

FORM B – BUILDING

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

14-32

Marion

N, Z

MRN.192

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: 35 Cottage Street

Historic Name: George and Mary Brown House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: [1890-1900]

Source: Deed research, ca. 1890-1900 photo

Style/Form: Queen Anne

Architect/Builder: Unknown

Exterior Material:

Foundation: Granite-fieldstones

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Locus Map



Aerial Imagery, 2021

Outbuildings/Secondary Structures:

Former carriage house now 8 Cottage Lane.
Garage/outbuilding (Photo 3)

Major Alterations (*with dates*):*

Addition (2003)

Porch widened (1997)

*Based on Property Card and/or observation

Condition: Good

Moved: no yes **Date:**

Acreage: 0.36 acres

Setting: This house is located on the north side of Cottage Street – a street lined with late-19th and early-20th century houses. Cottage Lane runs along the east side of this property. The house is centered on the square flat parcel. The property is landscaped with expanses of lawn, mature trees and foundation plantings. A low fieldstone wall runs along the street. A flagstone walkway leads to the front entrance, and a gravel driveway runs along the west side of the parcel.

Recorded by: Eric Dray, Preservation Consultant

Organization: Sippican Historical Society

Date (*month / year*): February 2023

INVENTORY FORM B CONTINUATION SHEET

MARION

35 COTTAGE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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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 one of a cluster of gable-front houses at the west end of Cottage Street. This house can be characterized as Queen Anne in style. The Queen Anne style, popular from ca. 1880-1910, employed different roof shapes and surface materials to enliven a building's elevations and create a more "picturesque" effect than earlier more formal styles. The form of this house consists of a 1½-story gable-front main block, with a gable-roofed wall dormer on the left (west) side elevation, and a slightly-projecting, gable-roofed ell on the right (east elevation). There is also a large rear addition built in 2008. The original configuration of the front and left side elevations can be seen in a ca. 1890-1900 photograph (Photo 4).

The building rests, like most 19th century houses in the village, on a rough-cut granite and fieldstone foundation. The front elevation is clad in wood shingles with a beltcourse above the second story windows, and patterned shingles above the attic window (similar to [32 Cottage Street](#), MRN.190, across the street). This decorative feature is also found on the right side ell. The use of patterned shingles is characteristic of the Queen Anne style. The remaining elevations are clad in plain wood shingles. The roof is clad in asphalt shingles (likely wood shingles originally) and has a projecting molded box cornice with no returns across the gable ends.

The front elevation is three bays wide with a side hall entrance. An enclosed porch (open originally, see Photo 4) spans the first story and was expanded to the right (east) in 1997. The porch has a large three-part window system the configuration of which appears to be original (again see Photo 4). Remaining fenestration consists primarily of modern, replacement 2/2 double-hung sash.

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 for Mary L. (1849-1906) and George H. Brown (1841-1917). The exact construction date is unknown. Brown purchased land north of Main Street in 1880 and 1884 (i.e. before Cottage Street was laid out).¹ The house and outbuilding are shown in a photo that dates to ca. 1890-1900 (Photo 4). By the 1900 US Census, George Brown was listed as a retired sea captain. They are shown here on the 1903 Plymouth County Atlas map with one of their sons, George H. T. Brown (Figure 2).

The house was inherited by brothers William C. and George H. T. Brown after their father died intestate. In 1926, William sold his share to his brother (and would go on to build the house next door, [37 Cottage Street](#), MRN.193). George H. T. Brown (1881-1961) was listed as an electrician in the 1920-1940 US Census records. George Brown died in 1961, and in 1962 his wife sold the house to Richard and Kathrene Foren of Marion.²

An outbuilding connected with this property now sits on its own parcel behind this house, 8 Cottage Lane.

¹ Plymouth County Registry of Deeds, Book 458/ Page 275, Book 503/ Page 225.

² PCR, Book 2940/ Page 337.

INVENTORY FORM B CONTINUATION SHEET

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35 COTTAGE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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BIBLIOGRAPHY and/or REFERENCES

Maps and atlases:

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

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

Sippican Historical Society Collections.

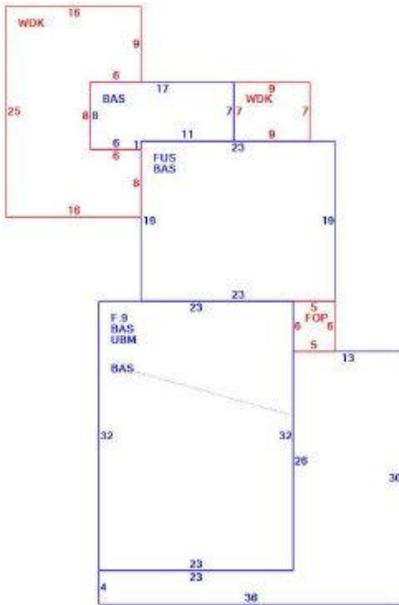


Figure 1. Marion Assessor Sketch.

Photo 2. View looking northeast.



Photo 3. View from Cottage Lane, looking west.

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Photo 4. Ca. 1880-90 view looking northeast from Tabor/Town Hall, arrow to 35 Cottage Street added (Courtesy: Sippican Historical Society).

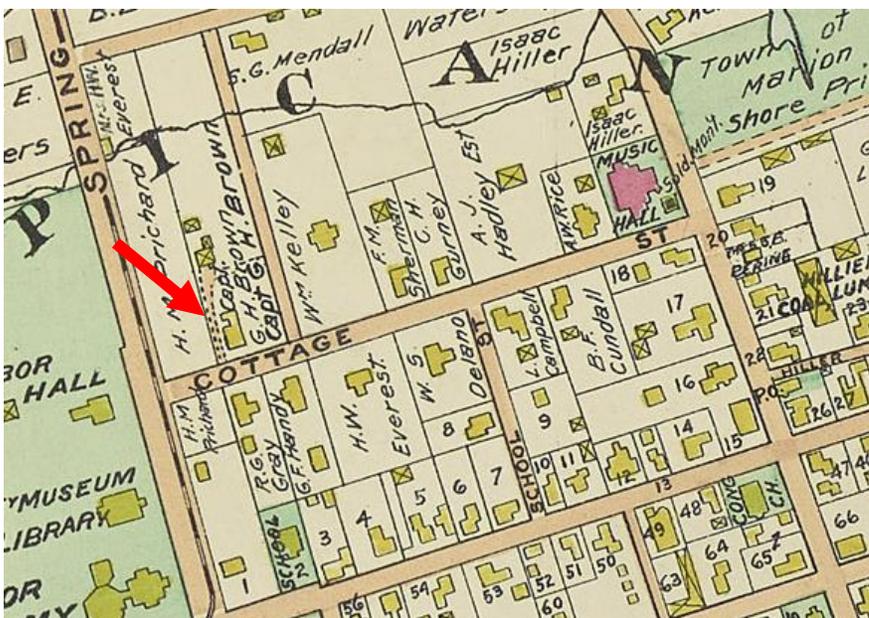


Figure 2. Detail of 1903 Plymouth County Atlas (arrow added).

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-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).