

# FORM B – BUILDING

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

14-60A

Marion

N, Z

MRN.180

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

**Town/City:** MARION

**Place:** (*neighborhood or village*): Marion Village -  
Cottage Street (MRN.Z)

**Address:** 6 Cottage Street

**Historic Name:** Benjamin Waters-Alice Ryder/Clara  
Lewis House

**Uses:** Present: Single Family Dwelling House

Original: Single Family Dwelling House

**Date of Construction:** [1921-1933]

**Source:** Deed research, 1908, 1921, 1933 Sanborn Maps

**Style/Form:** Tudor

**Architect/Builder:** Unknown

**Exterior Material:**

Foundation: Unknown

Wall/Trim: Stucco/ Wood

Roof: Asphalt shingles

**Outbuildings/Secondary Structures:**  
None

**Major Alterations** (*with dates*):\*  
2014 additions (not visible)

\*Based on Property Card and/or observation

**Condition:** Good

**Moved:** no  yes  **Date:**

**Acreage:** 0.07 acres

**Setting:** This house is located on the south side of Cottage Street just west of the intersection with Front Street. The surrounding area includes houses that date to the late-19<sup>th</sup> and early-20<sup>th</sup> century on varying-sized lots, and commercial and institutional resources along Front Street. This house is set back from the street on its small lot that rises slightly from the street. The front of the house is landscaped with a gravel parking area, lawn and foundation plantings, and a few deciduous trees. A stone walkway leads up to the left front entrance.

## Photograph



## Locus Map



Aerial Imagery, 2021

**Recorded by:** Eric Dray, Preservation Consultant

**Organization:** Sippican Historical Society

**Date** (*month / year*): February, 2023

# INVENTORY FORM B CONTINUATION SHEET

MARION

6 COTTAGE STREET

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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.*

This house is a charming example of English cottage architecture associated with the Tudor Revival style, a style popular from ca. 1890-1940. The house form consists of a 1½-story, side-gable main block with pronounced, clipped (or jerkinhead) gables. The foundation material is not visible. The elevations are clad in stucco that wraps the corners (i.e. no cornerboards). The stucco cladding is a character-defining feature of the Tudor Revival style.

The design of the front elevation plays with the ideas of both symmetry and opposites. The front entrance, with its modern replacement door, is located at the right side of the front elevation under an open porch created by an extension of the main roof, supported by columns. As a counterpoint to that projection, there is a corresponding recess or negative space at the left side of the front elevation within which is a second entrance. There are two, evenly-spaced wall dormers – the left dormer has a hip roof, and the right dormer has a segmental arch. Fenestration includes paired and single modern casement windows throughout set in very narrow surrounds.

## 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.*

Cottage Street began as a path before the land was subdivided and built out with houses at the turn of the 20<sup>th</sup> century. Cottage Street was the last of the major Marion Village streets to be developed. As noted in the Cottage Street Area Form (MRN.Z), during the first half of the 19<sup>th</sup> century, most of the land bordering Cottage Street was part of Capt. Henry Allen's salt works. The completion of the Public Library in 1872 and Tabor Academy in 1876 were likely an impetus for the eventual development of land in the location of Cottage Street. By the mid-1880s, parcels were being sold along a "contemplated" or "proposed" street, and by the 1890s, deeds began referring to Cottage Street by name. Cottage Street was laid out wider than earlier side streets in Marion Village and the house lots were larger.

This property is shown as part of the homestead lot of Rufus Gray on the 1879 Plymouth Atlas. It was sold in 1886 to Charles H. Damon by Rufus Gray's heirs in two deeds for a total of \$720.<sup>1</sup> Those deeds described the parcel as bordered on the east by "the road leading from the upper to the lower village" (i.e. Front Street), and bordered on the north by a "lane leading from [Front Street] to the house of Jabez. H. Wing [what became Cottage Street]." The parcel was described as 1/3 acre, which equals the acreage of 160 Front Street (MRN.205) along with 6 and 8 Cottage Street. The deeds also refer to the "house and buildings."

Charles H. Damon (1826-1889) worked as a painter, and he was living in Marion with his wife, Phebe, and one son when they bought this property. By the time the 1903 Plymouth County Atlas was prepared, this 1/3 acre parcel showed the main house on Front Street and a smaller house with a square footprint behind the main house on Cottage Street (Figure 2). The property was listed with the name "C.H. Damon Estate" – referring to Charles H. Damon.

In 1903, Charles Damon's estate sold this property to Louzon and Harriet Damon of New Bedford.<sup>2</sup> The nature of their kinship is unknown, but the sale price was \$1,220. Perhaps the 50% appreciation in value of the property since 1886 was due in part to the construction of a second smaller house, and perhaps this house was in place. However, analysis of the 1908, 1921, and 1933 Sanborn Fire Insurance Maps may provide a different answer (Figures 3, 4, 5). A small two-story cottage is shown in this location on the 1908 map with a narrower footprint than the current house; and there is a two-story *shed* in this location on the 1921 map (and the two-story dwelling may have been moved to the west). By 1933, there is a dwelling in this location with a footprint more

<sup>1</sup> Plymouth County Registry of Deeds, Book 538/ Page 306, Book 536/ Page 23.

<sup>2</sup> PCRD, Book 879/ Page 57, Book 876/ Page 179.

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closely aligned to the current house. Based on that footprint, it would seem most likely that this house was built between 1921 and 1933. As noted above, the Tudor Revival style was a style popular from ca. 1890 to 1940. This would mean the house was built either by Benjamin Waters or Alice Ryder and Clara Lewis.

In 1921, Harriet Damon was living in Danvers when she sold this property, still the full 1/3 acre, to Benjamin E. Waters of Marion.<sup>3</sup> Two years later, the property was sold to Alice Ryder and Clara Lewis.<sup>4</sup> They owned the property until 1946. It was they who first introduced a commercial use. As recounted in the 1998 Area Form for Marion Village (MRN.N), by the early-1930s the main house was operating as "a typical New England home open to tourists." A *Wareham Courier* article dated July 17, 1931 states that "the Rosamond Inn at Cottage and Front streets Marion has thrown open its doors to tourist travel and those who have read of New England hospitality, the homey features of the abode and the traditions handed down from the early settlers, will enjoy this hostelry's outstanding features such as delicious meals and large, comfortable and unusually pleasant rooms."

Alice Ryder (1871-1954) and Clara Lewis (1870-1963) were both single women who lived with their parents and/or siblings. Alice was listed as a public librarian in census records, and Clara was never listed with an occupation. Neither were listed as living on Front or Cottage Streets during the time they owned this property. It was subsequent owners, Herbert and Prudence Jenkins, who recorded a plan in 1972 creating the two additional parcels on Cottage Street. The next year, for the first time, just this house was sold to Frank and Stasia Mixon of Marion.<sup>5</sup>

## BIBLIOGRAPHY and/or REFERENCES

Maps and atlases:

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

1903, *Atlas of Surveys of Plymouth County*. Springfield, MA: L. J. Richards Co., 1903.

1908, *Sanborn Fire Insurance Map from Marion, Plymouth County, Massachusetts*. New York: Sanborn Map Company, 1908.

1921, *Sanborn Fire Insurance Map from Marion, Plymouth County, Massachusetts*. New York: Sanborn Map Company, 1921.

1933, *Sanborn Fire Insurance Map from Marion, Plymouth County, Massachusetts*. New York: Sanborn Map Company, 1933.

Ancestry.com – vital records.

Dempsey and Clemson. MHC Area Form Z, Cottage-School Streets, 2021.

Gordon, Edward. MHC Area Form N, Wharf Village, 1998.

Plymouth County Registry of Deeds

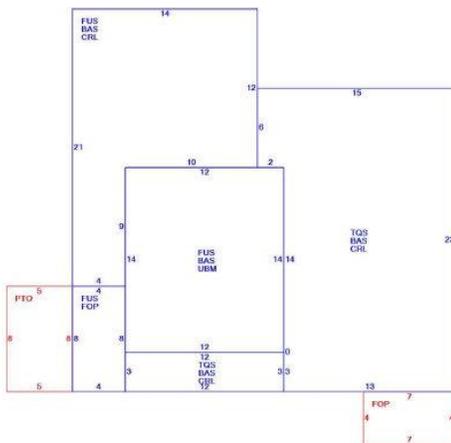


Figure 1. Marion Assessor sketch (decks, porches in red).



Photo 2. View from Cottage Street, looking southwest.

<sup>3</sup> PCR, Book 1405/ Page 586.

<sup>4</sup> PCR, Book 1423/ Page 946, Book 1435/ Page 327.

<sup>5</sup> PCR, Book 27740/ Page 3906.

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Figure 2. Detail of 1903 Plymouth County Atlas (circle added).

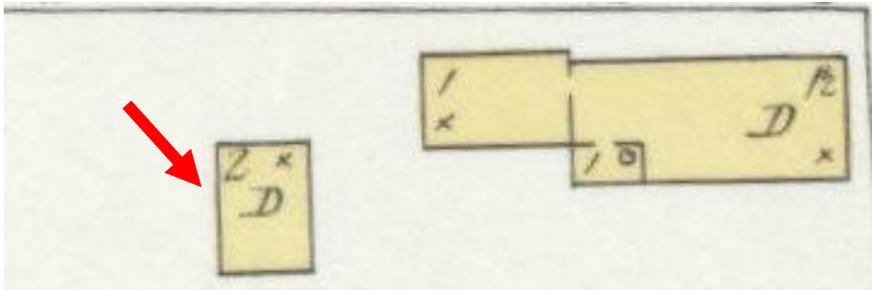


Figure 3. Detail, 1908 Sanborn Fire insurance Map (arrow added).

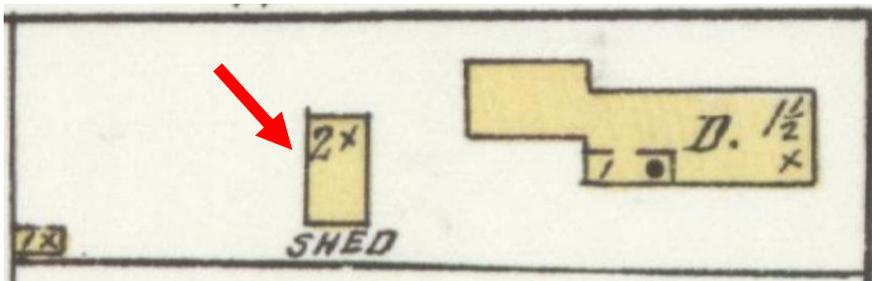


Figure 4. Detail, 1921 Sanborn Fire insurance Map (arrow added).

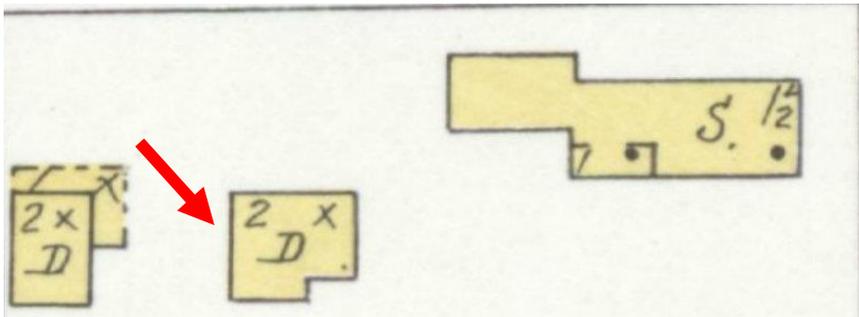


Figure 5. Detail, 1933 Sanborn Fire insurance Map (arrow added).

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## National Register of Historic Places Criteria Statement Form

Check all that apply:

Individually eligible       Eligible **only** in a historic district

Contributing to a potential historic district       Potential historic district

Criteria:     **A**     **B**     **C**     **D**

Criteria Considerations:     **A**     **B**     **C**     **D**     **E**     **F**     **G**

Statement of Significance by\_\_Eric Dray, Preservation Consultant for Sippican Historical Society

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

This property is a contributing resource in the combined Areas of Wharf Village-Sippican Village (MRN.N) and Water Street (MRN.L), hereinafter referred to as Marion Village.\*

Marion Village is recommended as eligible for listing at the local level under Criterion A in the area of Maritime History. Marion Village contains the great majority of buildings connected to Marion's historical maritime development beginning in the late-18<sup>th</sup> century. With the rise of saltmaking, shipyards, and whaling, maritime activity increased dramatically into the mid-19<sup>th</sup> century, as did residential development in Marion Village. In addition to the houses built by those in the maritime industry, Marion Village contains numerous buildings and structures associated with maritime industrial activity, including a chandlery, sail loft, cooperage, and wharves. As Marion Village's prosperity became linked to Sippican Harbor, Marion Village also became the commercial, political and institutional center of the town.

Marion Village is also recommended as eligible for listing at the local level under Criterion A in the area of Entertainment/ Recreation. Starting in the mid-19<sup>th</sup> century, maritime activity declined significantly. The decline in maritime activity was eventually replaced by the rise in the 1870s of a summer colony as Marion Village emerged as an elite summer resort. This was facilitated by the arrival of train service in the 1854. Summer visitors, including artists and writers, were drawn Sippican Harbor's beauty and tranquility. A large hotel, the Sippican Hotel, was located at the corner of South and Water Streets, and a few houses were converted to inns. While the hotel was town down in 1929, a large livery complex built by the Hiller Brothers at 147 Front Street (MRN.216) is extant. They provided horse-drawn vehicles to summer visitors registered at the Sippican Hotel, and ferried guests back and forth between the hotel and the train depot. In Marion Village, ownership (or occupancy through rental) of many houses began to shift from local maritime families to seasonal residents, including nationally-noteworthy politicians, businessmen, artists and writers. During this period, Marion Village also saw the addition of high style, architect-designed summer cottages and recreation resources.

Marion Village is recommended as eligible for listing at the local level under Criterion C in the area of Architecture. Marion Village is a remarkably intact historic town center, including a compact collection of historic dwellings, along with a few churches, schools, commercial buildings and recreation buildings. Marion Village contains a great concentration of Federal and Greek Revival houses; and examples of later Victorian-era styles, including high-style examples of summer house architecture along Sippican Harbor and large institutional buildings not found elsewhere in Marion.

The great majority of resources in Marion Village retain substantial integrity of location, setting, materials, workmanship, design, feeling, and association.

\*The potential Marion Village district boundaries include surveyed areas within the boundary of MRN.N completed in 2020-2022 for Barden-Hiller (MRN.Y), Cottage Street (MRN.Z), Main Street (MRN.AA), South Street (MRN.AB), Upper Pleasant Street (MRN.AC), and Upper Main Street (MRN.AH).