

FORM B – BUILDING

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

14-44

Marion

N, Z

MRN.191

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: 36 Cottage Street

Historic Name: Henry Everest-Russell G. Gray House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: 1897

Source: Deed research

Style/Form: Queen Anne

Architect/Builder: Unknown

Exterior Material:

Foundation: Fieldstone

Wall/Trim: Wood shingles, clapboard/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:
Cottage (2011 Assessor date, Photo 3)

Major Alterations (*with dates*):*
Additions (2005, 2010)

*Based on Property Card and/or observation

Condition: Good

Moved: no yes **Date:** 1897 (possibly)

Acreage: 0.40 acres

Setting: This house is located on the south side of Cottage Street near the intersection with Spring Street. The surrounding area on Cottage Street is lined with late-19th and early-20th century houses. This house abuts the large Marion Masonic Lodge at 11 Spring Street (MRN.61). The house is set back slightly on its level parcel. The property is formally landscaped with expanses of lawn, mature trees and foundation plantings. A gravel 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

36 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 the house consists of a 2½-story, gable-front, rectangular main block that is three bays wide, a slightly-projecting ell centered on the left (east) side elevation, a gable-roofed wall dormer centered on the right (west) elevation, and a rear two-story ell. The west elevation also has a small, hip-roofed, one-story bay.

The house appears to rest on a fieldstone foundation, and the roof is clad in asphalt shingles (likely wood shingles originally), with a molded box cornice with partial returns across the gable ends. The elevations are clad in wood shingles, including "square-butt" patterned shingles on the front gable peak above a narrow wood band. The use of patterned shingles is characteristic of the Queen Anne style.

The front entrance displays characteristics of the Colonial Revival style. It is unknown if the door and/or door surround are original. The door, with its varying-sized panels and square window is typical of Victorian-era houses. The surround, however, has Colonial Revival-style pilasters and pedimented lintel above. To the left of the front entrance is a broad hexagonal bay (also unclear if original). Fenestration consists primarily of modern 2/2 double-hung sash set in molded surrounds. On the right side elevation is a wood, diamond-paned window – likely an original window that lights the interior stair.

A comparison of the building footprint in the attached Assessor sketch (Figure 1) to the 1933 Sanborn Insurance Map (Figure 2), shows that the front elevation originally had an open porch, and the rear one-story ell was expanded after 1933 with a large two-story rear addition.

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 Louisa Cushing of Charlestown, MA sold to Henry W. Everest in July of 1897.¹ That deed references land only. He appears to have built this house right away. By mid-November of that year, Everest sold this parcel, now with reference to a building. Harvey Everest (1830-1922) was born in New York, and married Phebe Allen (1838-1922) in 1861. 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 sold the land on which 22 Cottage Street (MRN.188) would be built in 1903, and he built in ca. 1900-1903 the house at 28 Cottage Street (MRN.185) for himself.

¹ Plymouth County Registry of Deeds, Book 739/ Page 599.

INVENTORY FORM B CONTINUATION SHEET

MARION

36 COTTAGE STREET

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Everest sold this house to John M. Allen, trustee under the will of Russell Gray.² The deed states that the “premises [are] now occupied by Russell G. Gray,” so perhaps Everest rented the house to him before selling. Russell G. Gray (1843-1917) was the son of Russell Gray (1812-1889) – a sea captain and later ship carpenter. His son, Russell G. Gray, was listed as a sailor (1880 US Census) and then painter (1900 US Census).

Trustee John M. Allen held this house for the benefit of the trust legatee (Gray). The 1903 Plymouth County Atlas shows the house with the name R. G. Gray (Figure 3). He and his wife, Laura (Handy) Gray, had three children.

John M. Allen (1842-1912) was listed as a surveyor in the 1880 US Census, and his occupation was real estate in the 1900 US Census. He died before the Grays, but his estate continued to own this house. It was his estate that sold this property in 1944 to Charles G. and Hilda Bennett of Marion.³ Charles Bennett (1911-2006) was an electrician who worked as Foreman for Washburn Electric Company from 1949-1996. The house remained in the Bennett family until the 1990s. Most recently it was sold in 2010 to Michael and Margherita Baldwin of Marion.⁴

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

www.chapmanfuneral.com/obituaries/Charles-G-Pete-Bennett?obId=20702099

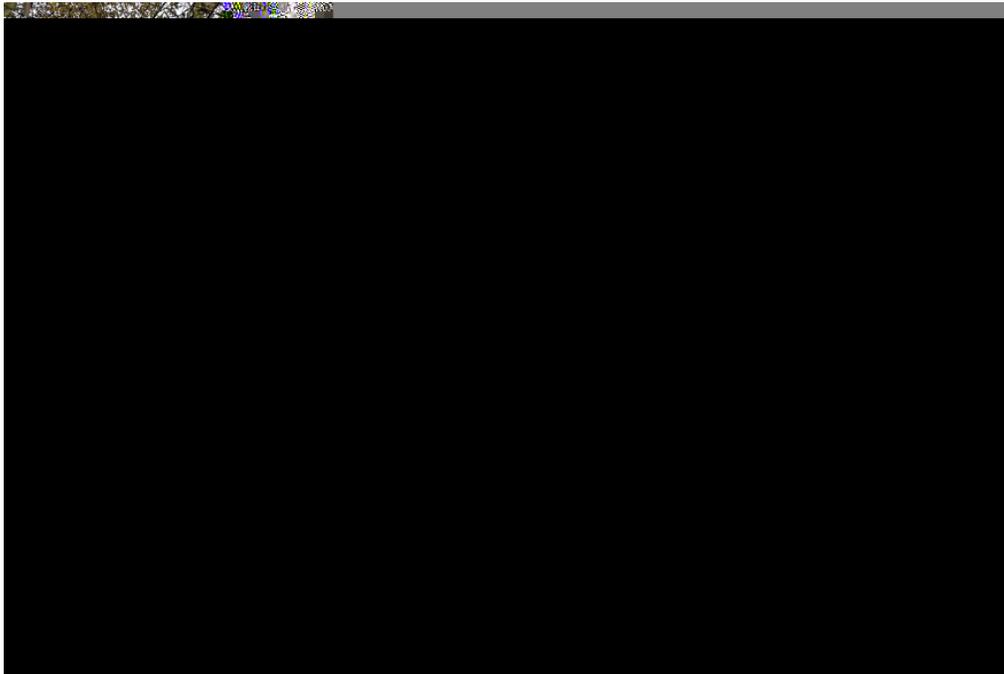


Photo 2. View from Cottage Street, looking southwest.

² PCRD, Book 754/ Page 88.

³ PCRD, Book 1865/ Page 179, 180.

⁴ PCRD, Book 38295/ Page 188.

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).