudimentary cabins or 'camps' as they are called in New England, with few rooms, no insulation. Others took the same forms as the domestic dwellings of the period, small houses with fewer than five rooms, but also the more moderate-sized houses. More communal options were popular as well – whether it was New Bedford's Girl Scout Camp Hall off Converse Road (1923-44) or the Tremont Advent Christian Campground, which began, as many do, with tents in 1905, but shifted to gathering places and cottages that survive today on Oakdale Avenue facing Hammett's Cove.

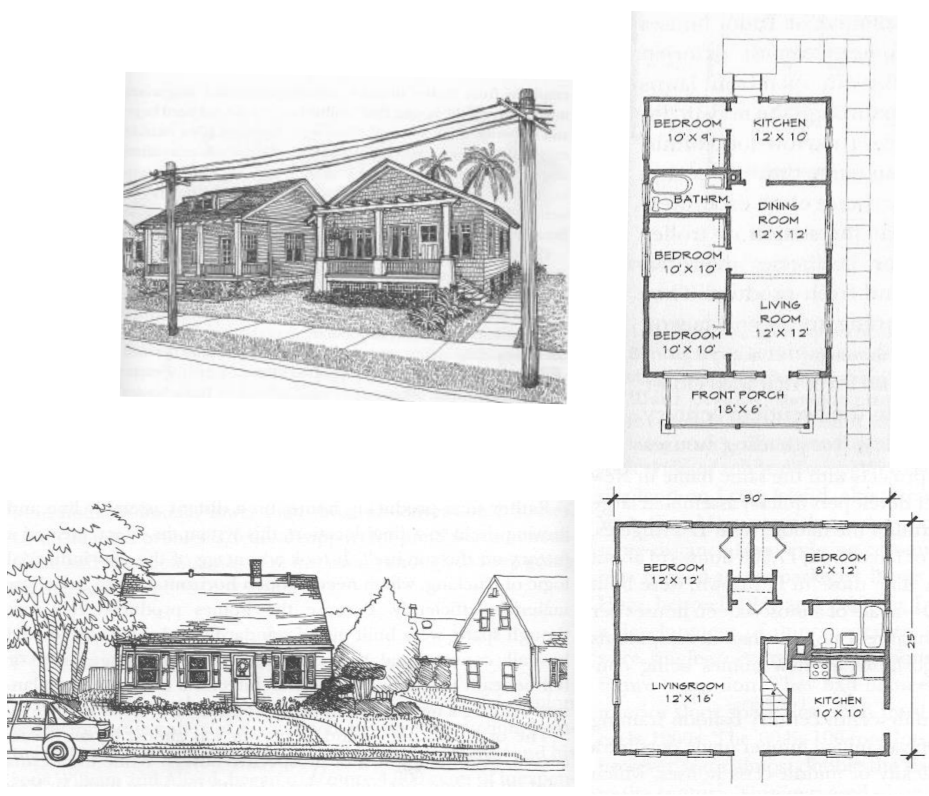
This pattern of development coincided with a shift in the year-round population as well. After decades of stability, the town in the 20th century would experience significant growth in all but one decade through 2000. Probably the greatest expansion in the town's population came early on, when the town grew from 902 residents in 1900 to 1460 a decade later. After 1920, growth rates fluctuated between 10 and 28% per decade, with the town reaching its all-time high population of 5123 in 2000. The town also became slightly more diverse with small numbers of foreign-born citizens. Like other communities in southeastern Massachusetts, the Portuguese, many from the Cape Verde islands off the west coast of Africa, were most numerous, including 54 residents in 1905 and 211 in 1915, the years for which this data is available. In recent reporting, Marion residents describe their 'ancestry' as Irish (28%), English (22%), and Portuguese (8%). Local informants suggest that this last group lived primarily along upper Point Road, on both sides of Route 6, and short cross-streets in that area appear to have Portuguese names. With the arrival of Roman Catholics in the town, a new religious institution came to the village, St Rita's Roman Catholic Church, and across the town new larger schools were added. For a time the town was connected not just by the railroad, but by a streetcar line to larger communities to the west and via Wareham to the north. Local employment opportunities shifted, to Tabor and at the Marconi Wireless Station for example, but additional research is necessary to elucidate these trends.

At about this same time came the "Tabor swap," when in 1936 the town exchanged three acres of land on Front Street and along the waterfront for the Academy's ten acres of land on Spring Street. The Academy had expanded its physical plant over the turn of then century, through new construction and the purchase and rental of dwellings near their other buildings on Spring Street but also on Front Street to the north. A new headmaster then sought to consolidate its campus at the same time that it began to emphasise sailing in its curriculum and shifted away from serving as the town's public high school. They transferred key buildings to the town, including the first Academy building, which became the new Town Hall, while other adjacent Tabor buildings were moved to various locations. Along Front Street, the town transferred its Town Hall and Red Rock School to the Academy. A shift to consolidated schools came with the construction of the Sippican School in the Center in 1930. This created a new civic zone on Spring Street, but also added a distinct place between the villages of Marion and Old Landing as the Tabor campus expanded over the mid- and late-20th century.

The Tabor campus in about 1935 (Sippican Historical Society).

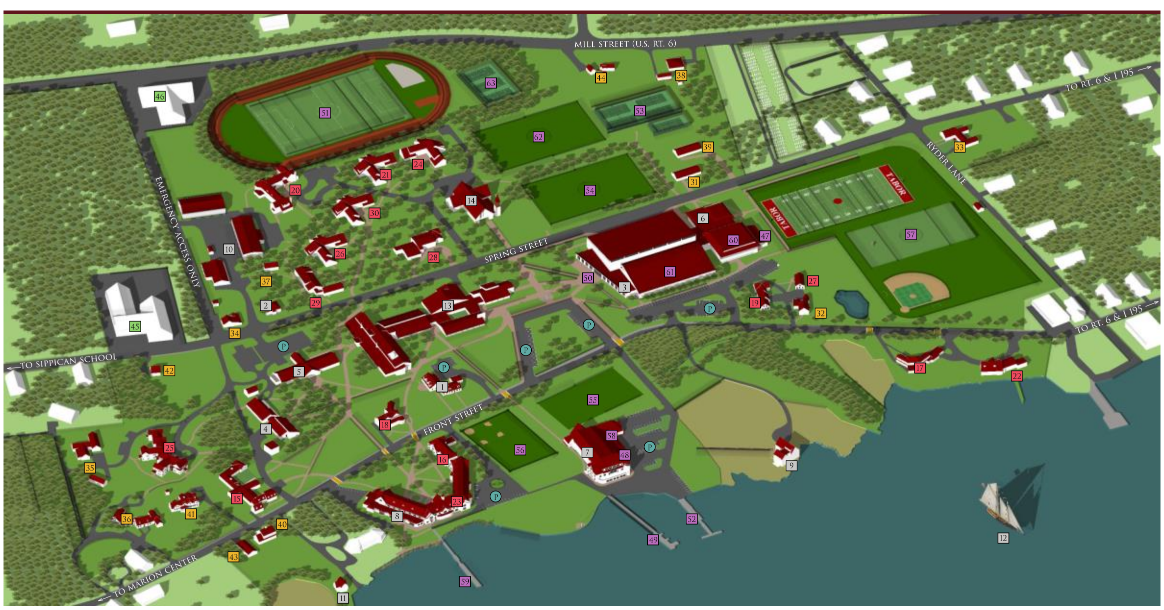
With several hundred new residents added per decade, it is clear that new dwellings were needed, though it is likely that in some instances, seasonal housing was being adapted to year-round uses. It appears that pre-World War II development for year-round residents was focused along the town's older roads and at the edges of Marion Village, particularly to the south. New construction was likely balanced at least in part by loss, especially to hurricanes. But distinct house types can be identified for this period, as the turn of the 19th to the 20th century had marked a change in housing patterns, for large houses and small. Many had tired of the over-wrought and cluttered houses of earlier decades and sought to simplify their domestic environment. Most householders and designers sought to temper those tastes through the simplification of wall covers, massing, silhouettes, and plans. Smaller housing might employ the same suite of three primary rooms, but central heat made truly open plans more feasible, and as a result, wider cased openings between rooms, increasingly without doors, allowed spaces to flow together. Bathrooms became far more common as well, a single one in small and moderate sized houses, but of course more in larger houses. Even the largest houses of the early 20th century took part of some of these trends, while also embracing new and various aesthetic modes including stucco-ed Mediterranean styles as well as Colonial, Tudor, and Classical revivals. These houses were added to the sea-side sections established at the close of the 19th century. The current census estimate for the total number of houses of this age or older (pre 1939) is 545 dwelling units, which in Marion are dominantly single-family residences.

Although there are not large numbers or clusters of moderate-sized houses of this period, they took distinctive forms. Two new house-types were associated with the movement to simplify and rationalize the home and housekeeping: the small house we know as the bungalow and the somewhat larger, two-story house known as the foursquare. The foursquare house employed a variation on the side-passage plan, a four-room configuration that usually lost the rear ell. Most commonly, these houses were square in shape under a hip or pyramidal roof, and the volume was often expanded through the use of a dormer to light the attic. The bungalow was limited to a single story or single story with a low dormer-lit attic story, its facade dominated by the broad porch usually formed as an extension of the roof line. Many employed a new option known as the Progressive-era plan, deep and linear, with two rows of rooms front to back, often including a parlor, dining room, and kitchen to one side and bedrooms and bath on the opposite side. Later interest in historical revivals, and in New England the preference for local, Colonial models, brought the construction of some of the most familiar house types in the inter-war period. Larger houses are grouped today under the popular rubric of center-entry colonial. Examples were often loosely based on Georgian houses of the 18th century, commonly employing a five-bay, center-entry façade, with hip or more commonly gable roofs, and classical ornament focused at the main entry. The center-hall, double-pile plan had been adjusted to include a single large living room rather than paired parlors, reflecting the modern preference for an open arrangement of larger rooms. Among small houses, a new type also drew inspiration from the colonial period, described here as the modern Cape. Very common in Massachusetts, modern versions of this regional favorite came in many different sizes and configurations. Some were very small, employing the single-story four-room plan of the 'minimum house' or the slightly larger five-room plan that added a small dining room. Others employed a side-entry plan in the ground floor, with bedrooms in an attic expanded by dormers.



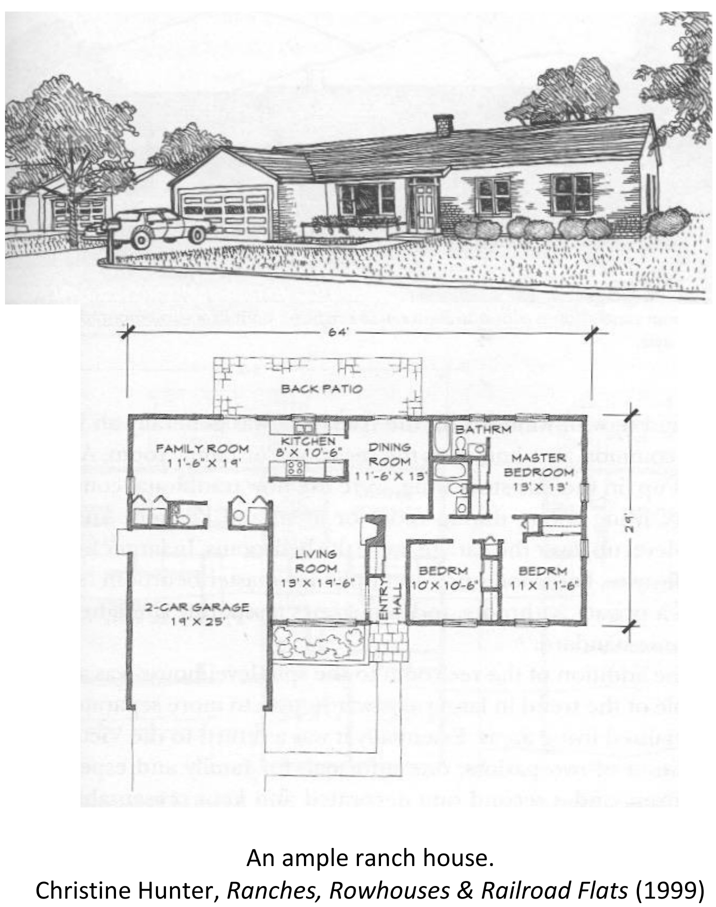
Two of the most popular house types of the 20th century: top, bungalow; bottom, modern cape.
Christine Hunter, Ranches, Rowhouses & Railroad Flats *(1999)*

In the postwar era, auto transport became dominant and Marion experienced suburban development for the first time. Although there were local employment opportunities, easier commuting was also responsible for attracting newcomers to Marion. More recently, significant proportions of town residents work from home. As the town's population grew, new housing starts were significant, and recent census records note over 700 units constructed between 1940 and 1969 and over 1100 between 1970 and 2010. While not all of these were free-standing single-family houses, those types remained in the majority, constructed in and at the edges of the villages as well as in new developments. Formerly large parcels were subdivided for more suburban-style residential enclaves, away from the older roads and usually including curving loop roads. These can be traced on current maps and satellite views of the town, where as many as seven large developments can be traced. Probably the largest of these is the development known as Piney Point, located on Great or Sippican Neck between lower Point Road and Wing's Cove. Others are located northwest of Route 195 on either side of Front Street; north of Point Road between Route 195 and Route 6; two to the north of Delano Road, while some new long streets can be identified as well, including Joanne parallel to Point and those extending to the interior between Route 6 and Pleasant Street. Not all of these are yet 50 years old, the usual cut-off date for historic properties, but as survey proceeds, many of these areas will cross that critical threshold and appropriate survey methods will be required to efficiently cover these large numbers. Similarly, postwar development accelerated at Tabor Academy, where the consolidated campus expanded and increased in density, filling the gap between the two villages with a distinct institutional landscape. At the same time as these new areas were under construction, commercial development expanded along Route 6, much of it related to auto travel. In the 1970s, the limited-access Route I-195 crossed Marion, near the path of the railroad right of way, connecting Providence RI to the west to another major new route, I-495 to the east. Some balance to these developments can be seen in the growing proportion of conservation land in the town, held by the town or the Sippican Land Trust, visible in aerial views as vast expanses of green.



Tabor Academy Campus Map.

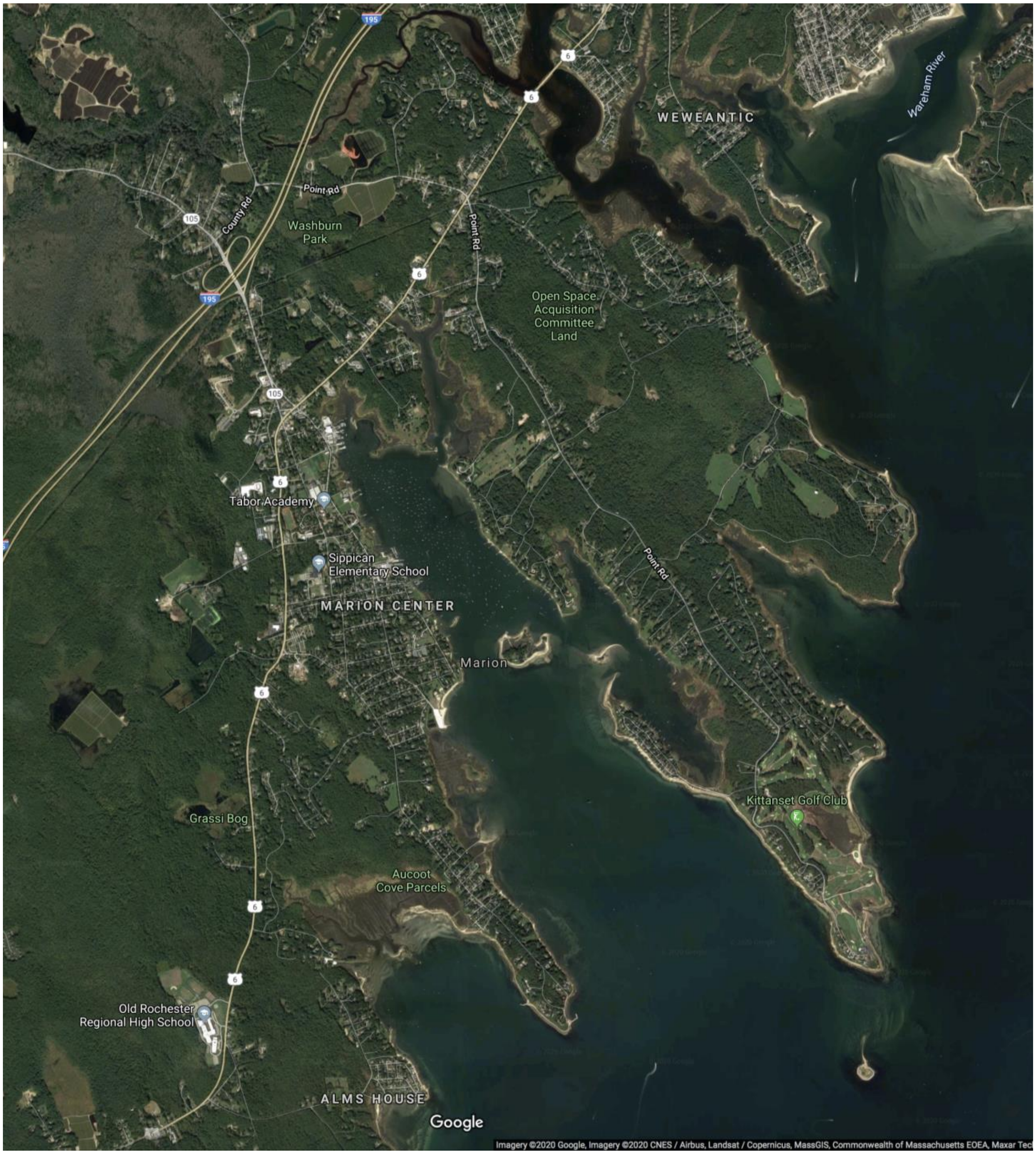
Although both center entry-colonials and modern Capes remained popular, earlier 20th century emphasis on informality and modernism intensified in the postwar years. In the west, low frame and adobe ranch houses were being revived and reinterpreted for modern living, while the influence on European Modernism spurred designers to further open their plans and to advocate for living on a single story. Large houses in town sometimes partook of these trends, eschewing historical details and relying on materials for visual effect, with grooved horizontal or vertical siding, panels of masonry and slab chimneys, rectilinear and angled profiles, and wide expanses of glass. Among moderate sized houses, the **ranch houses** responded to these trends in forms that emphasized horizontality and informality and took advantage of the larger lots of postwar suburbs. The interiors of ranch houses were typically carefully zoned, with their long, linear form useful for effectively separating public from private spaces on a single plane. The public area was commonly an open rectangle, including entry into the large living room that was direct or only slightly buffered, an adjoining dining area open to the living room, and an adjacent kitchen. Private bed- and bathrooms were clustered on the opposite side of the house, arrayed on a more traditional hall. While some were quite compact, commonly including six rooms, later ranch houses often included an added family room, three or four bedrooms, multiple bathrooms, and an integral garage, arranged in an L-shaped footprint. At the same time that ranch houses were expanding, a new house type emerged that made it easier to accomplish the desired additions without a



An ample ranch house.
Christine Hunter, *Ranches, Rowhouses & Railroad Flats* (1999)

significantly larger lot. The **split-level** incorporated many of the planning conventions of the ranch but raised one section of the house to two stories, creating three levels of living space. In most cases, the public rooms were positioned on the middle level to one side, and three bedrooms and a bathroom in the two story section sat above a space commonly occupied by a garage, utility room, and a space known by various names that would eventually be called the family room. Before long, still larger houses became the order of the day, and the desire for a return to distinct and more formal spaces was accomplished in the new form known as the **split entry**. This two-story house also included ample space for both quiet, formal spaces and active, casual spaces, with an entry positioned between the two main living levels on either side, each floor just five or six steps away. Recognizing that this form was unfamiliar to potential buyers, builders came to emphasize the upper over the lower story, by pushing part of the latter underground and cantilevering the upper level out over the lower. As single-family houses increased in size at the end of the 20th century, a group of related forms, often high hip-roofed houses with complex footprints and multiple intersecting volumes became common. These houses often have multiple and dominant garages, and the largest employ brick and stone to enhance their grandeur. Recently, Virginia McAlester has designated houses like these "**millennium mansions**." Just as early house types serve as diagnostic tools for identifying and understanding different periods in Marion's history, these more recent additions to the landscape continue to serve as important indicators of community character and values.

Much of Marion's appeal lies in this historic landscape, a critical component in the town's oft-mentioned small-town character. Landscapes like this one, sharing much with its neighbors but distinct in its individual components and combinations, result from the waves of change experienced in each place. The town's beginnings as a farming and maritime community can be traced in its former farmhouses along the town's older roadways and especially in the exceptional survivals in Marion Village where dwellings of captains and mariners, traders and artisans clustered at the harbor. The houses of this period were among the first to be recognized as having historic value and are among the most valued today. Some of these houses were later shifted to seasonal use, by families who left Marion for the city and others who would discover the respite provided by seaside communities. Much of this farmstead and village layer survived through the 19th and 20th century and is still discernable beneath and beside later resort and suburban layers. Newcomers came to build new summer houses, as the villages expanded and land along the points shifted from field and pasture to vast and ornamental estate compounds in some cases and compact clusters of casual cottages in others. Among the most significant changes of the postwar period has been its impact on these earlier landscapes, as the farms and estates were subdivided and suburban developments were built around the estate, hamlet, and village cores. These waves of change had a distinct impact on the landscape, adding a layer that sometimes preserved and sometimes recast what had come before. Understanding these layers, through systematic architectural survey, is an important first step to protecting the character Marion's citizens value most.



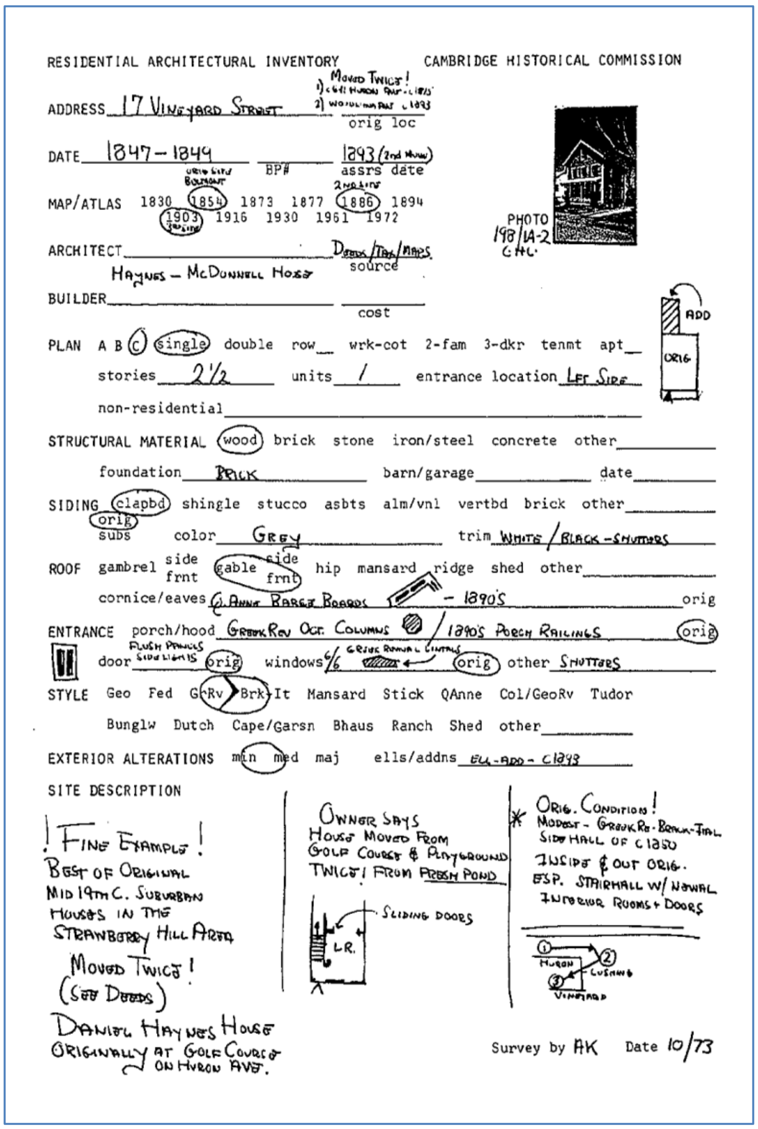
Google Satellite View of Marion, 2020.

PART II:
Understanding Historic Resources in Massachusetts

Historic preservation in Massachusetts, long an effort of private citizens, emerged as a government-supported and professionalizing field in the years after the formation of the Massachusetts Historical Commission (hereafter MHC) in 1963 and the passing of the U.S. Historic Preservation Act of 1966. Federally mandated State Historic Preservation Offices initiated or sustained research and programing in the states, including efforts across the Commonwealth to identify significant properties for the National Register of Historic Places. The MHC developed a survey program with specific forms and processes that were initially undertaken primarily by volunteers and later by a growing group of paid professionals. The program has evolved over time, and most municipalities have significant numbers of historic resources covered by this system. Since the MHC's *Historic Properties Survey Manual* was last updated in 1995, the summary below provides an introduction to survey method, past and present. To understand the survey completed in Marion in the past, it is useful to establish the overall goals and principles that have been employed and to note how both the product and the process have changed.

Survey in Massachusetts is presented primarily in forms designed by MHC staff and completed by homeowners, local experts and volunteers, and professional architectural historians and preservationists. MHC Building forms (B forms) make up the largest proportion of product for most survey projects, and the methodology of proceeding building-by-building and gathering information for each property individually has always been the foundation of comprehensive inventory efforts. In the early days of survey, the forms were fairly rudimentary and their content comparatively lean. Often undertaken in the field and handwritten, many communities took an "I-know-it-when-I-see-it" approach to what to record and captured only their community's oldest and most elaborate buildings. Others took a more thorough and systematic approach, recording all of the buildings in place by a certain date, for example. Perhaps the best known of these inclusive systems belongs to Cambridge, where simple forms with little text were prepared for every building in the city in the 1960s and 70s. So fundamental are B forms to the survey process that survey project scales are commonly calculated on a per-B-form basis, although there are, of course, many other products and tasks associated with the work. Currently those estimates call for about 100 forms for a $25,000 project; this yields an estimated cost per form of about $250. Surveyors working on smaller-scaled projects or with more complex resources and contexts may charge $500 or more per building. Client communities can quickly calculate how costly this work has become. Sustaining the effort to continue that work is a challenge to volunteer advocates and municipal budgets alike.

Far more common than covering all historic buildings with individual forms, and the method consistently recommended by MHC, is that the surveyor select a subset of the surviving historic resources to record with B forms. MHC's Survey Manual notes a number of criteria that might guide the selection process, including local preservation planning issues, a consideration of the community's patterns of historic development, as well as calling out criteria emphasizing historical merit, architectural or design merit, relationship to neighboring resources, and integrity, a standard measuring preservation associated with the National Register of Historic Places. Using these criteria, or others developed locally, a portion of properties are selected for research and reporting on MHC forms, while work on others is postponed. The selected properties are said to be representative examples of broader patterns, and they are likely to be especially well-preserved examples from easily recognized groups or categories of building, usually defined as styles and types – so properties are chosen that clearly demonstrate the features associated with the Greek Revival style or the four square house for example. MHC also developed forms more closely linked to the character of historic resources and reflecting a better understanding of their variety. Today, forms for recording individual resources are designed specifically for particular types of resources, and in addition to B forms, they include special forms for objects (C forms), archaeological sites (D forms), burial grounds (E forms), structures (F forms), and parks and landscapes (H forms).



RESIDENTIAL ARCHITECTURAL INVENTORY — CAMBRIDGE HISTORICAL COMMISSION

ADDRESS 17 Vineyard Street — Moved Twice! 1) c. 1841 Huron Ave. 2) Vineyard Ave. c. 1893 — orig loc

DATE 1847–1849 — BP# — 1893 (2nd move) assrs date

MAP/ATLAS 1830 1854 1873 1877 1886 1894 1903 1916 1930 1961 1972

PHOTO 198/14-2 CHC

ARCHITECT — Deeds/Tax/Maps source

Haynes – McDonnell House

BUILDER — cost

PLAN A B C single double row wrk-cot 2-fam 3-dkr tenmt apt — ADD — ORIG

stories 2 1/2 units 1 entrance location Left Side

non-residential

STRUCTURAL MATERIAL wood brick stone iron/steel concrete other

foundation Brick barn/garage date

SIDING clapbd shingle stucco asbts alm/vnl vertbd brick other — orig subs — color Grey — trim White / Black – Shutters

ROOF gambrel side frnt gable side frnt hip mansard ridge shed other

cornice/eaves Q. Anne Barge Boards – 1890's orig

ENTRANCE porch/hood Greek Rev Oct. Columns / 1890's Porch Railings orig

door Flush Panels Side Lights orig windows 6/6 Greek Revival Lintels orig other Shutters

STYLE Geo Fed GrRv Brk It Mansard Stick QAnne Col/GeoRv Tudor Bunglw Dutch Cape/Garsn Bhaus Ranch Shed other

EXTERIOR ALTERATIONS min med maj ells/addns Ell-Add – c1893

SITE DESCRIPTION

! Fine Example ! Best of Original Mid 19th C. Suburban Houses in the Strawberry Hill Area. Moved Twice! (See Deeds) Daniel Haynes House Originally at Golf Course on Huron Ave.

Owner says House Moved From Golf Course & Playground Twice! From Fresh Pond

Sliding Doors — L.R.

Orig. Condition! Modest – Greek Re-Bracketed Side Hall of c1850. Inside & out orig. Esp. Stairhall w/ Newel. Interior Rooms + Doors

Huron — Cushing — Vineyard

Survey by AK Date 10/73

*Illustrated here on the **right** is an example of the forms used by the Cambridge Historical Commission to record every building in the city.*

*On the **following page** is an MHC B form prepared in 2018 for Framingham MA. Some forms include still more text, more photographs, or more figures.*

These are not intended to be legible, but rather to illustrate how the level of research and the expectations for production have changed over time.

FORM B - BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
050-22-0808-000	Framingham	S	FRM.720

NRDIS 8/20/1992

Town/City: Framingham

Place: *(neighborhood or village):* Saxonville

Photograph

Address: 112 Central Street

Historic Name: Ephraim and Mary Hubbard Brigham House

Uses: Present: Single Family Residential
Original: Single Family Residential

Date of Construction: ca. 1845

Source: deeds, maps

Style/Form: Greek Revival / end house

Architect/Builder: possibly Samuel Bent

Exterior Materials:
Foundation: Cut stone
Wall/Trim: Vinyl / Wood
Roof: Asphalt Shingle

Outbuildings/Secondary Structures: None

Major Alterations *(with dates):*
chimney 1986, vinyl siding (in recent decades).

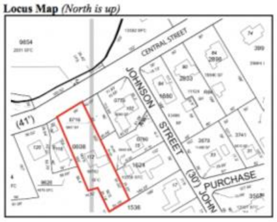
Condition: Fair

Moved: no☒ yes☐ **Date:**

Acreage: .402 acres

Setting: Dense mill village of commercial, industrial, and residential structures.

Locus Map *(North is up)*



Recorded By: Claire Dempsey

Organization: Framingham Historic District Commission

Date *(month/year):* March 2018

12/18 SAX *Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.*

INVENTORY FORM B CONTINUATION SHEET
MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

FRAMINGHAM 112 CENTRAL STREET

Area(s)	Form No.
S	FRM.720

☐ 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.

The Ephraim and Mary Hubbard Brigham House, located at 112 on the south side of Central Street, is a small Greek Revival end house with a distinctive inset front porch and an east wing. Rising from a stone foundation, the story-and-a-half house has a front gabled roof with a three-bay fenestration along the street and the main block measures 22 feet across by 27 feet deep. That volume is augmented by a lower wing extending from the southeast corner that measures 27 feet across and 15 feet deep. Map evidence for this extension is ambiguous, as it is usually not illustrated, as in 1895, but is shown as an ell in 1889 and as a wing in 1908. A modern concrete block chimney runs up the exterior east wall of the main block. The house is low to the ground so there are no steps to the porch, which includes a narrow lattice skirt. Assessors records report it has seven rooms including three bedrooms and one full bath.

The most distinctive feature of the house is the treatment of its gable end and its recessed porch. Four paneled posts across the porch support a deep entablature and the gable mimics a high pediment. The entablature has been covered in vinyl but the moldings of the eaves survive as does a portion of a pent roof along the entablature. Covered in vinyl, the house retains some of its period trim including the backband casings on the windows of the main block and the sidelights of the front door. That entry retains a glazed and paneled door behind the aluminum storm and the windows appear to be 2/1 sash with combination storms. The wing is lightly fenestrated and no window trim has been retained. This house resembles the contemporary Greek Revival house at 16 Mechanic Street (FRM.1253), in the size of its main block and its recessed porch.

The Brigham house is located on a deep rectangular lot, sited on a rise far from the street at the center of the lot. There are trees at the edges of the grassy lawn, and a screen of large bushes lines the asphalt drive that runs on the west bound of the parcel. A path runs to the house from the drive but its material is not visible.

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 Brigham House is located in the village of Saxonville, an early mill village in the northeast part of Framingham. With much of the land owned by the Saxon Factory Company (later the New England Worsted Company, Saxonville Mills, and Roxbury Carpet Company), the village included the mill buildings, a commercial core nearby, and company- and privately-owned residences surrounding these. To the west of the bridge and dam, the south side of Central Street included privately developed parcels.

Although full title work on the property was not possible and some of the deed descriptions are ambiguous, it appears that this house may have been constructed by or for Samuel Bent, a Framingham carpenter who sold a house and lot to its earliest known occupant Ephraim Brigham in 1846; Brigham bought additional property at about the same time from his neighbor Ebenezer Stone (102 Central Street, FRM.1005). Ephraim (b. betw 1771 and 1780, d. 1846) was a yeoman from Wayland and died the same year he made these purchases. His estate papers included no will or property division, and his heirs included his widow (unnamed) and two sons, a cordwainer and a stable keeper. The detailed inventory was, unfortunately, not taken room-by-room; his only animals were a pig and two bee hives, but he was described as gentleman and esquire. The longer-term resident here was probably his widow Mary Hubbard Brigham (ca. 1786-1873). The house was valued at $700 and the 67 rods of land at $100 in 1850, about the value at sale and at Ephraim's death; the house had dropped in value and the land had increased in value a decade later. In 1860, Mary was joined here by John and Margaret Holden, both age 28; he was an English spinner, she was Irish. In 1870 she was joined by 72-year old Elizabeth Scott from New Hampshire, who like Mary was described as keeping house.

Continuation Sheet 1

INVENTORY FORM B CONTINUATION SHEET
MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

FRAMINGHAM 112 CENTRAL STREET

Area(s)	Form No.
S	FRM.720

The property's next owner, James Kearney or Carney (ca. 1825/35-1916) acquired the property in 1874, but there is some confusion about whether he lived there or in other property he owned nearby on Central Street to the west. Kearney/Carney was in Framingham living elsewhere by 1870 with his wife Alice, both born in Ireland, and two daughters and four sons. In 1880 his location was also uncertain, and he was living with Alice and John Bucher (age 43) a Danish gardener. In these documents he reports that he is working in a woolen mill; later directories report no occupation or retired.

By 1900 they may be living here with Edwin (1852-1915) and Bridget (1854-1940) Blease and their sons George M. and James H. Blease. Bridget Blease was James Kearney's heir, according to deeds, but her relationship to him is unknown; Find-a-grave asserts that Bridget was a Kearny but offers no primary evidence and none could be found during research for this project. James lived alone in 1910 at then 42 Central (to the west), where he lived for much of that decade; it was reported in the census that he had arrived in the US in 1869 and could neither read nor write. He then moved into then 36 Central, this property, and died six years later.

The Bleases were long-term residences in Framingham, often in this vicinity. In 1880 they lived near here, when Edwin and Bridget were both reported as 26, and he was a carpenter; they also had a young son. In 1910 they were living here, then numbered 36 Central, when Edwin was 58 (no occupation) and Bridget was 55; his parents were born in England, he in Framingham, hers were born in Ireland, she in Newfoundland. Their adult sons were employed in a brokerage house and in real estate; the family lived here through the 1910s. For a brief period, after Edwin's death and including 1924, Bridget served as matron at the Roxbury House (1639 Concord Avenue, FRM.1020). She then moved back to this property, where she lived, alone, in the 1930s and in 1940.

Bridget Bleases's heir George M. Blease, perhaps her son, sold the property to William D. and Eleanor P. Kerr in 1946, whose family members hold the property today.

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Continuation Sheet 2

INVENTORY FORM B CONTINUATION SHEET
MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

FRAMINGHAM 112 CENTRAL STREET

Area(s)	Form No.
S	FRM.720

Birds eye view of this property, at the center of this image.

Continuation Sheet 3

Over time, from the early years of survey in the 1960s to today, survey methods have evolved, a process most clearly visible in the elaboration of the B form itself into a larger and more polished product. Research and production standards have risen in a number of areas, in the character and the number of historic sources selected for survey, in the nature and evaluation of historical evidence, the level of detail for description and site history, and the administrative and technical requirements of the forms themselves. Some of these developments reflect new scholarship in architectural history, particularly in the area of vernacular and popular architecture, which have brought more types of resources into consideration for survey. Most recently, digital tools have transformed workflow and products at every level, from photography to form production, biographical research to historic image reproduction and more. Descriptions have become more attentive to building form, materials, and change over time, and owner/occupant research has exploded with the ever-increasing volume of digitized and indexed primary sources. More images are regularly included with forms, which now extend to three, four, or five pages. While these rising standards improve form clarity and reliability, they also increase the costs associated with inventory projects, which can be daunting and which can extend survey efforts over many years.

In spite of the mounting costs of these forms, most surveys and many surveyors produce more B forms than any other product for their inventory projects. It is therefore important to consider the process of selecting properties for inclusion in a survey project, what gets covered and what does not. This is especially challenging for communities with dense and/or recent landscapes and small budgets, where the proportion of selected properties can be small. MHC certainly encourages and indeed requires a broad consideration of community resources, as can be seen in selections from the current survey scope of work below, and it is certainly the case that

> The Analytical Framework:
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> . . . .
>
> The MHC criteria for conducting a community-wide survey are designed to identify the full range of cultural resources. Cultural resources are the physical elements in the landscape that remain from historical patterns of human activity. There are many components of a community's historical development that are associated with the location and type of surviving cultural resources. A community-wide survey should therefore relate cultural resources to historic patterns of architectural development, land use, economic development, social and demographic history, and events that had an impact on the community. The community-wide survey should recognize ethnic and cultural diversity within the community and seek to identify cultural resources associated with the history of the minority social and cultural groups and individuals that may have played a role in the community's history.
>
> . . . .
>
> The Inventory:
>
> The community-wide survey will consider the full range of cultural resources in terms of period, theme, property type, architectural form and style, and geographic distribution. The survey will consider all periods of architectural and historic development from the period of first colonial European presence to circa 1970. Significant themes of historical and architectural development will be identified, and resources will be related to these themes.
>
> The community survey will identify buildings and structures that are architecturally and historically significant in the history and development of the community. The survey will include both representative and outstanding examples of the building forms, types, and styles present in the community.

Selections from MHC's standard scope of work for survey projects, describing the principles guiding the selection process.

surveyors make a good-faith effort here. But it is not clear that the field in general is sufficiently aware of the sort of biases that can systematically skew these selections. Small buildings will always be more altered than their larger neighbors, else they would not have survived, and familiar forms will more often appear than more unusual buildings whose relative importance and integrity may be more difficult to ascertain. Most preservationists also observe that this process also results in under-reporting of 20^{th}-century resources. The cumulative effect of these biases is to skew our understanding of the historic landscape, belying the best intentions of MHC's broad survey goals. Of practical concern is the fact that the selection process does not serve as a good predictor of which resources will be at risk in the future. As has been observed about the everyday duties of the local historical commission, it can work on survey with all the due diligence it can afford, but none of that will guarantee that the next threatened resource will have been covered by these typical selection methods.

One of the methods that has been employed to address some of these issues of selection and representation is the increased use of forms designed to cover groups of resources rather than individual examples. Form As, for areas, were designed to meet this general need. Cultural landscape studies have brought closer attention to buildings in context, and to grouping buildings and other resources into consideration as settlement types and meaningful places. Designed to highlight these connections among buildings, area forms can be both very useful and quite efficient in some circumstances. Small groups of buildings with a common owner can be very effectively recorded in this way: a farmstead, an estate, a campus, a mill complex, a church/ convent/ school/ rectory. Research, description, and historic narrative levels can equal those for a typical B form, and efficiencies result because of the single owner. Small settlement types with multiple owners might also be considered in this way, as in a hamlet, a small village, a commercial node, or a mill site, although it is not clear that any efficiencies would result from this grouping. In these cases, an area form makes sense because the properties within it are closely related in some way and would be better understood if considered together. As with B forms, this standard type of area form has changed over time, and of course older forms can be quite rudimentary. But as administrative and presentation requirements have been elaborated, area forms moved toward providing a more consistent level of basic information and improving their utility with graphic and cross-referencing tools. Forms gradually acquired data sheets, lists of the properties within them and key characteristics about them, and better maps.

But area forms have also been used in very different circumstances and at very different scales, covering larger and larger groupings, and the organization and coverage of resources in area forms is far more various than with B forms. The amount of research they present on their constituent resources varies significantly over time and at any one time, from form to form and community to community. Some area forms gather together information on properties also covered in B forms, a layering that can be useful to the recording process; other examples record properties only in the area form. Many forms do not attempt to either describe or explain every building in the area. Instead, general characteristics of the area and its buildings are noted and key examples are called out for additional detail and only those buildings are then covered in photographs. In addition, these forms typically do not cover the properties in the same historic depth that has come to be expected in B forms. Often the larger area is introduced but research might focus only on initial owner/occupants; in other cases owner/occupants may be ignored all together.

These various levels of research significantly affect the amount of effort required to create effective forms. Comparatively small areas are clearly easier to manage and understand than larger ones, but it is also important to note that areas with various resources, by period, type, or scale, are simply more difficult to manage than areas of narrower date or more repetitive building types and styles. When these forms are used for large and various areas, with multiple owners and a comparatively long period of development, the resulting narratives can be complex in organization, as there are multiple players and they require negotiation between general chronology and property-by-property discussion. These are the most difficult sorts of areas to process and analyze, and the sort of area forms where critical skills and experience are required of the surveyor, particularly in the absence of sufficient guidelines or models for emulation, a situation that remains today. These variations can make it difficult to scope projects and assign cost estimates, particularly as MHC has not provided guidelines about how much or what type of research is appropriate for each sort of place. This makes employing area forms, and determining the character of research presented within them, one of the critical challenges of survey method and the selection process.

A further challenge posed by area forms is that, when used to cover larger landscapes with numerous resources, these forms are not only a challenge to create, they are also a challenge to use. Forms for larger areas can easily become unwieldy, especially when researchers seek to achieve similar levels of research to that found on B forms. As numbers of buildings and discussions of persons and institutions increase, the area form document becomes lengthy, but more important, it requires the reader to look in multiple locations for information on a single resource. These forms can provide a wealth of information, but when a commissioner is seeking information on a single threatened property, they can be cumbersome to employ. Text and data sheets do not always effectively link highlighted examples to others in the area, maps and photographs can be difficult to link to text and lists. Recently, some surveyors have been experimenting with ways to improve these area forms, including providing additional information in datasheets as seen below. But existing forms remain in use, and some may eventually require additional work to improve their accessibility.

While MCH inventory forms provide the bulk of survey work and survey product, other components are important to consider, as they help make the inventory more useful to its community. Over the course of the project, surveyors prepare reports covering critical points of research method and prioritization, resource and form selection, and organization of this material. These reports provide useful guideposts over the course of the project as well as a record for later users, who will need to understand what was done and not done, how it was done and why. These are later incorporated into a synthetic <u>Final Report</u> highlighting challenges and rewards, identifying surveyed properties and areas likely to be eligible to the National Register of Historic Places, and usually providing recommendations about where additional research might be appropriate. Another important component, and usually a part of these reports, is a <u>List of Surveyed Properties</u>. Like so many other products, these lists have changed over time, but they have been designed for projects that result primarily in B forms. Today the requirements for the lists include an enumeration of the areas by name, but without information on their location or size, followed by a street-address ordered list of individually surveyed products of survey (B forms etc.). Surveys are also required to include a <u>large-scale map</u> that illustrates the locations of the surveyed properties,

Data Sheet: **Rangeley Area H, Winchester MA**
This area also includes the sub area Central Green; see area form WNT.AG.

MHC #	assess. #	name	address	date	style/form
1199	16.73	Linscott house	20 Central Street	1910-1912	Tudor Revival/parlor by-pass
1213	16.74		24 Central Street	1910-1912	Classical four square
1214	16.207		44 Church Street	1921-1929	Colonial Revival center entry
1215	16.208		46 Church Street	1960 bp	Colonial Revival split level
1216	16.209		48 Church Street	1968 bp	Colonial Revival split entry
1217	16.210		50 Church Street	1926 bp	Georgian Revival center entry
1218	16. 211		52 Church Street	1959 bp	split-level
1219	16.212		54 Church Street	1936 bp	Colonial Revival Cape
1220	16.198		60 Church Street	1941 bp	Colonial Revival Cape
399	16.30	Ginn Gardener house	22 Ginn Road	1900 bf	Colonial Revival center entry
1200	16.14	Magnussen house	2 Meadowcroft Road	1928 bp	Dutch Colonial side entry
1201	16.33	Jacobs-Churchill house	3 Meadowcroft Road	1932 bp	English Cottage Revival

***Above**, a portion of the new data sheet for an area in Winchester, employing a house type list with colored entries distinguishing properties covered by B forms, prepared at various times, from properties described only in the area form. **Below**, a portion of a new expanded date sheet prepared for a large area in Medford, including a small image and descriptive and historical information from maps and directories for each property.*

Russell house, 2 Franklin St, 1889-98. M-10-30 MDF.1403

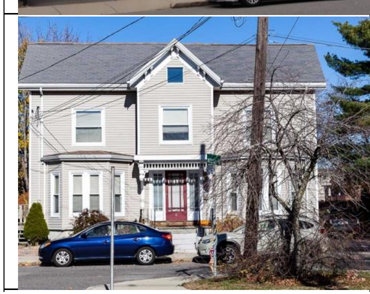
Queen Anne end house
Vinyl siding and granite foundation
Multiple bays, rear addition.

1898 map: Est. J.W. Russell. Med dir 1900: Annie R. Russell, widow of John W., house 2 Franklin. 1900 no name.

Russell house, 4 Franklin St, 1855-75. M-10-29 MDF.1344

End house with rear ell.
Vinyl siding on granite foundation.
Most trim lost.

Map 1875 J. Russell. Mal dir 1876: John Russell, carpenter, Franklin junction of Washington. 1889 John Russell. 1898 Miss C.B. Russell. 1900 no name.



Pierce house, 6 Franklin St, by 1855. M-10-28 MDF.1404

Italianate T-plan house with very large modern brick rear ell.
Vinyl siding and granite foundation.
Gabled oriel over entry with brackets and spindle screen, bay windows.

1855 map: O. Pierce. No O; James at 20 Washington Street.
1875 J.N. Eames. 1889 H.J. Eames. 1898 J.H. Evans. 1900 J.E. Evans.

a task communities may accomplish with available appropriately scaled maps, using USGS maps, multiple assessors plates, and increasingly with GIS assisted digital mapping. Finally, MHC surveys created in the past usually included a historic overview that synthesized the information learned over the course of research. In recent years, this product has been omitted in MHC's standard scope of work for survey projects.

It is also useful to understand how MHC organizes inventory products, though communities usually follow different systems. As noted above, the primary form of these products has been hard copy, printed on MHC-designed forms, on 25% cotton paper, with black and white photographs attached to them, one set for the local community and one set for MHC. Because in the 1960s many communities did not have thorough street-numbering systems in place, these forms were assigned numbers and letters, and arranged in that order in folders. B and other individual resource forms were assigned numbers, with the 800 numbers for burying grounds and the 900s to structures, objects, and landscapes. Areas (and formerly streetscapes) were assigned letters. Although today properties have a specific assigned street address, and survey projects are encouraged to employ assessor's lot and block numbers as well, MHC still requires that these numbers be assigned to surveyed properties. Each form for a resource has one or more numbers assigned to it (as for example a house and carriage house might be assigned two numbers on a B form), while areas have letters assigned to them as a whole, and individual numbers assigned to the buildings and other resources within them. One of the challenges of this numbering system is that it does not distinguish whether the resource is recorded individually or as part of an area (or both). Recently, the character of the hard copy has changed, to reflect the rise of digital photography and indeed digital production generally. Color photography is now allowed, with only one photographic print required, the rest embedded in the form itself. Forms now also often include digital reproductions of historic maps and photographs. Surveyors now submit both hard and digital copies of their product to the community and to the MHC.

A final development of note has affected the survey process in myriad ways – the Massachusetts Cultural Resources Information System, an online database known colloquially as MACRIS. Accessible at http://mhc-macris.net, the database allows users to locate information on surveyed properties from across the Commonwealth, using a variety of search tools. Today, survey forms are added digitally, as clear, color pdfs; older forms were scanned to create black and white pdfs. The first level of search focuses on location, to be refined in a number of ways on a second page, including designation, use, style, function, and some materials. Once these choices are made, a list of the relevant properties is presented to the researcher, including MHC number, name, address, town, year of construction, a thumbnail picture of the resource, and an indication of whether a separate form is available. The first of these links to an information sheet, the latter to the forms themselves. An introduction to MACRIS and MACRIS searches created is attached here as **Appendix A** and a YouTube introduction by the West Tisbury Historical Commission is available at https://www.youtube.com/watch?v=wOj0Qu4iJmA. A related source, MACRIS Maps, available at http://maps.mhc-macris.net, illustrates surveyed properties on GIS maps. Sections of these maps have been used to illustrate later portions of this report.

Survey in Marion

Like many Massachusetts towns, research on Marion's history and architecture began before the rise of the modern preservation movement and provided a basis for that specialized research. Marion has a long history of local history research and writing, and the attached bibliography includes the critical works on the town and region. The accumulated wisdom of that work is available to citizens and students seeking to expand their understanding of the town's historic landscape and its components. and many members of the community are well versed in Marion's history, as creators or as consumers of these works. The town's historical commission was established quite early, and a small number of forms were undertaken by town volunteers in the 1960s and 70s. In order to accelerate the survey process, MHC launched a state-wide reconnaissance survey effort, to provide general information about communities for use in planning as survey moved slowly forward. In 1981, MHC did research on communities in Plymouth and Bristol counties, including Marion, presented in an 11-page overview of the town, and later synthesized that information for the larger region in Historic and Archaeological Resources of Southeast Massachusetts in 1982. These reports are available at the MHC website at Learn and Research, State Reconnaissance Survey Reports.[1] Two resources were surveyed as part of state-wide efforts, Bird Island Light in 1981 as part of the Lighthouse Thematic Survey (MRN.902), and the Weweantic River Bridge in 1983 as part of the Department of Public Works Bridge Survey (MRN.900). "Tabor Boy," the Dutch pilot schooner owned by the school, was assigned a number (MRN.901) and an unidentified and undated information sheet was filed with MHC.

Marion's first and most ambitious local survey effort was undertaken by Edward Gordon in 1997 and 1998. Gordon apparently began his work in 1997 with local funding, then expanded this scope when the Sippican Historical Society received an MHC Survey & Planning Grant the following year. This program provides matching funds for survey and registration projects, conducted by preservation professionals and undertaken under the supervision of MHC staff. Though he no longer practices, at the time of this survey, Ed Gordon was a well-respected and experienced surveyor, having done work of this kind for decades. The survey he planned and executed is a fine example of the inventory process as it was undertaken at that time, demonstrating excellent research skills and deep knowledge of the region's history and architecture. Gordon worked hard to cover as much as possible of Marion's historic landscape with the small budget at hand, and like many who embrace this work, provided an exceptional value to the community.

Gordon's method followed that proscribed and described in the MHC Survey Manual, current at that time and still the primary summary of how survey is undertaken in Massachusetts. He traversed the town's roadways to select individual buildings or sites and groups of resources for inclusion in the survey, emphasizing the identification of resources that might be recognized as National Register historic districts or as individual buildings of note. His photographer recorded the resources selected for inclusion, at that time still using film and black and white prints. He consulted primary sources still in use today, especially historic maps. But at that time most researchers leaned heavily on research undertaken by others before them, found in local vertical files and books and articles on the town. The material was summarized on MHC forms, printed onto paper with

[1] See: https://www.sec.state.ma.us/mhc/mhchpp/ReconSurveyRpts.htm.

photographs attached. One copy stayed in Marion, one went to MHC's Boston office. Gordon prepared individual forms for 60 buildings, three for objects, and six for burying grounds. Most of the historic resources were covered in twelve area forms that covered about 200 additional properties, significantly increasing the number of resources covered in the survey from what it would have been if only individual forms had been completed. These area forms ranged significantly in the number of properties each covered: Wharf Village (MRN.N) included about 140 properties, Old Landing (MRN.I) and Nye (MRN. F) areas about 20 each, while the remaining areas covered ten or fewer properties. Marion's survey and designation work has made a significant contribution to understanding Marion's historic landscape, presented in the inventory forms themselves as well as in books and web-based reporting that provide better than average distribution of the survey's findings. *Marion* by Judith Rosbe (2000), in the familiar Images of America series, was based on the inventory, and recently individual entries from these works have been distributed by the Sippican Historical Society in a weekly email blast.

At about the same time as this survey was underway, the town contracted for an archaeology survey as well, completed by Timothy Binzen, Suzanne G. Cherau, and Kerrylyn Boire of the Public Archaeology Lab of Pawtucket RI, a cultural resource management firm of long standing. Entitled <u>Marion Community-wide Reconnaissance Archaeological Survey</u> (1998), the report included six chapters describing their methodology, the environmental context for the town, land use and settlement patterns for the prehistoric and historic periods, field survey results, a discussion of predictive modelling for archaeological resources, and a set of recommendations for the town. In addition to informational items, the report's appendices included archaeological sensitivity maps, forms for 11 new Native American Sites, 19 Historical Archaeology sites, and master lists and maps of all known archaeological sites. This material is not normally made public, to prevent site disturbance and looting.

During the early 2000s, Marion participated in another cultural resource survey process, this one under the leadership of the Massachusetts Department of Conservation and Recreation. The state's website (mass.gov) includes a description of the goals and programs of this short-lived effort:

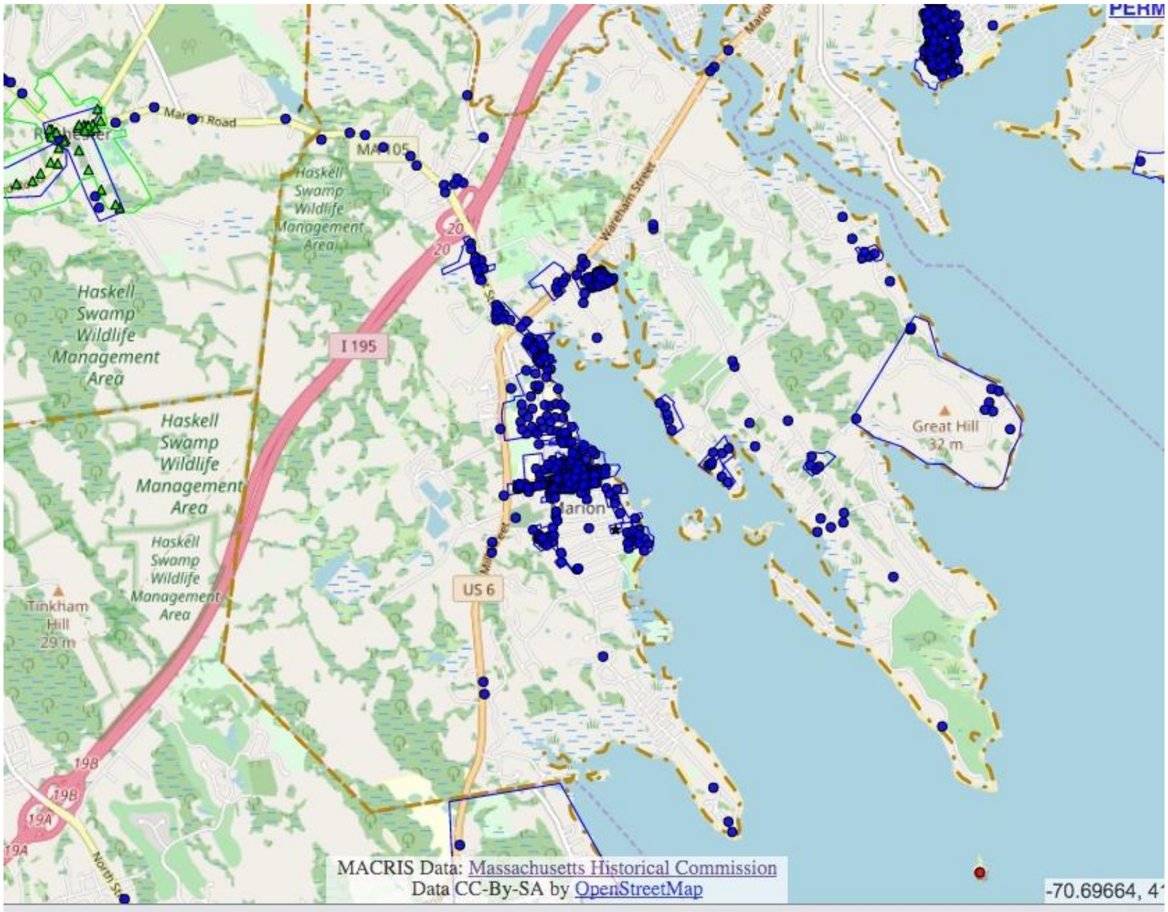
> The Heritage Landscape Inventory Program works with communities and regional organizations to identify document and prepare planning recommendations for the heritage landscapes that are vital to the quality of life, character, and history of our communities. Heritage landscapes embody connections between natural landscapes and human history and are often cited as special places that define the character of communities. These include historic gardens and parks, town centers, mill complexes, river corridors, farms, and scenic roads, to name a few. Participating communities have had their landscapes and recommendations documented in Reconnaissance Reports. https://www.mass.gov/service-details/community-landscapes
>
> From 2001 through 2009 DCR partnered with regional organizations to implement the Heritage Landscape Inventory Program in communities across the state. Through a competitive application process, 108 communities participated in the program. The regional partners served as liaisons with communities and provided a regional planning context for inventory and assessment.
>
> DCR contracted with a professional consulting team to facilitate the HLI process, beginning with a local public identification meeting in each participating municipality. The local ID meeting brought local residents together to discuss landscapes and planning issues, resulting in a list of priority heritage landscapes. Those landscapes were then the focus of fieldwork, documentation and analysis outlined in these Reconnaissance Reports. (https://www.mass.gov/lists/heritage-landscape-inventory-reconnaissance-reports)

Marion's Reconnaissance Report was prepared in 2001 by staff of the Public Archaeology Lab of Pawucket, RI. The regional partner for this work was the Southeastern Regional Planning and Economic Development District staff. Members of the community identified twelve important areas or landscapes, and from among these the consultants recommended five areas for further research and three for National Register listing.[2] The next year, Gretchen Schuler returned to Marion to prepare area forms for five places on these lists, using area forms; she also completed a B form for the Tennis Club. These forms also vary in size, and while three were small in scale, Tabor Academy (MRN.P) and Tremont Advent Christian Camp Meeting Association (MRN.R) included about 50 and 40 properties respectively. Unfortunately, this material does not seem to have made its way to Marion. Since this work was completed, the Heritage Landscape Program has been suspended, but DCR staff is available to assist if the Commission decides to pursue this sort of specialized survey. No survey efforts were underwritten by the Town over the next two decades, and none of the several recent efforts to record and designate regional resources covered places within Marion.

All of these forms have been incorporated into the MACRIS database, and the forms have been scanned as well, greatly improving their accessibility. For Marion, the Inventory of the Historic and Archaeological Resources of the Commonwealth and its associated database the Massachusetts Cultural Resources Information System (known as MACRIS) notes 18 areas, 364 buildings, 6 cemeteries, 4 objects, and 23 structures in the Town. In the process of scanning this material, MHC staff reviewed the inventory and made some corrections, primarily to the assignment of MHC numbers to properties. Property dates are also entered differently into MACRIS, with bracketed dates (1855-1879, for example) or decades (1880s) replaced with a single date average. MACRIS entries also often employed different style and type designations than those supplied by Gordon, regularly removing the term "Cape" and adding a style designation in its place. One issue for the Marion MACRIS listings, shared with other communities, is the way the search criterion variously called place, village, or neighborhood has been employed. Accurately and systematically identified places could greatly improve the MACRIS-user's ability to sort and study buildings by their general location. The local term Wharf Village was ignored, some properties were not assigned to any place, and others were not assigned to all the different places that might apply. Systematic application of the neighborhood designations should be helpful going forward, a useful task to consider during the upcoming survey projects. For the purpose of this project, MHC provided a detailed MACRIS table that included key information about all of the Town's MACRIS entries, including name, address, date of construction, date of creation, style, place, numbering, and designation.

The products of Marion's survey efforts reflect survey methods at a particular moment in time. Resources selected for coverage in B forms were among the most important in Marion, including public buildings and gathering places and a selection of the more ambitious and well-preserved residences. Clusters of buildings were covered together in areas, an approach designed in part to maximize resource coverage. Many, many buildings were photographed, described, and researched, and the information presented on a standard paper form, using the town's assessor's plates for locations maps and with black and white photographs attached. The amount of information gathered in these forms is typical of that period, emphasizing historic maps and

[2] For more information about this program see: http://www.mass.gov/eea/agencies/dcr/conservation/cultural-resources/heritage-landscape-inventory-reconnaissance-reports.html



MACRIS Maps (beta) can be challenging to scale correctly, so the north section of Marion is excluded here. Marion's inventory is concentrated on the large villages, on clusters or hamlets, and along older roads, with blue dots for survey and red for NR listed properties.

selected local histories to craft the history of the place. But today much of this research is nearly or over 20 years old, and it is not surprising that the inventory is perceived by many as difficult to use and incomplete. Some of this reflects the simple passage of time, as the understanding of the inventory process fades in institutional memory and as the older look and character of the material feels out of date. Other issues relate to choices made at the time of the survey, most motivated by an earnest desire to maximize the value of the survey expenditures. Finally, the particular character of research tools for Marion and the evolving method of survey work suggest that additional research will be useful for many town sites, if not immediately, at least in the long term.

Perhaps the most fundamental challenge identified by local users of the inventory is accessing the research within it, that is, determining where in the inventory information on an individual building is located. The organizational system inherent in this product is not transparent or intuitive for its non-professional users, and indeed was created at a time and in a fashion that presents a challenge to even the most familiar practitioners. The physical organization of Marion's inventory has been a source of confusion and frustration primarily because of inadequate indexing tools but also because of diminishing institutional memory about its creation. This is in part because so many of the resources covered in the inventory were described in area forms rather than in individual forms. As noted above, MHC does not require a master index that includes all of the surveyed resources, rather listing the area forms themselves followed by a list of the resources covered by individual resources. Therefore, unless a user knows that a property is within a surveyed area, and indeed knows that that area was surveyed, it can be a challenge to locate information on the properties within them. Each area form includes a list of the properties within it, and Gordon provided summaries of those lists in his Final Report. But it appears that users of the survey no longer understood that these indexes were created. It is also the case that the overall map of the survey, which might also have assisted in locating properties that were surveyed, was prepared at a scale that can make identification of individual properties challenging, and like the indexes, may not have been known to all users. In addition, MHC requests that these maps use MHC numbers and letters to identify properties, which are not transparent to first-time users and requires scanning another list to find the street address.

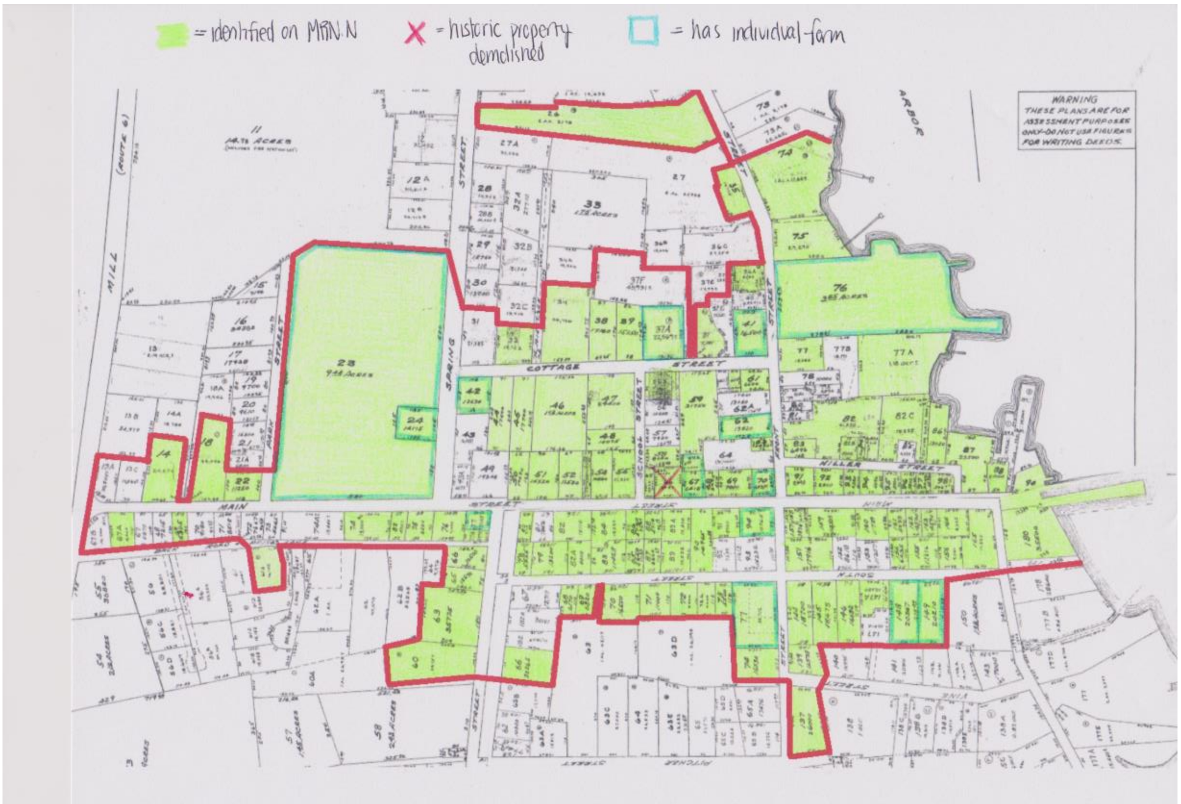
There is one issue related to Marion's inventory that is distinctive and appears to have given rise to some of the challenges posed by the inventory as it is used today. For the maps used on the MHC forms, both Gordon and Schuler used Marion's assessor's maps, a fairly common choice at the time. Sheets were printed, annotated (by hand by Gordon, with computer assistance by Schuler) and attached to the forms. These maps present two problems for this use: While they include the assessor's lot number (and, in a small typeface, lot dimensions), they do not include either the street address number or footprint(s) for any building(s) on the lot. This posed a challenge to the surveyors and the form users, who might easily be disoriented. Of greater concern, in some instances the surveyors failed to identify all of the surveyed properties on the maps; in at least one instance (MRN.N) the maps were not annotated at all. In addition, the creators sometimes annotated the maps with street numbers and sometimes with MHC numbers. These oversights, as well as the general confusion of so many different numbers on each black and white document, make the maps a challenge to the user.

Another concern identified by local users is the fact that some properties seem to be missing from the inventory. This concern can be addressed in two ways. First, it may be that some properties were surveyed but the form that addressed them could not be located because of the indexing issues identified above. That is a comparatively easy problem to solve, as will be noted below in the section Short-term Recommendations for Marion's Survey. But there is a more important response to that concern, however, and that is to remind survey users that there will always be properties missing from the inventory, because the survey process is seldom completely inclusive and usually continues over several years. As many communities have come to understand, there are many more historic resources than can be recorded in a single campaign. And, as additional properties reach the 50-year age threshold and as changing survey standards bring additional recourses under consideration, more properties will need to be surveyed. Indeed, unless a community makes the choice, like Cambridge did so long ago, to research every building within it, survey will be an ongoing process. So, while some properties may indeed have been inadvertently overlooked, it is more accurate to note that one or even two rounds of survey will always and intentionally need to postpone work on some historic resources.

Closely related to the problem of poor indexing and access is the challenge posed by the use of so many area forms in this project. As noted above, B forms had become longer and more detailed, and it was clear to Gordon that building forms alone would not cover a sufficient proportion of Marion's historic landscape. Gordon also recognized, as many surveyors did at that time, that this effort was not likely to be expanded or repeated any time soon. Were the budget more generous, or had the town recognized that additional phases of research would be appropriate, more B forms would certainly have been produced. He therefore sought, again as many did at this time, to improve coverage by recording groups of resources in area forms, an approach that was believed to be more cost effective. While some detail on individual buildings would be lost, many more buildings would at least have been subject to some basic research and recording. The same approach was taken in 2002 when Schuler prepared additional area forms, but only one individual form, for a selection of places in Marion. Here the problem is compounded because the forms emphasize broad landscapes and open spaces and do not always include information and images of the major buildings within them. It is therefore not surprising that, even today, only 73 of 397 resources are covered on individual forms (for structures, objects, landscapes, as well as buildings) as opposed to area forms.

This use of area forms is a time-tested survey method, effective and efficient if deployed correctly; this method will be recommended going forward. But older area forms are difficult to use, and today many have come to doubt the efficiency of this approach. Many now recognize that many surveyors simply took on too much in these very large areas and produced documents that were difficult to produce and a challenge to use. It will be important to correct some of the difficulties inherent in these forms. As is often the case, the area forms vary significantly in the number of properties they seek to cover, so some are more manageable than others. For many of the forms, the areas cover a handful of buildings, usually closely connected by date and/or owner. In other instances, larger places have been covered including many more resources, and in two instances, Wharf Village and Tabor Academy, the forms are sufficiently complex that they should be resurveyed (see below). These are a challenge for the reader to navigate, especially because the information on individual properties can be located in multiple locations, on the data sheet, among the photographs, in the description section, and again in the historic narrative. In Marion's area forms, most if not all of the resources are listed in the text and on the data sheet, but these can be a challenge to link to the forms' maps because the town's assessors' plates include neither building footprints nor street numbers. In addition, in part because surveyors were still using black and white prints to illustrate their forms, the proportion of buildings in these areas that were illustrated with photographs is often quite small.

A situation more particular to the Marion survey is that, in some instances, the boundaries of the areas can be difficult to understand. Some of this is the result of the effort to maximize the coverage for the survey. This is perhaps the reason why some of the Marion area forms include 'tentacles,' extensions of the boundaries to pull in additional properties beyond the core of the area and by-passing what are likely more recent buildings, creating odd shapes as a result. In addition, Gordon specifically noted that his use of area forms was aimed at identifying National Register eligible districts, a common general goal of surveys like this. But it is also the case that that goal can confuse the purpose and complicate the method of survey itself; it might be seen as getting the cart before the horse. The aim of the survey is to understand the character of historic resources and the forces that created them. It is more correctly a later process that takes that information and applies NR criteria of significance, and then defines boundaries and periods of significance for them. Units appropriate for survey might be larger or smaller than those that meet these standards for designation in the Register. Further, the NR system would not welcome boundaries that take these unusual twists and turns unless they can be clearly justified based on patterns of development and change. One of the general recommendations for this survey plan will be to adjust some of these boundaries, to expand where appropriate to achieve more coherent aggregations, but where necessary to remove properties that are only tangential to the definition of the area.



This working map shows the boundaries of the large Wharf Village Area (MRN.N) and illustrates some of the challenges of these forms. Note that there are no building footprints or street numbers, only a small number of individual forms were employed, some properties were not included in the area data sheet, and the boundaries loop to capture individual properties while bypassing others.

The primary shortcoming of Marion's present inventory, apart from these issues of evolving method and accessibility, is the lesser representation of more recent resources. More attention was given to its earliest resources, those associated with its history as a small port, and those reflecting its emergence as a stylish resort at the turn of the 19th century than to those of the 20th century. Resources from this more-recent period, from the last century, are located both within older neighborhoods and in larger groupings that have had little consideration to date but are now of sufficient age to be included in survey efforts. Buildings constructed before 1969 are all now fifty years old, and while this may come as a surprise to many associated with preservation efforts, these buildings too are worthy of study and recognition, with their own specific forms and significance. More recent buildings are commonly overlooked and are often at their most vulnerable in the period after they are no longer shiny and new but before they have achieved the patina of age. Postwar buildings are often critical in communities because as a group they represent a significant portion of the smaller and moderate-sized single-family housing, vulnerable to demolition and replacement by the larger dwellings that many now require. These resources and landscapes are at risk of disappearing or suffering significant alterations and losses before they have had a chance to be recorded.

Finally, current survey practice requires consultation of more and different historic sources in researching places and properties than was common two decades ago. Once surveyors were limited to a comparatively small number of period documents, especially for small communities, and this is reflected in the character of research undertaken by Gordon and Schuler. As can be seen in the bibliography prepared for this project, Marion is reasonably well served by both primary and secondary sources that have been used in the past and will be critical to future survey efforts. In addition, the efforts of the Sippican Historical Society have done much to ease the researcher's path through town history. Photographs and vertical subject files are available at the SHS and in their online database. The relevant historic maps of 1855, 1879, and 1903 have been digitized and provide reasonable coverage for survey purposes, with building footprints and owner/occupants shown. Some historic local records are available and may be selectively used for intensive research. Assessors records, in particular, are available in manuscript form, and these summaries of property ownership can provide critical information which is often more readily accessible than title research. Plymouth County has digitized its deeds and indexes, available through their website. While this has been a boon to site-specific research, it is important to recognize that deed research plays a comparatively small role in survey research. Research must be targeted, and researchers and users alike must recognize that full title research can be time consuming to prepare in a complete and reliable fashion.

These is one area that makes research on Marion challenging, and that is the rarity of sources, usually common for the 20th century, that link particular places to their residents, that is, records arranged by street address rather than by surname. Town directories are available, at SHS and at Ancestry.com, but it appears that few of them include sections that arrange individuals in street-address order, a critical tool when a property owner or occupant has not been identified. At this time, only a handful of annual voter/street/poll lists for Marion are accessible that are arranged this way. This is unfortunate because, as they commonly include age or birthdate and occupation, they can be excellent sources for biographical research and for the sort of "snap-shot" research that can be effective for area forms. Since later maps are also rare, dating buildings of these periods requires consultation with other sources which will be more time-consuming to accomplish.

While access to some local records can be challenging, all communities are now better served because of the primary sources for biography that are available on websites geared to genealogical research and because of the efforts of local groups, like the SHS, to make their materials more readily available. The indexing and search capabilities of these sites have transformed, even overwhelmed, this research process. Today, by contrast to two decades ago, it is especially important to carefully select from the many data sources available and to choose those that are recognized as both reliable and efficient.

Part IV:
Survey Recommendations for Marion

As noted above, survey work is an ongoing process, not completed once and for all. Our understanding of what is worthy of study changes over time, research protocols evolve, and more buildings reach an age that brings them into consideration as historic. As research methods shift and standards rise, we often need to return to reconsider properties that where surveyed many years ago. Based on the particular circumstances of the landscape itself and the work that has been done so far to understand it, six principles have been identified to guide the survey work ahead, and fundamental research tasks have been enumerated for accomplishing the new survey work. The chapter then turns to Short-term and Long-term Recommendations for Survey in Marion, for work that will be completed immediately as well as recommendations for survey in each neighborhood. This chapter provides a research agenda for the survey over the next three to five years, depending on annual budgets. Marion has a large number of historic buildings and landscapes, and the community has a significant task ahead to command the full variety of these resources and to develop plans for their stewardship.

Six principals for survey in Marion:

Marion's inventory of historic resources should be more accessible to its users.
As noted throughout this review, the present inventory for Marion is in need of improvement to be most useful to the community. Stored in sleeves and binders, and some materials separated from the others, the systems that link the products together and that provide a general organization scheme for users are no longer functioning correctly. Some components of Marion's inventory are in need of immediate correction, to improve accessibility and accuracy. The Short-term Recommendations below will address this immediate need.

Work should begin on updating and expanding Marion's inventory.
While many of Marion's inventory forms have met basic standards for research and planning over the two decades since their completion, in many instances they are in need of a basic overhaul. Research methods have changed, and because area forms were used so widely in the past, many important resources have only been given the most general consideration. Long-term Recommendations address a multi-stage approach to this work.

Marion's survey efforts should proceed neighborhood by neighborhood.
In most communities, survey is undertaken most effectively and efficiently if done on a neighborhood-by-neighborhood basis. Neighborhoods usually share critical elements of their history, whether it be topography or ownership or land use, and that shared experience provides a baseline for research and for the identification of common and distinctive patterns. For daily, weekly,

monthly planning efforts, it can be most important to understand not just individual buildings but their neighborhood and historical context, and links to broad patterns of development and history can be particularly effective in advocacy. Research organized in this way also recognizes the critical importance of place in our understanding of the past and in our creation of healthy and productive communities. For Marion, five neighborhoods have been identified in the Introduction and outlined on the map there, and they are described in the sections below that enumerate and prioritize recommendations for future work.

Marion's survey method should emphasize research on groups of resources reported on area forms.

These same circumstances suggest that going forward, survey should emphasize groups of resources rather than individual properties, to look more broadly at the landscape. This would be consistent with the approaches of its previous survey efforts, is appropriate to the distinctive character of its historic landscape, and would allow work to move forward quickly to maximize the coverage of historic resources. It will be important to break up larger expanses into manageable units, to facilitate accurate and thorough coverage, while careful cross-referencing can highlight the connections among resources within the area. Research by areas and places also focuses attention on larger groupings rather than single property owners, helping to emphasize the shared history and resources of the community rather than the property of specific individuals. A preliminary set of areas is identified for each neighborhood, and high-priority areas are noted in bold and with asterisks in each set of recommendations.

Area forms for Marion's larger areas should be layered with individual forms.

One approach that can improve the utility of area forms is to layer them with individual forms for exceptional resources. Some resources have traditionally been identified as of sufficient importance to require uniform coverage and intensive research, and these would be handled with individual forms, usually B forms, as well as within the area form covering its immediate context. This approach lightens the explanatory burden of the area form, by removing some buildings and describing and evaluating them elsewhere, while also calling attention to exceptional components of the landscape.

Marion's survey should be selective about identifying resources for intensive research.

The Commission will want to be careful not to dwell too heavily on intensive research on individual sites, which can simply be too expensive and too time-consuming. Certain resources are widely recognized as having exceptional importance to understanding community history and are therefore uniformly recommended for systematic survey as noted below. Public buildings and meeting places, resources related to the community's economic engines, early buildings, and properties associated with extraordinary individuals are all likely candidates for individual research. Otherwise, research should prioritize complexes, hamlets, and subdivisions.

In addition to attending to the principals above, each phase of work will follow the same general procedures to assure consistent and comparable results across the Town. Many of these procedures are familiar to the Commission and reflect standard MHC survey method; others are more specifically attuned to the issues and resources of Marion.

Procedures for each phase of survey:

Research and review identified areas within the neighborhood.
The neighborhood recommendations below provide a preliminary list and description of areas for survey. Those lists should be reviewed as more research on the neighborhood proceeds. Surveyors should work with town and county records to identify subdivision plans within each neighborhood and refine the area boundaries.

Survey all public buildings.
Sites where people come together from across the community, including schools, churches, meeting halls, clubhouses, etc, are useful for the study and understanding of communities within the town.

Survey all workplaces.
Another sort of community resource, this category includes stores, shops, restaurants, banks, offices, and storage, as well as manufacturing and processing plants. These sites should be a high priority for individual recording within each neighborhood.

Survey all early buildings.
The consultant recommends that future survey efforts aim to record all buildings constructed before 1855 in each neighborhood. Estimated to be total of perhaps 100 properties for the entire Town, this is a manageable number of buildings and a group commonly identified as rare and important. In some neighborhoods, it may be appropriate to select a later cut-off date, to capture isolated early components within a later landscape. By contrast, the number of these buildings in Marion Village may require greater selectivity or multiple phases of work.

Experiment with graphic tools to improve the user-interface for inventory forms.
MHC forms retain aspects of layout and organization linked to their original hard-copy format but not well suited to their current form and length. They could take greater advantage of tools available for improving their appearance and clarity through adjustments to the order of the components and the presentation of the text and images including closer integration and color coding, for example. Consider creating better maps and data sheets, even for areas that will not be immediately resurveyed.

Prepare lists of additional properties for intensive survey (B and other forms).
Beyond the categories noted above, additional research on each neighborhood will bring attention to resources of sufficient import to be surveyed individually. The MACRIS list should also be field checked for previously surveyed properties that have been demolished or severely altered.

Review, refine, and correct neighborhood and area boundaries.
Over the course of research, a clearer understanding of neighborhood development may suggest refinements to the proposed boundaries of both the neighborhoods and the areas within them. At the end of each survey project, the surveyor should note these recommendations and how they will affect the survey of other neighborhoods or future survey within the subject neighborhood.

Short-term Recommendations: Improve access to Marion's current inventory

As noted throughout this review, the present inventory for Marion is in need of improvement to be most useful to the community. Stored in sleeves and binders, and some materials separated from the others, the systems that link the products together and that provide a general organization scheme for users are no longer functioning correctly. As part of the larger project of which this plan is a part, the following tasks and products have been identified to help users access the information to be found in its reports, forms, and maps. The tasks identified below were identified early in this project and were recently completed.

Step One: The inventory will be easier to understand and use if its components are stored together in easy-to-access folders. The following completed tasks should achieve that goal:

- Removed forms from binders and sleeves and file them in folders.
- Returned area form photographs to the folders with the area forms themselves.
- Filed report and survey map with survey forms.
- Printed forms prepared by Schuler and others; added them to the Gordon material.

Step Two: Access to the inventory will also be much easier with the addition of some supplementary or replacement products. MHC policy includes a street-address index for individual properties but not for those included within areas. We have therefore prepared a more inclusive finding aid/ indexing system for the materials, the Marion Comprehensive Inventory of Cultural Resources Finding Aid/Index submitted with this report.

Step Three: The Wharf Village Area is Marion's most important, largest, and densest village, and much of it was surveyed in an exceptionally large area form (MRN.N) covering about 160 properties. The challenges of Marion's assessor's maps may be partially responsible for the fact that some properties have no street numbers and some are confusing as to location; in addition, some properties were not included in the survey at all. Even though this plan recommends that much of this work be updated and reorganized, making it more accessible in the short term was a high priority for this project. We therefore prepared a Wharf Village Area Working Data Sheet, submitted with this report, to clarify the properties covered in the existing form and to update missing information, primarily by adding properties and correcting street addresses. The document includes a column for assessor's numbers and MHC numbers as well as columns for name and address (incorporating corrections). The additional columns required for a standard data sheet will be filled out when further survey and research on this area is undertaken. Properties with B forms were called out in color on the list.

Step Four: Many of the inventory products have been scanned by the Massachusetts Historical Commission and are available online through the online database Massachusetts Cultural Resource Information System (MACRIS). As noted above, a brief Introduction to MACRIS (Appendix A) was prepared for the Sippican Historical Society, as part of this report, and might be made available at the headquarters and on its website. This will assist those who might like to learn about surveyed properties and can access MACRIS from home or from the Society headquarters.

Short-term Recommendations: Begin work to improve Marion's current inventory

A portion of this larger project addressed some of the challenges and critical omissions of the Marion inventory, as identified locally and by the consultant. The work to correct these problems and to bring the inventory closer to current standards will require a sustained effort, likely to take several years. With this in mind, we selected a group of individual properties and areas to research and record, which will provide examples of current survey methods and products. Some of these forms employ variations from MHC's standard modes of form organization and presentation, designed to make the forms more user-friendly. This work was in two categories, properties within areas that have been surveyed but are deserving of closer attention and properties and areas that were not previously surveyed but which have emerged as high priorities for attention.

Prepare additional B forms for key properties in the Wharf Village Areas:

A number of properties were identified for coverage in B forms, as they are of sufficient import to warrant this level of intensive research and because they have been identified as critical to town preservation planning. The following forms were prepared:

St Rita's Roman Catholic Church, 121 Front Street
Dr Walton Nye Ellis House and Post Office, 141-143 Front Street (Sippican Historical Society)
Brown-Hosmer House, 192 Front Street (HH Richardson)
White-Tobey House/ Fin-de-Siecle Club, 12 Main Street (RH Davis)
John S and Hannah S Bates House, 14 Main Street (CD Gibson)
Main Street Schoolhouse, 43 Main Street
Sippican School, 16 Spring Street
Sherman's Inn/ Luce-Sherman-Harwood House and Shipyard, 99 Water Street (Beverly Yacht Club)

Expand coverage for Allen's Point Road:

In 1998, a portion of this area was surveyed as MRN.C, including multiple components of Shepard Clark's Fair Oakes (#125 and 131) and two nearby properties (# 145 and 151). But there are a number of additional period properties nearby that should be covered in one or more expanded area forms. We selected the following for survey this year:

Whiting-Hood Estate Area, Cedar Point, 166, 167, 168 Allen's Point Road

Prepare additional forms for a selection of key properties in other sections of Marion:

The following properties have been identified for coverage as they are of sufficient import to warrant this level of intensive research.

Allen-Briggs Farm Area, 618 A, B, and D Delano Road (East Marion)
Kittansett Club Area, 11 Point Road (East Marion)
Marion Golf Club Area, 110 Point Road (East Marion)
Spanish Castle Area, 428, 446 Point Road, 0, 6, 18, 30 Sippican Lane (East Marion)
Methodist Episcopal Church, 13 County Road (North/West Marion)

Longer-term Recommendations: Updating and expanding Marion's inventory

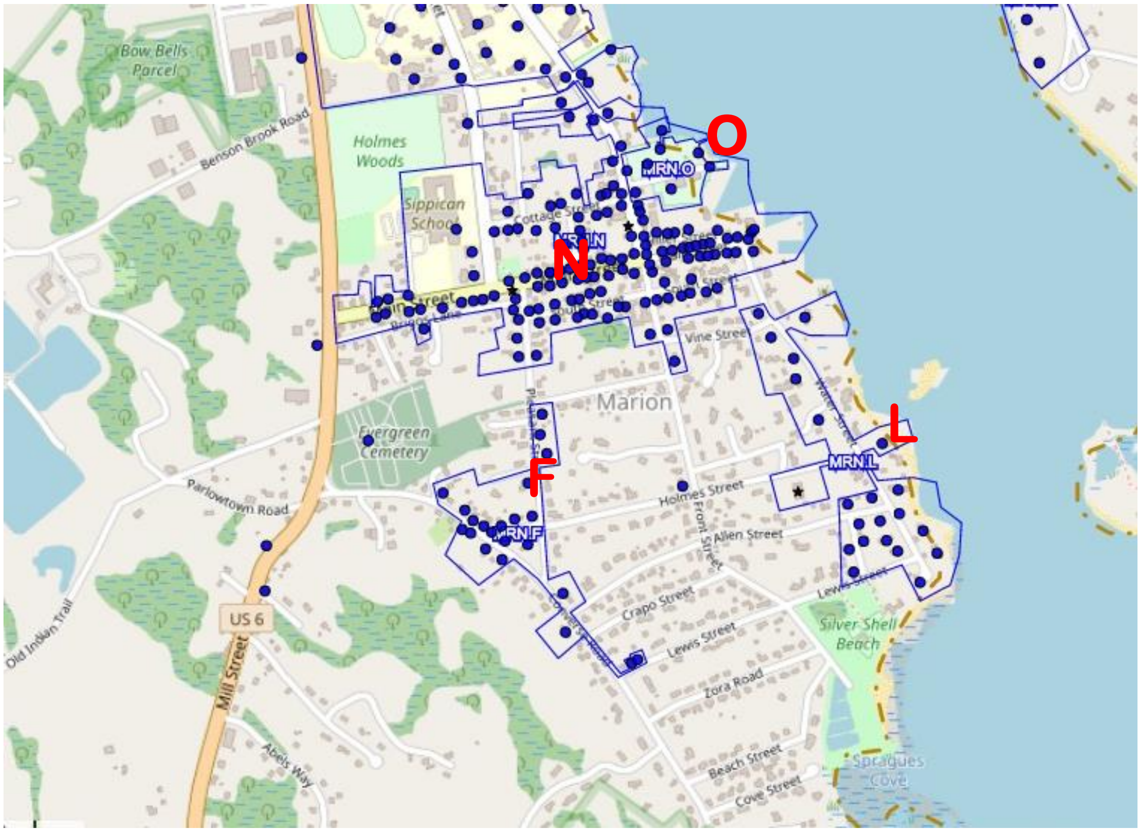
Surveying the many and various resources to be found in Massachusetts communities can be a daunting endeavor. Covering a significant portion of that historic landscape will usually take several years of effort, even in a comparatively small community, and cities and towns often find it useful to proceed geographically over several years, working neighborhood by neighborhood to organize their recording, evaluating, and planning activities. For the purposes of this survey planning process, we have divided the Town into five places or neighborhoods, illustrated on the town map in the introduction and individually in the sections below. Two of these neighborhoods are associated with the harbor and its maritime pursuits, Marion Village (or Wharf Village, Lower Village, Sippican) at the center of the town and to its north Old Landing (or Upper Village). Two areas are more closely identified with its turn of the century emergence as a summer resort, East Marion (or Great Neck) and South Marion (including Converse Point). One large neighborhood covers the town's inland zone at the North and West, curving along the far side of Route 6.

In the sections that follow, each neighborhood section begins with a general description of the neighborhood and its boundaries, and a map of each neighborhood is included as well. These maps also show the existing survey for each neighborhood, to assist readers in understanding what has been accomplished and what work lies ahead. A brief overview describes the neighborhood's development as well as a general characterization of previous survey work. This is followed by recommendations for survey products. The neighborhoods vary in size and in the number of buildings within them that were constructed before 1970, so the number of potential survey areas and the total number of buildings that might be surveyed there varies significantly from neighborhood to neighborhood.

For each neighborhood, this survey plan has identified a number of smaller areas within that should provide the research units for future survey, employing at smaller scales many of the circumstances used to identify neighborhoods. Many of these are areas already identified in earlier survey efforts, which should be reviewed and refined. These areas and the new areas have been defined based on historic sources, in particular period maps, and previous research undertaken on the town, seeking to identify areas that were developed at about the same time and which were in some instances aimed at particular audiences. Here, as with the neighborhood definitions, some of the divisions are more practical than perhaps historical, in order to facilitate research in reasonable and manageable units. These areas vary greatly in their size, ranging from a small handful of buildings to as many as 50 or more properties. In addition, they are not all cohesive in their architectural character, as some neighborhoods took longer to develop and/or have experienced different rates of remodeling and rebuilding in the recent past. As with the neighborhoods, further research will in all likelihood refine and revise their bounds. Where the areas have familiar names they are noted; otherwise they are named for the major streets within them. Each area is generally characterized and where feasible an estimate is provided of the number of properties within each of them. The lists provided for each neighborhood have noted high-priority areas, those of special importance and those that are under-represented in the present survey; these areas are identified on the lists with asterisks and bold type.

Marion Village

Wharf Village/ Lower Village/ Sippican



MACRIS Maps shows the general location of the surveyed and areas in the Marion Village neighborhood, outlined in blue and labelled with letters, as well as individual properties as separate blue dots. For clarity, areas are also marked here with large red letters.

The place known variously as Marion Village, Wharf Village, Lower Village, Sippican, or sometimes simply Marion, is the town's largest and most important settlement cluster. Located to the west of Sippican Harbor, it had established this role by 1855, when as many as 65 dwellings and businesses and the new town's earliest churches and schools had been built here. The primary spine of the village, then and now, is the east-west Main Street, and a handful of parallel and perpendicular streets created a small grid of dense development that grew over time as it was extended especially to the south. The eastern bound can be easily identified as the harbor, while the west and south bounds extend to the edges of dense settlement, much of it defined at the turn of the 20th century but also attending to the extension of the grid itself. These factors suggest the west bound would be along Mill Street as far south as Converse, and below that would follow Converse to the south bound below Cove Street. The north bound is a challenge to define, as the former shift in density has been obscured by more recent development at Tabor Academy. The proposed bound is along the small stream that extended east west from the harbor above Cottage Street and Sippican School. The boundaries proposed here are designed to create a manageable unit but it is likely that lot-by-lot determinations will need to be made when additional research focuses on this neighborhood.

Not surprising considering its importance as a meeting place, this neighborhood has been the focus for most recent survey efforts. The town's largest area form covered the early core as Wharf Village (MRN.N), including almost a third of the neighborhood at its north end. As noted above, this sprawling form can be a challenge to the user. As with many area forms that cover large and complex areas, this one is simply too large to manage in its present form, as it is difficult to find information on individual resources, especially because that information must be located in several locations. We therefore recommend that the area be broken down into smaller components, separating out distinct subsections into separate manageable area forms. The buildings should be re-photographed for inclusion in the new forms, including all major buildings.

Old Wharf and Burr Brothers Boat Yard Area (MRN.O), overlapping with Area N, was surveyed by Schuler in 2002. To be clarified and updated.

*****Hiller Area**, another section of the working waterfront, including 5, 11, 15, and 17 on Hiller, and 145, 147, 153, 155, 157, and 159 on Front Street.

Cottage Street Area, a mid-to-late 19th century residential area, including all of Cottage and School, adjacent parcels on Front, and possibly extending on Spring and Cottage Lane, about 25 properties.

*****Main Street** forms the spine of the village and is home to its earliest buildings; including all of the buildings along this street, the area would include about 61 properties, approaching the maximum number usefully covered in an area form.

*****South Street**, also a 19th-century residential street, runs parallel to Main, including all of the buildings along this street and perhaps adjacent parcels on Front and Pleasant, about 35 properties.

About twenty properties have already been covered by B or other individual forms, and it is likely that perhaps another ten exceptional properties might be covered during future survey projects. Some of these will be properties at the edges of Area N not included in one of the areas delineated above.

Two other areas of moderate size are located in the village to the southeast and southwest of this large area:

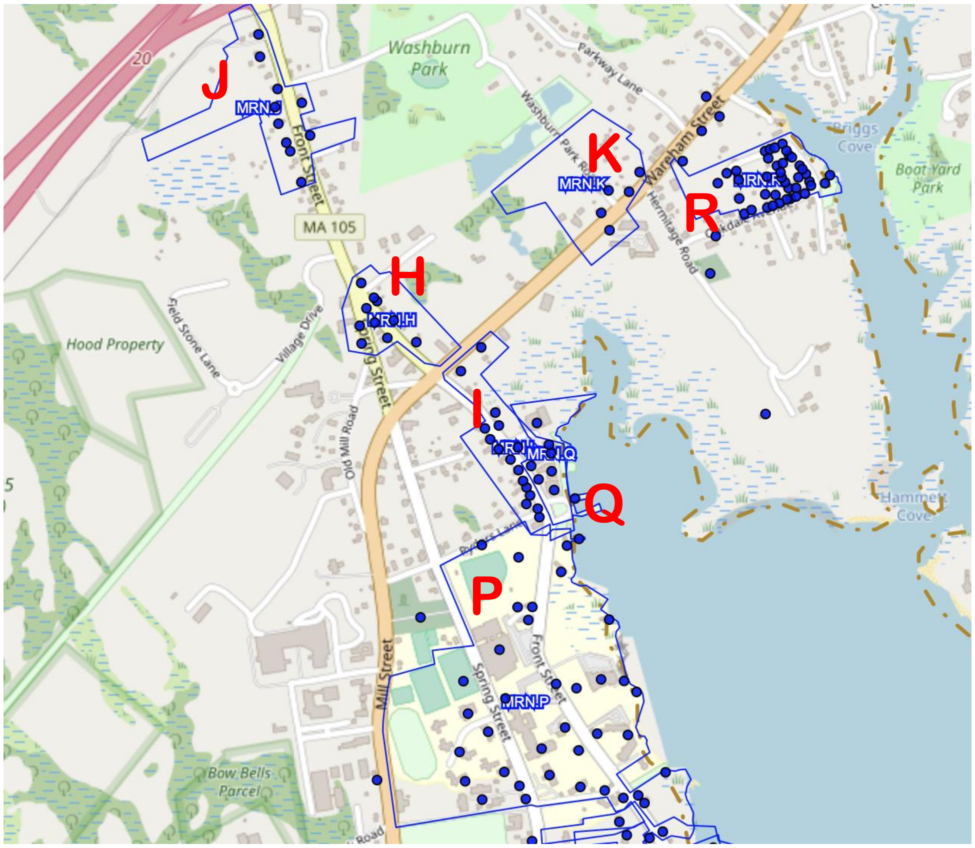
***The Water Street area (MRN.L), running along the harbor, includes about 21 properties, some of the town's most ambitious houses from the resort era as well as the Tennis Club. Presently including parcels on adjacent Allen, Holmes, Lewis, and Pie Alley, it is likely that a closer examination will identify additional properties here.

The George Nye area (MRN.F), also a 19th-century residential street, includes stretches of Pleasant and Converse streets both above and below their intersection at the west side of the neighborhood. At present, the bounds include about 25 properties, but these bounds will require review.

Additional survey will be necessary to cover other properties not included in these existing area forms, in the broad center and south section of the neighborhood on either side of Front Street and between the surveyed areas at the east (Water Street) and the west (Pleasant Street). Two of these roads experienced some residential development in the 19^{th} century, including Pitcher Street and Allen Street, which might be surveyed as areas. The others developed, at least in part, before 1970 to form a ladder of streets, including Vine at the north, Holmes (between Pitcher and Allen), and Crapo, Lewis, Zora, Beach, and Cove to the south. This section of the neighborhood will require additional research and will need to be field checked during the survey project covering this neighborhood. A ***high priority should be to identify a group of well-preserved 20^{th} century properties to be covered in an area form.

Complementing these last area forms, selected properties should be covered in individual forms, covering perhaps another ten exceptional properties in the neighborhood.

Old Landing
or Upper Village



MACRIS Maps shows the general location of the surveyed areas in the Old Landing neighborhood.

The place known as the Old Landing or Upper Village is located at the head of the harbor and primarily below the path of Route 6, here Mill Street and Wareham Road. It stretches from the campus of Tabor Academy at the southwest to Little Neck on the northeast, and one corridor will extend north of Route 6 to Route 195, along Front Street. This neighborhood was the site of the earliest settlement in the area, though development later shifted south to Marion Village. The coming of the railroad and the siting of the main depot in this area meant development continued gradually but steadily over the 19th and 20th centuries. The "Tabor Swap" in 1936 brought the campus to this neighborhood, and its expansion over the 20th century has brought a distinctive component to Marion's historic landscape.

Through the use of area forms, a significant proportion of this neighborhood has been surveyed. The largest of these is MRN.P for Tabor Academy, which as noted above is in need of updating and expansion, likely in its boundaries and also through the use of layered B forms, as described above. Six other area forms are also found here, and each should be updated with a new area form and with additional individual forms as noted below. In each case, the boundaries for the area should be reviewed to determine if any adjacent properties should be added or selected examples removed. The buildings should be re-photographed for inclusion in the new forms, including all major buildings.

***** Tabor Academy (MRN.P)**:
The area is largest area in the neighborhood, running along Front Street and extending west to Spring and Mill streets. It is in need of better documentation than provided on the current form. The area form itself should be updated and its area expanded, and selected buildings should be covered by B forms to highlight exceptional resources. The Academy might be approached to support this endeavor.

***** The Old Landing Area (MRN.I)** is located along Front Street and includes 17 properties surveyed in 1998; its map is not labelled with addresses or MHC numbers. The area includes a significant number of early buildings whose age suggest they warrant individual B forms, but because the area is compact, only the earliest examples will be surveyed individually, including 294, 296, 298, 310, and 325 Front Street. A portion of this area overlaps with the newer Old Landing Wharf and Burr Brothers Boat Yard (MRN.Q), and those properties should be removed from this area.

Old Landing Wharf and Burr Brothers Boat Yard (MRN.Q) includes 8 resources, one also included in the above area; it was surveyed in 2002. No individual forms are recommended for this area.

***** The Old Depot Area (MRN.H)** is located along Front Street above Route 6 and includes 10 properties surveyed in 1998. To achieve better layering, B forms should be prepared for the F F Gurney Store at 370 Front, the Old Depot at 381 Front, and for two early residences at 368 Front and 194 Spring streets.

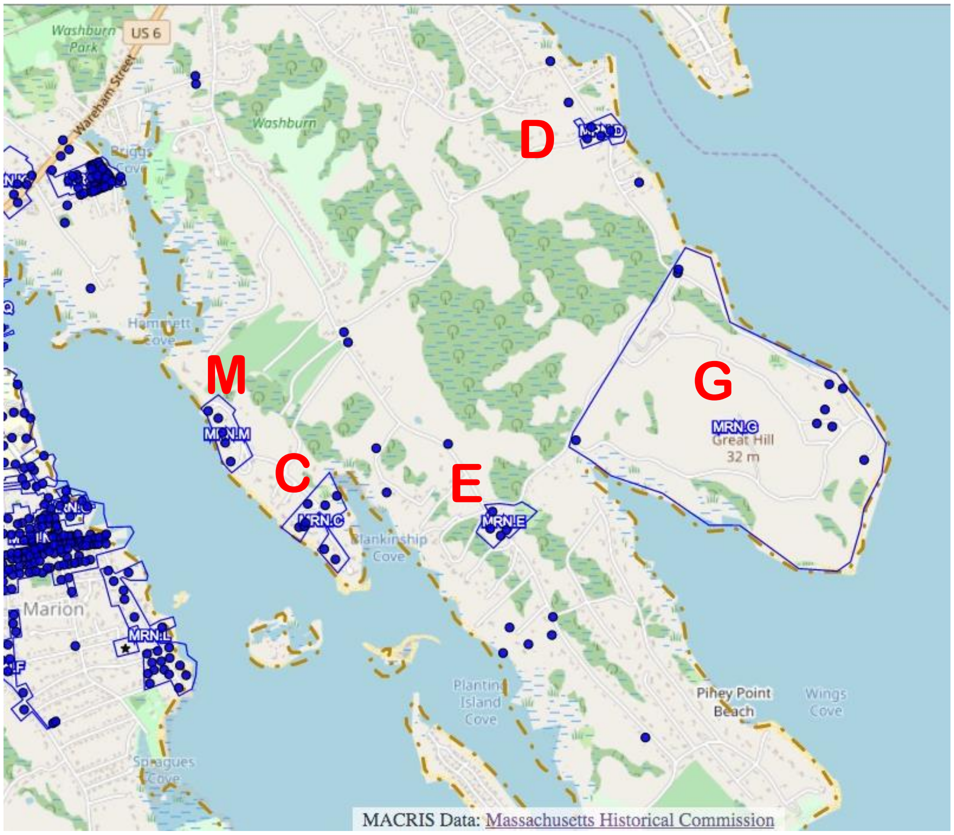
***** The Rev. Nathan Cobb Area (MRN.J)** is located along Front Street below Route 195 and includes 10 properties surveyed in 1998. Like other small areas, in this case dominated by buildings of the mid-19th century; only the two earliest buildings, at 429 and 460 Front Street, are recommended for individual survey.

The Wareham Street/Route 6 Area (MRN.K) includes 5 properties and was surveyed in 1998. Like other small areas, in this case dominated by buildings of the mid-19th century, only the one early building, at 319 Wareham Street, is recommended for individual survey.

***** The Tremont Advent Christian Campmeeting Association (MRN.R)** includes about 36 buildings and three landscapes and structures; it was surveyed in 2002. This form would benefit from more detailed descriptions of its buildings and more photographs.

Additional survey may be necessary to cover other properties not included in these area forms, even if they have been expanded. This could mean survey along Front Street between areas J and H, along Wareham on either side of area K, and along Old Mill, Mill, Spring, Ryder, Maple, and Wells above Tabor Academy.

East Marion
or Great Neck



MACRIS Maps including most of the East Marion neighborhood.
One additional property at the end of the point has been surveyed.

Although East Marion is a geographically large neighborhood, it was and remains more sparsely settled than other sections of town. It includes resources from each wave of development in the town, first as agricultural lands, later with the addition of seasonal estates along its shoreline, and more recently with suburban subdivisions. The large peninsula, earlier known as Great Neck, is marked by the Weweantic River to the north and Hammett Cove off Sippican Harbor to the south. The Neck divides into three smaller peninsulas as it extends to the southeast, Great Hill at the north, the longest Sippican Neck in the center, and the quite short Allen's Point to the west; Planting Island is a tombolo extending from the west side of the Neck. The oldest path, Point Road, also known as Great Neck Road, now extends the length of the peninsula and remains the primary route of the neighborhood. Other older roads include Delano Road, which traces a loop along the northern shore of the peninsula, beginning just south of Wareham Street turning south at Great Hill, and Cross Neck which connects Delano to Point. During the resort era, long drives extended south from Point Road and at the ends of each of the peninsulas, leading to dwellings overlooking the harbor, including the exceptionally large estate at Great Hill. Planting Island was subdivided in the 1920s and intensively developed with dwellings smaller in scale than many in the neighborhood. In the postwar era, two large areas of subdivision include Piney Point, on the north side of Sippican Neck, and at the northeast of the neighborhood between Delano Road and the Weweantic River. The large expanses of open space mean that subdivision and infill continue here.

Survey undertaken in East Marion includes the documentation of individual properties, small hamlets of early houses or summer residences, and more ambitious estates of multiple buildings. It covers many of the key historic resources here, but then as now, access to properties away from public thoroughfares has limited research here. The areas are comparatively compact and uniform, and updating these forms is not urgently needed. The boundaries of each area should be reviewed, and some of the areas might be expanded as a result.

West Drive Area (MRN.M) is a uniform group of five Shingle-style houses surveyed in 1998 and located at the south side of Allen's Point.

Allen's Point Road Area (MRN.C) includes five buildings associated with an estate and two other residences, surveyed in 1998.

The Ellis/ Sippican Area (MRN.E) is located at the intersection of Point and Delano roads, and includes four quite different residences.

The Delano/ Cross Creek Area (MRN.D) is located at the intersection of its namesake roads on the north side of Great Neck. The area includes three Capes and one Shingle-style house; it was surveyed in 1998.

The Great Hill Area (MRN.G) is located on this northern peninsula and documents the surviving components of the estate of the same name; it was surveyed in 1998.

This neighborhood includes several other areas that should be reviewed for future survey work. In addition to individual properties, there are clusters of both summer resort and 20th century residential developments deserving of attention.

***** Allen's Point Area** is the peninsula identified above for additional survey and should be covered in individual and area forms. Properties here are located at the end of long drives south of Point Road and can be challenging to access.

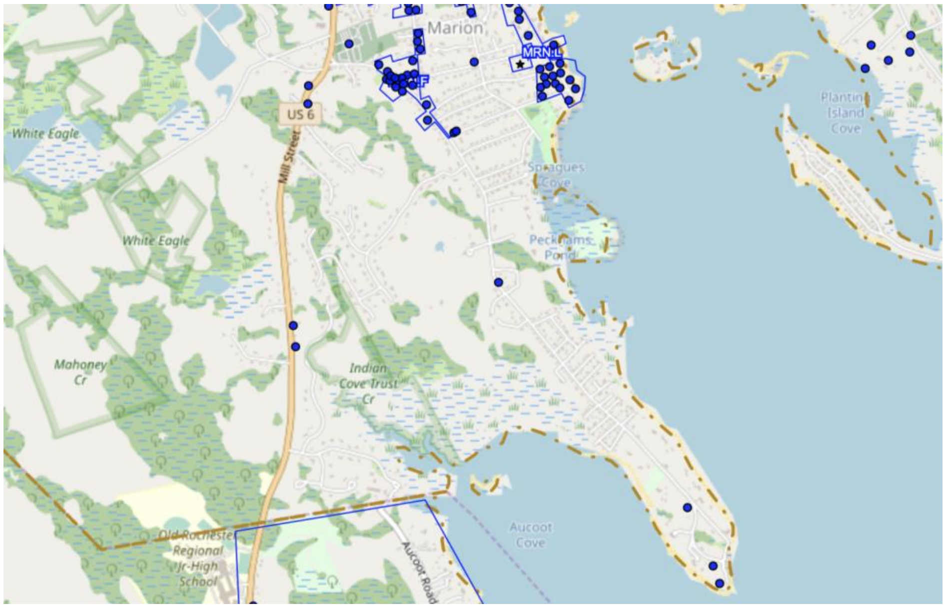
Blankinship Cove Area is a name proposed for the properties to the southeast of Allen's Point, including properties located at the end of long drives south of Point Road, deserving of additional survey but challenging to access.

***** Planting Island** includes two primary streets, East and West, that form a loop. Developed in the 1920s with that loop road and a club house, about 70 small and moderate-sized houses were constructed in a closely packed configuration. Survey here has been identified locally as a high priority, and its density will make it challenging to accomplish.

On the north side of Great Neck and north of Delano Road is a cluster of primarily postwar dwellings and additional research will be required to identify and define its extent. The area likely includes the loop of Dexter Road and the small roads nearby, including Julian, Harnum, Cole, Wilson, Doran, Pierce, and Mansfield.

***** Piney Point** is another cluster including significant postwar housing and further research will be required here as well, as it is a large area. It is located at the south end of Sippican Neck, south of Point on Fraser and Sippican, and to the north including the loops of Register, Holly, Cove Circle, Piney Point, Landing, and Bay roads.

South Marion



MACRIS maps shows the location of the surveyed properties in the South Marion neighborhood. There are no surveyed areas in South Marion.

Located at the town's south border and on the west side of the harbor, South Marion was and remains more sparsely settled than the villages to the north. Two primary north-south roadways serve the area, Mill Street / Route 6 on the west, the long-time location of sawmills and a small hamlet, and the Converse (formerly Pleasant) / Moorings corridor which extends down the peninsula known as Charles Neck or Converse Point. Resort-era development took two quite different forms, the large estate of the Converse family, known as the Moorings, at the end of the eponymous point, and the smaller-scaled and somewhat later development on the ladder of short streets extending from either side of Converse Road. Postwar development can be found to the east of Route 6. As can be seen on MACRIS maps, only a small handful of individual properties have been surveyed here.

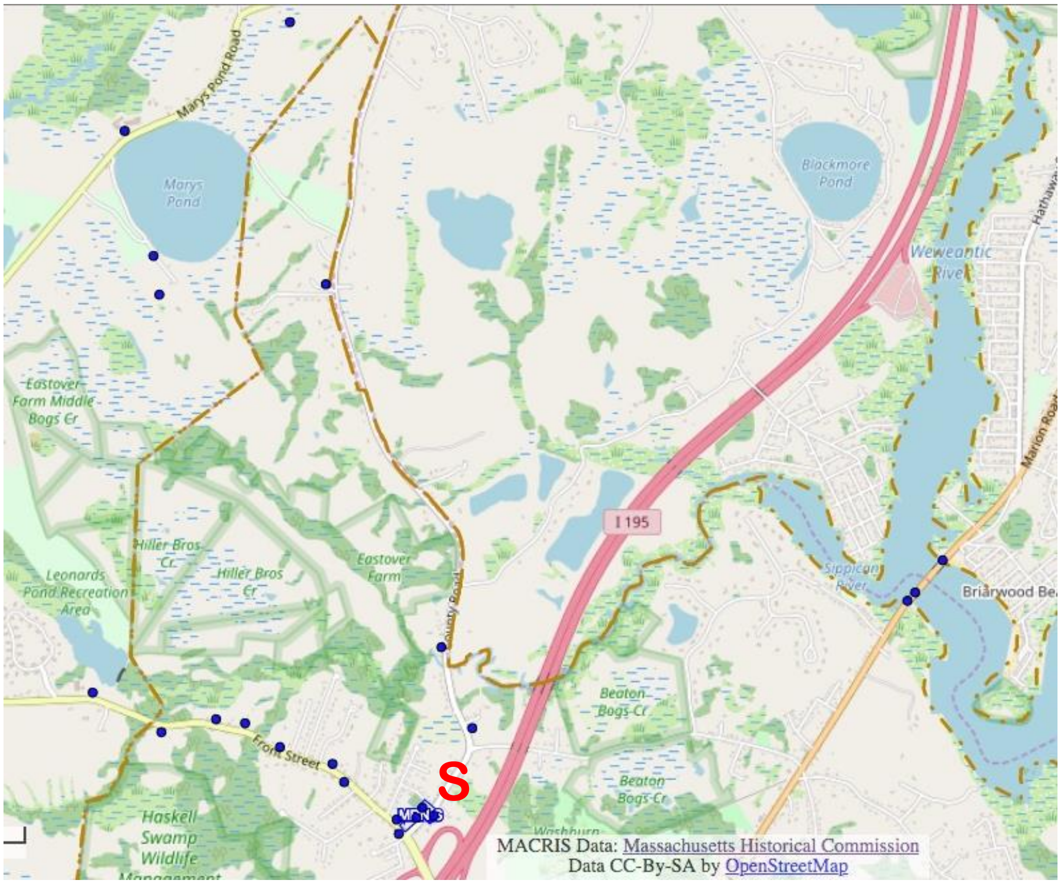
To provide better coverage to historic resources in this neighborhood, the following areas have been identified for additional survey:

The Moorings: Converse family development on Moorings Road.

***** East and West of Converse Road**: Nine short streets extending to the east including Reservation, Job's Cove, Arrowhead, Bayview, Quelle, Bayberry, Holly, Hartley, Taunton, and Spinnaker, and five short streets to the west, including Aucoot, Nokomis, Kabeyun, and Wianno.

East of Mill Street below Converse: Gifford Corner Road, off Mill.

North and West Marion



MACRIS maps shows the location of the surveyed properties in North Marion.
There are no surveyed properties in West Marion.

Large sections of Marion are more sparsely settled than its water-side zones, and they have been grouped here because they share common topography and historic development. Broadly speaking, the area is to the west and to the north of Route 6, the important regional route that crosses the town on a north-south path as Mill Street before turning to the northeast as it extends as Wareham Road across the Weweantic River into Wareham. It also includes the east side of Mill Street below its intersection with Converse. Generally, this large area constitutes the inland portion of the town, and historically much of it was marsh and swamp. In contrast to other neighborhoods in town, these areas did not attract significant development in the resort era and only small clusters of suburban development have been added to date. Today a significant portion is protected by conservation restrictions of various sorts. It is crossed by the limited-access divided highway of Route 195 that divides the northwest corner from the rest of the town. It is crossable at only two points, Front and Point roads, the two perpendicular paths that are the chief older roadways here. One section of this neighborhood as broadly defined has been identified as a section of the Old Landing neighborhood, that part of Front and Spring that run north of Route 6/Mill Street before merging and continuing as Front Street. Another section, along upper Point Road, closely relates to the section of Point Road just south of Route 6, and because this area includes only a small number of survey recommendations, that area has been included here.

Most of the existing survey in this area is along Front Street, the critical road the extends from the harbor into the hinterlands of Marion and neighboring towns. There is one small area in the north part of this neighborhood, including the Methodist Church and two burying grounds (MRN.S). Elsewhere survey is sparse, including five properties on upper Front (MRN.30-34), four on the lower Mill (south of Converse, MRN. 43-46), and three on County Road (MRN.12-14). This is likely an accurate reflection of survivals there of primarily 19th century buildings. New work would likely include Point Road but primarily concern 20th century development on new streets that extend off these main corridors.

Additional survey work would likely mean expanding existing areas (noted above) or creating new overlaying areas and adding layers of B forms for high-priority buildings. The corridor of Route 6 would, in some instances, be surveyed with the work done in the adjacent neighborhoods to the south and east. New streets that might include now-historic dwellings include the following:

***** Upper Point Road, on both sides of Route 6.** This is said to be Marion's Portuguese neighborhood.

Between Wareham and Point roads: on Creek and Hastings roads.

Off Upper Front Street: Briggs Terrace, Pumping Station Road, Pine Grove Lane, Blueberry and Cranberry ways, and Ichabod Lane.

West of Mill Street: Marconi, Old Indian Trail, and Parlowtown Road.

Conclusion

The goals of preservation planning are often described succinctly as "identify, evaluate, protect." In this three-part axiom, survey work comes first, and a comprehensive inventory of historic resources provides a foundation for all other preservation activities. This report provides a set of recommendations for Marion to move forward with that task, work that is likely to take three to five years, depending on available budgets. It is the case, however, that this will not mean that survey is *done*: it is an ongoing process. But if the local preservation community works to achieve these goals, future work will be more focused and manageable. It is also important to note that other preservation activities should not be put on hold while survey work is underway. Many preservation planning activities can parallel as well as build on those efforts. Some of these are noted below.

<u>Continue efforts to revitalize the Marion Historical Commission</u>.
Like most communities in Massachusetts, Marion's broader preservation planning efforts, beyond survey, have been undertaken by volunteers through town boards and commissions and through private volunteer organizations like the Sippican Historical Society. Although the Commission has a long history, in recent years it had been largely dormant. Historical Commissions are the designated local body charged with overseeing preservation activities, and it is important to local efforts that the Commission take its seat at the table and work with other boards and commissions to meet shared goals. In recent months the Commission has embraced its designated role in town affairs, seeking grants and planning public education as the community's preservation advocate. In the past, the Sippican Historical Society has providing funding and administrative assistance, and these cooperative ventures are important and should continue.

<u>Expand community awareness of survey work and knowledge about local historic and cultural resources.</u>
Copies of much of the survey are available at the Sippican Historical Society and might be distributed to select town offices and the library. Work prepared before and after Gordon's effort should also be available in this way. The same organizations might also be introduced to the MACRIS system, where digital copies of these materials are also available.

<u>Expand National Register listings</u>.
Another critical program for recognizing historic resources is the National Register of Historic Places. Rooted in the Historic Sites Act 1935, that program was expanded by the Historic Preservation Act of 1965 to create a roster of important buildings and sites, and it has become a key component of the Historic Preservation Act's system for evaluating and designating significant places. Properties are assessed for their significance based on four criteria:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
B. That are associated with the lives of persons significant in our past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded, or may be likely to yield, information important in prehistory or history.

Historic and cultural resources that meet these criteria may be listed as individual resources or in clusters as districts; thematic nominations are also an option, for individual resources and districts that share significance in a particular area. Resources must retain integrity – that is their historic value must be retained and legible in their physical fabric – and they are assigned a period of significance that establishes when they achieved historical significance and how long that significance was maintained. The first National Register listed property in Marion was the Bird Island Lighthouse, designated as part of the Thematic Nomination for the Lighthouses of Massachusetts 1987. A second property was added quite recently, the HR Reed House at 46 Water Street. Gordon prepared a list of potential individual and district listings at the close of his survey project, signaling the next step in most preservation planning agendas. While some towns turn to NR listing after completing a major effort on their inventory of resources, Marion has not. Although designation provides little protection, the associated research and determination of significance can be helpful to protection efforts like demolition delay and the establishment of preservation districts. The Commission should review Gordon's recommendations and others that will accompany survey work. They can then identify exceptional places in the town and move forward with preparing nominations that will bring recognition to them.

<u>Consider preparing a preservation plan</u>.
In order to organize and prioritize preservation planning activities, many communities engage experts to prepare a preservation plan. Building on the work of the *Survey Plan*, this document would identify threats to local resources and enumerate tools for overcoming them. Two programs that have been especially helpful in providing protection for local resources are the demolition delay by-law, which buys time for protecting threatened sites, and the local historic district and/or the neighborhood conservation area by-law, which provides guidelines for construction and alterations within highly valued places. A preservation plan would also identify strategies for accomplishing the political work required to achieve these preservation goals. In 2011 Eric Dray oversaw a class project toward that end with students in Boston University's graduate program in Preservation Studies; no final document was prepared at that time. Dray is an experienced and accomplished planner who is quite familiar with Marion and might be persuaded to take up that effort again.

Although not all of Marion's preservation goals have been achieved, many efforts have been successful due to the combined efforts, formal and informal, of a variety of interested constituencies. An updated and expanded inventory and an orderly and well-considered plan for action should assure the continued stewardship of the town's exceptional historic landscape.

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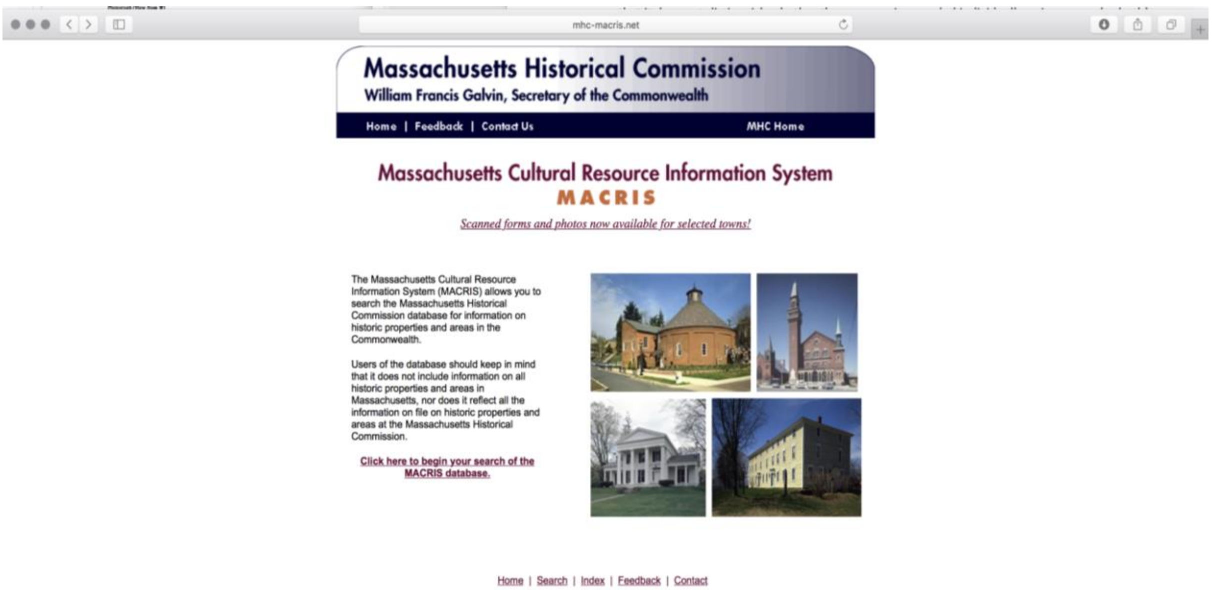
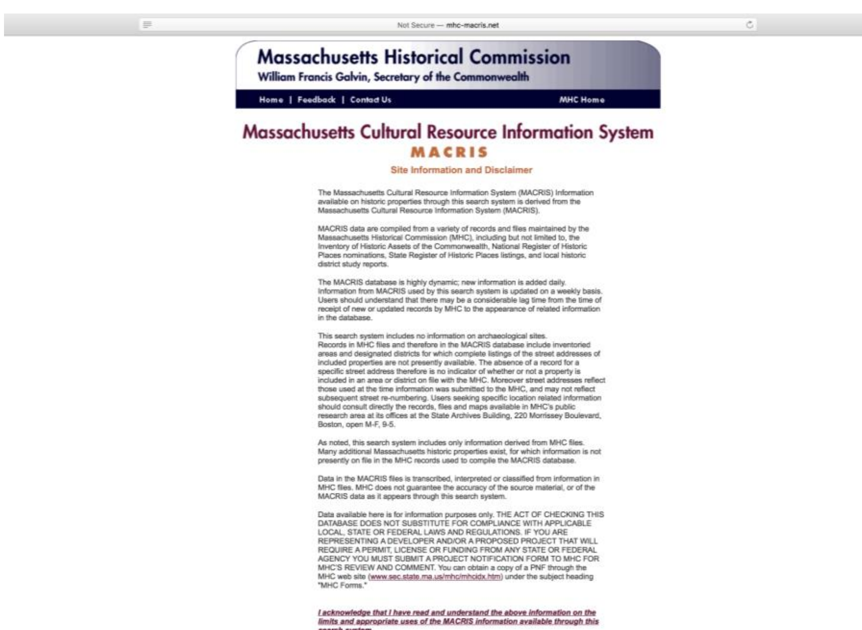
Appendix A: Introduction to MACRIS:

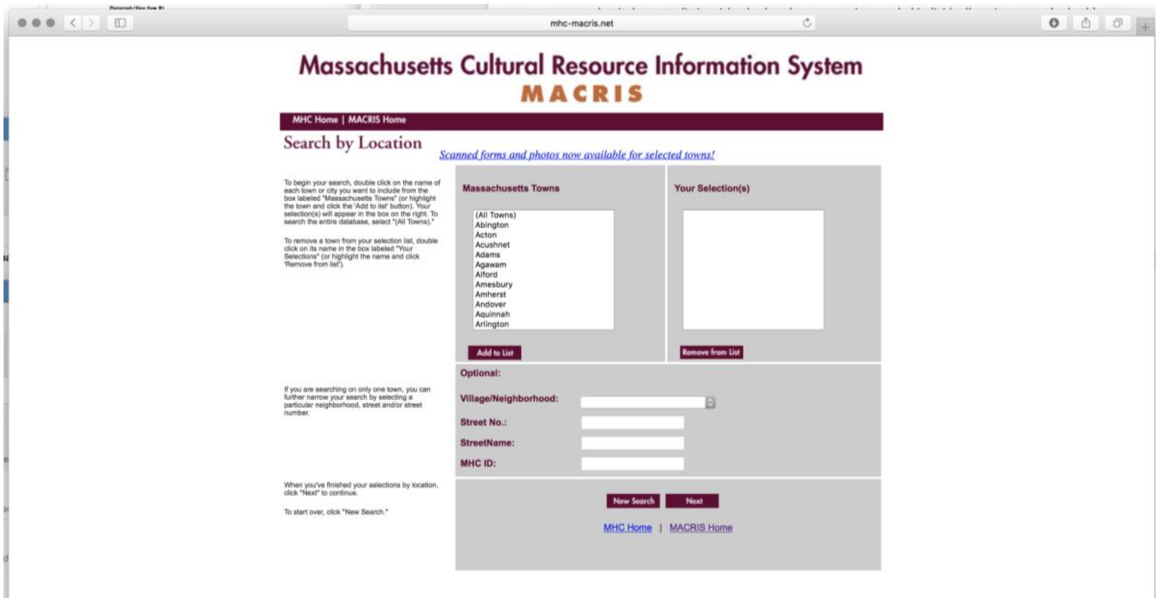
The Massachusetts Cultural Resources Information System is an online database known colloquially as MACRIS. Accessible at http://mhc-macris.net, the database allows users to locate information on surveyed properties from across the Commonwealth, using a variety of search tools. Today, survey forms are added digitally, as clear, color pdfs of the forms; older forms were scanned to create black and white pdfs.

Below is the opening page of MACRIS. Users click through this page and a following page of disclaimers below, where the user must click to agree before entering the database.

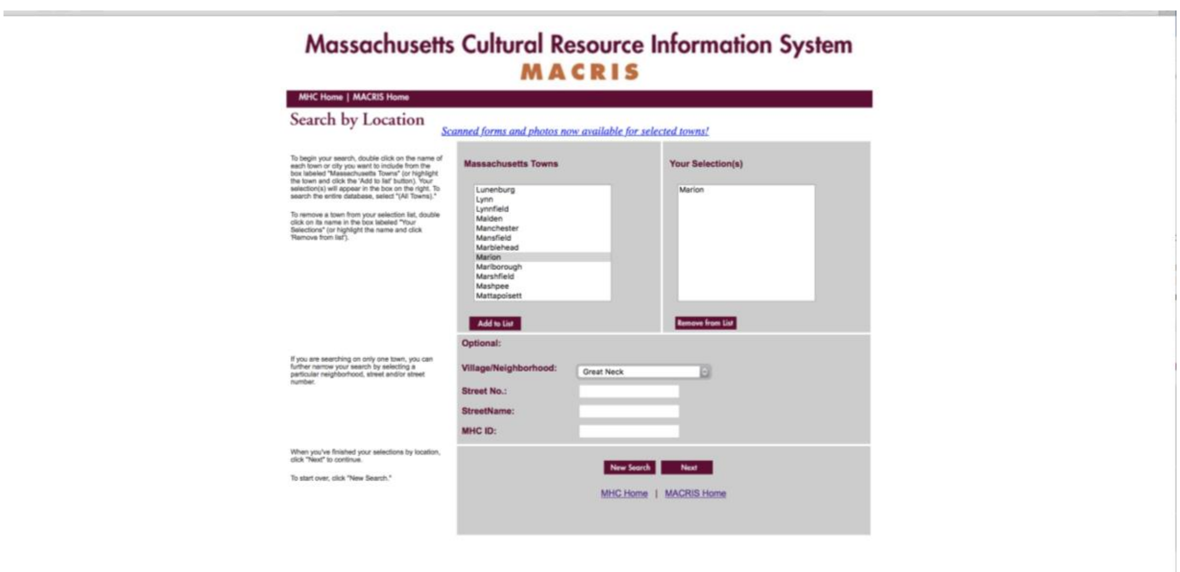




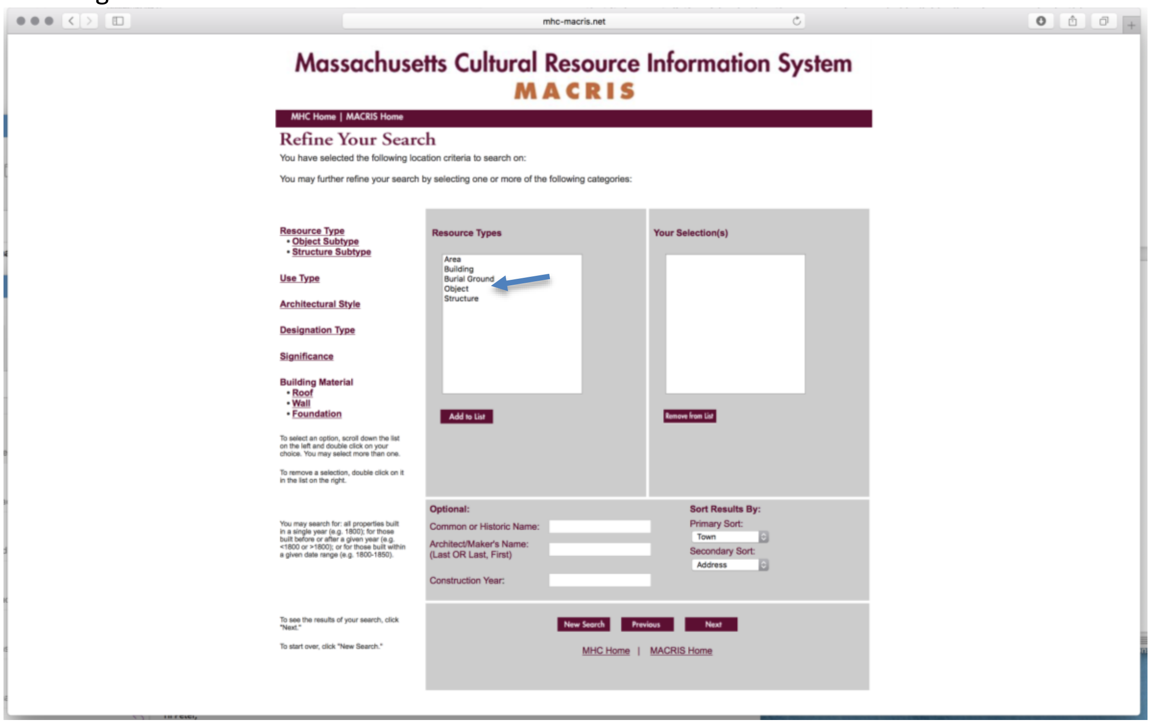
The first level of search focuses on location, allowing the user to search one, several, or all cities and towns. All Massachusetts communities are listed and can be viewed by scrolling down. Most users select a single town from the center box, by clicking on the name and on the button below or double clicking the name. No town has been selected here. Below, users may choose neighborhoods within a town or select properties by address or MHC number.



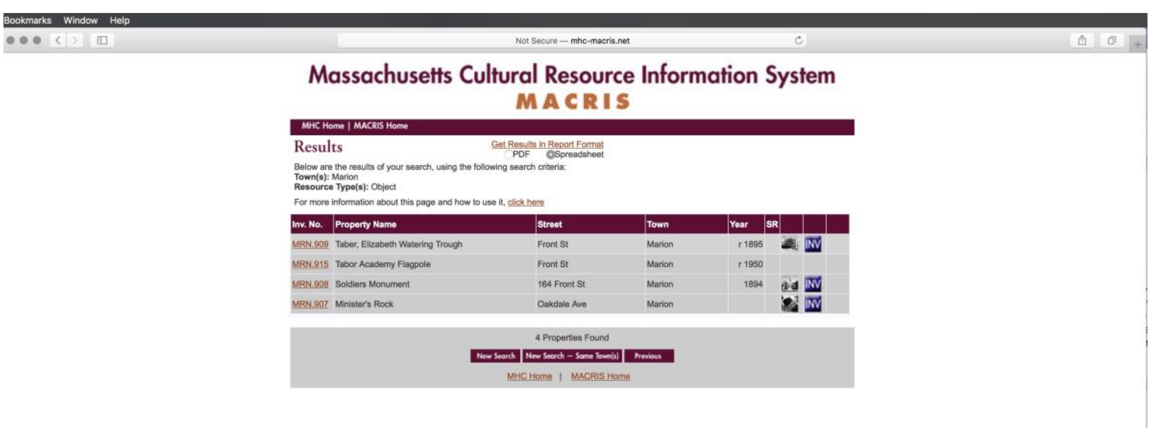
The page before any selections, above. The page after the town of Marion and the Great Neck neighborhood have been selected.

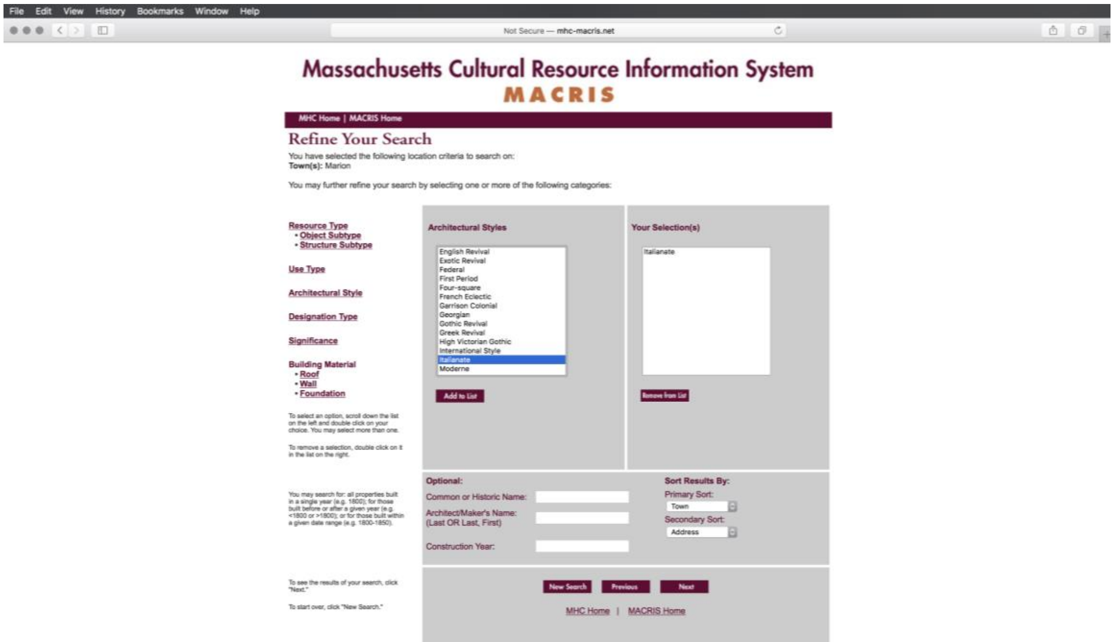


A second page, ‘Refine Your Search,’ allows research to be focused in a number of ways: Search options are listed along the left side of the page, including choices about resource (form) and use types, style, designation (NR listing, lhds, etc), significance, and building materials. Once one of these options has been selected, an array of options appears in the large boxes at the center of the page. In addition, property name, maker, and date can be selected form the choices at the bottom of the page at the center, and the options for the order the list will follow is at the lower right.



The default “Refine Your Search’ page above gives choices for resources types, including area, building, burial ground, etc. If one selected ‘object’ here, for the town of Marion from the previous page, the data base will create the following list after clicking on next.





Back to another version of the "Refine Your Search' page, where Style was selected on the left, producing a list of styles on the center box, where Italianate has been selected, yielding a 2-page list, part of which is shown below.

Inv. No.	Property Name	Street	Town	Year	SR		
MRN.84	Baker - Bowditch House	15 Clark St	Marion	c 1855			
MRN.3	Tabor Hall - Tabor Academy Principal's Residence	13 Cottage St	Marion	1880			INV
MRN.11	Marion Methodist Episcopal Church	13 County Rd	Marion	1865			INV
MRN.15	Marvel, James H. House	62 Creek Rd	Marion	r 1865			INV
MRN.200	Blankinship, P. C. Store	148 Front St	Marion	r 1850			
MRN.133	Delano - Hadley House	318 Front St	Marion	r 1890			
MRN.134	Hathaway, Col. - Delano, Capt. Obed House	324 Front St	Marion	c 1800			
MRN.138	Hadley, Capt. Stephen House	345 Front St	Marion	1846			
MRN.113	Allen, Capt. George D. House	355 Front St	Marion	c 1860			
MRN.120	Cape Cod Railroad Depot - Old Depot	381 Front St	Marion	1855			
MRN.145	Gallienne, Daniel House	438 Front St	Marion	c 1865			
MRN.215	Hiller, Robert B. House	17 Hiller St	Marion	r 1840			
MRN.96	Nye, Nathan B. House	79 Lewis St	Marion	r 1865			
MRN.97	Nye, Nathan B. House	83 Lewis St	Marion	r 1865			
MRN.232	Nye, Henry C. - Hammond, James F. House	17 Main St	Marion	c 1880			

Once these choices are made, the Results page presents a list of the properties relevant to the search. These lists include MHC Number, property name, street/address, town, year (of construction), SR (listed on the State Register), a thumbnail picture of the resource, and an indication of whether a separate form is available. The first of these links to an information sheet, the latter to the forms themselves. While some of the other products of the survey have as yet not been added to the system, there are plans to undertake that task.

On the page below, the search was for one Architectural Style. This is page one of five pages of surveyed properties in Marion of the Greek Revival style. Clicking on the MHC number on the left links to a page describing the resource. Clicking the blue INV box on the right links to a form, if one was prepared for the resource.


mhc-macris.net

Massachusetts Cultural Resource Information System
MACRIS

MHC Home | MACRIS Home

Results

Get Results in Report Format
PDF Spreadsheet

Below are the results of your search, using the following search criteria:
Town(s): Marion
Architectural Style(s): Greek Revival

For more information about this page and how to use it, click here

Inv. No.	Property Name	Street	Town	Year	SR			
MRN.83	Clark, Ernest S. House	11 Clark St	Marion	r 1865				
MRN.87	Blankinship, Francis C. House	290 Converse Rd	Marion	c 1880				
MRN.89	Blankinship, H. V. House	300 Converse Rd	Marion	1894				
MRN.12	Parlow, Ezra S. House	82 County Rd	Marion	r 1845			INV	
MRN.13	Pierce, G. W. K. - Savery, Rufus L. House	137 County Rd	Marion	1762			INV	
MRN.15	Marvel, James H. House	62 Creek Rd	Marion	r 1865			INV	
MRN.16	Briggs, John - Jackson, Andrew House	65 Creek Rd	Marion	r 1835			INV	
MRN.22	Marion First Congregational Meeting House	140 Front St	Marion	1799			INV	
MRN.199	Hiller Brothers House	145 Front St	Marion	r 1835				
MRN.205	Gorham, J. S. - Damon, C. H. House	158 Front St	Marion	1815				
MRN.207	Mendall - Hiller House	168 Front St	Marion	r 1865				
MRN.323	Leonard, S. House	260 Front St	Marion	r 1855				
MRN.27	Chamberlain, B. A. - Lewis, Capt. Ichabod N. House	264 Front St	Marion	c 1845			INV	
MRN.127	Hathaway, David House	304 Front St	Marion	1859				
MRN.128	Blankinship, Joseph - Hall, Charles D. House	306 Front St	Marion	r 1850				

Page 1 of 5 Next 15

63 Properties Found

New Search | New Search – Same Town(s) | Previous

MHC Home | MACRIS Home

An introduction to MACRIS and MACRIS searches created by the West Tisbury Historical Commission is available at https://www.youtube.com/watch?v=wOj0Qu4iJmA.

Prepared by Claire W Dempsey for the Sippican Historical Society, Marion MA, 2019/20.