

FORM B – BUILDING

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

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

13-25

Marion

MRN.I

MRN.133

Photograph



Locus Map



Recorded by: Lynn Smiledge

Organization: Marion Historical Commission

Date (month / year): September 2022

Town/City: Marion

Place:(neighborhood or village): Marion Village / Old Landing

Address: 318 (formerly 82) Front Street

Historic Name: Anna Eliza Hadley House

Uses: Present: Residential

Original: Residential

Date of Construction: 1880 –1890

Source: Deed and map research

Style/Form: Queen Anne

Architect/Builder: Unknown

Exterior Material:

Foundation: Not visible

Wall/Trim: Asbestos shingle & wood clapboards / Wood

Roof: Asphalt shingle

Outbuildings/Secondary Structures:

None

Major Alterations (with dates):

West additions (late 20th century)

Condition: Good

Moved: no yes **Date:**

Acreage: 0.41

Setting: Linear development of residences and a boatyard primarily developed in the late 18th–mid 19th centuries. Mid- to large-size wood-frame, single-family houses in the Georgian, Federal, and Greek Revival styles predominate. Neighborhood borders the northwestern shore of Sippican Harbor.

INVENTORY FORM B CONTINUATION SHEET

MARION

318 Front Street

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

MRN.I

MRN.133

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.

318 Front Street occupies a rectangular lot on the west side of Front Street. The house is set back from the street and faces east towards Burr Brothers Boatyard and Sippican Harbor. The house fronts a hedge behind a shallow yard maintained in grass; tall arbor vitae mark the northeast and southeast corners of the front porch. Low foundation plantings line the side elevations of the house. The property is bordered by a low drystone wall with a granite cap along the northern property line and a row of mature trees along the southern property line. A gravel driveway entering the property from Front Street and runs along the south elevation and ends behind the house; a paved driveway borders the north elevation and terminates at the former carriage house wing. The western half of the property is heavily vegetated.

The building comprises a two-story, two-bay-by-four-bay, front-gabled, wood-frame main block with a northwest wing and three rear dependencies. Constructed between 1880 and 1890 and retaining many if not all of its original character-defining features, it illustrates the Queen Anne style. A flat-roofed porch spans the east (façade) and south elevation; the two westernmost bays of the porch are enclosed. The house is clad in oversized asbestos shingles at the primary elevations and wood clapboards at the secondary elevations. The roof is surfaced with asphalt shingles. Brick chimneys rise from the roof ridge at the main block on either side of the south cross gable.

The main block is trimmed with a deep boxed cornice with eave returns; narrow corner boards seen on an early photograph of the house have been covered by the shingle siding. A steeply-pitched cross gable is centered at the south roof slope. The open porch which spans the façade and wraps the easternmost bays of the south elevation has turned posts with carved scroll brackets, a slat work railing, and a diagonal lattice skirt. Entries occupy the first bay of the enclosed portion of the porch on both the south elevation and the north elevation; the latter opens onto the porch. Openings at the façade (east elevation) include the main entry at the north bay and a bay window at the south bay. The entry comprises a glass-and-panel door with an architrave. The semi-hexagonal bay window contains narrow one-over-one sash with molded surrounds and architraves rising from a molded, paneled base; a matching bay window occupies the second-most easterly bay at the south elevation. The main entry at the facade fronts a five-step brick and concrete stair and a concrete walkway leading to Front Street. The windows at the house are single and paired, mulled double-hung, two-over-one sash with flat surrounds and architraves; all of the windows have blinds. The single windows at the second story touch the cornice.

The one-and-one-half-story cross-gabled block at the northwest corner of the main block is seen on the 1903 and 1933 maps as an attached carriage house. This side-gabled, four-by-one-bay structure has a steep, centered cross gable surmounting an entry and picture window; these openings likely replaced the original carriage door. The clapboard-sided north and west elevations of the block exhibit frieze boards, corner boards, and eave returns. A square, vented cupola with a shallow hip roof is centered at the roof ridge.

A one-story shed-roofed hyphen with contemporary fenestration connects the rear elevation of the carriage house block with a front-gabled addition that extends west along the northern property line. This addition, along with a flat-roofed addition spanning the rear elevation of the main block, represent alterations made when the house was converted to a school in the mid-20th century.

318 Front Street is a relatively restrained example of Queen Anne, the predominant style for domestic architecture in the United States between 1880 and 1900. Devised by a group of English architects and based on the visual vocabulary of late Medieval models, Queen Anne encompasses a wide range of architectural features from several stylistic traditions. The style gained popularity after being seen at the Philadelphia Exposition of 1876. It was disseminated by the country's leading architectural magazine and by pattern books and mail-order house plans. Identifying features of the Queen Anne style seen in this house

Continuation sheet 1

INVENTORY FORM B CONTINUATION SHEET

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318 Front Street

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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MRN.I

MRN.133

include its steeply pitched cross gables, asymmetrical façade, full-width porch with turned posts and scroll brackets, and two-over-one windows.

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.

The town of Marion was established in 1852 when it broke off from the town of Rochester. The Village of Marion, the commercial and residential center of the town, is set on the western shore of Sippican Harbor which leads into Buzzards Bay. The northern portion of the Village running along Front Street, where this house is located, has been referred to historically as Old Landing. While there are several late 18th century buildings in the area, most of the houses along this northern section of Front Street were built in the first half of the 19th century. With a very few exceptions, the first owners of the houses were seamen. Maritime industries were dominant in Marion until the mid-19th century, when the advent of rail service began to facilitate tourism. At the same time, new cultural and educational institutions endowed by the founder of the nearby Tabor Academy, Elizabeth P. Taber, dramatically enriched the town. With this economic shift, some of the properties on Front Street became summer residences for city dwellers. Others were acquired by Tabor Academy for use as dormitories and several became commercial properties, including the boatyard complex on the harbor side of Front Street.

The house is not shown on the 1855 map. The property is seen on the 1879 map with no building shown and H. Delano identified as owner. The 1903 map shows the house with Mrs. M.S. Hadley as owner. The earliest recorded conveyance found for the property was its sale by the Estate of Mary. S. Hadley in 1924. This Queen Anne style house was likely built sometime between 1880 and 1890. The parcel on which the house sits was originally 0.2 acres (Parcel #1, see the deed research which follows); it was combined with an adjacent (to the west), similarly-sized piece of land in 1930 to form the current 0.4-acre lot.

Title research was unable to determine how Parcel #1 made its way to Mary Soule Hadley, the owner noted on the 1903 map. Mary Sanford Soule (var. Sowle) Hadley (1817-1910) was the widow of sea captain Stephen D. Hadley (1814-1892), the son of Joseph Hadley (1789-1821) and Susan Delano Clapp (1793-1868). Stephen D. Hadley owned a large house at 345 Front Street (ca. 1846, Captain Stephen Hadley House, MRN. 138). Mary and Stephen Hadley had one daughter, Anna Eliza Hadley (1842-1923), who did not marry. An early photograph of the house in the collection of the Sippican Historical Society labels the house the "Annie Eliza Hadley House," suggesting that Stephen Hadley had the house built for his daughter. The 1903 and 1907 city directories showed Mary Hadley living at this address, most likely with her daughter Anna Eliza. Mary died in 1910 and her daughter in 1923. The following year the property was sold by Mary's estate to Adele Gifford, the wife of stable keeper William Gifford. The Giffords lived across the street at 325 (formerly 85) Front Street (1780-1800, Thomas Bassett, Sr. House, MRN.135). Adele Gifford owned the property until 1930 when it was purchased by Dr. Albert Cobb and the parcel was combined with Parcel #2.

Parcel #2 was owned by the Allen family. Called "Alvin Young's Garden Lot," it had been first acquired by John D. Allen in 1892 in partial settlement of a debt owed to Allen by James Young of New Bedford. Young owed John Allen more than \$2,000 and was sent to debtors' prison by the court until the debt was paid in full. The lot had been originally purchased from James Delano in 1843 by Allen's father, Captain Alvin Young.

Albert Crocker Cobb (1868-1945) was born in Marion, the son of Oliver Cobb (1828-1918) and Lucy Crocker (1830-1921).¹ Oliver Cobb served in the Union Army during the Civil War and fought at the battle of Gettysburg². Albert Cobb attended Tabor Academy and studied medicine at Albany Medical College. He took additional training in Germany and Vienna and practiced in Southampton for 13 years before returning to Marion. He was married to Mary Sargent Martin, daughter of Henry Oakes Martin and Mary Sargent. The 1910 city directory listed the Cobbs living at this address, where Dr. Cobb also maintained his office. In addition to his medical practice, he was president of the Museum of Natural History and a founding member of the town band. Mary Cobb died in 1927, and the 1940 census showed Albert Cobb living in the subject house with his sister-in-law Hannah Cobb.³ Dr. Cobb died in 1945, and with the death of Hannah Cobb in 1949, the house passed to her daughter, Laura Rogers.⁴

¹ "Marion Doctor is Dead at 76," *The Standard-Times*, New Bedford, MA, March 21, 1945.

² "Oliver Cobb Dies in Marion," Unreferenced newspaper clipping, Sippican Historical Society, Object V002.164.

³ "Mrs. Mary Cobb," Unreferenced newspaper clipping, Sippican Historical Society, Object 2006.003.601.

⁴ "Hannah W. Cobb," Unreferenced newspaper clipping, Sippican Historical Society, Object V084.236.01.

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MRN.I	MRN.133
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South and east elevations.



North and east elevations. Former carriage house at right.



Date unknown. Photograph courtesy of Sippican Historical Society.

MRN.I MRN.133

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 Lynn Smiledge

The criteria that are checked in the above sections must be justified here.

This house is recommended as a contributing element in a potential National Register Historic District for the Old Landing Area of Marion Village. The Old Landing Area (MRN.I) is recommended as eligible for listing as a National Register District at the local level under Criterion A for Social History and Criterion C for Architecture. Old Landing is among the oldest neighborhoods in Marion, with development dating to the 18th century. Historically a maritime community with two wharves and a boat yard near the head of Sippican Harbor, the Old Landing area is a linear development of residences extending from Tabor Academy's campus on the south to Wareham Road (Rte. 6) on the north. The potential district's boundaries are those defined in the 1998 MHC survey for the Old Landing Area (MRN.I).

Under Criterion A, the area is recommended as eligible at the local level for its association with Marion's the maritime industry, upon which the economy of Marion depended from the 18th century to the mid-19th century. Home to two wharves and many mariners in the 19th century, the area today maintains its connection to the sea with the active operation of Burr Brothers Boatyard located on Sippican Harbor along the eastern boundary of the area.

Under Criterion C, the area is recommended as eligible at the local level in the area of Architecture for its nearly intact collection of houses that provides a sense of the progression of architectural styles from the late 18th through the early 20th centuries. The Old Landing Area contains mostly moderate- to large-scaled, one-and-one half to two-story wood-frame dwellings on generous lots in the Georgian, Federal, Greek Revival, and Queen Anne styles. Along with several high-style examples of these styles, the area also includes several earlier dwellings that pre-date the building boom that began in the second half of the 19th century.

The majority of the resources here retain substantial integrity of location, setting, materials, workmanship, design, feeling, and association. The district would likely meet criteria A and C at the local level, with areas of significance in social history and architecture.