

# FORM B – BUILDING

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

14-46

Marion

N, Z

MRN.185

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:** 28 Cottage Street

**Historic Name:** Harvey and Phebe Everest House

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

Original: Single Family Dwelling House

**Date of Construction:** [1900-1903]

**Source:** 1900 US Census, 1903 Atlas

**Style/Form:** Shingle Style

**Architect/Builder:** Unknown

**Exterior Material:**

Foundation: Unknown (likely granite)

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

**Outbuildings/Secondary Structures:**

None (ca. 1940 Gambrel-roof garage demolished 2022)

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

Enclosed porch, left (east) side (1997)

\*Based on Property Card and/or observation

**Condition:** Good

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

**Acreage:** 1.02 acres

**Setting:** This house is located on the south 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 are set fairly close to the street on small lots. This house is set back slightly on its large flat parcel. The property is landscaped with expanses of lawn, mature trees and foundation plantings. A flagstone walkway leads to the front entrance. An asphalt driveway leads along the west side of the parcel.

## 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

28 COTTAGE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

N, Z

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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 is a good example of the Shingle style – a style that created complex forms enclosed within a smooth surface (wood shingles) – it was a uniquely American style that combined elements of Queen Anne, Colonial Revival and Richardsonian Romanesque styles.

The form of this house consists of a two-story, five-bay, side-gable block with high gambrel roof that incorporates the second story into the steep lower roof of the gambrel. The raised foundation is obscured by lattice skirt boards below the wrap-around deck (but is very likely granite and/or fieldstone). The elevations are clad in painted wood shingles that wrap the corners (i.e. no cornerboards, a Shingle style detail). Both slopes of the gambrel roof are clad in asphalt shingles, but they would also have been clad in wood shingles originally. The wood shingles on the elevations would very likely not have been painted originally.

The front elevation is symmetrical in design. There is a centered entrance with a wood panel door with large window set in a simple surround. Fenestration includes wood 2/1 double-hung windows set in casings with molded lintels. Three dormers are evenly arrayed across the front roof slope – the outside two are shallow shed dormers with pairs of narrow double-hung sash, and the central dormer has a gable roof and diamond-paned sash.

An open porch supported by square columns is centered on the front elevation shielding the front entrance. An enclosed porch on the east side elevation was likely added in 1997.

## 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 house was built on an acre of land that Oscar A. Blaisdell of Boston sold in 1894 to Harvey W. Everest of Marion.<sup>1</sup> It is unclear why, but the deed was re-recorded in 1896, still with reference to land only.<sup>2</sup> Harvey Everest (1830-1922) was born in New York, and married Phebe Allen (1838-1922) in 1861. As of the 1870 US Census, they were living in Ann Arbor, MI where he worked as a bookkeeper. They had moved to Marion by the time the 1880 US Census was prepared. In that Census, he was listed as a farmer, surrounded by other farmers, so it is unlikely they were living in the Village at that time. They were still living there as of the 1900 US Census, but Harvey Everest's work was listed as "no occupation," meaning perhaps that he had retired (at least from farming). However, Everest was also a real estate agent and fairly active with real estate in Marion, including the village, from the 1880s to the 1900s. He built and quickly sold 36 Cottage Street (MRN.191) in 1897, and sold the land next door on which 22 Cottage Street (MRN.188) would be built.

<sup>1</sup> Plymouth County Registry of Deeds, Book 688/ Page 513.

<sup>2</sup> PCRD, Book 728/ Page 122.



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MARION

28 COTTAGE STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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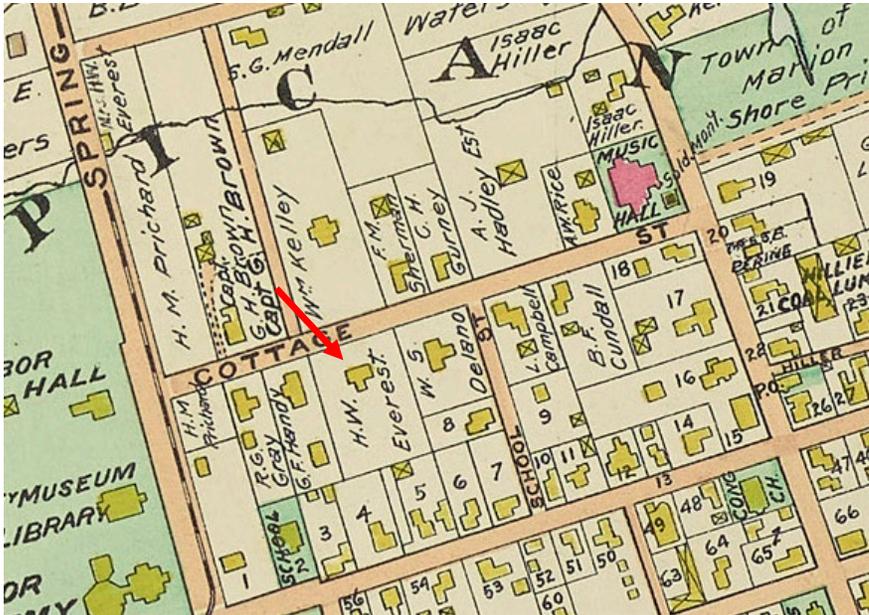


Figure 2. Detail of 1903 Plymouth County Atlas (arrow added).

**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).