

FORM B – BUILDING

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

14-31

Marion

N, Z

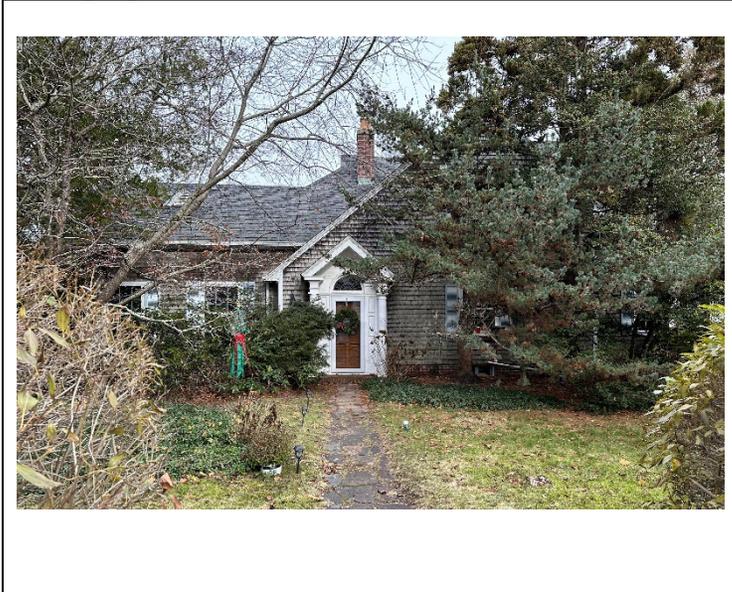
MRN.193

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: 37 Cottage Street

Historic Name: William C. and Mina Brown House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: [1921-1932]

Source: 1921 Sanborn Map , Deed research

Style/Form: Colonial Revival

Architect/Builder: Unknown

Exterior Material:

Foundation: Brick

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

Large garage with gambrel roof (ca. 1930, Photo 2)

Major Alterations (*with dates*):

None on record

*Based on Property Card and/or observation

Condition: Good

Moved: no yes **Date:**

Acreage: 0.49 acres

Setting: This house is located on the corner of Cottage and Spring Streets, and the house fronts on Cottage Street – a street lined with late-19th and early-20th century houses. Opposite is the large Marion Masonic Lodge at 11 Spring Street (MRN.61), and the Sippican Elementary School is across Spring Street. This house is set back on its level parcel. The property is landscaped with a privet hedge along Cottage Street, along with masses of shrubbery and trees obscuring the house from the street. A stone wall runs along Spring Street, and an asphalt driveway leads along the north side of the parcel to a garage.

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

37 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 Colonial Revival-style house, built in ca. 1921-1932, is largely obscured by mature shrubbery and trees, but the form appears to consist of a 1½-story, gable-front main block, a gable-ended rear ell, and a flat-roofed addition on the right side of the main block. The house rests on a brick foundation. The elevations are clad in wood shingles with plain cornerboards. The roof is clad in asphalt shingles (likely wood shingles originally), and has a molded cornice. Fenestration includes wood, 6/6 double-hung sash set in molded surrounds.

The most visible element of the house, and the feature most clearly Colonial Revival in style, is the front entrance located offset on the front elevation. The Colonial Revival style began in the late-19th century with a new interest in the country's own architecture of the Colonial-era and early Republic, and was a style that remained popular well into the 20th century. Here, the wood paneled door is set in an elaborate surround that includes wood panels (where sidelights are typically placed), a leaded-glass fanlight over the door, and a deep, open-pedimented portico supported by Tuscan columns.

A comparison of the current Assessor sketch (Figure 1) with the 1933 Sanborn Insurance Map (Figure 2) shows the evolution of the house with the right (east) addition, and possibly the front entrance portico.

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 Abby Pritchard of Marion sold to William C. Brown in 1918.¹ That deed does not reference buildings. Brown was living in Detroit at the time, but he had grown up next door at the house of his father, George H. T. Brown (35 Cottage Street, MRN.192). William Brown inherited that house with his brother, George H. Brown, after their father's death in 1917, but William conveyed his interest in that house to his brother in 1926.

In 1920, William Brown (1875-1951) married Mina Keller (1884-1988) in Medina, OH, when they were living in Detroit. It is not known exactly when this house was built. It is not shown on the 1921 Sanborn Fire Insurance Map, but the house was in place by 1932, when there were two transactions between members of the Brown family. According to an obituary in the *Orlando Evening Star*, William Brown was a Vice-President with the auto manufacturer Brown-McClaren Co. in Detroit, and they moved to Marion after his retirement. In 1947, William and Mina Brown sold this house to Dorothy and Claus Cosman of Marion.² The Cosman family owned this house until 2002.

¹ Plymouth County Registry of Deeds, Book 1299/ Page 159.

² PCRD, Book 1953/ Page 232.

INVENTORY FORM B CONTINUATION SHEET

MARION

37 COTTAGE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

N, Z

MRN.193

BIBLIOGRAPHY and/or REFERENCES

Maps and atlases:

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

1921, *Sanborn Fire Insurance Map from Marion, Plymouth County, Massachusetts*. New York: Sanborn Map Company, 1921.

1933, *Sanborn Fire Insurance Map from Marion, Plymouth County, Massachusetts*. New York: Sanborn Map Company, 1933.

Ancestry.com: see footnotes.

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

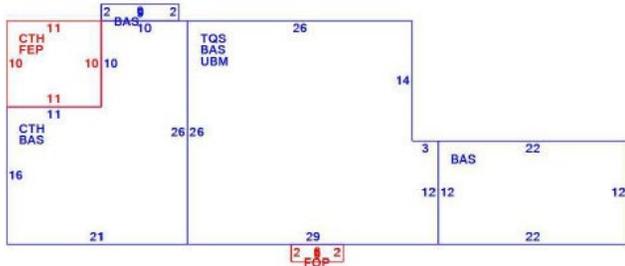


Figure 1. Marion Assessor Sketch (decks, porches in red).



Figure 2. Detail of 1933 Sanborn Insurance Map.



Photo 2. View of garage, looking east from Front Street.

N, Z MRN.193

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).