

FORM B – BUILDING

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

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

16-110A	Marion	MRN.L	MRN.159
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Town/City: Marion

Place: (*neighborhood or village*): Marion Village

Address: 2 Pie Alley

Historic Name: Benjamin E. Waters - Peter Knowlton House

Uses: Present: Residential

Original: Residential

Date of Construction: 1890 – 1895

Source: Deed research, newspaper articles

Style/Form: Queen Anne

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete

Wall/Trim: Wood shingle / Wood

Roof: Asphalt shingle

Outbuildings/Secondary Structures:

Carriage house

Major Alterations (*with dates*):

None

Condition: Excellent

Moved: no yes **Date:**

Acreage: 0.35

Setting: Homogeneous residential neighborhood of predominately high-style Shingle Style and Queen Anne houses, principally developed in the late 19th – early 20th centuries. Surrounded mostly by large, wood-frame, single-family houses on generous lots. In close proximity to Sippican Harbor.

Photograph



Locus Map



Recorded by: Lynn Smiledge

Organization: Marion Historical Commission

Date (*month / year*): December 2021

INVENTORY FORM B CONTINUATION SHEET

MARION

2 Pie Alley

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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.

2 Pie Alley occupies a trapezoidal lot at the northwest corner of the intersection of Lewis Street and Pie Alley, an unpaved lane joining Allen and Lewis Streets. The house is positioned at the approximate center of the parcel and faces east. The yard is maintained chiefly in grass and is dotted with small trees and shrubs; the house is surrounded with low foundation plantings. The property is bordered by a low drystone wall along Lewis Street and by a row of small granite pavers along Pie Alley.

The building is a two-and-one-half-story, seven-bay-by-five-bay, side-gabled, wood-frame house with an L-shaped plan and numerous asymmetrically-placed bays and projections. Constructed in the early 1890s and retaining many if not all of its original character-defining features, it is a fine example of the Queen Anne style. An integrated porch spans the east (Pie Alley) elevation and partially wraps the north and south elevations. The house rests on a concrete foundation and the walls are clad in painted wood shingles finished with flat wood trim. The roof is surfaced with asphalt shingles. Brick chimneys rise from just below the roof ridges on the north and east roof slopes.

A two-bay, pedimented gable dormer rises from the sweeping roof slope at the façade (east elevation). The deep eaves at the dormer are ornamented with paired scroll brackets above a frieze board. A recessed, hip-roofed, open porch with rectangular posts and a slat work railing abuts the south wall of the dormer. The roof of the one-story porch at the first story is continuous with the main roof. The porch has narrow turned posts, a slat work railing, a lattice work skirt, and a single glass-and-panel door at the second-most northerly bay; the glazing in the upper panel of the door is bordered with a frame of small lights. A four-step wooden stair and slate walkway approach the door from Pie Alley. The three most southerly bays comprise a semi-hexagonal bay window. The majority of windows at this elevation are double-hung, twelve-over-twelve at the first story and twelve-over-two at the second story, all with flat surrounds.

The south elevation facing Lewis Street exhibits a complex surface of square and polygonal projections. A two-story, flat-roofed block spans the side-gabled portion of the main block; the three western-most bays comprise a semi-hexagonal bay window and the two northern-most bays are flat fronted. A canopy with a shallow hip roof extends deeply over the flat-fronted bays; it is articulated with single horizontal scroll brackets. A pair of attic windows are deeply recessed below the gable pediment and are flanked by curved, wood shingle-covered walls. Fenestration at the south elevation consists of double-hung, twelve-over-two windows at the upper stories and both fixed multi-light sash and twelve-over-two windows at the first story. A one-story polygonal bay occupies the intersection of the main block and the west cross gable and a small, one-story, gable-on-hip-roofed addition extends from the west wall of the cross gable. Projecting from the north elevation is a shallow, one-story, hip-roofed bay. The west cross gable carries a deep, continuous, two-part frieze board.

A one-and-one-half story, side-gabled, east-facing carriage house is sited at the northwest corner of the parcel. It is clad in wood shingles and has an asphalt roof. A centered, cross-gabled dormer with an eight-over-two window at the east elevation surmounts double doors of diagonal board construction that run on a barn door track. The carriage house has single and tripartite windows with six-over-two sash configurations.

2 Pie Alley is an excellent example of Queen Anne, the dominant style for domestic architecture in the United States between 1880 and 1900. Devised by a group of English architects and based on the visual vocabulary of late Medieval models, Queen Anne encompasses a wide range of architectural features from several stylistic traditions. The style gained popularity after being seen at the Philadelphia Exposition of 1876. It was disseminated by the country's leading architectural magazine and by pattern books and mail-order house plans. Identifying features of the Queen Anne style seen in this house include its steeply pitched roofs of irregular shape; asymmetrical façade; cross gables; wall projections; uneven, textured wall surfaces; full-width porch; and articulation with trim.

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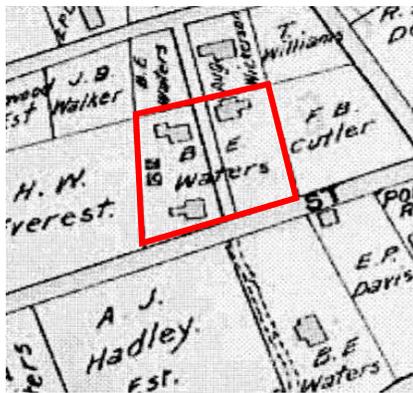
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HISTORICAL NARRATIVE

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

The Village of Marion, the commercial and residential center of the town, is set on the western shore of Sippican Harbor. The town has historically consisted of a northern portion, often referred to as the Old Landing, and a southern portion, known once as Wharf Village but more commonly referred to today as The Village or Marion Village. This house is located in the southernmost section of Marion Village near the waterfront, which before 1860 was largely uninhabited. Prior to that time Marion, like other coastal towns, was dependent on fishing, coastal shipping and related businesses such as the production of salt from sea water. Salt was a vital commodity for fisheries, and this section of Marion Village was the site of several salt works. Maritime industries were dominant in Marion until the mid-19th century, when the advent of rail service began to facilitate tourism. At the same time, new cultural and educational institutions endowed by the founder of Tabor Academy, Elizabeth P. Taber, dramatically enriched the community.

Affluent urban dwellers from cities like Boston and New York were now able to travel in comfort to seaside destinations like Marion. The town began to attract many notable political, literary, and art world figures seeking a genteel seaside respite. Initially visitors stayed at hotels or rented private houses, but as the end of the century neared and Marion became nationally known as a desirable vacation destination, wealthy individuals began to build their own permanent summer residences. This desirable waterfront area, once home to salt works, became the site of grand summer cottages. These imposing houses include an outstanding collection of Shingle Style residences and fine examples of the Queen Anne and Colonial Revival styles. Several of these residences were designed by prominent American architects including Charles A. Coolidge, James T. Kelley and William Gibbons Preston. Henry Hobson Richardson, the most celebrated American architect of the day, designed the first Shingle Style house in Marion. It was built in 1881 for the Reverend Percy Browne at 192 Front Street (1881, Rev. Percy Browne-Sidney Hosmer House, MRN. 211) just north of this waterfront neighborhood.



1903 map.

This house does not appear on the 1879 map but is shown on the 1903 map with B.E. Waters as owner of this and several other properties in the Pie Alley area. Benjamin E. Waters (1863-1962) was born in Ticehurst, Sussex, England, the son of Samuel (1831-1912) and Charity Baldock Waters. Samuel and Charity Waters emigrated to the United States and settled in Marion, where Samuel's occupation was listed in the 1870 federal census as medical peddler and in the 1880 census as cancer and humor doctor. The Waters owned a cottage built in 1823 at what is now 80 Water Street (MHC 173). Benjamin Waters began a long and successful career with the emerging telephone business by joining the Southern Massachusetts Telephone Company in 1878 at the age of 15. By 1900 the census listed him living in Marion and employed as the superintendent of the company. Waters was also involved in the early establishment of other utilities in the area and served as president of the local gas company and as manager of the Marion Electric Light company. He was elected as a town selectman in 1940 and was active in the real estate market, developing properties for use as summer rentals.

Benjamin E. Waters purchased the land from Lizzie W.R. Allen in 1890; the deed included a proviso that "no intoxicating beverages would be sold on the premises." Lizzie Allen was the daughter-in-law of Capt. Henry Allen, one of the major figures in Marion's salt industry. She and her husband John M. Allen were active in the real estate market and had subdivided and sold building lots comprising the former Blankenship farm, later owned by Capt. Henry Allen and then by John M. and Lizzie Allen. Benjamin E. Waters and built three houses along Pie Alley, which runs between Water and Allen Streets. All of the properties had convenient access to Silvershell Beach on Sippican Harbor. Several newspaper articles suggested that these cottages were built between 1890 and 1895. The *Boston Globe* reported in 1895 that the private secretary of President Grover Cleveland had rented one of these cottages.

In 1913 Waters sold his Pie Alley properties, which consisted of two lots with three houses and several outbuildings, to Boston lawyer Everett Watson Burdett (1854-1925) and his wife Maud Warner Burdett (1864-1963). Everett Burdett attended Dean Academy in Franklin and received his law degree from Boston University in 1877, the same year he published *The History of the Old South Meeting House in Boston* in an effort to further the campaign to save the historic building from demolition. Burdett

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married Maud Warner of Boston in 1885. The Federal censuses of 1900 and 1910 list their primary residence as Boston, where Burdett maintained a law practice that focused extensively in the areas of electricity distribution and telecommunications. He served as general counsel for the Massachusetts Electric Lighting Association and also lectured on medical jurisprudence at the Boston University School of Medicine. The 1920 Federal census reports the couple's residence as Milton. It can be assumed that these houses in Marion served as summer and rental residences. In 1946 they were sold by Maud Burdett and Frederick C. Cutler to Arthur and Mabel Brunelle of New Bedford.

Dr. Arthur Lord Brunelle (1889-1960) was the son Olivier and Cordelia Brunelle, emigres from Quebec, Canada. He attended Tufts University Medical school and served in the U.S. Army Medical Corps during WWI. Brunelle practiced medicine in New Bedford. It may be assumed that like previous owners of these properties, Brunelle continued to use them as rental properties. In 1954 he sold the first of the three properties, 9 Pie Alley (1890-1895, Benjamin E. Waters House, MRN.161), to Holmes M. and Margery C. Dyer. This property was sold to Peter and Lisabeth Knowlton in 1956, and the third, 8 Pie Alley (1890-1895, Benjamin E. Waters House, MRN.160) was acquired by Ronald E. Herington in 1976 following the death of Maybelle Brunelle in 1975.

Peter Knowlton (1916-2001) was born in New York and graduated from Yale University and Columbia University College of Physicians and Surgeons. After serving in the United States Army during World War II, he practiced child psychiatry in the Philadelphia area. Knowlton also owned the nearby house at 2 Lewis Street (ca. 1895, Point Rock Cottage, MRN.158), which served as his summer residence from 1963 until his retirement in 1986, when it became his primary home.

In 1978 Knowlton sold the property to Gordon C. and Phyllis R. Vineyard of Chestnut Hill. Gordon C. Vineyard (1936-2015) attended Yale University and received a medical degree from Harvard Medical School in 1963. He served in the US Navy from 1965 to 1967 and then joined the staff as resident surgeon at Brigham and Women's Hospital. Dr. Vineyard served as Director of Surgical Specialties and Radiology, surgeon-in-chief, and Interim Chief Executive Officer of the Harvard Vanguard Medical Associates. An avid sailor, Vineyard was active in the local boating community.

The property was sold in 1999 to its current owners, Brian T. and Elizabeth Keane.

Deed Research

Date	Book-Page	Grantor	Grantee
04-01-1999	17319-0031	Peter M. & Kathleen M. Levine	Brian T. & Elizabeth F. Keane
01-14-1998	15807-116	Phyllis R. Vineyard	Peter M. & Kathleen M. Levine
11-28-1978	4606-168	Peter Knowlton	Gordon C. & Phyllis R. Vineyard
08-22-1956	2519-262	Arthur L. Brunelle	Peter & Lisabeth Knowlton
01-12-1946	1899-395	Frederick B. Cutler & Maud W. Burdett	Arthur L. & Mabel Brunelle
06-02-1913	1152-269	Benjamin E. Waters	Everett W. & Maud W. Burdett
12-01-1890	612-80	Lizzie W.R. Allen	Benjamin E. Waters

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The Boston Globe, Boston, MA, May 23, 1895.
 "Another cottage added to his collection," *The Boston Post*, Boston, MA, June 14, 1896.

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Additionally, the early 19th century residence at 60 Water Street (MRN.169) was originally owned by Captain Henry M. Allen, one of the pioneers of Marion's salt-making industry.

Under Criterion C, the area is recommended as eligible at the local, and possibly the state, level in the area of Architecture for its outstanding and exceptionally well-preserved collection of high-style houses on generous lots which date from the late 19th through the early 20th century. The area includes distinguished examples of the Queen Anne, Shingle Style, and Colonial Revival styles, several of which were designed by prominent American architects including Charles A. Coolidge, James T. Kelley and William Gibbons Preston. The only non-residential building in the area is the Craftsman-style, Charles A. Coolidge-designed Sippican Tennis Club at 20 Holmes Street (MRN.157).

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