

FORM B – BUILDING

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

14-34 Marion N, Z MRN.189

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: 27 Cottage Street

Historic Name: Seth Mendall House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: [1887-1890]

Source: Mortgage-title research

Style/Form: Shingle Style

Architect/Builder: Unknown/ Seth Mendall

Exterior Material:

Foundation: Granite-fieldstone

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

Guesthouse (demolished and rebuilt in 2012)

Garage (appears late-20th c.) (Photo 5)

Major Alterations (*with dates*):*

Small rear addition and porch (2002)

*Based on Property Card and/or observation

Condition: Good

Moved: no yes **Date:**

Acreage: 0.89 acres

Setting: This house is located on the north side of Cottage Street. The street is lined with late-19th and early-20th century houses. Most of the houses are set fairly close to the street, but this house is set well back on a slight rise. The property is landscaped with expanses of lawn, mature trees and foundation plantings. A long concrete walkway leads to the front entrance, and a wood picket fence runs along the street. The property is bordered on the west side by Cottage Lane where there is a low fieldstone wall. A gravel driveway extends behind the house to a garage and cottage (Photo 5).

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

27 COTTAGE STREET

MASSACHUSETTS HISTORICAL COMMISSION

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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 can be characterized as Shingle style. The Shingle style, popular from ca. 1880-1910, was uniquely American, combining Queen Anne, Richardsonian Romanesque and Colonial Revival forms and details. The complex forms were wrapped in wood shingles (hence the style name).

The form of this house includes a 2½-story gable-front main block that incorporates a gambrel roof profile; a lateral ell on the east side elevation with a gable roof; and behind that ell is a three-story tower crowned by hip roof with finial. A deep open porch spans the front and part of the side elevations.

The house rests, like most 19th century houses in the village, on a mortared granite-fieldstone foundation, and the front porch rests on a foundation of smaller fieldstones. The elevations, including the lower portion of the gambrel roof forms, are clad in wood shingles, but the entire roof would originally have been clad in wood shingles. A beltcourse spans above the second story windows, above which are patterned shingles (a Queen Anne-style feature). There are three shallow shed dormers on the left (west) elevation that also have patterned shingles.

Most of the windows are modern, 2/1 double-hung sash (replacing earlier 2/2 windows). The second story and attic level of the front elevation have double-hung windows enlivened by diamond-paned upper sash. To the left of the off-center front door is an oculus window.

A comparison of the Cover Photo to an undated early view (Photo 2), and a comparison of the Assessor sketch and the 1933 Sanborn Fire Insurance Map (Figures 1 and 2), show that the tower was increased in height by one story, an enclosed porch was added to the right side of the front porch that replaced an open porch, and the rear ell was expanded across the rear elevation.

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 on land that Seth Mendall (Mendell) owned along Cottage Street. He also sold the land on which the houses as 19 Cottage Street (MRN.186) and 21 Cottage Street (MRN.187) were built, and they were all possibly built by Mendall (1832-1908), who was listed a carpenter and ship carpenter in census records.

In 1887, Mendall took out a mortgage for this property - perhaps for funds to build this house. In 1890, he sold this parcel, now with reference to buildings, to Clark P. Howland.¹ Clark P. Howland (1849-1936) was first a teacher and then later Tabor Academy's first headmaster - a post he held until 1893.

¹ Plymouth County Registry of Deeds, Book 603/ Page 419.

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In 1894, Howland sold this property to Judah Hathaway of Rochester.² Two years later, Hathaway sold it to Martha (Mattie) C. Kelley.³ She was the wife of sea captain, William Kelley (b. 1854). In 1906, the Kelleys sold this property to Estella L. Delano, wife of John W. Delano.⁴ The Delanos' son and daughter-in-law, Walter S. and Hattie Delano, owned the house across the street at 22 Cottage Street (MRN.188) from 1902 to 1946.

John W. Delano (1852-1920), according to census records and directories, lived in Marion but worked as a Fish and Game Commissioner in Boston. In 1897, he was hired as the first Commissioner of Hatcheries (see Figure 4, Delano at work). By 1920, he was retired. In 1923, Estella Delano sold the property to Dana and Edith Macafee.⁵ Dana Macafee immediately took out a \$6,000 mortgage. They lost the property through foreclosure by the Wareham Savings Bank, perhaps a casualty of the Great Depression. Starting in 1944, the property was sold six more times to families both living in Marion and from elsewhere.

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.

Perry, E. G. *A Trip Around Buzzards Bay Shores*. Boston: C.S. Binner, 1903.

Plymouth County Registry of Deeds

Sippican Historical Society Collections.

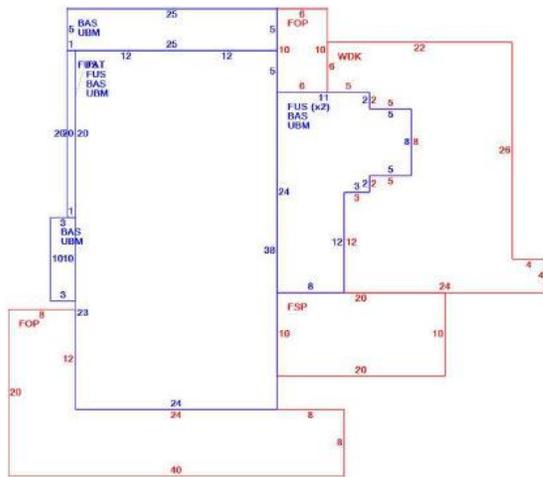


Figure 1. Marion Assessor Sketch.

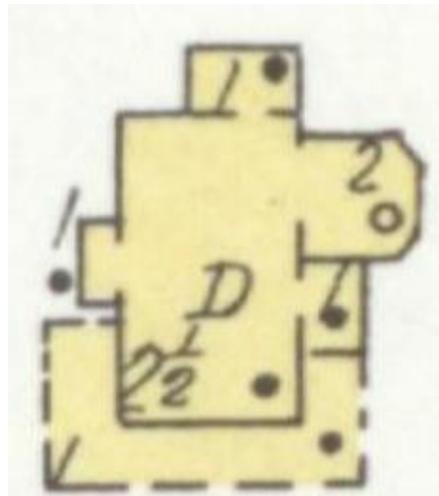


Figure 2. Detail of 1933 Sanborn Insurance Map.

² PCRD, Book 667/ Page 173.

³ PCRD, Book 727/ Page 12.

⁴ PCRD, Book 932/ Page 216.

⁵ PCRD, Book 1437/ Page 396.

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Photo 2. Early-20th century view looking north (Source: E. G. Perry, EG, *A Trip Around Buzzards Bay Shores*).



Photo 3. View from Cottage Street, looking northeast.

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Photo 4. View from Cottage Lane, looking southeast.



Photo 5. View from Cottage Lane, looking east.

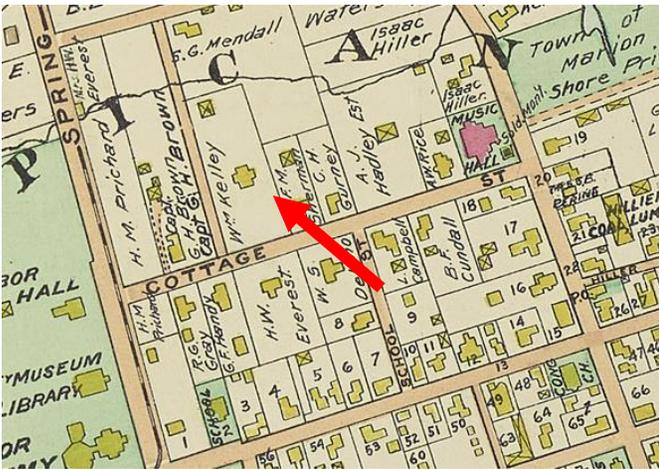


Figure 3. Detail of 1903 Plymouth County Atlas (arrow added).



Figure 13. Tub system for trout propagation, Sutton State Fish Hatchery, about 1910. Hatchery Superintendent Arthur Merrill (l.), Commissioner John W. Deland (r.).

Figure 4. Ca. 1910 photo, John W. Delano at right (Source: The Board of Commissioners Years 1866-1919, mass.gov.)

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 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).