

# FORM B – BUILDING

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

14-82C

Marion

N, Y

MRN.213

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

**Town/City:** MARION

**Place:** (*neighborhood or village*): Marion Village -  
Barden-Hiller (MRN.Y)

## Photograph



**Address:** 11 Hiller Street

**Historic Name:** Hiller Brothers Coal Lumber and Livery  
Coal Shed

**Uses:** Present: Single Family Dwelling House

Original: Industrial – Coal Shed

**Date of Construction:** [1889-1903]

**Source:** Title research, 1903 Plymouth County Atlas

**Style/Form:** Queen Anne

**Architect/Builder:** Unknown

**Exterior Material:**

Foundation: Unknown

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

**Outbuildings/Secondary Structures:**

None

**Major Alterations** (*with dates*)\*:

Exterior renovation, dormer alterations/additions, decks  
(21<sup>st</sup> c.)

\*Based on Property Card and/or observation

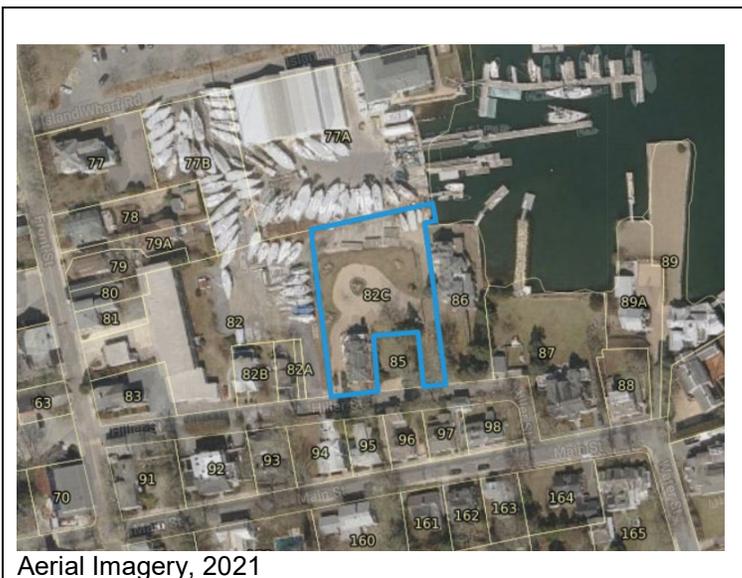
**Condition:** Good

**Moved:** no  yes  **Date:**

**Acres:** 0.44 acres

**Setting:** This parcel is located on the north side of Hiller Street. The former coal shed on this parcel is located close to the street. The building is surrounded by gravel parking. There is no formal landscaping. The property slopes down gently to Barden's Boat Yard (MRN.O).

## Locus Map



**Recorded by:** Eric Dray, Preservation Consultant

**Organization:** Sippican Historical Society

**Date** (*month / year*): February 2023

# INVENTORY FORM B CONTINUATION SHEET

MARION

11 HILLER STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

*Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.*

## ARCHITECTURAL DESCRIPTION:

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

This building began as a coal shed, and had a more utilitarian appearance that was altered when this building was given a residential use. Its original appearance can be seen in a ca. 1999 photo taken by Judith Rosbe for *Images of America, Marion* (Photo 3). In its original configuration, it is a modest example of the Queen Anne style. The Queen Anne style, popular from ca. 1880-1910, employed different building and roof forms, and different siding materials, to enliven a building. In this case, the two-story building consisted of a rectangular block enlivened by a series of cross-gables. A tall, gable-roofed wall dormer on the front elevation served as a loading bay. The elevations are clad in wood shingles with no cornerboards, i.e. they wrap the building corners. Flared courses of scalloped shingles with a beltcourse below separate the first and second story (another example of Queen Anne-style enlivening). The tall hipped roof is clad in asphalt shingles (likely wood shingles originally).

When rehabilitated into a dwelling in the 2000s, the front loading bay was replaced by two wall dormers, and additional dormers were added on other elevations (compare Photos 2 and 3). The front loading bay doors appear to have been replaced with similar doors. Fenestration includes modern 6/6 double-hung sash, including single windows in the gable wall dormers. The main entrance is located on the left (west) side elevation under an open porch, and a second entrance is located up an exterior set of stairs to a deck.

## HISTORICAL NARRATIVE

*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

Hiller Street retains the largest concentration of special use structures in Marion Village, including late-19th century utilitarian buildings that provide a glimpse of this area's working waterfront environment.<sup>1</sup> The street was an unnamed way on the 1855 Walling Map of Marion; it was labeled "Second Street" on the 1879 Plymouth County Map; and referred to as Back Street in deeds of the late-19<sup>th</sup> century. By ca. 1900, it had been renamed Hiller Street, after the industrious family that owned most of the residences and utilitarian structures on the north side of this street.

A building with this footprint is shown on the 1903 Plymouth County Atlas (Figure 2), and on the 1908 Sanborn Fire Insurance Map (Figure 3). It was located within the large Hiller Brothers Coal Lumber and Livery complex at 147 Front Street, (MRN.394). Brothers Robert B. and Isaac E. Hiller acquired land in this area in six deeds between 1889 and 1915 from families including the Bardens and the Luces, and also from their father, Isaac Hiller. This building is labeled on the 1908 Sanborn Map as a "coal shed" (Figure 3). The exact construction date for this building is unknown, but presumably it was built sometime after the Hiller brothers started buying land in 1889 and before the 1903 County Atlas was prepared.

Robert B. (1863-1937) and Isaac E. (1866-1948) Hiller were born in Mattapoisett and established their livery, lumber, and coal business in this area. As stated in the Barden-Hiller Area Form (MRN.Y), among the Hiller brothers' many ventures, they provided horse drawn vehicles to summer visitors registered at the Sippican House Hotel, and ferried guests back and forth between the hotel and the depot. According to a 1903-04 advertisement, the Hiller Brothers operated a "boarding and sale stables with barges to all trains." They were "agents" for Hatch and Company Express, and "promptly attended to teaming and jobbers." The Hillers were also dealers in coal, wood, lumber, nails and paints. By 1916, the Hillers' livery stable had been converted into a garage, but they continued their coal and lumber operations. In addition, starting in the late 1890s, the Hiller brothers developed cranberry bogs in Marion. They were cited in Robert Hiller's obituary (*Wareham Courier* 12/3/1937) as "pioneers in the cranberry industry

<sup>1</sup> See MRN.N for broader discussion of Barden-Hiller Area.

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here." As stated in MRN.Y, "the surviving buildings... are associated with their business that would be continued by several generations of the family, shifting their transportation services from horses to automobiles and operating a Chrysler-Plymouth dealership for several decades."

By the time the 1933 Sanborn Fire Insurance Map was prepared, this building was labeled as vacant (Figure 4). The building has since been converted to residential use. In 1959, this property was sold by the Hiller family to Elizabeth and William Coulson, Jr.<sup>2</sup> Elizabeth Barden Coulson (1905-2004) was the daughter of Frederick Barden, who founded Barden's Boat Yard in 1927. Elizabeth and her husband, William Coulson, Jr., had purchased the boat yard from her parents in 1953. She had also inherited from her parents the houses at 157 Front Street (MRN.204) and 159 Front Street (MRN.396). This property was sold out of the family after Elizabeth's death in 2004.<sup>3</sup>

## BIBLIOGRAPHY and/or REFERENCES

### Maps and Atlases:

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

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

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

Ancestry.com – Vital records.

Dempsey and Clemson. MHC Area Form Y, Barden-Hiller, 2021.

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

Plymouth County Registry of Deeds

Rosbe, Judith Westlund. *Images of America, Marion*. Arcadia Publishing: Charleston, SC, 2000.

Sippican Historical Society Collections.

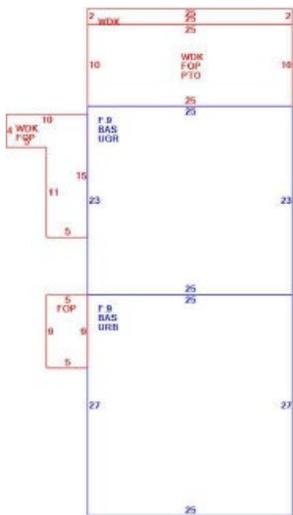


Figure 1. Assessor Sketch.



Photo 2. View from Hiller Street, looking northeast.

<sup>2</sup> Plymouth County Registry of Deeds, Book 2709/ Page 418.

<sup>3</sup> PCR, Book 31215/ Page 218.

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Photo 3. Ca. 1999 view, looking NNE (Source: *Images of America, Marion*).

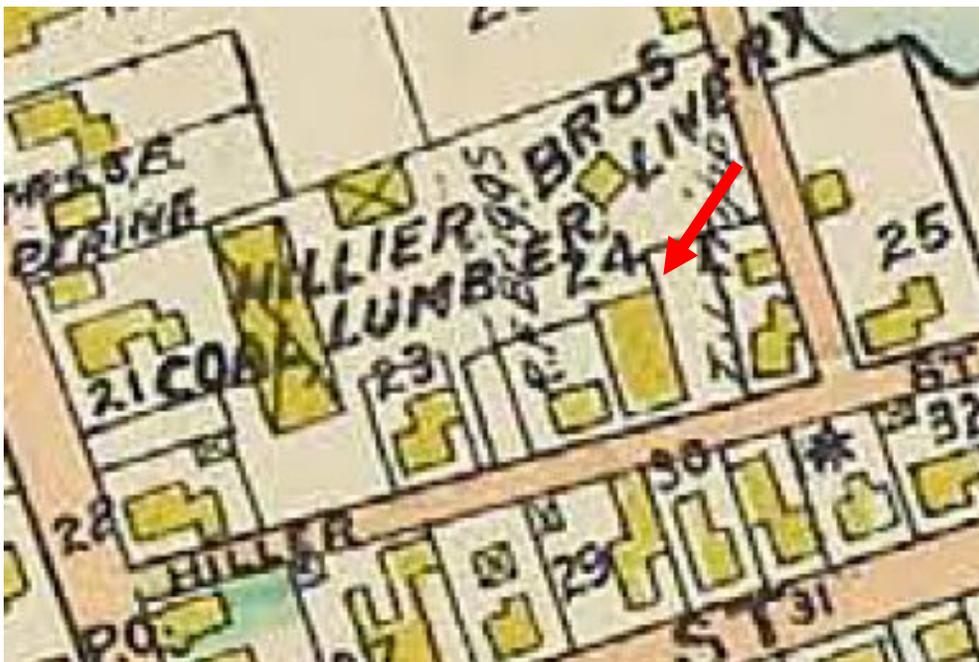


Figure 2. Detail of 1903 Plymouth County Map (arrow added).

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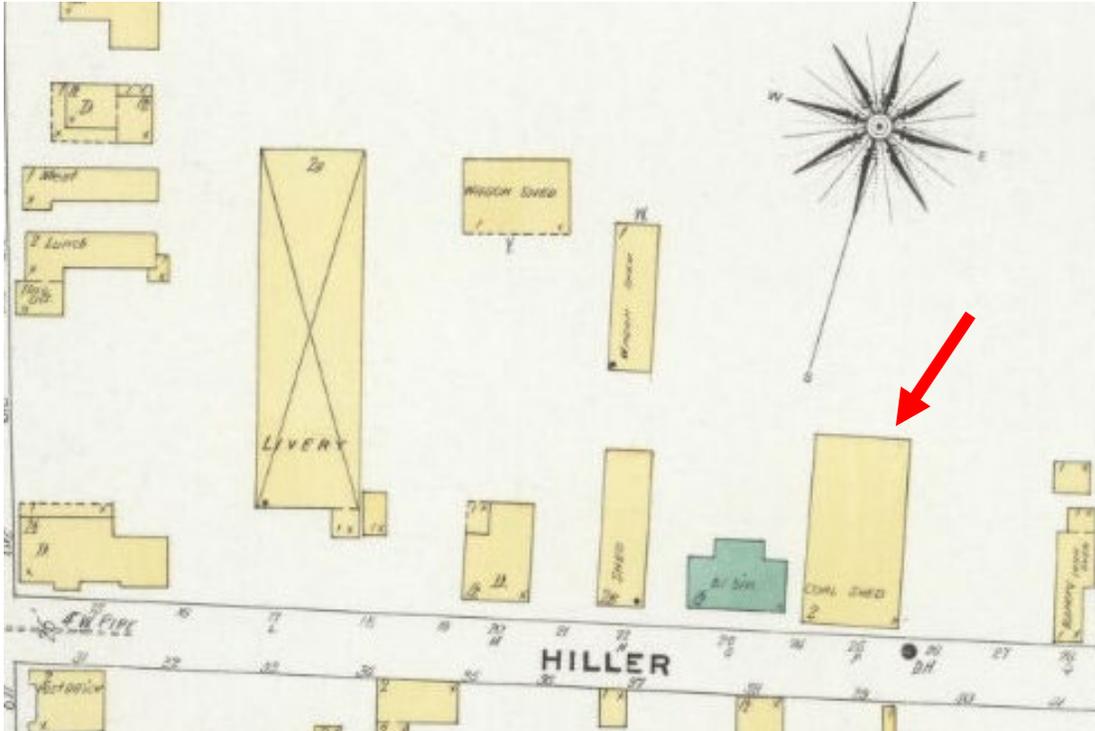


Figure 3. Detail of 1908 Sanborn Fire Insurance Map (arrow added).



Figure 4. Detail of 1933 Sanborn Fire Insurance Map (arrow added).

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**National Register of Historic Places Criteria Statement Form**

Check all that apply:

- Individually eligible       Eligible **only** in a historic district
- Contributing to a potential historic district       Potential historic district

Criteria:     **A**     **B**     **C**     **D**

Criteria Considerations:     **A**     **B**     **C**     **D**     **E**     **F**     **G**

Statement of Significance by Eric Dray, Preservation Consultant for Sippican Historical Society  
*The criteria that are checked in the above sections must be justified here.*

This property is a contributing resource in the combined Areas of Wharf Village-Sippican Village (MRN.N) and Water Street (MRN.L), hereinafter referred to as Marion Village.\*

Marion Village is recommended as eligible for listing at the local level under Criterion A in the area of Maritime History. Marion Village contains the great majority of buildings connected to Marion's historical maritime development beginning in the late-18<sup>th</sup> century. With the rise of saltmaking, shipyards, and whaling, maritime activity increased dramatically into the mid-19<sup>th</sup> century, as did residential development in Marion Village. In addition to the houses built by those in the maritime industry, Marion Village contains numerous buildings and structures associated with maritime industrial activity, including a chandlery, sail loft, cooperage, and wharves. As Marion Village's prosperity became linked to Sippican Harbor, Marion Village also became the commercial, political and institutional center of the town.

Marion Village is also recommended as eligible for listing at the local level under Criterion A in the area of Entertainment/ Recreation. Starting in the mid-19<sup>th</sup> century, maritime activity declined significantly. The decline in maritime activity was eventually replaced by the rise in the 1870s of a summer colony as Marion Village emerged as an elite summer resort. This was facilitated by the arrival of train service in the 1854. Summer visitors, including artists and writers, were drawn Sippican Harbor's beauty and tranquility. A large hotel, the Sippican Hotel, was located at the corner of South and Water Streets, and a few houses were converted to inns. While the hotel was town down in 1929, a large livery complex built by the Hiller Brothers at 147 Front Street (MRN.216) is extant. They provided horse-drawn vehicles to summer visitors registered at the Sippican Hotel, and ferried guests back and forth between the hotel and the train depot. In Marion Village, ownership (or occupancy through rental) of many houses began to shift from local maritime families to seasonal residents, including nationally-noteworthy politicians, businessmen, artists and writers. During this period, Marion Village also saw the addition of high style, architect-designed summer cottages and recreation resources.

Marion Village is recommended as eligible for listing at the local level under Criterion C in the area of Architecture. Marion Village is a remarkably intact historic town center, including a compact collection of historic dwellings, along with a few churches, schools, commercial buildings and recreation buildings. Marion Village contains a great concentration of Federal and Greek Revival houses; and examples of later Victorian-era styles, including high-style examples of summer house architecture along Sippican Harbor and large institutional buildings not found elsewhere in Marion.

The great majority of resources in Marion Village retain substantial integrity of location, setting, materials, workmanship, design, feeling, and association.

\*The potential Marion Village district boundaries include surveyed areas within the boundary of MRN.N completed in 2020-2022 for Barden-Hiller (MRN.Y), Cottage Street (MRN.Z), Main Street (MRN.AA), South Street (MRN.AB), Upper Pleasant Street (MRN.AC), and Upper Main Street (MRN.AH).