

FORM B – BUILDING

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

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

20-4	Marion		MRN.620
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Town/City: Marion

Place: (*neighborhood or village*):

Address: 35 Moorings Road

Historic Name: Harry Converse Guest House - Helen G. Carrington House

Uses: Present: Residential

Original: Residential

Date of Construction: Ca. 1903

Source: Visual analysis

Style/Form: Queen Anne

Architect/Builder: Unknown

Exterior Material:

Foundation: Fieldstone

Wall/Trim: Wood shingle & stucco / Wood

Roof: Asphalt shingle

Outbuildings/Secondary Structures:

Garage (1987)

Shed

Major Alterations (*with dates*):

East porch addition & deck (early 20th c.)

East dormers (early 21st c.)

Replacement windows

Condition: Good

Moved: no yes **Date:**

Acreage: 3.50

Setting: Sparsely settled area at Converse Point bordered by shoreline. Interior terrain is characterized by woods and marsh land. Populated primarily by large, waterfront seasonal residences built on large parcels in the late 19th and early 20th centuries. Dwellings display the Queen Anne, Shingle, and Colonial Revival styles.

Photograph



Locus Map



Recorded by: Lynn Smiledge

Organization: Marion Historical Commission

Date (*month/year*): January 2024

INVENTORY FORM B CONTINUATION SHEET

MARION

35 MOORINGS ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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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.

35 Moorings Road occupies a polygonal parcel on the east side of Moorings Road that stretches to the Sippican Harbor shoreline. The house is set close to the road in the northwest corner of the lot and faces west. The property is maintained in lawn bordered by thick vegetation along the north and south lot lines. A gravel driveway off Moorings Road runs along the northern property line and branches to serve both the subject house and the dwelling at 27 Moorings Road. The driveway turns east at the two-car garage sited off the northwest corner of the house and ends at a large garden shed. Low vegetation lining the western property line at Moorings Road breaks for wooden gate and concrete pathway that leads to the main entry.

This two-and-one-half-story dwelling comprises a side-gabled, three-bay-by-four-bay main block with a one-and-one-half-story front-gabled block at the north elevation; a one-story shed-roofed projection at the north wall of the north block; and a one-story porch spanning the east elevation. As with many waterfront residences, the majority of visual interest is seen at the rear (east) elevation facing the shoreline. Constructed ca.1903, it retains many of its original character-defining features. The house rises from a tall fieldstone foundation and is clad in wood shingles with stucco coatings at the gable end pediments. The roof is surfaced with wood shingles. A brick chimney rises from the roof ridge of the main block.

The house is ornamented with unusual lapped-clapboard trim at the cornice, eave returns, and trim boards at the pediment bases. The main entry is sheltered by an open porch that occupies the northwest corner of a shed-roofed projection at the north elevation of the north block. The porch fronts a two-sided stair with slat-work railings and newel posts with urn finials; it has a lattice-work frieze and skirt. Three flagstone walkways lead from the porch to the gate, the garage, and the garden shed. Lattice work is also applied over the stuccoed foundation at the north elevation. The six-panel wood door opening to the porch has a shallow ten-light transom and a single-light, full-height sidelight. The first story windows at the north elevation are fixed eight-light sash with flat surrounds and molded lintels. A mulled ten-light sash unit with a semicircular transom occupies the north gable pediment; it is surmounted by a triangular, lattice-work ornament set into the gable peak. The south gable pediment has matching stucco and trim treatment, but its openings include paired one-over-one windows with blinds and a rectangular gable vent. Apart from the more decorative multi-light windows at the north elevation, the fenestration at the house generally consists of two-over-one and one-over-one single sash, and tripartite picture windows.

A one-story, shed-roofed projection occupies the southernmost two bays at the east elevation of the main block. It is surmounted by a single gabled dormer set on the east roof slope. The west elevation of the house is enlivened by a series of dormers and bay windows and dominated by a full-width enclosed porch and broad open deck. Two one-bay gabled dormers at the west roof slope of the main block flank a wide gabled dormer with a tripartite picture window. The window fronts a balcony with a slat-work railing that surmounts a semi-hexagonal bay window at the second story; the bay window sits between single and tripartite windows. The shed-roofed porch spanning the main block at the first story has a combination of screened and glazed openings.

A polygonal bay window occupies the full width of the east wall of the north block at the first story. It is surmounted by a wide gabled dormer with a sliding glass door that opens to a balcony with a slat-work railing. A broad open deck with a tall shingled knee wall and a lattice-work skirt wraps the east elevation of the house and the corners of the gable ends. Steep staircases with shingled flank walls approach the deck from the north elevation and the midpoint of the east elevation.

The wood-shingled two-car garage off the northwest corner of the house, which was built in 1987 according to town assessor's records, is capped with a small cupola vent. The wood-shingled garden shed off the northeast corner of the house faces south, fronting a rectangular garden with granite curbing and walkways.

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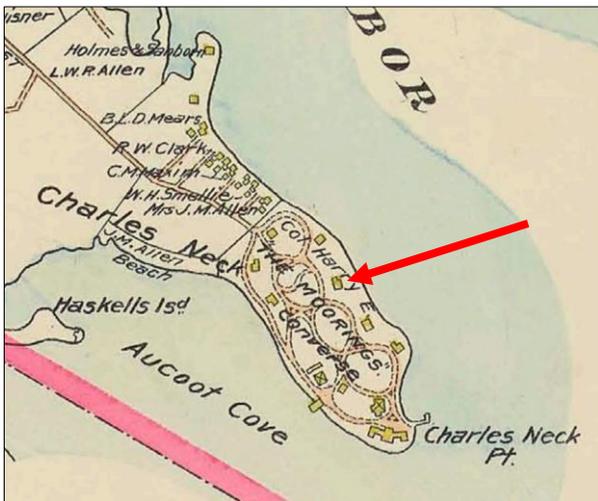
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35 Moorings Road is a restrained example of the Queen Anne style, the predominant style for domestic architecture in the United States between 1880 and 1900. Devised by a group of English architects and based on the visual vocabulary of late Medieval models, Queen Anne encompasses a wide range of architectural features from several stylistic traditions. The style 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 include its asymmetric plan and fenestration pattern, numerous bay windows and dormers, multi-light sash, and unusual cornice trim.

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.

This house is located on Moorings Road, an approximately 0.5-mile-long extension of Converse Road [historically called Pleasant Street, Nye Street, or Charles Neck Road] which runs south from Marion Village to Converse Point [historically called Charles Neck Point], the southernmost end of the peninsula on the western shoreline of Sippican Harbor. Moorings Road, which loops back on itself at the tip of Converse Point, takes its name from "The Moorings," the name given to the Converse estate that occupies the end of the peninsula.



1903 map.

No buildings are seen on Charles Neck on the 1855 and 1879 maps. The 1903 map shows this area occupied by The Moorings estate owned by Harry E. Converse, which included a large main house at the southern tip of the point, about ten smaller dwellings and outbuildings, and a pattern of oval roadways. A dwelling (red arrow) is shown on that map in the general location of the subject house. The earliest recorded conveyance found for the property was the purchase of a 120-acre parcel of land from the estate of John B. Blankinship in 1864 by Thomas LeBaron and Nahum Morse. The large property was acquired by Harry E. Converse in 1898.

Note: For the history of the estate first owned by Lyman R. Blake in 1878 and later by Harry Converse, see the MHC Building Form B for [100 Moorings Road](#) (1924, Parker Converse House, MRN.47).

After the death of Harry Converse in 1920 the Moorings property was conveyed to three of his children, Margaret Converse Butler (b.1896), Parker Converse (1897-1965), and Roger Wolcott Converse (1900-1969). In 1922 the siblings drew up a plan subdividing a large portion of the Moorings estate into 24 building lots. (See the plan below.) In a 1995 recorded interview, (Harry) Peter Converse, the son of Parker Converse, described how the property was divided:

"They cut the point in half and Aunt Peggy [Margaret Converse Butler] took everything on the Aucoot Cove side and this is after my grandfather [Harry E. Converse] died leaving the land to his children. Dad [Parker Converse] had the land on the Sippican Harbor side and Uncle Govy [Roger Converse] got a strip across the middle which in my youth was called Govy's Alley."¹

Parker Converse acquired the subject property as part of that arrangement. It included a dwelling that appears to have been built around the same time as the other structures on the Moorings estate and may have been used as a guest house or rental property. Parker Converse was born in Malden, attended Yale University, and was a veteran of both World Wars, serving in the United States Navy and Coast Guard. He was a yacht broker associated with John G. Alden of Boston and was himself a well-known yachtsman, serving as commodore of the Beverly Yacht Club.² In 1927 Parker Converse and his sister Margaret Butler sold the subject parcel (Lot #4) to Helen Graydon Carrington, who owned the property for more than 50 years. Born Helen Hetherington Graydon (1895-1999) in Ireland, she was a nurse who received her training at The Christ Hospital in Cincinnati,

¹ Transcript of audio tape, Sippican Historical Society Object 2005.007.003 (1995).

² "Parker Converse Dies; Yachtsman, Tabor Trustee," *The Boston Globe*, Boston, MA. July 30, 1965.

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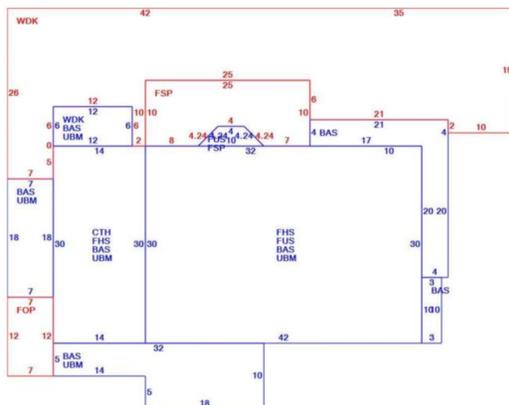
Ohio. She was married to George Williams Carrington (1891-1983) in 1920. The couple's principal residence was in Scarsdale, New York until George Carrington, a banker, retired and they made Marion their permanent home. The property was purchased by the current owners in 1985.

Title Research

Date	Book-Page (Certificate)	Grantor	Grantee
02-20-1997	14982-210	John F. & Nancy N. Menzel	John F. Menzel
07-11-1985	6198-307	William Anthony & Sandra H. Hogan	John F. & Nancy N. Menzel
12-19-1978	4590-156	Helen Graydon Carrington	William Anthony & Sandra H. Hogan
09-30-1927	1536-352	Parker Converse & Margaret C. Butler	Helen Graydon Carrington
07-28-1922	1422-395	Harold S. Davis	Margaret C. Butler, Parker Converse, & Roger Converse
07-28-1922	1422-394	Estate of Harry E. Converse	Harold Davis
11-18-1898	777-57	Estate of Marian Hovey	Harry E. Converse
06-19-1885	526-119	Horace S. Crowell	Marian Hovey
06-19-1885	516360	Emma R. Blake	Horace S. Crowell
		Estate of Lyman Blake	Emma R. Blake
01-23-1880	459-198	Nelson Sanborn	Lyman R. Blake
01-17-1879	457-285	John W. & Lizzie W.R. Allen	Lyman R. Blake
09-11-1878	442-229	John W. & Lizzie W.R. Allen	Lyman R. Blake
04-26-1875	421-11	Elizabeth & James C. Luce	John M. Allen
10-07-1872	395-202	Thomas M. LeBaron & Nahum F. Morse	Elizabeth Luce
03-19-1864	332-244	Estate of John B. Blankinship	Thomas M. LeBaron & Nahum F. Morse

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Assessor's card plan

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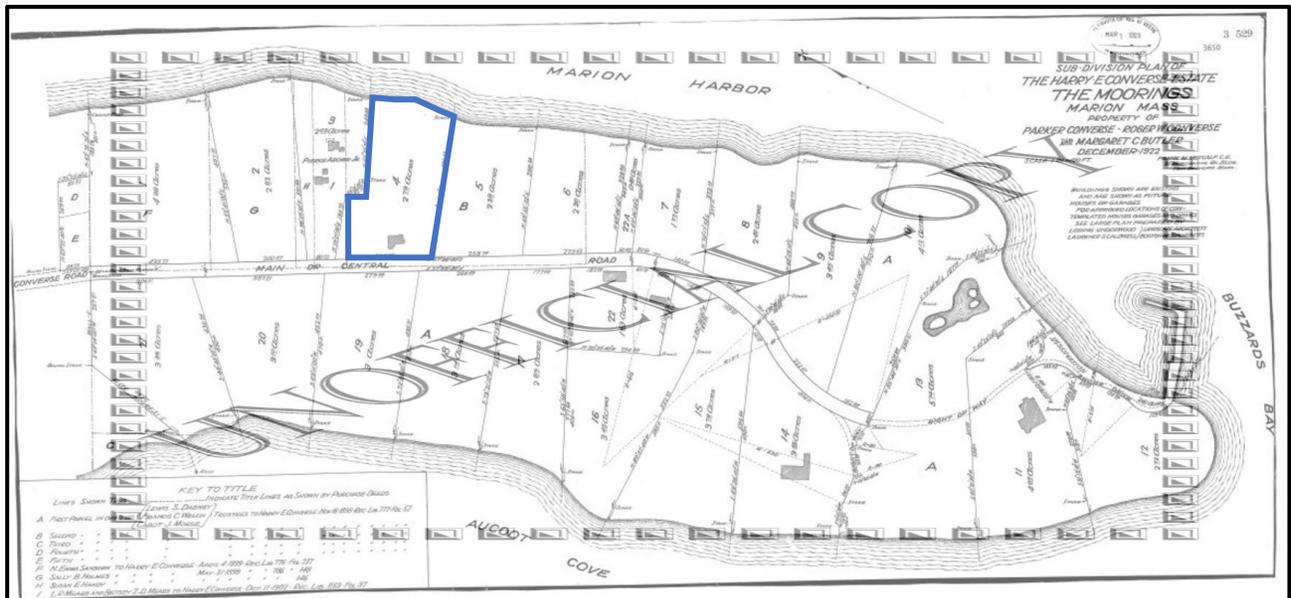
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East and north elevations.



Subdivision Plan of Harry E. Converse Estate, 1922. Plymouth County Registry of Deeds Plan Book 3, Page 529.