

FORM B – BUILDING

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

14 53

Marion

N,
AA

MRN.250

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

Town/City: MARION

Place: (*neighborhood or village*): Marion Village -
Main Street (MRN.AA)

Photograph



Address: 49 Main Street

Historic Name: Frank B. and Louise Coggeshall House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: [1903-1908]

Source: 1903 Atlas, 1908 Sanborn Fire Insurance Map

Style/Form: No Style

Architect/Builder: Unknown

Exterior Material:

Foundation: Granite, fieldstone

Wall/Trim: Wood shingles/ 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: 0.10 acres

Setting: The surrounding area includes historic houses sited relatively close to the street and to each other along Main Street. This house is set very close to the street on its very narrow parcel, and the narrow front yard is landscaped with a picket fence and foundation plantings. A cement walkway leads along the west side of the house to the main entrance.

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

49 MAIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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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 modest, astylistic house was sandwiched between its neighbors in the early-20th century. The 1½-story, gable-front house rests, like most historic houses in Marion Village, on a rough-cut granite and fieldstone foundation. The elevations are clad in wood shingles with plain cornerboards. The roof is clad in asphalt shingles, and has a projecting box cornice. An exterior brick chimney rises up the right (east) elevation, piercing the roof cornice.

The front elevation has a centered bay window on the first story (likely a later addition) and a pair of modern 4/1 mullioned windows on the second story. The side elevations have what might be the original wood 2/2 windows. The main entrance is located on the front of a shallow ell set back on the left (west) elevation (see Cover Photo). That entrance has a modern door set in a simple surround with a flat hood.

A comparison of the Marion Assessor sketch (Figure 3) with the building footprint on the 1908 and 1933 Sanborn Fire Insurance Maps (Figures 1, 2) shows how the house was expanded to the rear sometime before 1933.

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.¹ 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 (Figure 4).

This house has an Assessor date of 1925, which is not accurate. The house is not shown on the 1903 Plymouth County Atlas, but is in place by the time the 1908 Sanborn Fire Insurance Map was prepared (Figure 1). The house was built on this narrow sliver of land that was carved out of the Coggeshall property next door at 51 Main Street (MRN.251).

That house was built in ca. 1828 for Capt. Hiram Look and his wife Keziah (Hiller). It passed to their eldest daughter and her husband, Amanda and Frank B. Coggeshall. Amanda Look had married Frank B. Coggeshall (1841-1911) in 1860. They had two children. After her death, Frank married again in 1891 to Louise W. Ryder (1852-1937), and they had one child. It seems most likely that Frank B. Coggeshall built this house as a rental property; there were a number of houses shown as being rented in the vicinity in the 1910 US Census.

Frank B. Coggeshall built a hardware store to the west of his house, and that store is also shown on the 1908 Sanborn Fire Insurance Map along with this small house (Figure 1). Other family members lived nearby - Frank B. and his first wife, Amanda's daughter, Ada, had married physician Albert Vose in 1891, and they purchased the house nearby at 45 Main Street (MRN.247). An obituary dated April 11, 1911 in the *Wareham Courier* described Frank B. Coggeshall as "a Marion businessman and native of

¹ 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.

INVENTORY FORM B CONTINUATION SHEET

MARION

49 MAIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

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Tiverton, RI...A widely known businessman having conducted a store for over twenty years, he was prominent in the Universalist Church, the Evergreen Cemetery Association Corporation and was a member of the Pythagorean Lodge for many years.”

It was Frank B. Coggeshall's second wife, Louise and their son, Frank V. Coggeshall, who sold this house to Agnes Smith in 1920. New York-born Agnes Smith (ca. 1858-1936) was widowed by 1920 and lived here alone. Her estate sold this house in 1936 to Frank B. Cortwright.³ Cortwright (1878-1944) had worked as a chauffeur in Boston before moving to Marion. This house stayed in the Cortwright family until his wife Annette's death in 1963.

BIBLIOGRAPHY and/or REFERENCES

Maps and Atlases:

1855, Walling, H. F. *Map of the Town of Marion, Plymouth County, Massachusetts*, 1855.

1879, *Atlas of Plymouth County, Massachusetts*. Boston: Geo. H Walker & Co, 1879.

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

1908, *Sanborn Fire Insurance Map from Marion, Plymouth County, Massachusetts*. New York: Sanborn Map Company, 1908.

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

Ancestry.com – Vital records.

Dempsey, Claire. MHC Area Form AA, Main Street, 2021.

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

Plymouth County Registry of Deeds

Sippican Historical Society Collections.



Photo 2. View from Main Street, looking northeast.

² Plymouth County Registry of Deeds, Book 1353/ Page 476.

³ PCRD, Book 1712/ Page 596.

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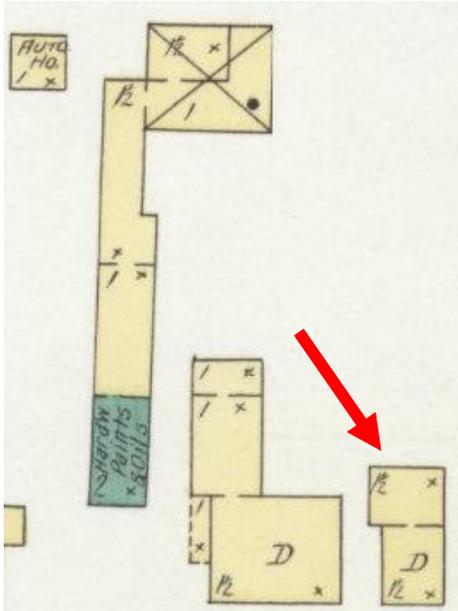


Figure 1. Detail, 1908 Sanborn Map (arrow added).

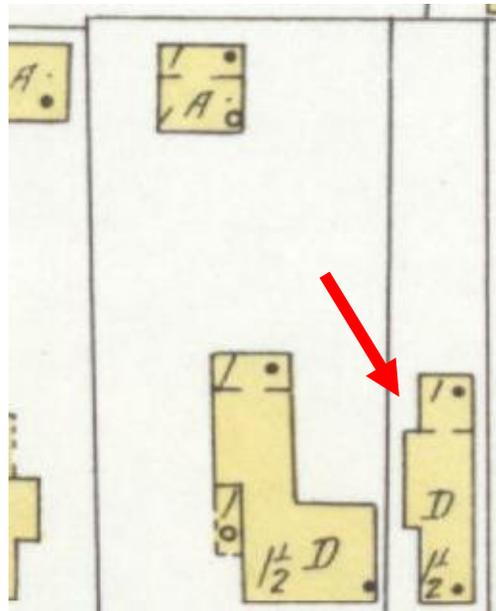


Figure 2. Detail, 1933 Sanborn Map (arrow added).



Figure 3. Assessor Sketch (decks, porches in red).

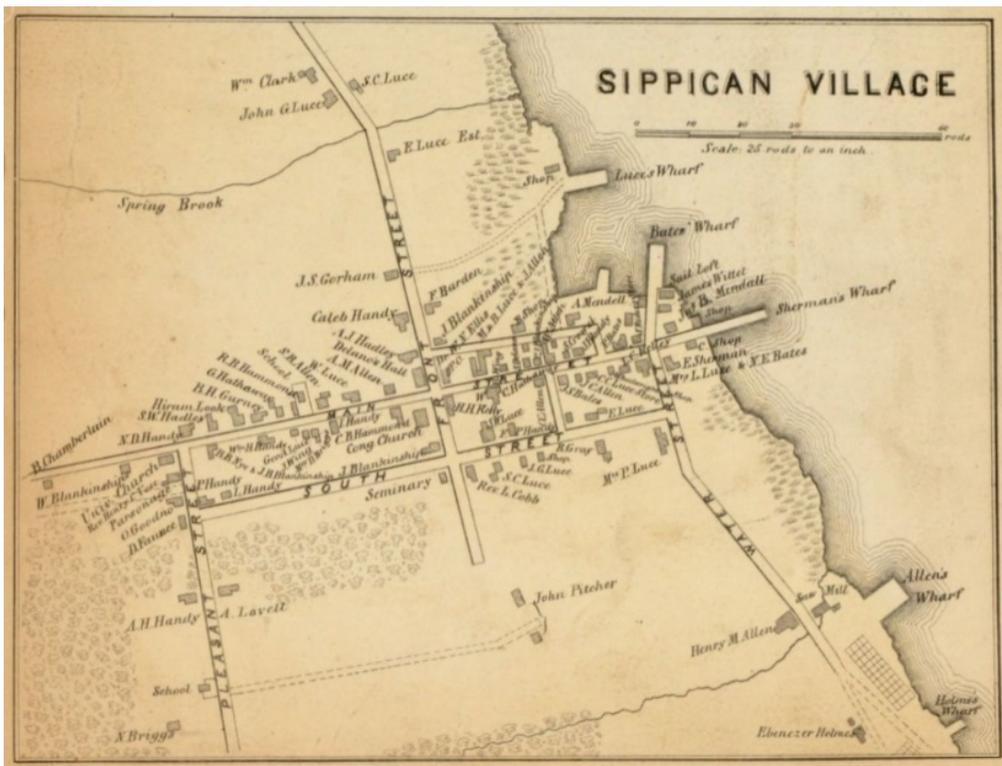


Figure 4. 1855 Walling Map of Marion, Sippican Village Inset Map.

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).