

# FORM B – BUILDING

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

14-62A-1 to 9

Marion

N, Y

MRN.395

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

**Town/City:** MARION

**Place:** (*neighborhood or village*): Marion Village -  
Barden-Hiller (MRN.Y)

## Photograph



**Address:** 154-156 Front Street

**Historic Name:** Barden Market and Freezer

**Uses:** Present: Commercial, Office, Residential

Original: Commercial, Industrial

**Date of Construction:** 1947

**Source:** Smith, *A Picture Postcard History of Marion*

**Style/Form:** No Style

**Architect/Builder:** Unknown

**Exterior Material:**

Foundation: Unknown

Wall/Trim: Wood shingles, concrete block/ Wood

Roof: Asphalt shingles

**Outbuildings/Secondary Structures:**  
None

**Major Alterations** (*with dates*)\*:  
None on record.

\*Based on Property Card and/or observation

**Condition:** Good

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

**Acreage:** 0.2 acres

**Setting:** This small level parcel is located on the west side of Front Street in the heart of Marion Village. The surrounding area includes a mix of residential, commercial, industrial and institutional resources. Unlike surrounding buildings, this building is set back from the street. An apron of asphalt parking spans from the street to the building.

## 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

154-156 FRONT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

N, Y

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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 large, 1½-story building consists of a rectangular, gable-front block, with a high lean-to roof extending from the left (south) side. The front elevation is clad in wood shingles with plain cornerboards, and the deep side elevations are composed of concrete block (a hint at its original use as a cold storage facility). The roof is clad in asphalt shingles and has a molded cornice with partial returns across the gable ends. There are three shed-roofed dormers on the north roof slope.

The front elevation is divided into a series of storefront and office entrances, with a few storefront windows. Two central entrances and a third entrance on the left side of the front elevation are protected by hipped-roof hoods. On the second story is a large three-part window system. No historic views have been located to date to determine whether the current configuration reflects the building's original appearance.

## 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.*

While there had been some economic activity and residential development in Sippican Village prior to the Revolution, residential development accelerated in the early-1800s, as happened in many coastal Massachusetts towns, with boat building, whaling, coastal schooner trade, and the salt industry driving the economy. The construction of the First Congregational Meeting House in 1799, now Marion General Store (140 Front Street, MRN.22), also helped make Sippican Village the center for spiritual and civic life.<sup>1</sup> Residential (and limited commercial) development was initially concentrated along the Front Street/Main Street axis, and the harbor became the site for maritime-related utilitarian buildings and wharfs. By the time the 1855 Walling Map was prepared, additional streets had been laid out, but Main Street from the harbor west to Pleasant Street was the most densely developed street in the village.

Located just north of the primary village intersection at the corner of Front and Main Streets, this area was first developed with a handful of dwellings along Front Street, and increased in density and functional complexity over time. Behind the dwellings to the east, land was developed largely for industrial and maritime-industrial uses. The commercial zone on Front expanded with the construction of purpose-built stores and the conversion of residences after the turn of the 20<sup>th</sup> century.

As is shown on the 1933 Sanborn Fire Insurance Map, this long vacant parcel was originally connected to the ca. 1812 Caleb Handy House and Tavern at 152 Front Street MRN.6 (Figure 1). The Sippican Woman's Club of Marion has owned that property since 1923. In a deed that was signed in March 1946, but not recorded until August of 1947, The Woman's Club sold this portion of their property to Richard W. Angle and James A. Barlow, Jr., both of Marion.<sup>2</sup> They immediately conveyed it to the Richard W. Angle Co., Inc.<sup>3</sup> The mixed use building was built that year.

According to Pete Smith's *A Picture Postcard History of Marion*, Angle and Barlow built this building to serve as a grocery store and cold storage facility, operated as Barden's Market and Freezer. As recounted in Area Form MRN.Y, in addition to operating as a grocery store, the building offered "sharp freezing" (20 degrees below freezing), and freezer storage compartments for use by individuals and businesses.<sup>4</sup>

<sup>1</sup> Marion was first settled in 1679 as Sippican, a district of Rochester, and was not incorporated as a separate town until 1852. The name Sippican Village continues to be used interchangeably with Marion Village.

<sup>2</sup> Plymouth County Registry of Deeds, Book 1972/ Page 248.

<sup>3</sup> PCR, Book 1972/ Page 251.

<sup>4</sup> "Barden's Market & Freezer," "Cold Storage Firm Opens Marion Plant," newspaper clippings of 1947, Sippican Historical Society.

# INVENTORY FORM B CONTINUATION SHEET

MARION

154-156 FRONT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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In 1978, the property was sold to Stanley Gruber and Joseph Cunning, Jr. of Newton.<sup>5</sup> They created a 7-unit condominium. The building now has a mix of commercial, office and residential uses.

## BIBLIOGRAPHY and/or REFERENCES

Maps and Atlases:

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 Y, Barden-Hiller, 2021.

Gordon, Edward. MHC Area Form N, Wharf Village, 1998.

Plymouth County Registry of Deeds

Sippican Historical Society Collections.

Smith, Pete, ed., *A Picture Post Card History of Marion, Massachusetts*. Sippican Historical and Preservation Society, 2007.



Photo 2. View from Front Street, looking southwest.

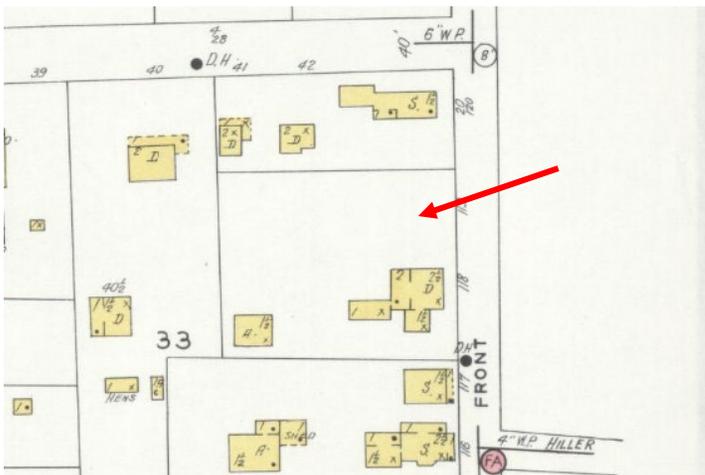


Figure 1. Detail of 1933 Sanborn Fire Insurance Map (arrow added to future site of building).

<sup>5</sup> PCRD, Book 4485/ Page 384.

N, Y	MRN.395
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**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).