

# FORM B – BUILDING

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

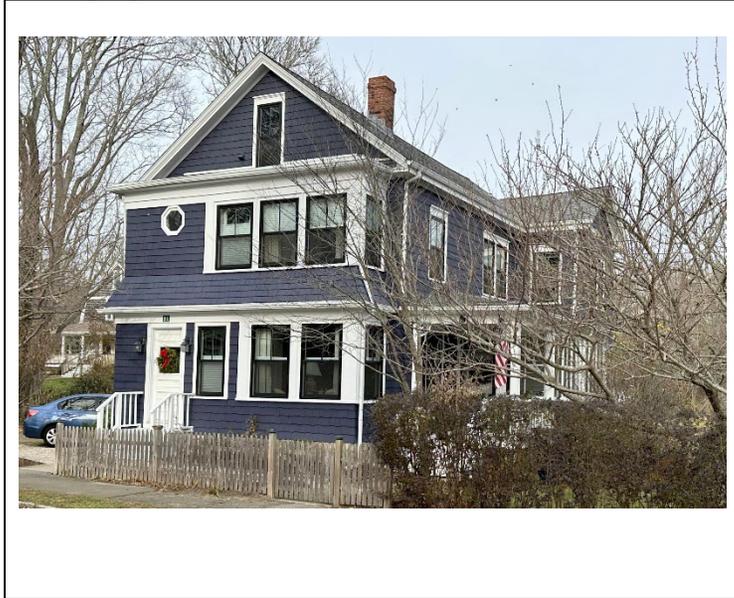
MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

14-38 Marion N, Z MRN.187

**Town/City:** MARION

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

## Photograph



**Address:** 21 Cottage Street

**Historic Name:** Frank and Elva Sherman House

**Uses:** Present: Two-family Dwelling House

Original: Single Family Dwelling House

**Date of Construction:** ca. 1892

**Source:** Deed, mortgage research

**Style/Form:** Victorian Eclectic

**Architect/Builder:** Unknown/ Seth Mendall (possibly)

**Exterior Material:**

Foundation: Granite-fieldstone

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

**Outbuildings/Secondary Structures:**

None (outbuilding shown on 1903 and 1933 maps no longer extant)

**Major Alterations** (*with dates*):\*

New windows (dates unknown)

\*Based on Property Card and/or observation

**Condition:** Good

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

**Acres:** 0.39 acres

**Setting:** This building is located on the north side of Cottage Street. The street is lined with late-19<sup>th</sup> and early-20<sup>th</sup> century houses. Most of the houses, including this one, are set close to the street on small lots. A gravel driveway runs along the west side of this house. The front yard is landscaped with plantings and a walkway to the front entrance. A wood picket fence runs along the street.

## Locus Map



Aerial Imagery, 2021

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

**Organization:** Sippican Historical Society

**Date** (*month / year*):

# INVENTORY FORM B CONTINUATION SHEET

MARION

21 COTTAGE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

N, Z

MRN.187

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, built in ca. 1892, can be characterized as Victorian Eclectic in style, meaning it was built during the Victorian era but does not display sufficient features of any one style. This house is somewhat similar in form and design to its neighbor, 19 Cottage Street (MRN.186). Both houses have a 2½-story, gable-front main block that is three bay wide, with a shallow, stepped down lateral ell at the rear of the right (east) elevation.

This house has an unusual two-story bay that spans the front elevation. Like its neighbor, a partially-enclosed porch spans the right (east) side elevation back to the lateral ell. This porch is supported by square posts and the rear portion of the porch is enclosed with wood 2/2 windows. Most other windows have all been replaced with modern 2/1 windows.

The house rests, like most 19<sup>th</sup> century houses in the 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 (likely wood shingle originally). The roof has a projecting molded box cornice on the front elevation that connects to the cornice of the two-story front bay, creating the effect of a full pediment.

According to its Property Card, this building is a two-family. Unless it was built that way, this suggests that there have been interior alterations at some time. Comparing the current Assessor sketch to the 1908 and 1921 Sanborn Fire Insurance maps (Figures 1, 2, 3), the rear ell and front bay were added after 1908, and the front bay was expanded to be full width sometime after the 1933 Sanborn Map was prepared.

## 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.

In 1888, Seth Mendall (Mendell) of Marion sold this parcel to Florence and John Jaques of Boston.<sup>1</sup> Mendall also sold the neighboring parcel on which 19 Cottage Street (MRN.186) would be built. The Jaques do not appear to have built the house. Rather, in 1892, still living in Boston, they sold this parcel to Frank M. Sherman of Marion.<sup>2</sup> That same year, Sherman took out a mortgage, which may suggest that he built this house right away. The house is first shown on the 1903 Plymouth County Atlas (Figure 4). This house, along with 19 Cottage Street and 27 Cottage Street (MRN.189) may all have been built by Seth Mendall, who was a carpenter.

Marion-born Frank Morton Sherman (1855-1936) married Elva Bruce Gurney (1859-1938) in Marion in 1882. Wareham-born Elva (Gurney) Sherman was the younger sister of Charles Gurney who built the house next store at 19 Cottage Street, which likely

<sup>1</sup> Plymouth County Registry of Deeds, Book 562/ Page 524.

<sup>2</sup> PCR, Book 645/ Page 197.

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explains why the Shermans bought this property. The Shermans had one child who died in infancy. Frank Sherman was listed as a laborer in the stone crushing industry in the 1910 US Census, but by the 1920 Census was a mailman.

Following Elva Sherman's death, the house was sold in 1938 to John W. and Annie M. Bower of Marion.<sup>3</sup> Canadian-born John Bower (1899-1990) and Annie Bower (1900-1997) immigrated to the US in 1923. He worked as a carpenter, and they are buried in Marion. John Bower is one of two Canadian-born carpenters to live on Cottage Street in the mid-20<sup>th</sup> century - the other is Eldon Love (1899-1974) who lived at 28 Cottage Street (MRN.185). This house stayed in the Bower family until 1992.<sup>4</sup>

## BIBLIOGRAPHY and/or REFERENCES

Maps and atlases:

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

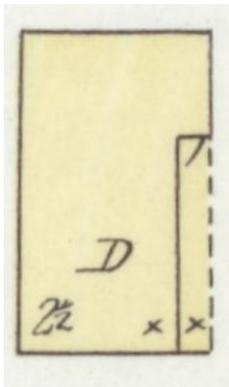


Figure 1. Detail of 1908 Sanborn Map

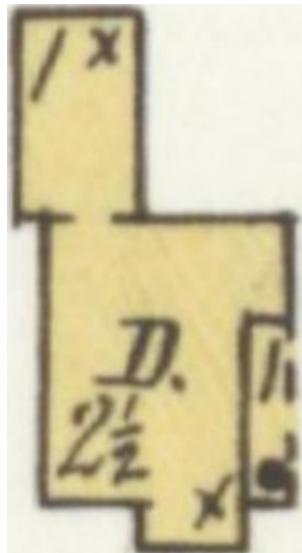


Figure 2. Detail of 1921 Sanborn Map

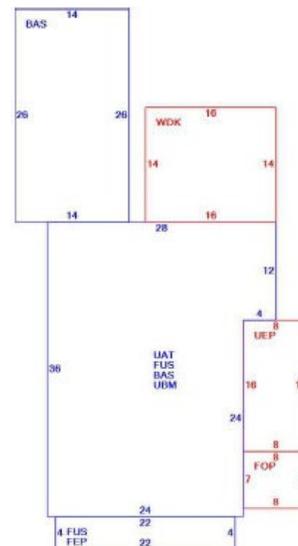


Figure 3. Marion Assessor Sketch (decks, porches in red).

<sup>3</sup> PCRD, Book 1758/ Page 427.

<sup>4</sup> PCRD, Book 10940/ Page 233.

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Photo 2. View from Cottage Street, looking northeast.

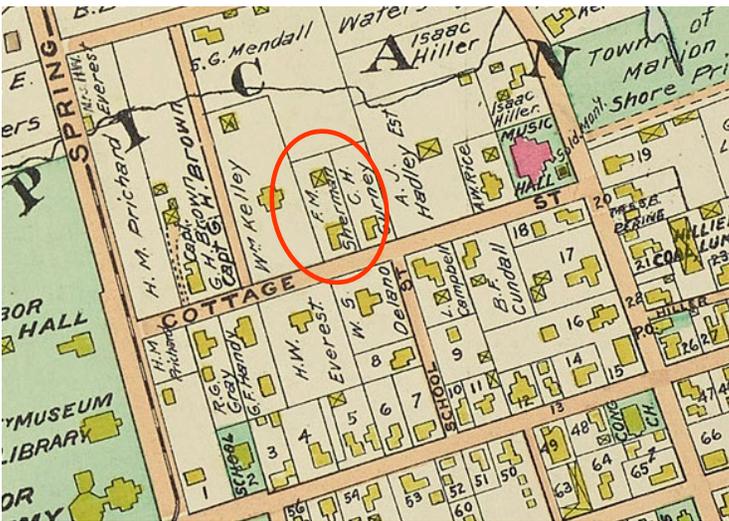


Figure 4. Detail of 1903 Plymouth County Atlas, Plate 23 (circle added).

**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).