

FORM B – BUILDING

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

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

11-22

Marion

MRN.J

MRN.146

Town/City: Marion

Place: (*neighborhood or village*): Marion Village / Rev. Oliver Cobb

Address: 441 Front Street (Formerly 443)

Historic Name: North School / Grange Hall

Uses: Present: Institutional

Original: Institutional

Date of Construction: Ca. 1888

Source: Deed and map research

Style/Form: Queen Anne

Architect/Builder: Unknown

Exterior Material:

Foundation: Granite & concrete block

Wall/Trim: Vinyl siding / Vinyl & PVC

Roof: Asphalt shingle

Outbuildings/Secondary Structures:

None

Major Alterations (*with dates*):

Vinyl siding & trim (after 1998)

Replacement windows (21st century)

North addition (early 20th century)

Condition: Good

Moved: no yes **Date:**

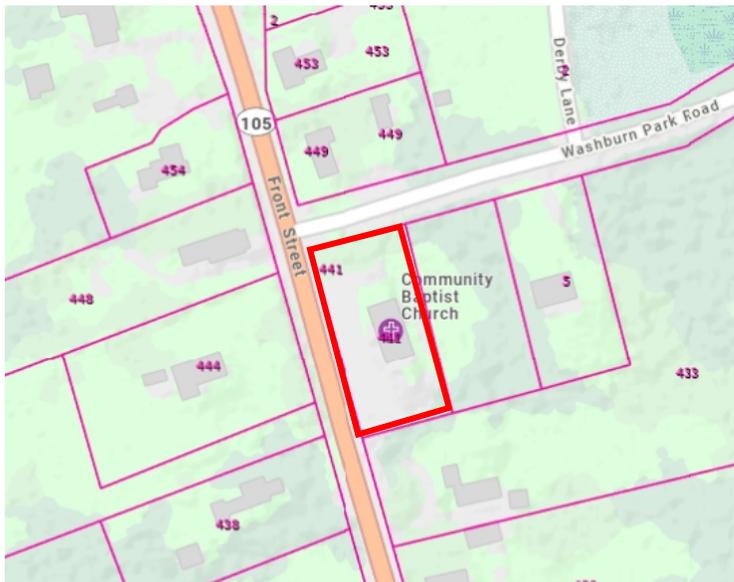
Acreage: 0.52

Setting: Dense linear development of residences developed in the late 18th – late 19th centuries. Housing stock includes mid-sized wood-frame, single-family houses in the Georgian, Federal, and Greek Revival styles on small to medium-sized lots.

Photograph



Locus Map



Recorded by: Lynn Smiledge

Organization: Marion Historical Commission

Date (*month / year*): August 2022

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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.

441 Front Street occupies a rectangular lot at the southeast corner of the intersection of Front Street and Washburn Road. The building is set back from the street at the approximate north-south center of the parcel and faces west. The building is surrounded with pavement including driveway entries from Front Street at both side elevations. A patch of grass bordered by a rail fence occupies the space between the two entrance points. An area of grass behind the building is enclosed by a border of dense shrubs and mature trees that extends to the eastern property line.

The building comprises a two-story, three-bay-by-three-bay, side-gabled, hip-roofed, wood-frame main block with a nearly square plan. It features a one-story, full-width, shed-roofed vestibule at the façade and a single one-story flat-roofed addition at the north elevation. Constructed ca. 1888 in the Queen Anne style, it retains some of its original character-defining features despite significant alterations. The building rests on a granite foundation and is clad in vinyl siding finished with vinyl trim. The roof is surfaced with asphalt shingles.

The main block and addition are trimmed with corner and trim boards. A gable dormer centered on the west roof slope is faced with fish scale shingles and contains a rectangular vent flanked by small one-over-one windows. The shed-roofed vestibule has a center gable with a square, closed cupola topped by a gold cross. It is flanked by smaller gables. The gable pediments contain decorative fish scale shingles. A wide band course of similar shingles is seen encircling the building between the first and second stories on an early photograph of the school; these have been covered by vinyl siding. The main entry at the center gable contains a glass-and-panel door framed by partial-height sidelights and a simple surround; it fronts a small porch with a PVC railing and a two-step stair leading to the paved driveway. The outside gables have single one-over-one windows. The openings at the vestibule have been altered from the original school configuration, which featured paired doors at the center gable and single doors at the outside gables; the latter were likely separate entrances for boys and girls, a common feature at the time. (See photographs below.) The second-story windows at the facade include narrow paired, mullied, four-over-four replacement sash over the main gable and single four-over-four windows over the outside gables. The windows at the side elevations are double-hung, eight-over-eight replacement sash with molded vinyl surrounds. A paved handicapped ramp with a PVC slat work railing along the south elevation of the main block provides access to the building via a door at the easternmost bay.

The one-story, flat-roofed addition was added in the early 20th century. It rests on a concrete block foundation. The west elevation contains an entry and small porch at the junction with the main block and a single window.

441 Front Street is a simple iteration of the Queen Anne style, 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 building include its multiple gables, dormer and decorative shingling.

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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 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 northernmost portion of what has been historically known as Marion's Upper Village runs along Front Street from the intersection of Front and Spring Streets to Interstate 195. Less than a mile from the Rochester town line, the Rev. Oliver Cobb Area, where this building is located, is centered along Front Street immediately north of the Old Depot area, the former site of the rail station. It is so named because the late 18th-century home of Oliver Cobb, the first minister of Marion's First Congregational Church, was located here at 460 Front Street (1799, Rev. Oliver Cobb House, MRN.149). Initially Oliver Cobb served both the church at Rochester and the one at Marion, and this house, his parsonage, was situated at a convenient mid-point between the two churches. A sparsely settled agricultural area during the 18th and early 19th centuries, its rapid residential development began in the mid-1800s. There are two late 18th century buildings in this small area, including the Cobb house and the Hammatt House at 429 Front Street (late 18th c., MRN.144). The mostly modest residences in this area were built throughout the 19th and into the early 20th centuries.

This building first appears on the 1903 map as a school. The first recorded conveyance found for the property was the sale of a parcel of land in 1882 from Robert W. Hammatt (b.1858) to James S.P. Hathaway (1834-1887). In 1887 Eveline L. Hathaway (1834-1929), the widow of James Scott Hammond Pitcher Hathaway, sold a one-acre parcel of land to the Town of Marion for \$250. The deed noted that the land was a portion of the Hammet Farm [sic], the property to the south at 429 Front Street (late 18th c., Hammatt House, MRN.144). James S.P. Hathaway was the grandson of David Hathaway (1788-1861) of Freetown. Several sources suggest that David Hathaway was a shipbuilder and owner of one of the two wharfs at the head of Sippican Harbor. The 1855 map labels the northernmost wharf as Hathaway's Wharf, but the 1850 and 1855 censuses reported his occupation as farmer and the 1860 census as merchant. Regardless of his vocation, however, he appears to have been quite prosperous. His 1861 will devised his considerable estate consisting of a number of properties and businesses to his wife Abigail and his children, including Honorable Gilbert Hathaway (1813-1871) who was James S.P. Hathaway's father.

Honorable Gilbert Hathaway was married to Abigail Daggett Hammett (1809-1870), the daughter of Joseph Hammett (1780-1853) and Hannah Claghorn (1788-1857). The 1850 census reported his occupation as trader and his son James' as clerk. The family moved to Michigan and the 1860 and 1870 censuses reported Gilbert in Chesterfield Township with his occupation listed as merchant. James S.P. Hathaway, who kept a livery, was married to Eveline Sampson in Michigan in 1859. In 1880, at age 45, he reported his occupation as a retired businessman. In 1882 he purchased the homestead of Joseph Hammatt, consisting of about 60 acres of land, for \$2,500 from Robert W. Hammatt [Jr.] (b.1858). Robert W. Hammatt [Jr.] was the son of Robert W. Hammatt [Sr.] (1818-1887) and the grandson and heir at law of Joseph Hammatt.

The land on which this building stands was purchased from Eveline Hathaway in 1887 by the Town of Marion, which constructed the North School. The school was in service until 1938 when the completion of the Sippican School made the building redundant. It was purchased by intermediate owners who sold the property to the Marion Grange in 1944; it was used by that organization until its dissolution in 1990. The 1998 MHC Area Form for the Rev. Oliver Cobb Area (MRN.J) states that the current building represents an enlargement of the North School by the Grange. The building was then briefly owned, but not used by, the Pythagorean Masonic Temple of Marion until it was sold at auction in 1993 to Charles A. Lariviere and Lee O. Tripp. The new owners planned to redevelop the building for office space but apparently that plan was not carried out. The property has been owned by the Community Baptist Church since 1999.

Deed Research

Date	Book-Page	Grantor	Grantee
03-12-1999	17241-134	Charles A. Lariviere & Lee O. Tripp (Parcel # 1 & 2)	Community Baptist Church
08-28-1993	12167-174	Pythagorean Temple Corporation (Parcel #1)	Charles A. Lariviere & Lee O. Tripp
08-28-1993	12167-177	Pythagorean Temple Corporation (Parcel #2)	Charles A. Lariviere & Lee O. Tripp
02-11-1990	9608-288	Marion Grange No. 339, Incorporated	Pythagorean Temple Corporation (Parcel #1)
02-11-1990	9608-288	Marion Grange No. 339, Incorporated	Pythagorean Temple Corporation (Parcel #2)
09-14-1944	1872-289	Fred L. Cobb & C. Arthur Sloat	Marion Grange, Incorporated

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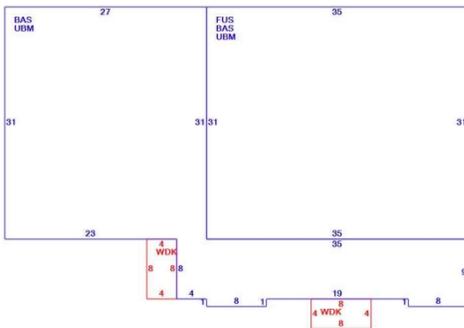
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04-06-1938	1746-34	Inhabitants of the Town of Marion	Fred L. Cobb & C. Arthur Sloat
09-21-1887	548-10	Eveline Hathaway	Inhabitants of the Town of Marion
07-02-1882	486-111	Robert W. Hammatt	James S.P. Hathaway

BIBLIOGRAPHY and/or REFERENCES

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- Map of the Town of Marion, Plymouth County, Massachusetts* 1855 H.F. Walling
- McMaster, Virginia Savage. *A Field Guide to American Houses*, New York: Alfred A. Knopf, 2019.
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- Plymouth County Registry of Deeds
- Rosbe, Judith. *Marion*. Charleston, SC: Arcadia Publishing, 2000.
- Rosbe, Judith. *Marion in the Golden Age*. Charleston, SC: The History Press, 2009.
- Sippican Historical Society: online database
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Assessor's card plan



North School, late 19th century. Photograph courtesy of the Sippican Historical Society.



Marion Grange, after 1944. Photograph courtesy of Sippican Historical Society.

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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 _____ 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 Rev. Oliver Cobb Area of Marion. The Rev. Oliver Cobb Area (MRN.J) 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. Less than a mile south of the Rochester town line, the Rev. Oliver Cobb Area is a linear development along Front Street immediately north of the Old Depot area, the former site of the rail station. A sparsely settled agricultural area during the 18th and early 19th centuries, its rapid residential development began in the mid-1800s. The area is so named because the late 18th-century home of Oliver Cobb, the first minister of Marion's First Congregational Church, was located here at 460 Front Street (ca.1799, Rev. Oliver Cobb House, MRN.149). The potential district's boundaries are those defined in the 1998 MHC survey for the Rev. Oliver Cobb Area (MRN.J).

Under Criterion A, the area is recommended as eligible at the local level for its association with Rev. Oliver Cobb, who simultaneously served both the Congregational church at Rochester and the one at Marion in the early 19th century. His house, the late 18th century parsonage at 460 Front Street, was situated at a convenient mid-point between the two churches.

Under Criterion C, the area is recommended as eligible at the local level in the area of Architecture for its collection of architecturally significant houses dating from the late 18th to the late 19th centuries. These include two distinguished Federal style properties, the Rev. Oliver Cobb House and the Hammatt House at 429 Front Street (late 18th c., MRN.144), along with houses in the Greek Revival, Italianate, and Queen Anne styles.

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.