

FORM B – BUILDING

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

14-59

Marion

N, Z

MRN.182

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)

Photograph



Address: 10 Cottage Street

Historic Name: George and Ruth Sabins House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: ca. 1910

Source: Deed research

Style/Form: Colonial Revival-Craftsman*

*MRN.Z Area Form lists style as Classical Revival

Architect/Builder: Unknown

Exterior Material:

Foundation: Granite, fieldstone

Wall/Trim: Wood shingles

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

None

Major Alterations (*with dates*):*

None on record

*Based on Property Card and/or observation

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.73 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-19th and early-20th century on varying-sized lots, and commercial and institutional resources along Front Street. This house is set back from the street on its deep lot. The front of the house is informally landscaped with a gravel driveway, lawn, minimal foundation plantings, and a few deciduous trees.

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

10 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 commodious house, built in ca. 1910, can be characterized as an example of the Colonial Revival-style with Craftsman features. The house form consists of a broad 2½-story, three-bay by two-bay rectangular block with a tall hipped roof. This house rests, like most 19th and early-20th century houses in Marion Village, on a granite and fieldstone foundation. The elevations are clad in wood shingles that wrap the corners (i.e. no cornerboards). The roof is clad in asphalt shingles, and has very deeply-projecting roof eaves that appear to be clad in modern sheathing, but likely originally had exposed rafters (a Craftsman detail). A narrow brick chimney rises from the right (west) roof slope. A deep, open porch supported by Tuscan columns spans the front and part of the left (east) elevation. A small entrance porch of similar design is located at the rear of the right (west) side elevation.

The front elevation is essentially symmetrical in design (a characteristic of Colonial Revival-style architecture). There is a centered front entrance with a paneled wood door with large square window, set in a surround with broad ¾ sidelights that have diamond-shaped panes. Fenestration consists of modern 1/1 windows set in edge-molded casings. Fenestration on the second story is symmetrical with three sets of mullioned windows in a 2-3-2 pattern. Fenestration on the first story is not symmetrical. The left corner of the house is faceted, creating in effect an angled bay. There is a low, hip-roofed dormer centered on the front roof slope with two diamond-paned windows. This dormer has open eaves with exposed rafter tails – this was likely the original condition of the main roof eaves as well.

A comparison of the Assessor sketch (Figure 1) with the footprint on the 1933 Sanborn Insurance Map (Figure 2) shows that a rear ell was removed post-1933.

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 20th 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 19th 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 house was built in ca. 1910, replacing an older house in this location. This small parcel was part of the larger homestead of Jabez Wing shown on the 1879 Plymouth County Atlas (Figure 3). At that time, Cottage Street was shown as dotted lines that extended only to Jabez Wing's property. In 1897, this property was sold by the heirs of Jabez Wing to Benjamin T. and Angenette Cundall of Somerset.¹ A house is shown in this location on the 1903 Plymouth County Atlas with the name B. F. Cundell (Figure 4). As can be seen on the map, that house has a different footprint and is sited closer to the street. Benjamin T. Cundall (1834-1919) was listed living on Cottage Street and working as a fisherman or boatman in early-20th century census records and directories.

¹ Plymouth County Registry of Deeds, Book 744/ Page 530.

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In 1909, two years after his wife's death, Benjamin Cundall sold this property to George C. Sabins of Marion.² This house has an Assessor date of 1910, and it can be presumed that Sabins built this replacement house shortly after buying the land. George C. Sabins (1873-1957) was listed in the 1910 US Census living on Cottage Street and working as a boatman for a private family. By the time the 1920 US Census was prepared, he had become a master mariner. He had married Ruth Hammond (1873-1931) in Marion in 1903. In the 1930 and 1940 Census, he was listed as a caretaker for the Austin estate, located at 75 Water Street (MRN.171), known for its stone moon gate. His work history is an example of how local employment shifted to support of seasonal residents.

Following George Sabin's death in 1957, the property was inherited by their daughter, Vera (Sabins) Beals. She was living in Plymouth in 1964 when she sold it to the First Congregational Church of Marion for use as their parsonage.³ They continue to own the property.

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.

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



Photo 2. View from Cottage Street, looking southwest.

² PCRD, Book 1014/ Page 140.

³ PCRD, Book 3146/ Page 77.

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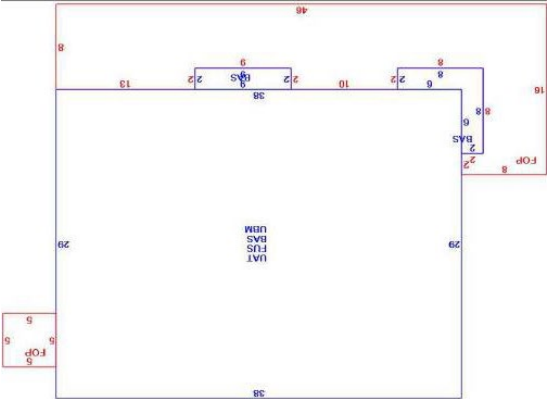


Figure 1. Marion Assessor Sketch.



Figure 2. Detail of 1933 Sanborn Insurance Map, Plate 3.

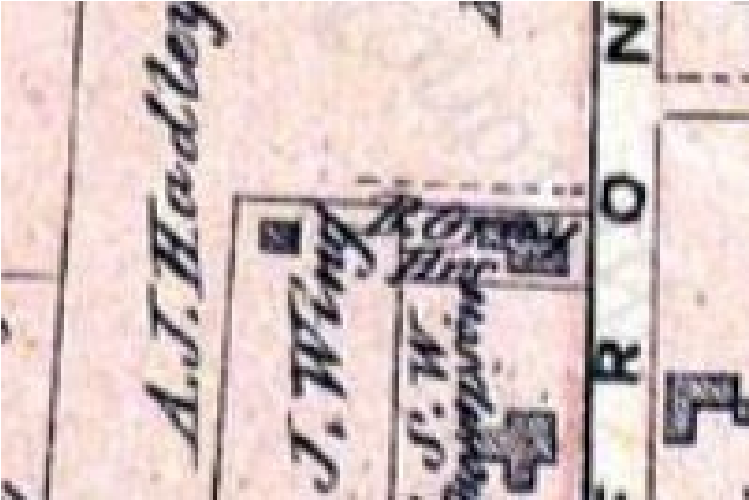


Figure 3. Detail of 1879 Plymouth County Atlas (hatch marks site of future Cottage Street).

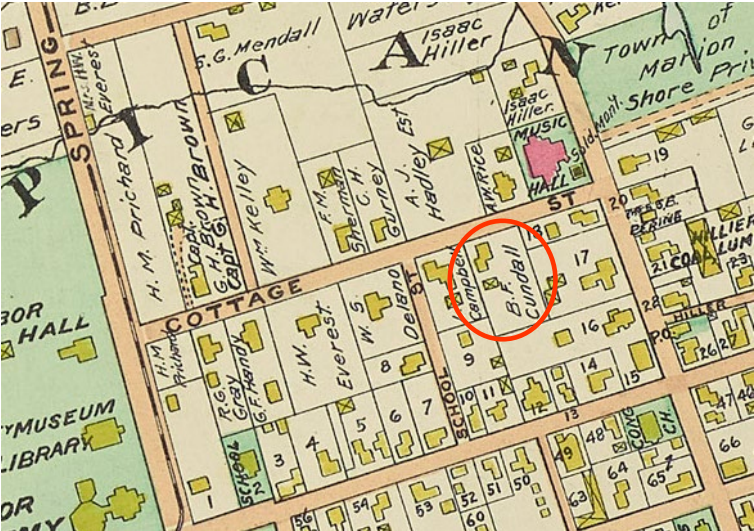


Figure 4. Detail of 1903 Plymouth County Atlas, Plate 23 (circle added).

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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-18th century. With the rise of saltmaking, shipyards, and whaling, maritime activity increased dramatically into the mid-19th 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-19th 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 torn 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).