

FORM B – BUILDING

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

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

11-85	Marion		MRN.XXX
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Town/City: Marion

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

Address: 251 Wareham Street

Historic Name: Reuben P. Cushing House

Uses: Present: Residential

Original: Residential

Date of Construction: 1830 – 1840

Source: Visual analysis

Style/Form: Federal / Greek Revival

Architect/Builder: Unknown

Exterior Material:

Foundation: Granite block

Wall/Trim: Vinyl clapboards / Vinyl

Roof: Asphalt shingle

Outbuildings/Secondary Structures:

Garage (1987)

Major Alterations (*with dates*):

Replacement windows

Vinyl siding and trim

Condition: Fair

Moved: no yes **Date:**

Acreage: 3.04

Setting: Sparsely settled residential neighborhood on former farmland north of Sippican Harbor. Dwellings are small- to medium-scaled wood-frame houses on medium- to large-sized lots. The area was developed between 1800 and 1900 with the early housing stock consisting primarily of Capes and Greek Revival dwellings.

Photograph



Locus Map



Recorded by: Lynn Smiledge

Organization: Marion Historical Commission

Date (*month / year*): April 2023

INVENTORY FORM B CONTINUATION SHEET

MARION

251 Wareham Street

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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Recommended for listing in the National Register of Historic Places.

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

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

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

251 Wareham Street occupies a large polygonal parcel on the west side of Wareham Street (Rte. 6). The house is set close to the street behind a shallow front lawn; a single mature tree stands at the sidewalk. Apart from the narrow neck of land occupied by the house, the property is marsh land; this is consistent with the description of the property as "woodlands and cranberry bog" on a 1900 deed. There are low foundation plantings at the façade (east elevation). A paved driveway enters the property from Wareham Street along the north elevation of the house and ends at a garage sited off its northwest corner.

This modest dwelling comprises a one-and-one-half-story, three-bay-by-three-bay, front-gabled main block with a one-story gabled addition centered at the rear elevation. Constructed ca. 1830 in a transitional Federal/Greek Revival style, the house retains some of its original character-defining features. The house is clad in vinyl clapboards and trimmed with narrow vinyl corner and frieze boards and eave returns. The house rises from a high granite foundation and has an asphalt shingle roof. The roof carries a tall brick chimney at the south roof slope near the eave.

The openings at the house comprise double-hung, one-over-one replacement windows with molded vinyl surrounds and blinds. The side hall main entry at the northernmost bay contains a six-panel wood door with a heavy, flat vinyl surround. The height of the entablature suggests that an elaborated original surround may be extant underneath the vinyl. Partial-height sidelights with replacement lights frame the door. The entry fronts a three-step brick and cast stone stair that lands at the lawn.

The rear addition is two bays deep with an entry at the north elevation. It is wrapped by a raised wooden deck at the north and west elevations. The front-gabled, one-car garage off the northwest corner of the house was built in 1987. It is clad with vinyl siding and has an asphalt shingle roof.

251 Wareham Street has features of both the Federal (1789-1820) and Greek Revival styles (1830-1850). The form of the house, front-gabled with a three-bay façade and side hall entry, is characteristic of the Greek Revival period. The substantial door surround and eave returns are also characteristic of the Greek Revival. The partial-height sidelights flanking the main entry hark back to the earlier Federal period.

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 Village of Marion, the commercial and residential center of the town, is set on the western shore of Sippican Harbor which leads into Buzzards Bay. As the name suggests, Wareham Street runs from the northern portion of the village historically called Old Landing to the town of Wareham. Maritime businesses dominated the economy in Marion and the occupations of its homeowners until the mid-19th century, when the advent of rail service began to facilitate tourism. However, this section of the town north of Sippican Harbor remained focused on farming until the 20th century.

The subject property cannot be identified on the 1855 and 1879 maps. It appears on the 1903 map with R.P. Cushing shown as owner. The earliest conveyance found for the property was its sale in 1900 for \$1.00 by Georgianna Hadley to Reuben P. Cushing. The deed described the property as "a lot of woodland and cranberry bog."

Georgianna Leonard (Luce) Hadley (1843-1904) was the second wife of sea captain Joseph Emerson Hadley (1817-1897). Hadley was the son of Joseph Hadley, also a sea captain, and Susan Delano. Georgianna (Georgie) Hadley, the daughter of Seth and Ann Perry Elli, had been previously married to Alfred E. Luce (1843-1874). Joseph E. Hadley owned a very large

Continuation sheet 1

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house on Front Street [no longer extant] directly across from his brother Stephen at 345 Front Street (ca. 1845, Captain Stephen D. Hadley House, MRN. 138). The 1893 will of Joseph Hadley specified that Georgie Hadley would inherit all of his “real property.” She sold this property shortly after his death in 1897, so it can be assumed that it was part of that estate. Given the apparent age of this transitional style dwelling (Federal/Greek Revival), the 1830 date of construction noted in the town assessor’s records seems reasonable but its builder is a mystery. It is absent from the early maps, raising the possibility that it may have been moved to its current location, but its granite foundation makes that unlikely.

Georgiana Hadley sold the property to Reuben P. Cushing (1846-1927), the son of Benjamin Drew Cushing and Lusiana Nickerson of New Bedford. He was married in 1867 in Harwich to Louisa Augusta Nickerson (1850-1912). Census records indicate that he was in the grocery business. Reuben Cushing’s brother, Benjamin D. Cushing, Jr., was killed in World War I in 1918; Marion’s Benjamin D. Cushing VFW Post 2425 (since disbanded) was named in his honor. Reuben Cushing owned the subject property for 25 years. Other longtime owners of the property included the Coggeshall family. Harry C. Coggeshall (1894-1972), who operated a plumbing business, purchased the house in 1945. It was sold by his daughter Beryl Coggeshall in 1974 to Nelson M. Adams, III. Nelson Adams III (1950-2020), a lifelong Marion resident, was a marine biologist who had a long career at Sippican Ocean Systems. A civic leader, Adams was a member of the volunteer fire department, an emergency medical technician, a board member of the Camp Hadley trust, a town shellfish warden, and a Boy Scout leader. The property remains in Adams family ownership.

1903 map.

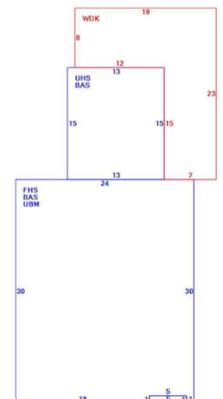
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Title Research

Date	Book-Page	Grantor	Grantee
03-10-2016	46678-28	Nelson M. III & Donna A. Adams	Nelson M. Adams, III et al. trustees
09-01-1978	4607-265	Nelson M. Adams, III	Nelson M. III & Donna A. Adams
07-22-1974	4018-449	Beryl R. Coggeshall	Nelson M. Adams, III
Probate	#114,471	Estate of Harry C. Coggeshall	Beryl R. Coggeshall
08-10-1954	2362-343	Town of Marion	Harry C. Coggeshall
07-27-1954	2360-257	Town of Marion	Harry C. & Ethel Pearl Coggeshall
12-17-1945	1899-246	Eldon M. Love	Harry C. Coggeshall
06-14-1939	1769-126	John E. & Etta T. Allen	Eldon M. & Jennie M. Love
08-02-1928	1559-62	Allison H. Shockey	John E. Allen
08-21-1925	1491-50	Amos C. Delano	Allison H. Shockey
06-30-1925	1486-262	Amos C. Delano	Allison H. Shockey
04-06-1925	1485-511	Reuben P. Cushing	Amos C. Delano
10-26-1900	886-136	Georgiana Hadley	Reuben P. Cushing

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Map of the Town of Marion, Plymouth County, Massachusetts 1855 H.F. Walling
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 Plymouth County Registry of Deeds
 Rosbe, Judith. *Marion*. Charleston, SC: Arcadia Publishing, 2000.
 Rosbe, Judith. *Marion in the Golden Age*. Charleston, SC: The History Press, 2009.
 Sippican Historical Society: online database
 Smith, Pete. (ed.) *A Picture Postcard History of Marion, Massachusetts*. New Bedford, MA: Spinner Publications, 2008



Assessor's card plan