

Final Study Report
Marion Village Local Historic District
Marion, MA
March 13, 2025



Marion Village Historic District Study Committee | Town of Marion
2 Spring Street
Marion MA 02738

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Undated early view of Front Street (Courtesy: Sippican Historical Society)

1. Summary Sheet

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Town Meeting Vote

This matter will be considered at the Annual Town Meeting on Monday, May 13, 2025.

Total Number of Properties Affected by the Proposed Local Historic District

The proposed Marion Village Local Historic District will affect:

- 201 parcels (including 15 vacant/parking/park parcels)
- 174 parcels with buildings 50 years or older
- 12 parcels with buildings less than 50 years

- 29 parcels with detached historic outbuildings 50 years or older
- 38 parcels with detached non-historic outbuildings less than 50 years
- 101.5 acres of land

See Property Index for more information (p. 27).

Study Committee Conclusion:

The Marion Village Historic District Study Committee recommends that the Town of Marion establish the Marion Village Local Historic District as presented in this Final Study Report.

2. Introduction

Throughout Massachusetts, cities and towns face the needless destruction of their treasured historic resources. Village centers, neighborhoods and downtowns are often not very well protected and through demolitions and insensitive alterations can easily disappear. However, many cities and towns in Massachusetts have taken steps to better protect their historic resources. The strongest form of protection is a local historic district created through a local bylaw.

Local historic districts preserve and protect the distinctive characteristics of historically significant buildings and places, maintain and improve the settings of those buildings and places, and encourage new designs compatible with existing buildings in the district.

There are many benefits from adopting a local historic district including providing a visual sense of the past, stabilize and possibly enhance property values, and provide schoolchildren with educational opportunities.

The goal of local historic districts is not to put a bell jar over the district, or restore all buildings to their original appearance. Historic districts do not prevent all changes from occurring, nor do they prevent all demolition or new construction. The goal is to make changes and additions harmonious, and prevent the intrusion of incongruous elements that might detract from the architectural and historic values of the district. Historic district commission review is also limited to portions of buildings that are visible from a public way.

Local historic districts are one of the oldest and most effective forms of protection for historic properties. The historic district movement began in the United States in 1931, when the city of Charleston, SC enacted a local historic district, followed by the Vieux Carré in New Orleans in 1937. Massachusetts first made use of this preservation tool in the 1950s with special act districts for Beacon Hill, Nantucket, Lexington and Concord. In 1960, a statewide enabling statute, known as the Historic Districts Act, Massachusetts General Law, Chapter 40C, was enacted to empower municipalities to establish local historic districts. Today over 100 cities or towns in Massachusetts have adopted one or more local historic districts.

3. Methodology

In recent years, the Marion Historical Commission has been active, with the support of the Sippican Historical Society, documenting historic resources on Massachusetts Historical Commission (MHC) Inventory Forms throughout Marion, including in Marion Village.

Study Committee Creation

Marion Village has long been understood as a distinct place. It was the subject of an MHC Area Form in 1998 (MRN.N). More recently, documentation efforts in Marion Village have included MHC Area Forms in 2021 for each of the historic streets (Main, Front, Cottage, South, Pleasant and Water). Subsequent to that, individual MHC Building Forms were prepared in 2022-23 for almost 150 of Marion Village’s historic buildings.

In recognition of the historic and architectural significance of Marion Village, the South Coast’s most intact historic seaside village, Marion Historical Commission decided that additional steps should be taken to protect Marion Village. On November 1, 2022, the Commission asked the Select Board to appoint a Marion Village Historic District Study Committee (the Study Committee), which is the first step in establishing a local historic district pursuant to Mass. Gen. Laws Ch. 40C. The Select Board appointed members to the Study Committee on January 4, 2023, and the Study Committee held its first meeting on January 24, 2023.

Methodology for Delineation of Study Area Boundaries

With the support of the Sippican Historical Society, the Study Committee hired preservation consultant Eric Dray to assist in their efforts. The first step was to confirm the study area boundary within Marion Village. The study area boundary was established through a process of reviewing three historic maps (1855, 1879 and 1903, see Appendix 2) to understand the major periods of Marion Village’s development, and comparing subsequent development patterns around the perimeter of Marion Village. Members of the Study Committee then walked along each street in the village to assess where the historically significant expansion of Marion Village stopped and contemporary development patterns began. Sippican Harbor provided the east boundary of the district, and the campus of Tabor Academy provided much of the north boundary. See Section 5 for further discussion of boundary justification.

Resident and Property Owner Involvement

On April 4, 2023, a letter was sent to all property owners within the Study Area (Appendix 3). The purpose of this letter was to inform property owners that the Study Committee had been appointed, and to encourage their involvement in this process moving forward. The letter also began the process of educating property owners about the historic and architectural significance of Marion Village by including a copy of the newly prepared MHC Building Form for their property, where one had been prepared, and a one-page summary of Marion Village’s significance (Appendix 4).

On June 15, 2023, a second letter was sent to all property owners in the Study Area (Appendix 5). This letter included a Questionnaire and a stamped return envelope (Appendix 5). A total of 39% of property owners in the Study Area returned the Questionnaire. The results were very positive:

Do you think that Marion Village is historically significant?	91.23% YES
Do you value the historic architecture in Marion Village?	91.23% YES
Do you think the historic character of Marion Village should be preserved?	89.47% YES

The Questionnaire also asked two questions to assess what degree of regulation property owners would support:

Most local historic districts review alterations to the character-defining features of historic buildings (e.g. decorative door surrounds, window muntin patterns, siding material), as well as demolitions, new construction and additions. Would you consider supporting this type of district

41.94% Yes

29.03% Maybe, want to know more

A local historic district could be limited to just review of demolitions, new construction and additions. Everything else would be exempt. Would you consider a local historic district limited to just review of demolitions, new construction and additions?

51.72% Yes

22.41% Maybe, want to know more

On September 12, 2023, a public meeting was held at the Marion Music Hall, located within the Study Area. Over 90 Marion residents, many of them owners within the Study Area, attended the meeting. Consultant Eric Dray made a PowerPoint presentation summarizing the history of Marion Village from its 19th century maritime-related development to the Village's emergence as a nationally recognized seasonal destination. Study Committee Chair Will Tiffitt then spoke about the results from the Questionnaire, and Dray concluded the presentation by explaining what the process would be moving forward pursuant to Mass. Gen. Laws Ch. 40C. The meeting was then opened up to questions from attendees.

The results of the survey indicated that there was nearly a 10-point differential between definitive support for a full district vs. a limited district akin to a Neighborhood Conservation District bylaw. The proposal for a limited district was the only approach to receive majority support (51.2%). Based on feedback at the meeting, and comments from individual stakeholders, the Committee concluded it was more likely to persuade the undecided to support the limited district bylaw and obtain a 2/3 majority at Town Meeting.

Historical Research

Marion Village was first documented in an MHC Area Form in 1998 by Edward W. Gordon (MRN.N). Between 2021 and 2022, additional documentation was conducted under an MHC Survey and Planning grant and funding from the Sippican Historical Society. At that time, smaller Area Forms within the boundary of the original Marion Village Area were prepared: Barden-Hiller Area (MRN.Y), Cottage and School Street (MRN.Z), Main Street (MRN.AA), South Street (MRN.AB), Upper Pleasant Street (MRN.AC), and Upper Main Street (MRN.AH). In addition, the Datasheet for Water Street (MRN.L) was updated and expanded. Finally, between 2019 and 2023, individual Building Forms were prepared for 148 properties within the Study Area.

Research sources included existing MHC Area and Building Forms, census data and other vital records, historic maps, historic photographs, land records and deeds. The results of historical research, as well as further on-site review of buildings in Marion Village, confirmed that the Study Area boundary was in fact the correct boundary for the proposed local historic district. The boundary, as described in the Boundary Justification Statement (Section 5), is representative of the most architecturally and developmentally intact grouping of buildings within Marion Village.

Public Hearing Schedule

As required, a public hearing on this matter is anticipated to be held on March 4, 2025. The Annual Town Meeting will be held on May 13, 2025. The proposed bylaw will require a 2/3 majority vote to pass.

4. Significance

HISTORICAL SIGNIFICANCE

Marion Village is the most intact historic village on the South Coast. It was referred to as Sippican Village, or Sippican Lower Village, on early maps. Marion was first settled by colonists in 1679 as Sippican, a district of Rochester, and was not incorporated as a separate town until 1852.

Ca. 1690-1780: Early Settlement and Development

Concentrated early settlement was initially located at the Old Landing, also known as Sippican Upper Village, north of the current Marion Village at the head of Sippican Harbor. During the first three-quarters of the 18th century, Marion began to emerge as an important South Coast site for construction of schooners and other small craft. The shallow waters of Sippican Harbor precluded the construction of vessels with deeper drafts.

Front Street and Main Street were laid out during this period. Two houses have been reported to date to this early period of development, 21 Main Street (MRN.233) and 14 Main Street (MRN.229), but deed research has not confirmed this.

1780-1830: Post-Revolutionary War Recovery and Rise of Local Industries

While there had been some economic activity and residential development in Marion 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 on the corner of Main and Front Streets in 1799, along with the construction of two commercial wharves at the end of Main Street, solidified Marion Village's role as the religious, political, and commercial center of the Sippican district of Rochester. Dwellings for mariners, artisans, and traders during the period from 1780 to 1830 shaped the early character of Marion Village. The following is a sampling of buildings built during this period in Marion Village.

Residential Buildings

Capt. Rowland Luce, Jr. House, 183 Front Street, late-1790s, (MRN.210)

According to the 1998 Marion Village Area Form (MRN.N), this house was built in the 1790s, and an historic marker on the house states that it was built in ca. 1797, but it may date to ca. 1820. Deed research tracks back to Capt. Rowland Luce, Jr. (1791-1851). He married Polly Hiller (d. 1860) in 1819.



Capt. Noble E. Bates and Elisha Luce House, 1813, 2 Main Street (MRN.220)

According to Olive Hiller Somers' *Three Centuries of Marion Houses*, this house was built in 1813. A marker on the house announces it as the "House of the Two Captains, Elisha Luce, Noble E. Bates." This refers to Captains Elisha E. Luce (1786-1850) and Noble E. Bates (1791-1864). They operated part of the house as a crockery and supplies store. Captain Luce moved into the house shortly after his first marriage to Jane Hiller in 1813. Elisha Luce was best known for captaining the *Persia*, which made numerous profitable trade missions to the Far East. Elisha Luce also operated a store across the street at 3 Main Street (MRN.221).



Many of the Luces who built or owned houses in the 19th century on Front, Main and later South Street can trace their lineage back to Tisbury-born Major Rowland Luce (1756-1835). He married Elizabeth Clark (1762-1833) in Marion in 1778, and they went on to have ten children. In 1779, Elizabeth's mother, Thankful Clark (1734-1812), sold Rowland Luce over 35 acres of land for 2,000 pounds, including over 5 acres in Marion Village. Rowland and Elizabeth Luce and their descendants would go on to have a great impact on the development of Marion Village.

Major Rowland and Elizabeth Luce House, 25 Main Street, ca. 1815 (MRN.235)

This two-family house was built in ca. 1815 by the aforementioned Maj. Rowland Luce and Joseph Allen. Rowland Luce had built the modest Cape at 9 Main Street (MRN.224) in ca. 1779. He was forced to sell that house in 1811 to settle a legal dispute. The pattern of the house being owned by two families continued into the 20th century. The 1855 Walling Map of Marion shows this house with the names "M. & B. Luce & J. Allen." One half of the house was occupied by children of Rowland and Elizabeth Luce. In 1905, Anne E. Luce of Marion sold this half of the house to brothers Robert and Isaac Hiller. The other name shown on the 1855 map, "J. Allen," refers to Capt. Joseph Allen (1781-1860). In 1915, that half of the house was sold to brothers Robert and Isaac Hiller, thereby uniting the Hillers' interests in this property. Robert B. (1863-1937) and Isaac E. (1866-1948) Hiller were born in Mattapoisett and established their livery, lumber, and coal business nearby at 147 Front Street (MRN.394).



Capt. Hiram and Keziah Look House, 51 Main Street, ca. 1827 (MRN.251)

This Full Cape, built in ca. 1827, is the westernmost house built along Main Street during this period. The house was built for Marion-born Capt. Hiram Look (1803-1865) and his wife Keziah (Hiller) (1810-1874), whom he married in 1827. Hiram Look served aboard the *Charles W. Morgan* in 1867. He may have served as captain on that voyage – he was listed as a master mariner in the 1860 US Census.



Capt. Henry Allen House, 60 Water Street, ca. 1810 (MRN.169)

While Water Street is most noteworthy for the development of large summer cottages in the late-19th and early-20th century, there is one house built in ca. 1810. It was built for Captain Henry M. Allen (1802-1887). He began his career as a sea captain, and then shifted his focus to the salt-making business. Along with George Bonum Nye and Ebenezer Holmes, Allen was a leader in this important business in Marion Village in the middle decades of the 19th century.



Commercial, Religious and Industrial Resources

First Congregational Meeting House, 140 Front Street, 1799 (MRN.22)

During the 18th century, Marion Congregationalists had to travel to Rochester Center to worship. The completion of the Congregational Church at 140 Front Street represented an early step towards independence as a town separate from Rochester. It also helped make Marion Village the center for spiritual and civic life. Following the construction of the Marion Congregational Church at 28 Main Street (MRN.39), this building transitioned to commercial use and is now the Marion General Store.



Bates and Sherman's Wharf, ca. 1805

Residential and limited commercial development was initially concentrated along the Front and Main Street axis, and the harbor became the site for maritime-related utilitarian buildings and wharfs. The construction of Bates (Union) Wharf (1 and 1A Main Street, MRN.218, 219) and Sherman's (Long) Wharf (0 Main Street, MRN.217) during the first decade of the 19th century provided tangible physical evidence of the town's rising prosperity, triggering a small building boom of wharf-related utilitarian buildings, as well as residences for families whose livelihood was derived from maritime activities.

Joseph Kendrick Sail Loft, 1 Main Street, ca. 1802 (MRN.218)

This former sail loft and modest house, built ca. 1802, are located at the head of Bates Wharf. Ships landed their cargo here, and the nearby Central Wharf, and were loaded with the town's export goods – box wood, whale oil, and salt. Both the house and the former sail loft have markers indicating 1802 construction dates, and the house marker lists Joseph Kendrick as the original owner. Joseph Kendrick (1779-1859) married Lydia Osborne (1780-1805) in Marion in 1804.



Elisha Luce Store, 3 Main Street, 1806 (MRN.221)

According to Olive Hiller Somers' *Three Centuries of Marion Houses*, and the Sippican Historical Society's Wharf Village Walking Tour, this property was first the site of the 1760 J. C. Luce House. According to those sources, this store was built in 1806, situated close to the two commercial wharves.



Handy's Tavern, 152 Front Street, 1812 (MRN.201)

Built in 1812, the former Handy's Tavern was a popular gathering place for mariners after completing a day's work on the waterfront or celebrating the successful conclusion of a voyage. Perhaps more importantly, it was a stop on the Plymouth to New Bedford stagecoach route.



1830-1860: Antebellum Prosperity

The three decades before the Civil War were a period of continued prosperity. In addition to the coastal trade and salt making, Marion continued to supply mariners and sea captains for schooners and packet boats, including New Bedford-based whaling ships. On May 14, 1852, the Sippican section of Rochester became the town of Marion. By the time the 1855 Walling Map was prepared, Main Street from the harbor west to Pleasant Street was the most densely developed street in the village (see Appendix 2).

During this period, residential development continued throughout the Marion Village, including a few houses along Front Street, and concentrations built along the western portion of Main Street, the northern portion of Pleasant Street, and the eastern block of South Street. Transportation improvements towards the end of this period, most notably the introduction of the Fairhaven Branch of the Cape Cod Railway in 1855, laid the foundation for convenient access to the town center by summer visitors and school students – a development that would impact Marion Village in later periods. The following is a sampling of buildings built during this period in Marion Village.

Residential Buildings

Hunnewell-Gray House, 160 Front Street, ca. 1857 (MRN.205)

This house was built in ca. 1857 by Capt. Russell Gray (1812-1889) of Marion. He sold it the following year to his younger brother, mariner Rufus Gray (1831-1872). In 1905, the property was sold to Alice Ryder and Clara Lewis of Marion. They introduced the first commercial use, known as the Rosamund Inn. A *Wareham Courier* article dated July 17, 1931 explains that "the Rosamond Inn has thrown open its doors to tourist travel and those who have read of New England hospitality, the homey features of the abode and the traditions handed down from the early settlers, will enjoy this hostelry's outstanding features such as delicious meals and large, comfortable and unusually pleasant rooms."



George A. and Eunice Luce House, 182 Front Street, ca. 1833-1844 (MRN.209)

This house was built by Capt. George A. Luce (1782-1855), a son of Maj. Rowland and Elizabeth Luce. George Luce married Eunice Gould (1783-1839) in 1803, and they had seven children. In 1833, he purchased land that may be this parcel from both his father, Rowland Luce, and Barnabas Holmes. The house was sold to one of their sons, John Gould Luce (1809-1888) who was also a mariner. The house was next owned by Andrew J. Hadley (1820-1897), who owned the general store in the former Congregational Meeting House at 140 Front Street beginning in 1856. This house may have been the one rented by President and Mrs. Grover Cleveland in 1888 during their second summer in Marion, which was also during his first term as president.



William H. and Lucy Handy House, 48 Main Street, ca. 1848-1855 (MRN.248)

This house was built by housewright William H. Handy (1825-1897). He was both a carpenter and mariner. He was aboard five whaling voyages between 1857 and 1863: four aboard the schooner *James*, and one aboard the brig *Altamaha*. He was listed in the New Bedford Museum Whaling Crew Database as an "oarsman" (1857), "3rd mate" (1861), and "2nd mate" (1863). He no doubt joined these voyages because his brother, Benjamin Bumpas Handy (1822-1897), was listed as Master for all five. William Handy sold this house in 1885 to James T. Wittet of Marion. James T. Wittet was a mariner and sail maker. His father, James Wittet, was also a sailmaker who operated out of the building on the harbor that was later incorporated into a house (1 Main Street, MRN.218). James T. Wittet owned a great deal of land along the western block of South Street that would later be sold and developed with houses.



Nathan and Betsey Savery House, 76 Main Street, ca. 1842-1855 (MRN.260)

The south side of Main Street, across from the former Tabor Academy campus, was a single parcel up to the early-20th century. In 1842, Paddock Bates sold that parcel, without buildings, to Nathan Savery (1774-1858). Nathan Savery was a carpenter, so it is possible this house was built by him. By 1855, he was living here at the age of 82 with his daughter Patience (1803-1885), her husband Benjamin Chamberlain (1803-1874), a blacksmith, and their three children. This house was inherited by Patience and Benjamin Chamberlain, and they sold it to William Handy. The house is shown in an isolated setting on the 1879 Plymouth County Atlas with the name "W. Handy." William Handy (1831-1904) was master mariner. He also built the three houses near his house, likely as rental properties – 70 Main Street (ca. 1885, MRN.258), 72 Main Street (ca. 1900, MRN.259), and 90 Main Street (ca. 1904, MRN.262).



Elijah Braley House, 108 Main Street, ca. 1845 (MRN.268)

This house is sited near the corner of Main Street and what is now Rt. 6, an intersection once known as “Braley’s Corner.” The first recorded conveyance found for this property recorded the 1858 sale of a parcel of land from Barnabas Holmes to Elijah Braley for \$100. The deed describes the property as “a certain tract of land on which Braley’s house now stands.” Barnabas B. Holmes (1833-1902) was the great-grandson of Marion salt maker and large land holder, Ebenezer Holmes (1783-1869).



Elijah Braley (1808-1896) was a carpenter who briefly served as Marion’s herring inspector. He was first married in 1831 to Susan Blankinship (1811-1843). Braley married Sylvia (nee Carswell) Robbins, a widow, in 1845. After the Civil War, the Braleys operated this house as a so-called tramp house. At that time, Massachusetts was a destination for itinerant men, many of whom were Civil War veterans, who rode the slow-moving freight trains from town to town. Unlike other states, Massachusetts treated these men relatively well. A tramp could obtain modest meals and lodging for two nights in one of these establishments and the Braleys received a stipend from the town for their services. Sylvia Robbins Dodge, Braley’s stepdaughter, was left the property, and in 1909 she sold it to Joseph H. and Lizzie Clark who were active in the real estate development along this western end of Main Street.

Augustus H. and Susan H. Handy House, 62 Pleasant Street, ca. 1853 (MRN.270)

This is one of five houses built during this period along upper Pleasant Street, including the parsonage for the Marion First Universalist Church ([78 Pleasant Street](#)). From the late-18th until the early-1900s, the northern section of Pleasant Street was essentially a Handy neighborhood with a number of dwellings in this area associated with this family. This house is shown on the 1855 Walling Map with the name “A. H. Handy.” According to Somers *Three Centuries of Marion Houses*, Augustus H. Handy, carpenter, bought this land in 1853 and, together with Noah Handy, built this house the next year.



Augustus H. Handy (1818-1870) married Susan Nye Allen (1825-1898) in 1848. This house passed to their daughter, Priscilla H. Hadley (1849-1934). She had married Peleg Blankinship Hadley (1848-1931) in 1877. According to census records, Peleg Hadley took over a “Dry Goods and Groceries” business (referring to Marion General Store, [140 Front Street](#), MRN.22) started by his father, Andrew J. Hadley.

Lemuel C. Kelley House, 7 South Street, ca. 1855-1860 (MRN.278)

The eastern block of South Street, formally established as a street around 1836, was intensely developed during this Antebellum period, with eight of the eleven houses now present on that block. As noted above, much of the land along South Street was originally owned by the Luce family.



According to a 1999 article in *The Sippican Sentinel*, this house was built in 1866 for Lemuel Kelley. The article states that Kelley had hoped to marry Jane D. Luce, but she married a Cobb and lived across the street, so Kelley never lived here. This story does not appear to be entirely accurate. Lemuel Kelley died in 1861, so if he did build it, it could not have been in 1866.

Lemuel C. Kelley (1814-1861) was a ship carpenter who never married. If the *Sippican Sentinel* article has any credence, perhaps it might explain why a bachelor would have built such an imposing house. Indeed, Jane D. Luce, a granddaughter of Maj. Rowland and Elizabeth Luce, married Harvey Cobb in 1844 in

Plymouth, and they built the house across the street, 12 South Street (MRN.8), around the same time (ca. 1855-1860). Perhaps Kelley was hoping to woo Jane Luce away from Harvey Cobb with this imposing house. After Kelley's death in 1861, this house was inherited by Lemuel Kelley's brother, George H. Kelley (1820-1895), a house painter. He sold the house in 1868 to industrialist S. Wyllis Pomeroy of Pomeroy, OH. This was an early example of a Marion Village house transitioning to seasonal use.

Polly and Rowland Luce, Jr. House, 24 South Street, ca. 1836-1844 (MRN.285)

This house was built by Capt. Rowland Luce, Jr. of Marion, a son of Maj. Rowland and Elizabeth Luce. Capt. Luce, Jr. (1791-1851) married Polly Hiller (d. 1860) in 1819. In 1844, Rowland Luce, Jr. sold this house to his brother, Stephen C. Luce. Stephen C. Luce (1796-1874) married Eunice W. Delano (1803-1866) in 1826. Stephen Luce was a mariner, who rose to master mariner (sea captain), like his brother. The house passed to Stephen Luce's nephew, George L. Luce (1825-1893). Like his uncles, George Luce rose to become a master mariner, and was retired by 1880. He also acquired the former Congregational Parsonage next door in 1882 (28 South Street, 1841, MRN.287).



In 1945, the Luce family sold this house to Thayer and Agnes (Adams) Francis of Marion. Thayer Francis Sr. (d. 1958) founded Francis Associates in 1940, evolving it, together with W. Van Alan Clark, into The Sippican Corporation. The Marion-based company manufactured and designed defense systems, primarily focused on systems and accessories for anti-ship missile defense, anti-submarine warfare training, and specialized meteorological and oceanographic data gathering and processing.

Industrial, Religious, and Institutional Resources

Old Cooperage, 1A Main Street, ca. 1850 (MRN.219)

This building is located at the head of Bates Wharf. Ships landed here and nearby Central Wharf with their cargo and were then loaded with the town's export goods – box wood, whale oil, and salt. This house began as a cooperage (barrel-making) which appears to date to at least ca. 1850, and possibly earlier. The barrels were bound with iron hoops or birch bands and stored both whale oil and cranberries.



Marion Congregational Church, 28 Main Street, 1841 (MRN.39)

Together with the town's first Congregational Church built across the street in 1799 (now Marion General Store, 140 Front Street, MRN.22), and the Congregational Chapel at 39 Main Street (1885, MRN.40), these three buildings document two centuries of Congregationalism in the town. Built in 1841, this church represents the town at the height of its powers as a maritime community. Marion Congregational Church was known as "the sea captains church" because ten sea captains contributed \$1,000 each towards its construction.



Main Street Schoolhouse, 43 Main Street, ca. 1830 (MRN.245)

This building is labelled as a schoolhouse on both the 1855 and 1879 maps of Sippican Village. In 1855, it was one of two schools in Marion Village; the second is no longer extant. In 1884, the town of Marion sold this Main Street School to Andrew J. Hadley, who operated what is now Marion General Store. The next year, he sold it to schoolteacher Frederick P. Vose. Education continued to be connected to this property into the early 20th century. In 1928 it was conveyed to Eugene F. Daggett, a teacher at Tabor Academy.



Marion First Universalist Church, 80 Pleasant Street, 1833 (MRN.49)

The organization of this church in 1828 as the First Universalist Society of Rochester is an example of the New England-wide phenomenon within the Congregational Church known as the Great Schism. During the late-18th and early-19th centuries, theological differences between the conservative or Trinitarian Congregationalists and the more liberal faction known variously as Unitarians and Universalists resulted in the liberals forming their own churches.

Marion's Universalist Church traces its origins to meetings that were held in the parlor of Captain Noble Bates house at 2 Main Street (MRN.220) during the mid-late 1820s. Captain Bates reportedly hosted Marion's first Universalist gatherings at the risk of losing his friendship with Captain Elisha Luce who was a staunch member of the Congregational Church, vocal critic of the "new religion," and co-owner of the house.



In 1957, the vacant church building was purchased by a group of actors known as the Hornblowers. Representing an early example of adaptive reuse, the former Universalist Church was transformed by the theatrical company into what is now the Marion Arts Center.

1860-1888: Decline of Local Industries, Impact of Elizabeth Taber's Philanthropy

Beginning in the middle of the 19th century, maritime activity in Marion and many other coastal towns began to decline. Contributing factors included the discovery of petroleum in Pennsylvania in the late-1850s making whale oil less desirable as a source of illumination, and salt mining replacing coastal saltwater evaporation as a source for this important mineral. The salt industry remained an important element of Marion's economy, however, longer than many Massachusetts towns, thanks to the perseverance of Ebenezer Holmes who conducted his salt works along Water Street until the late-1850s.

Likely due to the slowing and changing economy, only a small number of houses were built during this period. However, it was during this period that Cottage Street was laid out on land formerly devoted to salt works, and house construction began on that street. It was also during this period that former teacher and philanthropist, Marion-born Elizabeth Sprague Pitcher Taber left her outsized imprint on the village. The following is a sampling of buildings built during this period in Marion Village.

Residential Buildings

Seth Mendall House, 27 Cottage Street, ca. 1887-1890 (MRN.189)

The completion of the Public Library in 1872 and Tabor Academy in 1876 on Spring Street were likely an impetus for the development of land in the location of Cottage Street. By the mid-1880s, parcels were being sold along a "contemplated" or "proposed" street, and by the 1890s, deeds began referring to Cottage Street by name. Cottage Street was laid out wider and the house lots were larger than earlier Marion Village streets.



This house was built on land that Seth Mendall owned along Cottage Street. He also sold the land on which the houses as 19 Cottage Street (MRN.186) and 21 Cottage Street (MRN.187) were built, and they were all possibly built by Mendall (1832-1908), who was listed as a (ship) carpenter in census records. In 1887, Mendall sold this parcel, now with reference to buildings, to Clark P. Howland. Clark P. Howland (1849-1936) was first a teacher and then later Tabor Academy's first headmaster – a post he held until 1893.

Sarah E. E. Perine House, 157 Front Street, ca. 1883-1890 (MRN.204)

In 1883, the estate of Charlotte M. Barden (1812-1882) sold at auction a two-acre parcel that included this land to Sarah E. E. Perine. The parcel stretched north to what is now Island Wharf Road. Sarah E. E. Perine (1830-1911) was born in New York, where she married ship builder William Perine (1807-1869) in 1847. Sarah Perine appears to also have built the adjacent house at 159 Front Street (MRN.396) sometime between 1883 and 1890. Perine lived here at 157 Front Street, which is similar to 159 Front Street in scale and form.



In 1907, Sarah Perine sold this house, for a nominal sum, to Jennie Barden. Jennie N. Barden (1876-1964) was the wife of Frederick B. Barden (1877-1963), grandson of Charlotte (who sold Perine the land) and Frederick Barden. Frederick B. Barden owned the small store at 155 Front Street (MRN.203), and he founded Barden's Boat Yard (MRN.O) in 1927.

Susan Sherman House, 54 Main Street, 1876 (MRN.252)

This land was sold in August 1875 by Noah D. Handy to Susan W. Sherman. Susan West Taber (1848-1906) had married shoe-maker Eli Sherman in 1853. Prior to building this house, they owned the house at 17 Main Street (MRN.232), which they sold in 1875 to Henry C. and Sarah Nye. In 1893, coincidentally, the Shermans sold *this* house to the Nyes. Henry Nye had a varied professional life: retail grocer (1870 US Census), railroad station agent (1880), expressman (1900), and town treasurer (1910). The house remained in the extended Nye family until 1951.



Albert C. Blankinship House, 107 Main Street, ca. 1876 (MRN.267)

Elijah Braley sold the land on which this house was built in 1876 to Albert C. Blankinship in 1876. Albert Chatman Blankinship (1841-1929) was the son of Warren M. (1816- 1898) and Emily Clarke (1816-1853) Blankinship, part of the very large and prominent Blankinship family. Many members of the family, like Warren, were carpenters. Warren's son Albert Blankinship also became a carpenter, but not before first going to sea as a young man. In 1862, he was listed as a crew member aboard the ship *Azor*, which sailed to Portugal. It is probable that this late Greek Revival-style house was built by Albert Blankinship around 1876, perhaps with the help of his carpenter father and brother.



William and Jane Taylor House, 13 South Street, ca. 1875-1879 (MRN.282)

This house was built by William Taylor (1807-1883) who was born in Pelham, MA. He married Marion-born Jane D. Hammond (1808-1880) in 1832. They first built the large house at 55 Main Street (MRN.253) in ca. 1834. He was consistently listed as a stone mason. They moved to Northampton, MA and sold that house in 1856. They apparently decided to move back to Marion when they built this house in ca. 1877. In the 1880 Census, William Taylor was living here, now a widower, and still working as a stone mason.



Rev. John C. Brooks House, 1 Allen Street, ca. 1882 (MRN.304)

This was one of the early examples of a house in Marion Village built expressly for summer use, presaging the development of grand summer cottages along nearby Water Street beginning a decade later. It was built in 1882 for Rev. John Cotton Brooks (1849-1907). He was descended on his father's side from the New England Puritan divines John Cotton and Cotton Mather, and he was the great nephew of the founders of Phillips Academies in Andover, MA and Exeter, NH. Brooks was the rector of Christ Church in Springfield from 1878 until his death in 1907. This house was used as a summer home and Brooks often served as a summer vicar at St. Gabriel's Episcopal Church.



The house was designed by John Mitchell Allen (1842-1912), a Marion native, who was the son of Captain Henry Manly Allen (1802-1887), a leader in Marion's salt-making industry in the middle decades of the 19th century. John M. Allen graduated from Harvard and trained with the Boston architecture firm Ware & Van Brunt. The house was demolished in 2022.

Luce-Blankinship Store, 146 Front Street, ca. 1855-1879 (MRN.200)

This is the most notable example of a commercial building built during this period. It was originally located at the corner of Front and South Street on the property of the Samuel W. Luce, Sr. House at 25 South Street (MRN.286). The Sippican Historical Society provides the following description:



Was Drug Store on corner of South and Front Sts. in Marion, Mass. The store was a butcher shop for Ben Waters' father who came from England in the 1800's. Later became a store for Dr. Ellis's brother. Was a store and post office at that location for many years. Later was the P. C. Blankinship grocery store. Moved to center of Marion [in ca. 1908-1921]... and later became Browne's Drug Store.

Commercial Resources and Elizabeth Taber

Elizabeth Taber Library and Natural History Museum, 8 Spring Street, 1871-1872 (MRN.60)

Elizabeth Sprague Pritcher Taber (1791-1888) built this first imposing building in 1871-1872. Born in Marion, she lived her adult life in New Bedford with her husband, Stephen Taber (1777-1862) and their three children. Stephen Taber achieved considerable wealth as a clock maker and whale ship investor. Elizabeth Taber survived them all and began to focus her energy and wealth on Marion Village, resulting in contributions that changed the character of Marion Village, including parks, a library, music hall, and Tabor Academy.



The building housed the town's library on its first floor and a natural history museum on its second floor. By the late-1870s, the Taber Library and Natural History Museum had become a key component of the Tabor Academy campus.

The Elizabeth Taber Library and Natural History Museum was the first of her numerous philanthropic gifts. According to Edmund Tripp's *Reflections on a Town*, "no other individual in Marion's history has done more or had such a lasting effect on the town."

Tabor Academy Recitation Building, 16 Spring Street, 1875-1877 (MRN.59)

Construction for this academy building began in 1875, and the school was founded in 1876 as a private school for boys and girls over the age of 12. During the summers of 1878 and 1879, the new Academy building was home to Elizabeth Taber, who reportedly lived uncomfortably in one of the upstairs recitation rooms. In the 1930s, the Tabor Academy campus was relocated to the waterfront, and in 1936 this building became dedicated to town offices in a trade of property between the Town and Tabor Academy.



Tabor Hall - Tabor Academy Headmaster Residence, 13 Cottage Street, 1880 (MRN.3)

In 1880, Elizabeth Taber moved to Marion to be near the school and built this imposing house for herself and the first headmaster. Originally located on Spring Street north of the original Tabor campus, this house was moved twice, ending up in this location in 1946.



First Congregational Chapel, 39 Main Street, 1885 (MRN.40)

Built in 1885, Marion's Congregational Chapel represents one of Elizabeth Pitcher Taber's last substantial gifts to the community. The funding of the Congregational Chapel represents Elizabeth Pitcher Taber and the broader Pitcher family's long-term commitment towards the financial support of Congregationalism in Marion. Her brother, Captain John Pitcher, made a comfortable living as owner of a wharf, vessels, cranberry bogs and salt marsh as well as buildings in Fairhaven. He was one of ten parishioners who gave \$1,000 towards the construction of the Marion Congregational Church in 1841. Upon his death in 1867, he left his residence at 113 Front Street (MRN.194) to the Congregational Church to serve as a parsonage. The Congregational Church still needed space for its Sunday School and "for social events, which were of great importance in the self-sufficient life of nineteenth century Marion." In 1885, three years before her death, Taber purchased a vacant lot and subsequently had this Congregational Chapel built.



Marion Music Hall, 164 Front Street, 1891 (MRN.23)

While built just outside the time period summarized here, the beginnings of the Music Hall can be traced to Mrs. Taber's disapproval of the presentation of "worldly theatricals" in the Congregational Chapel at 39 Main Street. A provision of her will allotted money for the construction of a "suitable building for a lecture and music hall, for use of the inhabitants of said village." Originally, the Music Hall's building and activities were entrusted to the Marion Library Society, and were then taken over by the Town of Marion.



1888-1915: Marion Village's Ascent as the Center of Marion's Elite Summer Colony

Train service had arrived in Marion in 1854. One of the impacts of that transportation improvement was allowing affluent urban dwellers from cities like Boston and New York to travel in comfort. In the 1860s, hotels opened in town, including the Hotel Marion in 1860 and the Bay View, later known as The Sippican Hotel and Casino, in 1864 (neither extant). By the 1870s, outsiders were renting and buying property, at first choosing from the modest houses of the village. Marion Village began to attract notable political, literary, and art world figures seeking a genteel seaside retreat. Among the most important figures in the discovery and development of Marion Village as a resort was Richard Watson Gilder (1844–1909), editor

of *Century Magazine* from its founding in 1881 until his death. His wife Helena DeKay Gilder (1846–1916) was a painter and founder of the Art Students League and Society of American Artists. Invited to the village by a friend who thought they needed a respite from life in New York City, they spent their summers here in the 1880s and early-1890s. Other artists were then attracted to the village, including the architect Stanford White, the sculptor Augustus Saint-Gaudens, the illustrator Charles Dana Gibson, and the critic Mariana Griswold Van Rensselaer, author of the first biography of Henry Hobson Richardson. Henry James was a visitor and used Marion as the model for Marmion in *The Bostonians*.

Marion's success as a resort was sealed when it attracted Mrs. Grover Cleveland, and eventually President Cleveland, as visitors in the summers of 1887 to 1890. Marion became nationally known as a desirable summer destination, and the harbor front along Water Street, once home to salt works, became the site of grand summer cottages. This period also saw residential infill development along Cottage Street, and the west blocks of Main and South Street. The following is a sampling of buildings built during this period.

Residential Buildings

H. R. Reed Cottage, 46 Water Street, 1893 (MRN.9)

This is the only house in Marion Village individually listed in the National Register of Historic Places (2019). In 1893, Boston industrialist Henry Ransford Reed (1837–1905) built the house, marking the changing taste of the summer visitors and the new preference for large, architect-designed cottages. Reed was active in Democratic state politics, and rose to wealth working for and eventually running a firm that imported and refined sugar during the years of the Sugar Trust.



George U. Crocker House, 72 Water Street, ca. 1897 (MRN.172)

This summer cottage was built in ca. 1897 for George Uriel Crocker (1863-1929). George Crocker attended Harvard College, practiced law in Boston and served for a number of years as the Boston city treasurer. This house remained in the family until the death of Emma Crocker in 1946, when it was sold to Hugh O'Neill Hencken of Newton.



Hugh O'Neill Hencken (1902-1981) was a leading American archaeologist. He served for 40 years as both the curator of European archaeology and the director of the American School of Prehistoric Research at the Peabody Museum at Harvard University. He was a founding member of the Sippican Historical Society and the editor of *Three Centuries of Marion Houses*.

His wife, Thalassa Cruso Hencken (1909-1997), was also a trained archaeologist, but became well known as a gardening expert and advocate. Using Thalassa Cruso as her professional name, she appeared from 1966-1969 on the highly successful WGBH-TV series "Making Things Grow," and for many years wrote a gardening column for the *Boston Globe*.

Edward Hamlin House, 23 Water Street, 1892 (MRN.167)

This large summer cottage was built in 1892 for Edward Oakford Hamlin (1863-1938). Along with his brother George Peabody Hamlin (1867-1935), he joined the E. S. Hamlin Coal Company started by their father. The Hamlin brothers both resided in Boston and had summer homes on Water Street in Marion, with George owning 1 Water Street (MRN.162) nearby.



In 1917, this cottage was purchased by William L. Douglas (1845-1924) of Brockton. He was a highly successful shoe manufacturer and the 42nd governor of the Commonwealth of Massachusetts. In 1936, his estate sold this house to Amory Houghton (1899-1981), scion of the Houghton family which had founded Corning Glass, and where he served as its president and chairman of the board. He was selected by President Dwight Eisenhower to be the U.S. ambassador to France from 1957-1961.

Charles and Polly Gurney House, 19 Cottage Street, ca. 1888-1900 (MRN.186)

Frank and Elva Sherman House, 21 Cottage Street, ca. 1892 (MRN.187)

While large summer cottages were being built along the shore, inland portions of Marion Village continued to be subdivided and sold for more modest year-round housing. In 1887, Seth Mendall (Mendell) of Marion sold land on which 19 Cottage Street would be built, and in 1892 sold the land on which 21 Cottage Street would be built. Seth Mendall was listed as a carpenter or ship carpenter in census records and directories, and may have had a hand in building these houses.

The house at 19 Cottage Street was built for Wareham-born Charles H. Gurney (b. 1855) who married Polly Blankenship (1855-1930) in Marion in 1877. They had three children, and Charles Gurney worked as a boatman. He took out a series of mortgages with the Wareham Savings Bank and lost the house to foreclosure in 1933 (perhaps a victim of the Great Depression).



The house at 21 Cottage Street was built in ca. 1892 for Charles Gurney's sister and brother-in-law, Frank and Elva Sherman. Marion-born Frank Morton Sherman (1855-1936) married Elva Bruce Gurney (1859-1938) in Marion in 1882. Frank Sherman worked as a laborer in the stone crushing industry (1910 US Census), but by the 1920 Census was a mailman.



Harvey and Phebe Everest House, 28 Cottage Street, ca. 1900-1903 (MRN.185)

This house was built on land sold in 1894 to Harvey W. Everest of Marion. Harvey Everest (1830-1922) was born in New York, and married Phebe Allen (1838-1922) in 1861. As of the 1870 US Census, they were living in Ann Arbor, MI where he worked as a bookkeeper. They had moved to Marion by ca. 1880 and originally lived on a farm. They built this house and moved to Marion Village in ca. 1900-1903, by which time he was a real estate agent active in local real estate. He built and quickly sold 36 Cottage Street (MRN.191) in 1897, and sold the land next door on which 22 Cottage Street (MRN.188) was built in 1903.



William Handy House, 90 Main Street, ca. 1904 (MRN.262)

By the late-19th century, owners of larger tracts of land on upper Main Street began to build additional houses on their land and/or sell off portions to others. This house was built by sea captain William Handy (1831-1904) in ca. 1903. He was living nearby at 76 Main Street (MRN.260) with his second wife, Ellen (Downing), and he had also built 70 Main Street (ca. 1885, MRN.258) and 72 Main Street (ca. 1900, MRN.259). In 1904, William Handy sold this house to Abby S. and Hiram Nye of Marion. Hiram Nye (1842-1920) worked as a sea captain and boatman. He was living here on Main Street with his second wife, Abby (Delano) (1851-1920).



In 1920, Hiram Nye sold this house to John W. and Charlotte Richards of Marion. Dedham-born John Wesley Richards (1874-1949) married Charlotte Barden (1879-1944) in Marion in 1899. He was working

as a superintendent of water works when they bought this house, and would later become Commissioner of Public Works, Superintendent of the Highway Department, and Cemetery Commissioner. In 1955, the Richards family sold this house to Donald and Helen Dickerson. Donald Dickerson (d. 2017) worked as a Marion police officer and then for the US Post Office in Marion for 26 years.

James T. Wittet House, 47 South Street, ca. 1899 (MRN.295)

Similar to upper Main Street, by the late-19th century, owners of larger tracts of land on upper South Street began to build additional houses on their land and/or sell off portions to others. Much of the land on the south side of South Street was owned by sailmaker James T. Wittet (1833-1908). He was the son of sailmaker James Wittet (1799-1872) who lived and worked at what is now 1 Main Street (MRN.218). James T. Wittet himself bought land on the north side of South Street and built this house in ca. 1899.



Edith Austen House, 48 South Street, ca. 1902 (MRN.296)

James T. Wittet sold the land on which this house was built in 1901 to Edith Austin of Boston. Edith Austin (b. 1877) was the youngest daughter of James Walker Austin (1829-1895). A graduate of Harvard College and Law School, James Austin moved to Hawaii in 1852, where he rose to be a prominent lawyer in the Kingdom, member of its parliament, and was appointed to its supreme court. In 1885, he built the large summer cottage at 75 Water Street (MRN.171).



Edith Austine built this house soon after buying the land but continued to live in her parents' home on Water Street. In the 1930 Census, she was living alone in that house, and next to her in a rented house was England-born James Mouse (1889-1957), working as a chauffeur for her family. In 1938, she sold this South Street house to Mouse. Mouse appears to have used this house as a rental property – he was still living next to Edith Austin on Water Street and still working as a chauffeur in the 1940 and 1950 US Census. He sold this house in 1945.



Non-residential Buildings

Marion Pythagorean Lodge, 11 Spring Street, ca. 1908 (MRN.61)

Since its founding in 1863, Marion's Masonic organization, Pythagorean Lodge, has been one of the town's most important social and charitable organizations. A major benefactor of the current Masonic lodge building rubber shoe manufacturing magnate and Marion summer resident, Col. Harry E. Converse. Pythagorean Lodge continues to operate as a social and charitable organization.



1915-1955: Consolidation of Marion Village as Town Center

By this period, Marion Village as we know it today had largely been developed. There was some continued development of Marion Village as a summer resort community including additional facilities to support commercial and recreational boating, including Barden's Boat Yard. In some cases, development during this period was a result of older buildings having been destroyed by storms, most notably the Hurricane of 1938. In the 1930s, Tabor Academy's Headmaster, Walter Huston Lillard, had orchestrated the "Tabor Swap." The school's ten-acre Spring Street campus was exchanged for harbor-side acreage on Front Street. This enabled the former Tabor Academy Recitation Building at 16 Spring Street to be adapted for town offices, and provided land for the development of the large Sippican School at 14 Spring Street. The following is a sampling of buildings built during this period in Marion Village.

Residential Buildings

Marion Dow Blaine House, 11 Main Street, ca. 1939 (MRN.226)

This house was built in ca. 1939, replacing an older house that may have been destroyed by the Hurricane of 1938. It was built by Marion Dow Blain of Marion. She had divorced in 1936 from James Blaine, New York banker and grandson of the 1884 Republican candidate for US president, James Blaine.



James C. Gibbs House, 10 Lewis Street, 1953 (MRN.491)

This was originally the site of a ca. 1906 brick summer cottage built for Stanley Robert McCormick (1874-1947), son of the founder of the International Harvester Corporation. After Stanley McCormick's death, the property was purchased by J. Gordon Gibbs of Marion. The original house was razed and the current residence was built by Gibbs in 1953. James Gordon Gibbs (1900-1986) was the son of the founder of the Katherine Gibbs Schools, and he served as its president. An avid yachtsman, he also served as commodore of the Beverly Yacht Club. He commissioned George W. W. Brewster (1910-1992), a noted Boston architect, to design this house. Brewster won the Boston Arts Festival Architectural Award for this house and the guest house (no longer extant), an award given for the most outstanding architectural project built in New England in the previous five years.



Non-Residential Buildings

Barden Market and Freezer, 154-156 Front Street, 1947 (MRN.395)

in 1947, the Sippican Woman's Club of Marion, which owned the ca. 1812 Caleb Handy House and Tavern at 152 Front Street (MRN.6), sold this portion of the property to Richard W. Angle and James A. Barlow, Jr. They conveyed it to the Richard W. Angle Co., Inc. and 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. In addition to operating as a grocery store, the building offered "sharp freezing" and freezer storage compartments for use by individuals and businesses.



Sippican School, 16 Spring Street, 1937, 1953 (MRN.302)

After the "Tabor Swap," the town decided to consolidate four of the five schools in the area into one large school building, known first as the Marion Consolidated School and later the Sippican School. It was built in 1937, and additions were built in 1953 and 1970. In 2001, the 1937 section of the school was rebuilt into a two-story structure, similar in design to the original.



ARCHITECTURAL SIGNIFICANCE

Marion Village is a remarkably intact collection of architecturally significant dwellings, along with a few churches, schools, commercial buildings, and recreational buildings. Marion Village contains a great concentration of Federal and Greek Revival houses; and both high-style and modest 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 following is summary of the architectural styles found in Marion Village. See also two tables summarizing the percentage representation of each style and the number of buildings built during each of the historical periods described above (see Tables 1, and 2, p. 22).

Federal Style - ca. 1780-1820

The Federal style, popular from ca. 1780-1820, represented the first architecture of the new republic. Like the Colonial-era Georgian style, it used classical forms but in a refined and simplified manner. Marion Village includes 26 examples of Federal-style architecture, which includes both two-story examples and many with a Cape form. These buildings are located almost exclusively at the eastern end of Main Street and along Front Street as it leads south into the village. In some cases, they were originally built as Full Capes, meaning five bays wide, symmetrically arrayed with a centered entrance. In other cases, they began as Half Capes, meaning three bays wide with an off-centered entrance that were later expanded into Full Capes.



2 Main Street



26 Main Street



44 Main Street



73 Pleasant Street



183 Front Street



60 Water Street

Greek Revival Style – ca. 1825-1860

The Greek Revival style, popular from ca. 1825 to 1860, was inspired by then new Greek archeological discoveries, and employed temple forms and details for domestic American architecture. The highest percentage of historic buildings in Marion Village are examples of the Greek Revival style (17%). This style is found along Front and Main Streets, but also on the eastern block of South Street and the northern portion of Pleasant Street. The great majority are houses, including gable-front and side-gable forms and Capes, but also includes iconic buildings like the high-style Marion Congregational Church, built in 1841 ([28 Main Street, MRN.39](#)).



140 Main Street



168 Front Street



28 Main Street



108 Main Street



61 Pleasant Street



7 South Street

Gothic Revival Style – ca. 1840-1880

The Gothic Revival style, which was popular from ca. 1840 to 1880, was part of the mid-19th century Romantic movement in architecture. The style reflected the public’s interest in buildings inspired by medieval design, and the style was made available to local builders via pattern books. There are only three examples of the Gothic Revival style in Marion Village – two houses and the small chapel that is part of St. Gabriel’s Episcopal Church. In some cases, buildings are transitional, reflecting two styles, as is the case with the First Universalist Church (80 Pleasant Street, MRN.49). Built in 1833, this church exhibits features of both the Greek Revival and Gothic Revival styles.



80 Pleasant Street



54 Main Street



30 South Street

Italianate Style

The Italianate style was popular from ca. 1840-1885, and was also born out of the Romantic movement, inspired by Italian farmhouses and villas. There are six examples of the style in Marion Village, including modest gable-front houses that display the paired brackets in the roof cornice characteristics of the style, and imposing buildings on Spring Street built in the mid-1870s by Elizabeth Taber – the Elizabeth Taber Library (MRN.60), and the Tabor Academy Recitation Building (ca. 1875, MRN.59).



16 Spring Street



13 Cottage Street



35 Main Street

Queen Anne Style

The Queen Anne style, popular from ca. 1880 to 1910, employed different roof shapes and surface materials to enliven a building's elevations and create a more picturesque form. A total of 25 buildings in Marion Village can be classified as Queen Anne in style, and all but one are dwellings. They are scattered throughout the village, with a concentration along Cottage Street. Examples range from modest, gable-front houses to grand summer cottages along the waterfront.



32 Cottage Street



56 Main Street



18 South Street

Shingle Style

The Shingle Style, popular from ca. 1880 to 1910, was a uniquely American style combining Queen Anne, Colonial Revival, and Richardsonian Romanesque forms and details. The complex forms were wrapped in wood shingles (hence the style name). It reached its zenith of expression in New England seaside resorts and country estates. It was a high-fashion style favored by architects. Examples in Marion Village include houses on Cottage Street, larger summer cottages on Water Street, and the Congregational Chapel on Main Street (39 Main Street, 1885, MRN.40).



27 Cottage Street



46 Water Street



39 Main Street

Craftsman Style

The Craftsman style in America became the dominant style for smaller houses built throughout the country in the early-20th century. The Craftsman style originated in southern California and most of its high style examples are found there. Simplified or so-called vernacular versions of the Craftsman style quickly spread throughout the country by pattern books and popular magazines. Low-pitched, gable or hip roofs with projecting open eaves, sometimes with exposed rafter tails, and broad open porches were a common feature. There are four examples in Marion Village, three houses and the former Fin-de-siècle Clubhouse (7 School Street, 1908), all of which have hips roofs, projecting eaves, and open porches.



7 School Street



5 Hiller Street



76 Pleasant Street

Colonial Revival Style

The Colonial Revival style, popular from ca. 1880-1945, began in the late-19th century with a new interest in the country’s own architecture from the Colonial-era and early Republic. It was a style that remained popular well into the 20th century. There are 17 examples of Colonial Revival buildings spread throughout Marion Village. They include modest houses and high-style, architect-designed houses such as the red brick George and Amelia Angier House at 17 South Street (1939, MRN.403) which was inspired by the 17th century Aptuxet Trading Post in Bourne. The largest example, and the only non-residential building, is the Pythagorean Lodge at 11 Spring Street (1908, MRN.61).



17 South Street



22 Cottage Street



72 Main Street



9 School Street



5 Main Street



35 Water Street

Postwar Traditional Style

The term “Postwar Traditional” is used by Massachusetts Historical Commission to distinguish what would otherwise be called Colonial Revival if they had been built prior to WWII. Marion Village includes a number of such buildings, mostly dwellings. These include both modest houses and architect-designed houses, including 88 Water Street, designed by well-known architect Royal Barry Wills (ca. 1960, MRN.575).



88 Water Street



31 South Street



63 Pleasant Street

Table 1. Building Architectural Styles.

Architectural Style	Number of Buildings	Percent of Total
Colonial (pre-1780)	1	0.5%
Federal (1780-1820)	26	13.5%
Greek Revival (1825-1860)	33	17.0%
Gothic Revival (1840-1880)	3	1.5%
Italianate (1840-1885)	6	3.0%
Queen Anne (1880-1910)	25	13.0%
Shingle Style (1880-1910)	17	9.0%
Colonial Revival (1880-1955)	17	9.0%
Victorian Eclectic (late 19 th c.)	7	3.5%
No Style (late 19 th -early 20 th c.)	20	10.0%
Craftsman/Bungalow (1905-1930)	4	2.0%
Contemporary/Modern/Moderne (mid-20 th c.)	4	2.0%
Postwar Traditional (post-1945)	29	14.5%

Table 2. Building Dates of Construction.

Dates of Construction	Number of Buildings	Percent of Total
Pre-1780	1	0.5%
1780-1830	35	18%
1830-1860	33	17%
1860-1888	22	11.5%
1888-1915	63	33%
1915-1955	25	13%
1955-present	28	14%

5. Justification of the Boundaries

The boundary of the Wharf Village Area (MRN.N) and the adjacent Water Street Area (MRN.L) were used as the starting point from which to conduct the study of the historically intact Marion Village. With few alterations, the boundary of the proposed Marion Village Local Historic District (the District) adheres to these two contiguous Areas.

The boundary of the District encompasses an area of 94.79 acres occupied by 204 parcels (including 16 vacant parcels), of which 176 parcels have buildings 50 years or older, and 12 parcels with buildings less than 50 years old. The majority of buildings are single-family residential, but the District also includes civic, religious, educational and commercial buildings.

The District boundaries have been selected because they include a concentration of highly intact historic buildings differentiated visually and developmentally from buildings to the west, north and south.

- The boundary to the east is dictated primarily by Sippican Harbor, with the exclusion of three maritime/industrial parcels.
- The area north of the District boundary on Front Street transitions immediately to the Tabor Academy campus.
- The area north of the boundary on Spring Street transitions to a small area developed exclusively with 20th century dwellings, open space and the Tabor Academy campus.
- The boundary includes properties on both sides of Main Street at the western end. Main Street terminates to the west where it dead ends at the former county road, now Rt. 6, and the development pattern terminates abruptly.
- Main Street on the south side between Pleasant Street and Rt. 6 backs up to Briggs Lane and the development pattern south of Briggs Lane transitions abruptly to 20th century resources.
- The northern portion of Pleasant Street is developmentally connected to 19th century historic development patterns of Marion Village and consists of a concentration of historic dwellings and the Universalist Church.
- Pleasant Street south of the District boundary immediately transitions to a different pattern of 20th century dwellings, some set well back on larger parcels.
- Cottage Street and South Street both reflect historic development patterns along their lengths and are entirely contained within the District boundary.
- All of Water Street, on both sides, is included within the District boundary and contains historic resources from the early-19th to the early-20th century. The historic development pattern transitions quickly to contemporary resources on the side streets that extend west from Water Street (Vine, Holmes and Allen Streets).
- The development of late-19th and early-20th century seasonal cottages extends for a short span north where Water Street turns to the north and becomes Lewis Street, and also includes a few thematically related historic resources on both sides of Pie Alley.

6. Marion Village Local Historic District Map



Map prepared by: Buzzards Bay National Estuary Program, 81-B County Road, Suite E, Mattapoisett, MA 02739 www.buzzardsbay.org December 18, 2024

7. Marion Village Property Index

MARION VILLAGE STUDY REPORT PROPERTY INDEX 2025

ST #	Street	Assessor #	Historic Name, Notes	MHC Year	Style	Outbuildings, Structures, Objects	MHC #	MHC Area
1	Allen St	16-127	Not researched (replaced QA-style Rev. John Brooks House, MRN.304)	2023		Garage/cottage (1989 Assessor date)		L - Water St
6	Allen St	16-116	Augustus Nickerson House	1895 R	Shingle	Garage (not researched)	MRN.305	L - Water St
9 (was 3)	Allen St	16-126	Rev. John Brooks House	1895 R	Shingle	Outbuilding (2014 Assessor date)	MRN.306	L - Water St
6	Cottage St	14-60A	Benjamin Waters-Alice Ryder/Clara Lewis House	1930 R	Tudor Revival		MRN.180	N - Village, Z - Cottage St
7	Cottage St	14-37E	Rice-Peterson Carriage House	1898 R	Queen Anne	Rest./Kitchen Building (1950 Assessor date)	MRN.392	Z - Cottage St
8	Cottage St	14-60	Not researched	1997	Postwar Traditional		MRN.397	Z - Cottage St
9	Cottage St	14-37	Rice-Peterson House	1898 R	Queen Anne		MRN.181	N - Village, Z - Cottage St
10	Cottage St	14-59	George and Ruth Sabins House	1910 C	Colonial Revival/ Craftsman		MRN.182	N - Village, Z - Cottage St
13	Cottage St	14-37A	Tabor Hall - Principal's Residence	1880 C	Italianate		MRN.3	N - Village, Z - Cottage St
13	Cottage St	14-37A	Tabor Hall - Principal's Carriage House	1880	No Style			N - Village, Z - Cottage St
16	Cottage St	14-56A-CM	Not researched	2016	Postwar Traditional		MRN. (184) 398	N - Village, Z - Cottage St
19	Cottage St	14-39	Charles and Polly Gurney House	1894 C	Victorian Eclectic	Garage (not researched)	MRN.186	N - Village, Z - Cottage St
21	Cottage St	14-38	Frank and Elva Sherman House	1892 C	Victorian Eclectic		MRN.187	N - Village, Z - Cottage St
22	Cottage St	14-47	Hattie and Walton Delano House	1903	Colonial Revival		MRN.188	N - Village, Z - Cottage St
22	Cottage St	14-47	Delano Garage/Cottage	1908	No Style		MRN.188	N - Village, Z - Cottage St
27	Cottage St	14-34	Seth Mendall House	1888 R	Shingle	Guesthouse (2012), Garage (late-20th c.)	MRN.189	N - Village, Z - Cottage St
28	Cottage St	14-46	Harvey and Phebe Everest House	1902 R	Shingle	Garage (2023)	MRN.185	N - Village, Z - Cottage St
32	Cottage St	14-45	Emma and George Handy House	1890 C	Queen Anne	Cottage (ca. 1944)	MRN.190	N - Village, Z - Cottage St
35	Cottage St	14-32	Capt. George and Mary Brown House	1895 R	Queen Anne		MRN.192	N - Village, Z - Cottage St

**MARION VILLAGE STUDY REPORT
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ST #	Street	Assessor #	Historic Name, Notes	MHC Year	Style	Outbuildings, Structures, Objects	MHC #	MHC Area
36	Cottage St	14-44	Henry Everest-Russell G. Gray House	1897	Queen Anne	Cottage (ca. 2011)	MRN.191	N - Village, Z - Cottage St
37	Cottage St	14-31	William C. and Mina Brown House	1927 R	Colonial Revival	Garage (ca. 1930)	MRN.193	N - Village, Z - Cottage St
137	Front St	16-157	Lucius C. Kelley House	1892 C	Queen Anne		MRN.198	N - Village, AA - Main St
140	Front St	14-70	Congregational Meetinghouse	1799	Federal-Greek Revival		MRN.22	N - Village, AA - Main St
141-43	Front St	14-91-1, 2	Ellis House, Sippican Historical	1838 C	Greek Revival		MRN.237	N - Village, AA - Main St
	Front St	14-64	General Store parking					N - Village, AA - Main St
145	Front St	14-83	John and Polly Blankinship House	1820 C	Federal		MRN.199	N - Village, Y - Barden-Hiller
146	Front St	14-63	Luce-Blankinship Store	1867 R, moved	Italianate		MRN.200	N - Village, Y - Barden-Hiller
152	Front St	14-62-1, 2	Caleb Handy House and Tavern	1812 C	Federal		MRN.6	N - Village, Y - Barden-Hiller
153	Front St	14-81	Frederick and Charlotte Barden House/ Andrew Commercial Building	1840 C/ 1908 C	No Style		MRN.202	N - Village, Y - Barden-Hiller
154-56	Front St	14-62A-1 to 8	Barden Market and Freezer	1947	No Style		MRN.395	Y - Barden-Hiller
155	Front St	14-80	Frederick Brooks Barden Store	1901 R	No Style		MRN.203	N - Village, Y - Barden-Hiller
157	Front St	14-79	Sarah E. E. Perine House	1887 R	No Style		MRN.204	N - Village, Y - Barden-Hiller
157 A	Front St	14-79A	Sarah E. E. Perine Outbuilding	1914 R	No Style		MRN.569	N - Village, Y - Barden-Hiller
159	Front St	14-78	Sarah E. E. Perine House	1887 R	No Style		MRN.396	Y - Barden-Hiller
160	Front St	14-61	Russell Gray House/ Rosamond Inn (158 Front in MACRIS)	1855 R	Greek Revival		MRN.205	N - Village, Y - Barden-Hiller
163	Front St	14-77	Henry and Eunice Luce House (161 Front in MACRIS)	1888 R	Queen Anne		MRN.206	N - Village, O - Island Wharf, Y - Barden-
164	Front St	14-41	Marion Music Hall	1891	Queen Anne		MRN.23	N - Village
164	Front St	14-41	Soldiers Monument	1894			MRN.908	N - Village

**MARION VILLAGE STUDY REPORT
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ST #	Street	Assessor #	Historic Name, Notes	MHC Year	Style	Outbuildings, Structures, Objects	MHC #	MHC Area
166	Front St	14-40	No researched	2004	Postwar Traditional			N - Village
168	Front St	14-36A	Seth and Rhoda Mendell House	1858 C	Greek Revival		MRN.207	N - Village
173	Front St	14-75	Luce - Keith House, Luce Wharf (913)	1800 R	Federal		MRN.208	N - Village
173	Front St	14-75	Luce Wharf Remnants	1810 R			MRN.913	N - Village
	Front St (Off)	14-36C	Vacant - Sippican Land Trust					
182	Front St	14-35	George A. and Eunice Luce House	1838 R	Greek Revival/ Full Cape		MRN.209	N - Village
183	Front St	14-74	Luce House (Rowland and Elizabeth Luce or Rowland Jr. and Polly)	1800 R	Federal/ Full Cape	Garage (2013 Assessor date)	MRN.210	N - Village, P - Tabor
5	Hiller St	14-86	Harvey Everest/ John and Elizabeth Edwards House	1915 R	Craftsman	Carport (not researched)	MRN.212	N - Village, Y - Barden-Hiller
	Hiller St	14-85	Vacant					
15	Hiller St	14-84	David and Margot Arms Cottage	1980	Postwar Traditional		MRN.214	Y - Barden-Hiller
17	Hiller St	14-82B	Robert B. and Edith Hiller House	1896 R	Victorian Eclectic		MRN.215	N - Village, Y - Barden-Hiller
	Holmes St	16-131M	Vacant - Mallet Club - Salt works site					
	Holmes St	16-131N	Vacant					
1	Island Wharf	14-76	Marion Harbormaster's Office	1980 R			MRN.309	N - Village, O - Island Wharf
1	Island Wharf	14-76	Marion Town Park Greensward				MRN.911	N - Village, O - Island Wharf
1	Island Wharf	14-76	Marion Town Wharves and Seawall	1880 R			MRN.910	N - Village, O - Island Wharf
1	Island Wharf	14-76	Marion Town Park Orchestra Shed	1980 R			MRN.912	N - Village, O - Island Wharf
1	Island Wharf	14-76	Elizabeth Taber Watering Trough	1895 R			MRN.909	N - Village, O - Island Wharf
2	Lewis St	16-99	David W. Lewis House	1895 R	Shingle/ Colonial Revival	Garage (not researched)	MRN.158	L - Water St

**MARION VILLAGE STUDY REPORT
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ST #	Street	Assessor #	Historic Name, Notes	MHC Year	Style	Outbuildings, Structures, Objects	MHC #	MHC Area
	Lewis St	16-98A	Vacant					
10	Lewis St	16-98	James Gibbs House	1953 As.	Postwar Traditional (Shingle)		MRN.491	L - Water St
10	Lewis St	16-98	McCormick Perimeter Wall, Gate House	1908 C			MRN.492, 493	L - Water St
0	Main St	14-90	George and Betty Blankinship House	1800 C, poss.	Federal		MRN.217	N - Village
0	Main St	14-90	Sherman's Wharf	1805 R		Wharf		N - Village
1	Main St	14-89	Joseph Kendrick House and Sail Loft	1802 C	Federal		MRN.218	N - Village
1	Main St	14-89	Bates Wharf	1805 R		Wharf (partial)	MRN.218	N - Village
1A	Main St	14-89A	Old Cooperage	1850 C, poss.	No Style		MRN.219	N - Village
1A	Main St	14-89A	Bates Wharf	1805 R		Wharf (partial)	MRN.219	N - Village
2	Main St	16-165	Capt., Elisha E. Luce - Capt. Noble E. Bates House	1813 C	Federal	Garage/Outbuilding (2007)	MRN.220	N - Village
3	Main St	14-88	Elisha Luce Store	1828 R, poss.	Federal		MRN.221	N - Village
5	Main St	14-87	Paddock Bates - Harriet and Jane Hamlin House	1850 C, rebuilt	Colonial Revival		MRN.222	N - Village
6	Main St	16-164	George and Betty Blankinship House	1790 C	Federal/ Full Cape		MRN.223	N - Village
9	Main St	14-98	Rowland and Elizabeth Luce House	1780 C	Federal/ Full Cape	Cottage (early-20th c.)	MRN.224	N - Village
10	Main St	16-163	C. C. Luce Store (as of 1855)	1837 R	Greek Revival/ Half Cape	Granite outbuilding (19th c.)	MRN.225	N - Village, AA - Main St
11	Main St	14-97	Marion Blaine House	1939 R	Colonial Revival		MRN.226	N - Village, AA - Main St
12	Main St	16-162	White-Tobey House	1820 R	Federal/ Half Cape (altered)		MRN.227	N - Village, AA - Main St
13	Main St	14-96	Job and Betsey Blankinship House	1794 C	Federal/ Full Cape		MRN.228	N - Village, AA - Main St
14	Main St	16-161	John S & Hannah S Bates House	1780 R	Federal/ Full Cape		MRN.229	N - Village, AA - Main St

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ST #	Street	Assessor #	Historic Name, Notes	MHC Year	Style	Outbuildings, Structures, Objects	MHC #	MHC Area
15	Main St	14-95	Job & Betsy Blankinship House	1795 C	Federal/ Full Cape		MRN.230	N - Village, AA - Main St
17	Main St	14-94	Eli and Susan Sherman House	1865 R	Greek Revival/ Italianate	Small outbuilding (pre-1879)	MRN.232	N - Village, AA - Main St
18	Main St	16-160	Not researched	1967 R	Postwar Traditional		MRN.231	N - Village, AA - Main St
21	Main St	14-93	Stephen & Lydia C Barden House	1784 C	Federal/ Three-quarter Cape		MRN.233	N - Village, AA - Main St
22	Main St	16-159	Handy-Hathaway House	1829 C	Federal	Cottage (1994), Garage	MRN.234	N - Village, AA - Main St
25	Main St	14-92-01	Rowland Luce (and possibly) Joseph Allen House	1815 C	Federal		MRN.235	N - Village, AA - Main St
26	Main St	16-158	Charles O. Luce - Henry and Tamson Kelley House	1838 C	Federal		MRN.236	N - Village, AA - Main St
28	Main St	16-94	Marion Congregational Church	1841	Greek Revival		MRN.39	N - Village, AA - Main St
31	Main St	14-69	Capt. Andrew M. and Cynthia Allen House	1821 C	Federal/ Full Cape	One-bay garage (mid-20th c.)	MRN.238	N - Village, AA - Main St
32	Main St	16-91	Caleb Handy House	1826 R	Federal	Outbuilding (pre-1903)	MRN.239	N - Village, AA - Main St
35	Main St	14-68	Amanda and Charles Marble House	1885 C	Italianate		MRN.241	N - Village, AA - Main St
36	Main St	16-90	Not researched	1966	Postwar Traditional		MRN.240	N - Village, AA - Main St
39	Main St	14-67	First Congregational Chapel	1885	Shingle Style		MRN.40	N - Village, AA - Main St
39	Main St	14-64A	First Congregational Building (attached but legally separate building)	1970 (Ass. Yr.)	Postwar Traditional			
40	Main St	16-89A	Isaac and Clarissa Handy House	1848 C	Victorian Eclectic		MRN.242	N - Village, AA - Main St
41	Main St	14-66-CM	Not researched (replaced earlier house)	2018	Postwar Traditional		MRN.[243] 401	N - Village, AA - Main St
42	Main St	16-88	Desire and Silas Briggs House	1810 R, poss.	Federal/ Half Cape	Garage (pre-1933)	MRN.244	N - Village, AA - Main St
43	Main St	14-65	Main Street Schoolhouse	1830 C	Greek Revival	Carport (not researched)	MRN.245	N - Village, AA - Main St
44	Main St	16-86	Lemuel and Huldah Sturtevant House	1810 R	Federal/ Full Cape	Outbuilding (ca. 1900)	MRN.246	N - Village, AA - Main St

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ST #	Street	Assessor #	Historic Name, Notes	MHC Year	Style	Outbuildings, Structures, Objects	MHC #	MHC Area
45	Main St	14-55	Col. David and Abigail Hathaway House	1810 C	Victorian Eclectic/ Full Cape	Two-car garage (mid-late 20th c.)	MRN.247	N - Village, AA - Main St
47	Main St	14-54	Noble Bates and Weston Allen - Barnabas Gurney House	1810 R	Federal/ Full Cape	Garage (2021)	MRN.249	N - Village, AA - Main St
48	Main St	16-84	William H. and Lucy Handy House	1852 R	Greek Revival/ Queen Anne		MRN.248	N - Village, AA - Main St
49	Main St	14-53	Frank B. and Louise Coggeshall House	1905 R	No Style		MRN.250	N - Village, AA - Main St
51	Main St	14-52	Capt. Hiram and Keziah Look House	1827 C	Full Cape (altered)	Garage (1991)	MRN.251	N - Village, AA - Main St
54	Main St	16-82	Susan Sherman House	1876	Gothic Revival		MRN.252	N - Village, AA - Main St
54	Main St	16-82	Sherman-Church-Nye Carriage House	1890 R	No Style		MRN.393	N - Village, AA - Main St
55	Main St	14-51	William and Jane Taylor House	1834 C	Greek Revival	Garage/apartment (early-20th c.)	MRN.253	N - Village, AA - Main St
56	Main St	16-81	Eben and Mary Morss House (replaced ca. 1830 Handy House)	1900 C	Queen Anne/ Four-square		MRN.254	N - Village, AA - Main St
58	Main St	16-80	Post Office – Ryder House	1835 C	No Style		MRN.410	N - Village, AA - Main St
59	Main St	14-50	Noah and Cynthia Handy House	1846 R	Greek Revival/ Full Cape		MRN.256	N - Village, AA - Main St
	Main St	14-49	Vacant - Town land					
	Main St	14-43A	Bicentennial Park, Taber Statue - site	1976			MRN.931, 932	N - Village, AA - Main St
66	Main St	15-76	Warren and Emily or Mercy Blankinship House	1853 R	Greek Revival		MRN.257	N - Village, AA - Main St
70	Main St	15-75	William Handy House	1885 C	Queen Anne	Large shed (pre-1933)	MRN.258	N - Village, AA - Main St
72	Main St	15-82	William Handy House	1900 C	Colonial Revival	Garage (pre-1933)	MRN.259	N - Village, AA - Main St
76	Main St	15-74	Nathan and Betsey Savery House	1848 R	Greek Revival/ Full Cape		MRN.260	N - Village, AA - Main St
82	Main St	15-74A	Not researched	1950 R	Postwar Traditional/ Cape		MRN.261	N - Village, AH - Upper Main St
90	Main St	15-73	William Handy House	1904 C	Queen Anne	Garage (21st c.)	MRN.262	N - Village, AH - Upper Main St

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ST #	Street	Assessor #	Historic Name, Notes	MHC Year	Style	Outbuildings, Structures, Objects	MHC #	MHC Area
92	Main St	15-72	Fred C. and Mary A. Borden House	1917 R	Queen Anne		MRN.263	N - Village, AH - Upper Main St
93	Main St	14-22	Harriet and Charles Chadwick House (89 Main in MACRIS)	1910 C	Queen Anne	Garage (pre-1933)	MRN.264	N - Village, AH - Upper Main St
96	Main St	15-71	Not researched	1950	Postwar Traditional/Ranch	Garage (1981, Assessor date)	MRN.511	N - Village, AH - Upper Main St
99	Main St	14-18	Charles A. Clark House	1875 C	Gothic Revival	Garage/cottage (1984)	MRN.265	N - Village, AH - Upper Main St
100	Main St	15-70	Philip Briggs House	1845 C	Greek Revival	Garage (1981, Assessor date)	MRN.495	N - Village, AH - Upper Main St
102	Main St	15-69	Joseph and Lizzie Clark House	1910 C	Queen Anne (altered)	Garage (1981, Assessor date)	MRN.266	N - Village, AH - Upper Main St
104	Main St	15-68	Joseph and Lizzie Clark House	1910 C	Queen Anne		MRN.512	N - Village, AH - Upper Main St
106	Main St	15-67	Not researched	1951	Postwar Traditional/Ranch		MRN.513	N - Village, AH - Upper Main St
107	Main St	14-14	A. C. Blankinship House	1876 C	Greek Revival		MRN.267	N - Village, AH - Upper Main St
108	Main St	15-67A	Elijah Brayley House	1845 C	Greek Revival		MRN.268	N - Village, AH - Upper Main St
109	Main St	14-13C	Not researched	1982	Postwar Traditional, Cape		MRN.514	N - Village, AH - Upper Main St
112	Main St	15-67B	Not researched	1959	Postwar Traditional/ Half Cape		MRN.515	N - Village, AH - Upper Main St
113	Main St	14-13A	Capt. John O. C. and Ella Briggs House	1914 C	Queen Anne		MRN.516	N - Village, AH - Upper Main St
2	Pie Alley	16-110A	Benjamin E. Waters House	1895 R	Queen Anne		MRN.159	L - Water St
2	Pie Alley	16-110A	Benjamin E. Waters Carriage House	1895 R	Victorian Eclectic		MRN.159	L - Water St
8	Pie Alley	16-110	Vacant (ca. 1885 Shingle Style Benjamin E. Waters House, MRN.160,					L - Water St
9	Pie Alley	16-115	Benjamin E. Waters House	1895 R	Shingle/ Colonial Revival		MRN.161	L - Water St
61	Pleasant St	16-66	Austin and Ann Lovell House	1849	Greek Revival	Cottage (2006)	MRN.269	N - Village, AC - Upper Pleasant St
62	Pleasant St	15-60	Augustus H. and Susan H. Handy House	1853 C	Greek Revival/ Italianate		MRN.270	N - Village, AC - Upper Pleasant St

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ST #	Street	Assessor #	Historic Name, Notes	MHC Year	Style	Outbuildings, Structures, Objects	MHC #	MHC Area
63	Pleasant St	16-182	Joseph C & Maiken S Kunces House	1965 C	Postwar Traditional		MRN.407	AC - Upper Pleasant St
67	Pleasant St	16-182A	Roland C. and Annie Luce House	1902 C	Queen Anne	Garage (pre-1933)	MRN.408	AC - Upper Pleasant St
68	Pleasant St	15-63	Zenas Eldridge House	1861	No Style	Garage (ca. 1930)	MRN.271	N - Village, AC - Upper Pleasant St
72	Pleasant St	15-65	David and Sylvia B. Faunce House	1830 R	Greek Revival/ Full Cape		MRN.272	N - Village, AC - Upper Pleasant St
73	Pleasant St	16-78	Handy House	1790 C	Federal	Garage (ca. 1925)	MRN.273	N - Village, AC - Upper Pleasant St
76	Pleasant St	15-66	Edgar and Ella Goodeno House	1909 C	Colonial Revival/ Craftsman	Garage (2015)	MRN.274	N - Village, AC - Upper Pleasant St
78	Pleasant St	15-77A	Marion Universalist Church Parsonage	1833	Greek Revival		MRN.275	N - Village, AC - Upper Pleasant St
80	Pleasant St	15-77	Marion First Universalist Church	1833	Greek Revival/ Gothic		MRN.49	N - Village, AC - Upper Pleasant St
3	School St	14-58	Not researched	1933 R	Colonial Revival/ Full Cape, adds.	Cottage (1925)	MRN.399	N - Village, Z - Cottage St
6	School St	14-48	Levi and Ellen Wing House	1900 C	Queen Anne	Garage/outbuilding (ca. 1900)	MRN.276	N - Village, Z - Cottage St
7	School St	14-57	Fin-de-siècle Clubhouse	1908	Bungalow		MRN.277	N - Village, Z - Cottage St
9	School St	14-56	Bessie M. and Clark B. Allen, Sr. House	1957 C, poss.	Colonial Revival/ Full Cape	Garage/apartment (ca. 1948)	MRN.400	N - Village, Z - Cottage St
7	South St	16-156	Lemuel C. Kelley House	1858 R	Greek Revival		MRN.278	N - Village, AB - South St
9	South St	16-155	Dr. Alphonse and Oris Query House	1939	Colonial Revival/ Full Cape		MRN.279	N - Village, AB - South St
10	South St	16-149	Russell & Sarah Gray House	1849 R	Greek Revival (altered)	Guesthouse (2011), Garage (2015)	MRN.7	N - Village, AB - South St
12	South St	16-148	Harvey and Jane Cobb House	1857 R	Greek Revival	Guesthouse (2012)	MRN.8	N - Village, AB - South St
13	South St	16-154	William and Jane Taylor House	1877 R	Greek Revival (late e.g.)	Garage (1981, Assessor date)	MRN.282	N - Village, AB - South St
16	South St	16-147	Garage/cottage for 18 South Street	2014	Traditional	Garage/Cottage (2016)	MRN.402	AB - South St
17	South St	16-153	George and Amelia Angier House	1939	Colonial Revival/ Full Cape		MRN.403	AB - South St

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18	South St	16-147A	Luce Store (possibly) – Henry and Anna Lewis House	1876 R, poss.	Queen Anne	Garage (2006)	MRN.283	N - Village, AB - South St
20	South St	16-146	John G. and Nancy C. Luce House	1849 C	Greek Revival		MRN.284	N - Village, AB - South St
21	South St	16-152	Frederick P. and Sylvia Handy House	1852 R	Greek Revival	Garage/Cottage (2009)	MRN.404	N - Village, AB - South St
24	South St	16-145	Polly and Rowland Luce, Jr. House	1840 R	Greek Revival		MRN.285	N - Village, AB - South St
25	South St	16-151	Polly and Samuel W. Luce, Jr. House	1845 R	Greek Revival/ Full Cape		MRN.286	N - Village, AB - South St
28	South St	16-144	Marion Congregational Church Parsonage	1841	Greek Revival	Garage (2000)	MRN.287	N - Village, AB - South St
30	South St	16-77	Sippican Academy-Dames School, St. Gabrielle's Episc. Church (124 Front in MACRIS)	1874 C	Gothic Revival		MRN.21	N - Village, AB - South St
31	South St	16-93	Elizabeth and William Coulson, Jr. House	1963 C	Postwar Traditional		MRN.405	N - Village, AB - South St
31	South St	16-93	Gurney Shop	1900 As.	No Style		MRN.572	N - Village, AB - South St
35	South St	16-92	William and Hannah Gurney House	1900 R	No Style		MRN.406	N - Village, AB - South St
36	South St	16-73	Sarah A. Bryant House	1901 R	No Style/ Cottage		MRN.288	N - Village, AB - South St
38	South St	16-72A	Mary A. Benedict House	1901 R	No Style/ Cottage	Guesthouse (2003)	MRN.289	N - Village, AB - South St
40	South St	16-72	Not researched	1949	Postwar Traditional/ Ranch		MRN.290	N - Village, AB - South St
41	South St	16-89	Not researched	1960	Postwar Traditional/ Ranch		MRN.291	N - Village, AB - South St
43	South St	16-87	Not researched	1935	No Style, Ranch		MRN.292	N - Village, AB - South St
44	South St	16-71	Not researched	1965 R	Postwar Traditional/ Cape		MRN.293	N - Village, AB - South St
47	South St	16-85	James T. Wittet House	1899 R	Victorian Eclectic		MRN.295	N - Village, AB - South St
48	South St	16-70	Edith Austin House	1902 C	Shingle	Garage (early-20th c.)	MRN.296	N - Village, AB - South St
49	South St	16-83	Timothy H. and Rachel H. Luce House	1915 R	Colonial Revival		MRN.297	N - Village, AB - South St

**MARION VILLAGE STUDY REPORT
PROPERTY INDEX 2025**

ST #	Street	Assessor #	Historic Name, Notes	MHC Year	Style	Outbuildings, Structures, Objects	MHC #	MHC Area
53	South St	16-82A	Not researched	1948 R	Postwar Traditional		MRN.298	N - Village, AB - South St
54	South St	16-69	William R. and Sylvia Ball House	1901 R	Queen Anne	Garage/Loft (1981, Assessor date)	MRN.299	N - Village, AB - South St
56	South St	16-68	Frederick Ryder House	1893 R	Queen Anne		MRN.300	N - Village, AB - South St
59	South St	16-79	Leonard and Sally Delano House	1843 R	Greek Revival	Garage (1981, Assessor date)	MRN.301	N - Village, AB - South St
60	South St	16-67	Not researched	1957	Postwar Traditional		MRN.409	N - Village, AB - South St
3	Spring St	14-43	Office, Not researched	1974	Postwar Traditional			
8	Spring St	14-24	Elizabeth Taber Library	1872	Italianate		MRN.60	N - Village
11	Spring St	14-42-1	Marion Pythagorean Lodge	1908 C	Colonial Revival		MRN.61	N - Village
16	Spring St	14-23	Tabor Academy Recitation Building (2 Spring in MACRIS)	1875 C	Italianate		MRN.59	N - Village
16	Spring St	14-23	Sippican School	1937	Moderne		MRN.302	N - Village
1	Water St	16-166	George P. Hamlin House	1895 R	Shingle	Garage (1981, Assessor date)	MRN.162	L - Water St
4	Water St	16-114B	Frederick B. Cutler House	1895 R	Shingle/English Revival		MRN.163	L - Water St
5	Water St	16-168	Richard S. Dow House	1895 R	Shingle	Cottage (ca. 1900)	MRN.165	L - Water St
8	Water St	16-114	Frederick B. Cutler House	1895 R	Shingle/English Revival	Garage (1981, Assessor date)	MRN.164	L - Water St
0	Water St	16-169A	Vacant (between 5 and 23)					
14	Water St	16-117	Williams - Cutler House	1910 R	Colonial Revival		MRN.166	L - Water St
23	Water St	16-169	Edward Hamlin House	1892	Shingle		MRN.167	L - Water St
23	Water St	16-169	Edward Hamlin Boat/Carriage House	1895 C	Shingle		MRN.308	L - Water St
23	Water St	16-169	Edward Hamlin Cottage	1895 C	Shingle		MRN.501	L - Water St

**MARION VILLAGE STUDY REPORT
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ST #	Street	Assessor #	Historic Name, Notes	MHC Year	Style	Outbuildings, Structures, Objects	MHC #	MHC Area
27	Water St	16-170A	Not researched	1967	Postwar Traditional (Shingle)		MRN.546	L - Water St
28	Water St	16-130	Not researched	1960	Postwar Traditional (Shingle)		MRN.547	L - Water St
29	Water St	16-170	Mary Knowlton House	1915 C	Colonial Revival		MRN.502	L - Water St
31	Water St	16-171	Vacant					
33	Water St	16-172A	Cottage, Not researched	1970 As.			MRN.548	L - Water St
35	Water St	16-172	Holmes-Kendall House	1905 R	Colonial Revival		MRN.307	L - Water St
39	Water St	16-173A	Not researched	1948	Postwar Traditional/ Cape		MRN.	L - Water St
46	Water St	16-131	H. R. Reed Cottage	1893	Shingle		MRN.9	L - Water St
49	Water St	16-173	Not researched	1966	Modern		MRN.	L - Water St
52	Water St	16-131F	Not researched	1976	Contemporary	Garage (2010)	MRN.	L - Water St
57	Water St	16-174	Not researched	1953	Postwar Traditional		MRN.	L - Water St
	Water St	16-175	Vacant (between 57 and 75 Water)					
	Water St	16-176	Vacant (between 57 and 75 Water)					
	Water St	16-177A	Vacant (between 57 and 75 Water)					
	Water St	16-177E	Vacant (between 57 and 75 Water)					
60	Water St	16-136	Capt. Henry Allen House	1810 R	Federal		MRN.169	L - Water St
62	Water St	16-135B	Frederick Mendell House	1750 R	Colonial/ Three-quarter Cape		MRN.170	L - Water St
70	Water St	16-135	Clark Carriage House	1900 C	Colonial Revival	Cottage (ca. 1945)	MRN.503	L - Water St
72	Water St	16-138A	George U. Crocker House	1897 C	Queen Anne		MRN.172	L - Water St

**MARION VILLAGE STUDY REPORT
PROPERTY INDEX 2025**

ST #	Street	Assessor #	Historic Name, Notes	MHC Year	Style	Outbuildings, Structures, Objects	MHC #	MHC Area
75	Water St	16-177	Judge J. Whitney Austin House	1885	Queen Anne		MRN.171	L - Water St
80	Water St	16-143	Samuel Waters House	1842 R	Greek Revival (altered)		MRN.173	L - Water St
81	Water St	16-177D	Not researched	1987 As.	Postwar Traditional, Cape		MRN.573	L - Water St
85	Water St	16-177B	Not researched	1964 As.	Postwar Traditional, Cape (add)		MRN.574	L - Water St
88	Water St	16-150	Daniel and Margaret Coakley House, Royal Berry Wills architect, site of	1960 C	Postwar Traditional (adds.)	Garage/Guesthouse (1995)	MRN.575	L - Water St
91	Water St	16-178	Noble Foss-Smith House, site of Sippican Hotel Casino	1932 C	Colonial Revival (adds.)	Garage (2018 Assessor date)	MRN.576	L - Water St
		16-179	Vacant (between 91 and 99 Water)					
99	Water St	16-180	Sherman's Inn, Beverly Yacht Club	1784 C	Shingle (altered)		MRN.303	N - Village

8. Options and Recommendations for the Bylaw

Before the Marion Historical Commission asked the Select Board to appoint a Study Committee pursuant to Mass. Gen. Laws Ch. 40C (Ch. 40C) for this purpose, the Commission had originally considered pursuing a general bylaw sometimes referred to as an Architectural Conservation District bylaw. This is a bylaw that has been adopted by some cities and towns wherein binding design review is typically limited to major alterations, demolition and new construction. However, recent case law has led the Massachusetts Historical Commission and town counsels to opine that this general bylaw approach is now susceptible to a legal challenge for being too similar to a Ch. 40C district and, as a result, is circumventing the more rigorous process of adopting a Ch. 40C bylaw.

As a result, the Marion Historical Commission proceeded with the Ch. 40C process and asked the Select Board to appoint a Study Committee. It was the stated intention when meeting with the Select Board to consider adopting a 40C bylaw that would limit binding design review to major alterations, new construction and demolition, similar to the aforementioned Architectural Conservation District bylaws.

Following a period of public education, outreach, and a Questionnaire, the Committee recommended accepting all of the exclusions provided in Ch. 40 C, Sec. 8 with one caveat regarding fences over four feet tall. The Committee also recommended in Sec. 7 that all Alterations to Exterior Architectural Features, as defined in the Bylaw, would be allowed pursuant to a Certificate of Non-Applicability.

9. Bylaw Text

The Town of Marion hereby establishes the Marion Village Historic District, to be administered by an Historic District Commission as provided for under Massachusetts General Laws Chapter 40C, as amended.

1. PURPOSE

The purpose of this bylaw is to aid in the preservation and protection of the distinctive characteristics and architecture of buildings and places significant in the history of Marion Village, and the encouragement of Additions and new Buildings compatible with the existing architecture.

2. DEFINITIONS

The terms defined in this section shall be capitalized throughout this Bylaw. Where a defined term has not been capitalized, it is intended that the meaning of the term be the same as the meaning ascribed to it in this section unless another meaning is clearly intended by its context. As used in this Bylaw the following terms shall have the following meaning:

Addition. Construction that increases the square footage of a Building, including covered porches and porticos.

Alteration, to Alter. Any construction, reconstruction or other action resulting in a change of the structural parts or height, number of stories, size, or location of a building or other structure that does not constitute an Addition, New Construction or Demolition.

Building. A structure, or portion thereof, either temporary or permanent, having a roof or other covering forming a structure for the shelter of persons, animals and property of any kind.

Certificate. A Certificate of Appropriateness or Disapproval, a Certificate of Non-Applicability, or a Certificate of Hardship, as set forth in this Bylaw.

Commission. The Marion Historic District Commission as established in this Bylaw.

Construction, to construct. The act of building, erecting, installing, enlarging, moving and other similar activities.

Demolition. The act of pulling down, destroying, razing or removing a Building, in whole or in part, that results in a reduction of square footage or volume of a Building.

District. The Marion Village Local Historic District as established in this Bylaw.

Exterior Architectural Feature. Such portions of the exterior of a Building as are open to view from a public way or ways, including but not limited to the kind and texture of exterior siding and trim materials, the type, style and general arrangement of doors and windows (including muntin patterns), chimneys, and ornamental trim, including window and door surrounds, cornerboards and roof cornice trim.

New Construction. The act or fact of building, erecting, and/or moving a new Building and other similar activities.

Person Aggrieved. The applicant, an owner of adjoining property, an owner of property within the same District as property within one hundred feet of said property lines and any charitable corporation in which one of its purposes is the preservation of historic structures or districts.

Public Way. This term shall include public ways, public streets, public parks, and public bodies of water. The term shall not include a foot path, cart path or any easement right of way that does not constitute a public way or public street.

Structure. A combination of materials other than a Building, including but not limited to a sign, fence, wall, terrace, walk or driveway.

3. DISTRICT

The District shall be the area shown on the map entitled Marion Village Local Historic District, dated December 18, 2024, attached as Appendix A.

4. COMMISSION

4.1 Number of Commissioners, Terms of Appointments. The District shall be overseen by a Commission consisting of five members, to be appointed by the Select Board, two members initially to be appointed for one year, two for two years, and one for three years, and each successive appointment to be made for three years.

4.2 Appointment Process. The Commission shall include, if possible, one member from two nominees solicited from the Sippican Historical Society, one member from two nominees solicited from the chapter of the American Institute of Architects covering Marion; one member from two nominees of the Board of Realtors covering Marion; and two members from Marion residents who own property and/or live in the District. If within thirty days after submission of a written request for nominees to any of the organizations herein named insufficient nominations have been made, the Select Board may proceed to make appointments of any individual(s) it deems qualified, in which case every effort shall be made by the Select Board to appoint additional Marion residents who own property and/or live in the District

In addition to the five members appointed by the Commission, the Select Board shall also appoint two alternate members to the Commission. Each alternate member shall have the right to act and vote in the place of one regular member should such regular member be absent from a meeting or be unwilling or unable to act or vote. Said alternate members shall initially be appointed for terms of two or three years, and for three-year terms thereafter. Every effort shall be made by the Select Board to appoint as alternate members Marion residents who own property and/or live in the District.

4.3 Term Expiration. Each member and alternate member shall continue to serve in office after the expiration date of his or her term until a successor is duly appointed.

4.4 Meeting Schedule. Meetings of the Commission shall be held at the call of the Chairman, at the request of two members and in such other manner as the Commission shall determine in its Rules and Regulations.

4.5 Quorum. Three members of the Commission shall constitute a quorum.

4.6 Background Recommendations. It is recommended, but not required, that Commission members and alternates selected by the nominating entities and the Select Board have educational and/or professional experience in one or more of the following fields: historic preservation, architecture, land use planning, architectural history, history, law, construction, or engineering.

5. COMMISSION POWERS AND DUTIES

5.1 Powers of Commission. The Commission shall exercise its powers in administering and regulating Additions or Demolition to any Building, or Construction of a new Building within the District as set forth under the procedures and criteria established in this Bylaw. Commission review is limited to Additions or Demolition to any Building, or Construction of a new Building visible from a Public Way.

5.2 Rules and Regulations. The Commission, after a public hearing duly posted and advertised at least fourteen (14) days in advance in a conspicuous place in Town Hall and in a newspaper of general circulation, may adopt, and from time to time amend, reasonable Rules and Regulations not inconsistent with the provisions of this Bylaw or M.G.L. Chapter 40C, setting forth such forms and procedures as it deems desirable and necessary for the regulation of its affairs and the conduct of its business, including requirements for the contents and form of applications for Certificates, fees, hearing procedures and other matters. The Commission shall file a copy of any such Rules and Regulations with the office of the Town Clerk.

5.3 Guidelines. Guidelines for Additions, New Construction and Demolition are included as Appendix B. The Commission, after a public hearing duly posted and advertised at least fourteen (14) days in advance in a conspicuous place in Town Hall and in a newspaper of general circulation, may expand upon and/or refine the Guidelines in Appendix B to provide further clarity as necessary. These Guidelines shall not limit the right of an applicant for a Certificate to present other designs to the Commission for approval.

5.4 Annual Meeting. The Commission shall at the beginning of each fiscal year hold an organizational meeting and elect a Chairman, a Vice Chairman and Secretary, and file notice of such election with the office of the Town Clerk.

5.5 Records. The Commission shall keep a permanent record of its resolutions, transactions, decisions and determinations and of the vote of each member participating therein.

5.6 Public Education. The Commission shall undertake educational efforts to explain to the public and property owners the merits and functions of a District.

6. ADDITIONS, DEMOLITION AND NEW CONSTRUCTION PROHIBITED WITHOUT A CERTIFICATE

6.1 Certificates. Except as this Bylaw provides, no Additions, Construction of a new Building, or Demolition of a Building within the District, in whole or in part, shall be permitted unless the Commission shall first have issued a Certificate with respect thereto.

6.2 Building Permits. No building permit for Construction of an Addition, Construction of a new Building, or Demolition of a Building, in whole or in part, shall be issued by the Town or any department thereof until a Certificate as required under this Bylaw has been issued by the Commission.

7. PROCEDURES FOR REVIEW OF APPLICATIONS

7.1 Pre-Application Review. At the request of an Applicant, the Commission may convene an informal review of a proposed Addition, New Construction or Demolition during a public meeting, before a full application for a Certificate of Appropriateness is filed. The Applicant should provide information sufficient to describe the proposed work but need not include measured elevation drawings and plans.

7.2 Applications. Any person who desires to obtain a Certificate from the Commission shall file with the Commission an application for a Certificate of Appropriateness, of Non-Applicability or of Hardship, as the case may be. The application shall be accompanied by such plans, elevations, specifications, material and other information, including in the case of demolition or removal a statement of the proposed condition and appearance of the property thereafter, as may be reasonably deemed necessary by the Commission to enable it to make a determination on the application.

7.3 Determination of Jurisdiction. The Commission, or its designee, shall determine within fourteen (14) days of the filing of an application for a Certificate whether said application involves any Addition, Demolition, or new Construction within the District that is visible from a Public Way.

7.4 Certificates of Non-Applicability. If the Commission, or its designee, determines that a building permit application does not involve an Addition, Construction of a new Building, or Demolition of a Building within the District, in whole or in part, but does involve an Alteration to an Exterior Architectural Feature, the Commission, or its designee, shall forthwith issue a Certificate of Non-Applicability. No hearing is required prior to the issuance of a Certificate of Non-Applicability.

7.5 Hearings. If the Commission, or its designee, determines that an application involves an Addition, Construction, or Demolition of a Building subject to review under this Bylaw, it shall hold a public hearing on the application, except as may otherwise be provided in this Bylaw. The Commission shall hold such a public hearing within forty-five (45) days from the date of the filing of the application. At least fourteen (14) days before said public hearing, public notice shall be given by posting in a conspicuous place in Town Hall and in a newspaper of general circulation in Marion. Such notice shall identify the time, place and purpose of the public hearing. Concurrently, a copy of said public notice shall be mailed to the applicant, to the owners of all adjoining properties and of other properties deemed by the Commission to be materially affected thereby, all as they appear on the most recent applicable tax list, to the Planning Board, to any person filing a written request for notice of hearings, such request to be renewed yearly in December, and to such other persons as the Commission shall deem entitled to notice. The concurring vote of a majority of the members of the Commission shall be required to issue a Certificate. Any of the deadlines herein may be extended by written agreement of the applicant.

7.6 Issuance of Certificate of Appropriateness or Disapproval. Within sixty (60) days after the filing of an application for a Certificate of Appropriateness, or within such further time as the applicant may allow in writing, the Commission shall issue a Certificate of Appropriateness or a Disapproval.

In the case of a Certificate of Appropriateness, the Commission may, as it deems appropriate, impose certain conditions and limitations, and may require architectural or plan modifications consistent with the intent and purpose of this Bylaw.

In the case of a Disapproval of an application for a Certificate of Appropriateness, the Commission shall set forth in its Disapproval the reasons for such disapproval. The Commission may include in its Disapproval specific recommendations for changes in the applicant's proposal with respect to the

appropriateness of siting, scale, materials and design which, if made and filed with the Commission in a subsequent application, would make the application acceptable to the Commission.

7.7 Majority Vote. The concurring vote of a majority of the members shall be required to issue a Certificate.

7.8 Certificate of Hardship. If the Addition, Construction of a new Building, or Demolition for which an application for a Certificate of Appropriateness has been filed shall be determined to be inappropriate and therefore disapproved, or in the event of an application for a Certificate of Hardship, the Commission shall determine whether, owing to conditions especially affecting the Building involved, but not affecting the District generally, failure to approve an application will involve a substantial hardship, financial or otherwise, to the applicant and whether such application may be approved without substantial detriment to the public welfare and without substantial derogation from the intent and purposes of this Bylaw. If the Commission determines that owing to such conditions failure to approve an application will involve substantial hardship to the applicant and approval thereof may be made without such substantial detriment or derogation, the Commission shall issue a Certificate of Hardship.

7.9 Certificate Recipients. The Commission shall send a copy of its Certificates of Appropriateness, Disapprovals and Certificates of Hardship to the applicant, and the owner of record if different from the applicant and shall file a copy of such Certificates and/or Disapprovals with the office of the Town Clerk and the Building Commissioner. The date of issuance of a Certificate or Disapproval shall be the date of the filing of a copy of such Certificate or Disapproval with the office of the Town Clerk.

The Commission shall send a copy of its Certificates of Non-Applicability to the applicant, and owner of record if different from the applicant.

7.10 Failure to Act. If the Commission should fail to issue a Certificate or a disapproval within sixty (60) days of the filing of the application for a Certificate, or within such further time as the applicant may allow in writing, the Commission shall thereupon issue a Certificate of Hardship Due to Failure to Act.

7.11 Signatures. Each Certificate issued by the Commission shall be dated and signed by its chairman or such other person designated by the Commission to sign such Certificates on its behalf.

7.12 Appeals. Any person aggrieved by a determination of the Commission may, within twenty (20) days after the filing of the notice of such determination with the Town Clerk, appeal to the Superior Court as provided in Chapter 40C, Section 12A. Notice of an appeal must also be filed with the Office of the Town Clerk within twenty (20) days of the determination.

8. CRITERIA FOR DETERMINATIONS

8.1 Review Standards. In reviewing Additions to existing Buildings and New Construction, the Commission shall consider the appropriateness of the siting, scale, design and materials of the Building both in relation to the land area upon which the Building is situated and in relation to Buildings in their immediate surroundings, including their streetscape and neighboring Buildings. In reviewing applications for Additions, New Construction and Demolition, the Commission shall refer to the Guidelines in Appendix B.

8.2 Flood Hazard District. For properties located within a Flood Hazard District, if it is determined that a Building must be raised, and exemptions from Massachusetts Building Code (780 C.M.R.) are not available, the elevation of a Building will be considered an Addition and must conform to the Guidelines in Appendix B. Reference may also be made to the Secretary of Interior's Standards for Rehabilitation and Guidelines for Flood Adaptation for guidance.

8.3 Interiors and Use. The Commission shall not consider interior arrangements or architectural features not subject to public view from a public way.

9. EXCLUSIONS

9.1 Ordinary Maintenance and Repair. Nothing in this Bylaw shall be construed to prevent the ordinary maintenance, repair or replacement of any Exterior Architectural Feature within a District.

9.2 Exemptions.

The following projects, including installation, replacement or removal, are excluded from Commission review:

- (1) Alterations to Exterior Architectural Features that do not constitute an Addition, New Construction or Demolition.
- (2) Additions, New Construction and Demolition of a Building not visible from a Public Way.
- (3) The color of paint or other materials.
- (4) Signs, including both private and public signs.
- (5) Solar energy systems.
- (6) Walls and fences up to 4' in height that are located between a Building and a public street.
- (7) Terraces, walks, driveways, sidewalks and similar structures, or any one or more of them.
- (8) Public Improvements, including sidewalks, lights, and street furniture.
- (9) Temporary structures or signs, subject, however, to such conditions as to duration of use, location, lighting, removal and similar matters as the Commission may reasonably specify.
- (10) The reconstruction, substantially similar in exterior design, of a Building or Exterior Architectural Feature damaged or destroyed by fire, storm or other disaster, provided such reconstruction is begun within one year thereafter and carried forward with due diligence.

9.3 Upon request the Commission shall issue a Certificate of Non-Applicability with respect to Construction or Alteration in any category not subject to review by the Commission in accordance with the above provisions.

10. CATEGORICAL APPROVAL

The Commission may determine from time to time after a public hearing, duly advertised and posted at least fourteen (14) days in advance in a conspicuous place in Town Hall and in a newspaper of general circulation in Marion, that certain categories of Buildings or Structures under certain conditions may be Constructed or Altered without review by the Commission without causing substantial derogation from the intent and purpose of this Bylaw.

11. ENFORCEMENT AND PENALTIES

11.1 The Commission shall determine whether a particular activity is in violation of this Bylaw or not, and the Commission shall be charged with the enforcement of this Bylaw.

11.2 The Commission, upon a written complaint of any resident of Marion, or owner of property within Marion, or upon its own initiative, may institute any appropriate action or proceedings in the name of the Town of Marion to prevent, correct, restrain or abate violation of this Bylaw. In the case where the Commission is requested in writing to enforce this Bylaw against any person allegedly in violation of same and the Commission declines to act, the Commission shall notify, in writing, the party requesting such enforcement of any action or refusal to act and the reasons therefore, within twenty-one (21) days of receipt of such request.

11.3 Whoever violates any of the provisions of this Bylaw shall be punishable by a fine of up to \$300.00 for each offense. Each day during any portion of which such violation continues to exist shall constitute a separate offense.

11.4 The Commission may designate the Building Commissioner of the Town of Marion to act on its behalf and to enforce this Bylaw under the direction of the Commission.

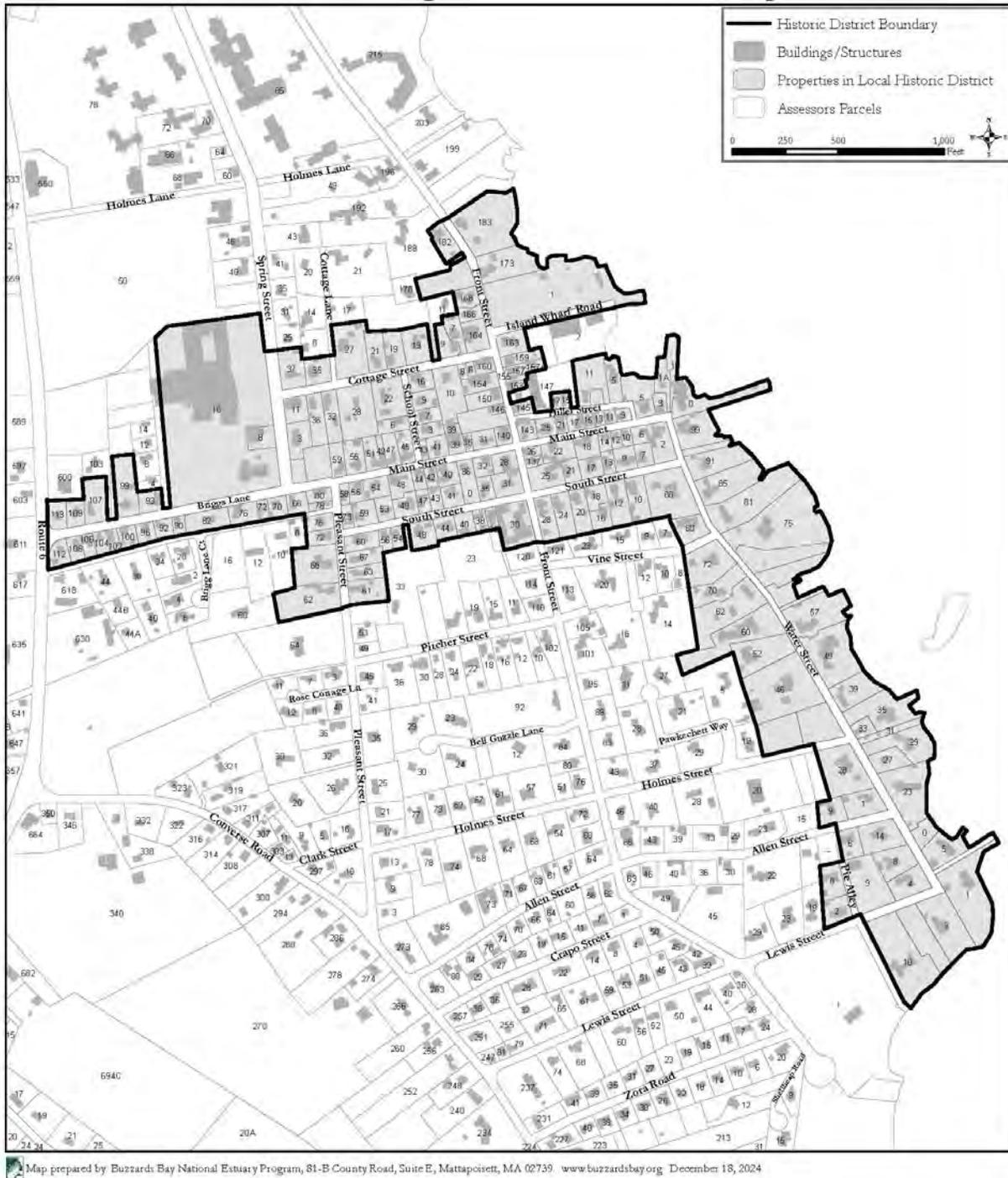
12. VALIDITY AND SEPARABILITY

The provisions of this Bylaw shall be deemed to be separable. If any of its provisions, sections, subsections, sentences or clauses shall be held to be invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Bylaw shall continue to be in full force and effect.

APPENDIX

A. MARION VILLAGE DISTRICT MAP

The Marion Village District shall be a District area under this Bylaw. The location and boundaries of the Marion Village District are defined and shown on the Local Historic District Map of the Town of Marion, which is a part of this Bylaw. The delineation of the District area boundaries is based on the parcel boundaries then in existence and shown therein.



B. GUIDELINES FOR ADDITIONS, NEW CONSTRUCTION, AND DEMOLITION

1 ADDITIONS.

These guidelines are intended to ensure that new Additions in the District are compatible with the existing Building, and with their immediate surroundings, including their streetscape and neighboring Buildings. The Commission will determine compatibility by reviewing the application for an Addition based on the following guidelines for siting, scale, materials, and design.

1.1 Siting.

Additions should remain subordinate to the existing Building. In order to achieve this, Additions should extend from the side or rear elevation of the Building. Additions should be stepped back from the elevations of the existing Building, and not continue the wall plane of an existing elevation.

Additions should be located so that the character-defining features of the Building are not destroyed, damaged, or obscured. Reference should be made to the Massachusetts Historical Commission Building Form for that property to determine the character-defining features.

The Commission may in appropriate cases impose dimensional and setback requirements in addition to those required by applicable statute or bylaw.

1.2 Scale.

Similar to siting, the scale of an Addition, including size, height, form, and roof shapes should be compatible with but subordinate to the existing Building. Additions should be stepped down from the roof height of the building component from which the addition extends.

1.3 Materials.

The choice of appropriate materials is an important consideration in reviewing applications for Additions to an existing Building. Materials should be compatible with the existing Building. In reviewing materials, all elements must be considered, including foundations, walls, trim, windows and doors, and roofing materials.

The use of synthetic materials may be permitted provided they adequately simulate the appearance of historic building materials that would otherwise have been used.

1.4 Design.

In reviewing a proposal for an Addition in terms of design, the goal is not to require that the Addition duplicate the style of the existing Building. New Additions should reflect the period when they are built. Regardless of the style or design, all proposals for new Additions should contribute to the character of the District.

In addition to the Guidelines for Siting, Scale and Materials, the Commission shall take into account the following considerations, with the goal of incorporating these details in a manner that is complementary to the existing Building, without duplicating it:

- the size and location of windows and doors; and
- the use and scale of trim and ornamental details, including window and door surrounds, roof cornice details, and cornerboards.

2 NEW CONSTRUCTION.

These New Construction guidelines are intended to ensure that new Buildings in the District will be compatible with their immediate surroundings, including their streetscape and neighboring Buildings, and the District as a whole. The Commission will determine compatibility by reviewing the application for New Construction based on the following guidelines for siting, scale, materials, and design.

2.1 Siting.

The siting of a new Building, its setback from the street and side and rear yards, should be appropriate to and consistent with prevailing setbacks of other Buildings of similar uses in the immediate surroundings, including their streetscape and neighboring Buildings.

Siting of outbuildings, such as garages, should be consistent with historic siting of Buildings of similar use in the immediate surroundings, including their streetscape and neighboring Buildings.

The Commission may in appropriate cases impose dimensional and setback requirements in addition to those required by applicable statute or bylaw.

2.2 Scale.

Similar to siting, the scale of a new Building, including size, height, form, and roof shapes, should be appropriate to Buildings of similar use in the immediate surroundings, including their streetscape and neighboring Buildings.

If the immediate surroundings upon which the new Building will be located have an historic pattern of Buildings with similar scale, including height and composition of parts, proposed new construction should reflect that historic pattern. Conversely, if the immediate surroundings have a pattern of Buildings with different scales, proposed new construction may also be varied in scale, provided such new construction does not exceed the scale of Buildings in the immediate surroundings.

2.3 Materials.

The choice of materials is an important consideration in reviewing applications for New Construction. Materials should be compatible with Buildings of similar use, including in their immediate surroundings. In reviewing materials, all elements must be considered, including foundations, walls, trim, windows and doors, and roofing materials.

The use of synthetic materials may be permitted provided they adequately simulate the appearance of historic building materials that would otherwise have been used.

2.4 Design.

2.4.1 Elements of Consideration.

The proposed new Building should have a design that contributes to the character of the district. In addition to the Guidelines for Siting, Scale and Materials, the Commission shall take into account the following details in relation to Buildings in its immediate surroundings and of similar use, with the goal of incorporating these details in a manner that is complementary to the surrounding Buildings:

- The number, size and rhythm of windows and doors (so-called “solid-to-void” ratio) should be consistent with surrounding Buildings of similar use. For example, primary elevations with few or no windows or doors would not be considered compatible.
- Trim and ornamental details, including window and door surrounds, cornice details, and trim

should be scaled and used in a manner that reflects the building traditions of surrounding Buildings of similar use.

2.4.2 Historic vs. Modern Design.

New buildings may be contemporary and reflect the period when they are built, or be an adaptation of a prior architectural style appropriate to its immediate surroundings and the District as a whole.

3 DEMOLITION.

The Commission shall issue a Certificate for Appropriateness for a Demolition only if the Building (or portion thereof) to be demolished has insufficient historic or architectural significance to warrant preservation, as determined by the Commission. Reference shall be made to the appropriate Massachusetts Historical Commission Building Form for determination of historical and/or architectural significance of the Building.

If an application for a demolition permit is based upon structural instability or deterioration, the applicant will be required to provide a technical report prepared by a structural engineer registered in Massachusetts detailing the nature and extent of the problems and a reasonably adequate estimate of the cost to correct them. The Commission may request that the Marion Historical Commission or Sippican Historical Society be allowed access to document the Building prior to demolition.

Nothing in this bylaw shall restrict the Building Inspector from immediately ordering demolition of unsafe Buildings in accordance with the provision of M.G.L. Ch. 143.

10. Bibliography

Maps and Atlases

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Appendix 1- District Photos

MARION VILLAGE LOCAL HISTORIC DISTRICT PHOTO LOCATOR DIAGRAM

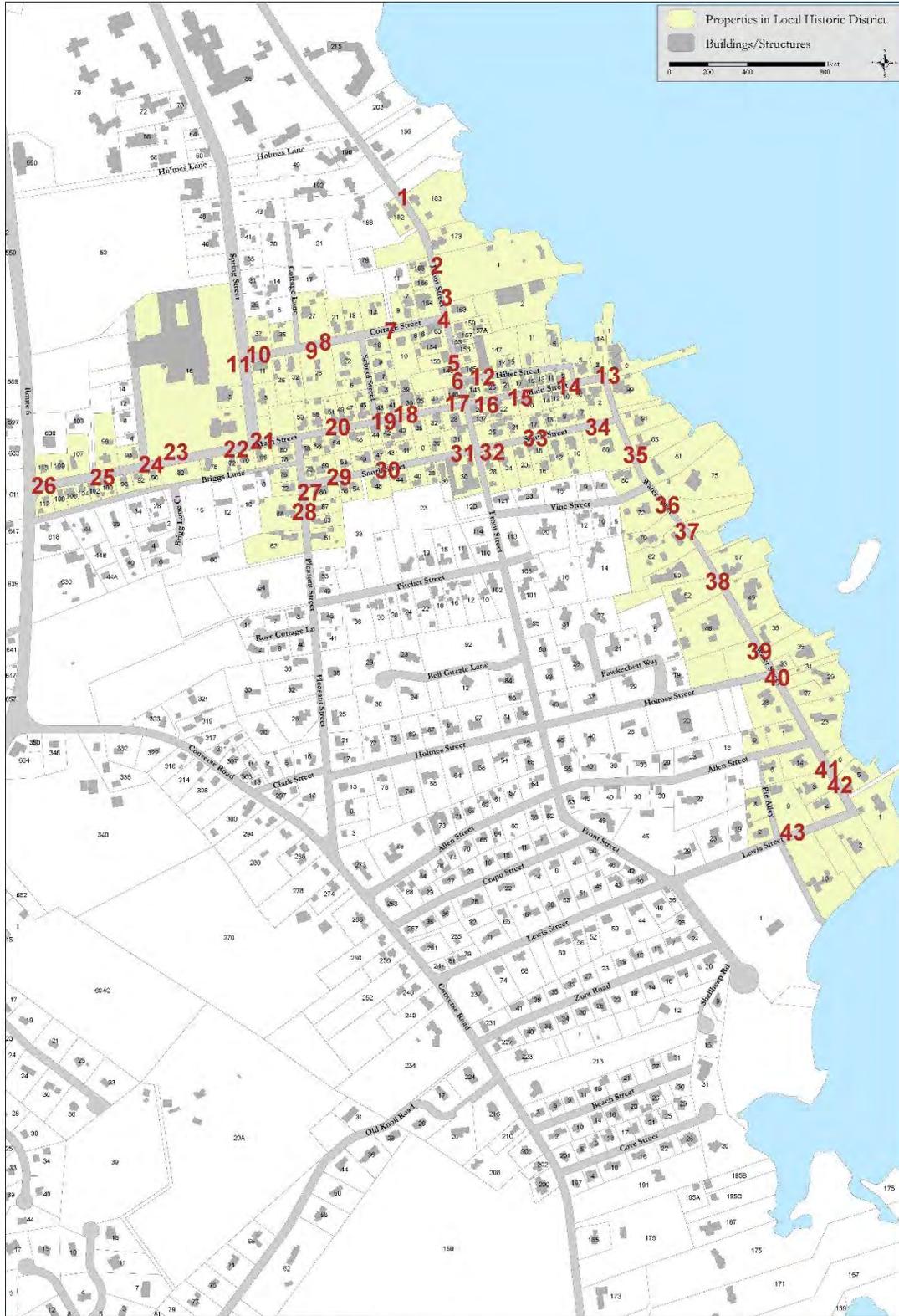




Photo 1. Front Street, looking south.

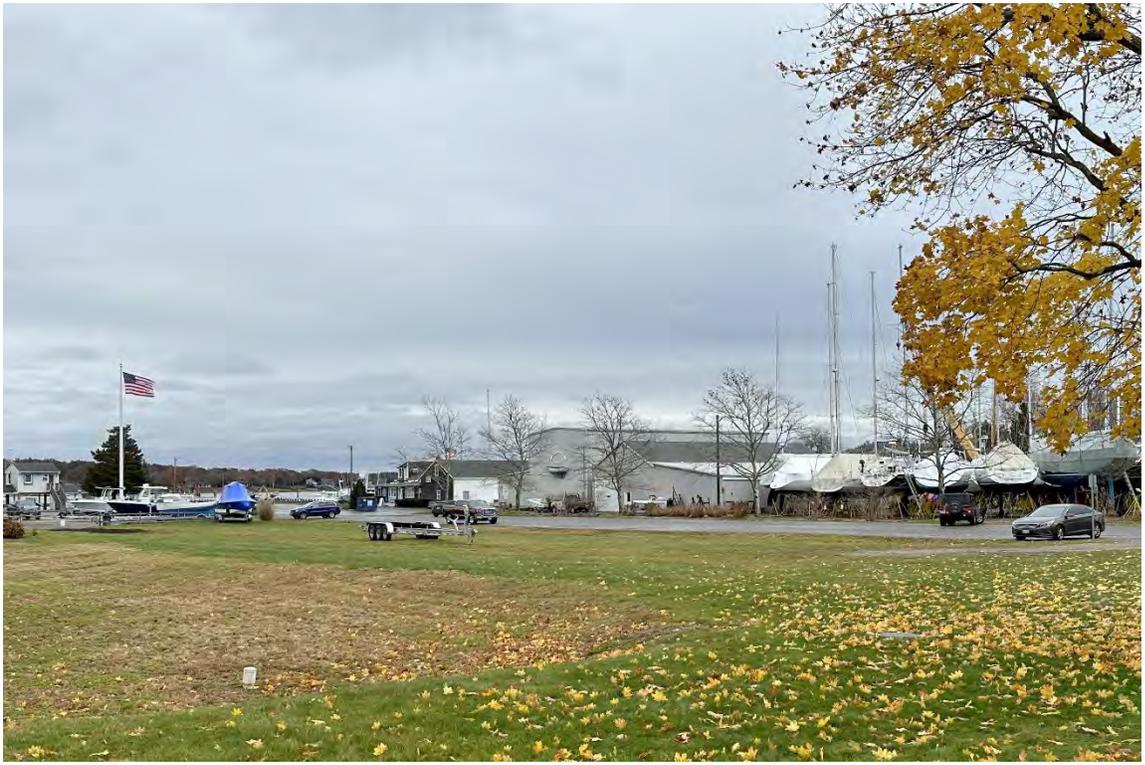


Photo 2. Front Street, looking southeast towards Barden's Boat Yard.



Photo 3. Front Street, looking northwest, from l-r: 168, 166, 164 Front Street.



Photo 4. Front Street, looking south.



Photo 5. Front Street, looking north.



Photo 6. Front Street, looking south.



Photo 7. Cottage Street, looking east.



Photo 8. Cottage Street, looking northeast.



Photo 9. Cottage Street, looking southeast to School Street.



Photo 10. Cottage Street, looking east.



Photo 11. Cottage and Spring Streets, looking southwest.



Photo 12. Main Street, looking north to Bates Wharf.



Photo 13. Main Street, looking east.



Photo 14. Main Street, looking east.



Photo 15. Main Street, looking east.



Photo 16. Main and Front Streets, looking southwest.



Photo 17. Main Street, looking ENE.



Photo 18. Main Street, looking west.



Photo 19. Main Street, looking WSW.



Photo 20. Main Street, looking east.



Photo 21. Main Street, looking southwest.



Photo 22. Main Street, looking northeast towards north side of Spring Street.



Photo 23. Main Street, looking west.



Photo 24. Main Street, looking west.



Photo 25. Main Street by Rt. 6, looking east.



Photo 26. Pleasant Street, looking north.



Photo 27. Pleasant Street, looking southeast.



Photo 28. South Street, looking west.



Photo 29. South Street, looking west.



Photo 30. South and Front Streets, looking west.



Photo 31. South and Front Streets, looking east.



Photo 32. South Street, looking west.



Photo 33. South Street, looking west.



Photo 34. Water Street, looking north.



Photo 35. Water Street, looking north.



Photo 36. Water Street, looking south.



Photo 37. Water Street, looking north.



Photo 38. Water Street, looking north.



Photo 39. Water Street, looking south.



Photo 40. Water Street, looking north.



Photo 41. Water Street, looking south.



Photo 42. Lewis Street and Pie Alley, NNW.



1879 Detail of Village of Sippican & Old Landing, Plymouth County Atlas.

Appendix 3 – April 4, 2023 Introduction Letter to Owners in Study Area



Marion Village Historic District Study Committee | Town of Marion
2 Spring Street
Marion MA 02738

April, 2023

Dear Marion Village Property Owner(s),

The Select Board recently appointed a Marion Village Historic District Study Committee. This committee is tasked with exploring options for better preserving Marion Village's historic character.

We are reaching out to all property owners in the historic center of Marion Village at this time to encourage your involvement in this process as we move ahead. Please be on the lookout for public meeting dates as well as more information and educational materials describing how this might work. A **survey** will also soon be sent to all property owners whose buildings may be included in a possible historic district to gather owner input and feedback.

We should all take pride in the knowledge that **Marion Village is the most intact historic village center on the South Coast**. Each historic property in the village adds to the beauty and charm of Marion. That charm is one reason so many of us choose to live here. **We are all stewards of that legacy today**, while also adding another layer of meaning to that story.

Working together, the Marion Historical Commission and Sippican Historical Society have sponsored comprehensive documentation of Marion Village. Massachusetts Historical Commission Building Forms (Form Bs) have been prepared for all historic properties in the village. These Form Bs document the important historical and architectural contribution each property has made to the village's unique history and sense of place. Your property, the **HISTORIC NAME**, at **ADDR_NUM FULL_STR**, is among those that have been included in the historic inventory.

If you have not already received one, enclosed please find the new Form B for your property. We hope you find it interesting to **learn more about your property and its contribution to Marion Village's history** as a 19th century maritime village and later summer colony, while adding yet another layer of meaning to that story. Also enclosed please find a brief history of Marion Village.

The recent documentation of your property, and all historic properties in Marion Village, will be available soon at the Sippican Historical Society, the Elizabeth Taber Library, and on the Marion Historical Commission's webpage: www.marionma.gov/historical-commission.

Warm regards,

William N. Tift, Chair
Marion Village Historic District Study Committee

Meg Steinberg, Chair
Marion Historical Commission

Appendix 4 – One-Page Summary of Marion Village Hand-Out

MARION VILLAGE – A SOUTH COAST TREASURE



Figure 1. 1855 Walling Map of Sippican Village.

Marion Village is the most intact historic village on the South Coast. It was referred to as Sippican Village, or Sippican Lower Village, on early maps. Marion was first settled in 1679 as Sippican, a district of Rochester, and was not incorporated as a separate town until 1852.

The construction of the First Congregational Meeting House in 1799, now Marion General Store, helped make Sippican Village the center for spiritual and civic life. The great majority of buildings in the village are connected to Marion's illustrious maritime development beginning in the late-18th century. With the rise of salting, shipyards, and whaling, maritime activity increased dramatically into the mid-19th century, as did residential development in Marion Village.

In addition to the many historic houses built during this time, there are intact examples of buildings and structures associated with that maritime industrial activity, including a chandlery, sail loft, cooperage, and wharves.

Starting in the mid-19th century, maritime activity declined significantly. The decline in maritime activity was eventually replaced by the rise, beginning in the 1880s, of a summer colony. Marion Village emerged as an elite summer resort – ushering in Marion's Gilded Age. The arrival of train service in 1854 helped facilitate this new seasonal economy. Summer visitors, including nationally-known politicians, businessmen, artists and writers were drawn Sippican Village's beauty and tranquility.



Figure 2. View from Long Wharf towards Bates Wharf.



Figure 3. Early view of Front Street.

During this period, Marion Village saw the addition of high style, architect-designed summer cottages and recreation resources along the harbor front.

Around this time, local resident Elizabeth Taber left an outside imprint on Marion Village, including gifting to the town her original Tabor Academy campus on Spring Street (now Marion Town House and Elizabeth Taber Library), the Marion Music Hall on Front Street, and the Congregational Chapel (now Penny Pinchers Exchange) on Main Street.

Marion Village remains a remarkably intact historic town center, including a compact collection of historic dwellings, along with a few churches, schools, commercial, institutional and recreational buildings. Historic resources date from the late- 17th to early-20th centuries and include well preserved examples of Federal, Greek Revival, Italianate, Queen Anne, Shingle, and Colonial Revival styles. Taken together, they represent the physical embodiment of Marion Village's fascinating history.

Appendix 5 – June 15 Questionnaire and Cover Letter



Marion Village Historic District Study Committee | Town of Marion
2 Spring Street
Marion MA 02738

June 15, 2023

Dear Property Owner(s):

As you have heard in a prior mailing, the Select Board has appointed a Marion Village Historic District Study Committee tasked with exploring options for better preserving Marion Village's historic character.

We on the Study Committee would now like to hear your input into establishing a local historic district in the center village. In a local historic district, exterior architectural features visible from a public way are reviewed by a locally appointed historic district commission to make sure that the proposed changes are appropriate to the historic character of the district. Today, there are hundreds of local historic districts in Massachusetts, including in Warcham, Rochester, Carver, New Bedford and Dartmouth, and that number grows each year.

We can be very thankful that close to 200 buildings from our town's past still remain in the village center. However, without a local historic district, the historic character of Marion Village could slowly be lost through future alterations, demolitions and new construction. A local historic district would help to guide future changes, ensuring that the village's historic character remains intact.

The goal of an historic district is not to turn back the clock to recreate the past. Nor is it the goal to put a bell jar over the village and stop any future changes. The goal would be to identify and protect the historic features of buildings in Marion Village, while allowing those buildings to continue to evolve based on the needs of their owners.

Please take a few minutes to fill out our short Survey Questionnaire, and return it to the Study Committee in the envelope provided by July 3, 2023.

Thank you for your time. We look forward to hearing from you.

Marion Village Historic District Study Committee:

Will Tiff, Chair
Margherita Baldwin
Dan Crete
John DiSalvo
George Morton
Jill Pitman
Stephen Swain



Marion Village Historic District Study Committee | Town of Marion
2 Spring Street
Marion MA 02738

Survey Questionnaire

The Marion Village Historic District Study Committee would like to hear your input on establishing a local historic district in the center village. A local historic district would help to ensure protection of the village's historic character. Please keep in mind that the following items are exempt from review by state law:

- Routine maintenance
- Replacement-in-kind
- Landscaping
- Work not visible from a public way

A district in Marion Village can be further tailored to items that are of the most concern to you.

We thank you in advance for your thoughtful consideration of these questions.

Do you think that Marion Village is historically significant? YES NO

Do you value the historic architecture in Marion Village? YES NO

Do you think that the historic character of Marion Village should be preserved? YES NO

What actions do you think could most negatively affect the historic quality of Marion Village?

Mark "X" as appropriate:

- Demolition
- New Construction
- Additions
- Alterations that remove historic materials and/or architectural details
- Other - Please specify _____

Most local historic districts review alterations to the character-defining features of historic buildings (e.g. decorative door surrounds, window muntin patterns, siding material), as well as demolitions, new construction and additions. Would you consider supporting this type of district?

YES NO NOT SURE, but would like to find out more.

A local historic district could be limited to just review of demolitions, new construction and additions. Everything else would be exempt. Would you consider supporting this type of district?

YES NO NOT SURE, but would like to find out more.

Please include any other comments that you would like to make in the space below:

We have enclosed a stamped envelope to encourage your participation. Thank you for taking the time to complete this survey. Please return the survey by **July 3, 2023**. At that time, we will compile the surveys and schedule a public meeting to share the results.

Marion Village Historic District Study Committee:

Will Tiff, Chair
Margherita Baldwin
Dan Crete
John DiSalvo
George Morton
Jill Pitman
Stephen Swain