

FORM B – BUILDING DEMOLISHED
2023

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

Photograph



Locus Map



Recorded by: Lynn Smiledge

Organization: Marion Historical Commission

Date (month / year): December 2021

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

16-110

Marion

MRN.L

MRN.160

Town/City: Marion

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

Address: 8 Pie Alley

Historic Name: Benjamin E. Waters House

Uses: Present: Residential

Original: Residential

Date of Construction: 1890 – 1895

Source: Map & deed research, newspaper article

Style/Form: Shingle Style

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete-parged brick

Wall/Trim: Wood shingle / Wood

Roof: Asphalt shingle

Outbuildings/Secondary Structures:

Garage

Major Alterations (*with dates*):

None

Condition: Fair / Good

Moved: no yes **Date:**

Acreage: 0.38

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.

INVENTORY FORM B CONTINUATION SHEET

MARION

8 Pie Alley

MASSACHUSETTS HISTORICAL COMMISSION

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Recommended for listing in the National Register of Historic Places.

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

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

ARCHITECTURAL DESCRIPTION:

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

8 Pie Alley occupies a trapezoidal lot roughly at the midpoint of the west side of 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 wood-frame house is composed of a one-and-one-half-story, five-bay-by-two-bay, gambrel-roofed main block with an L-shaped, gable-roofed wing extending from the northwest corner. A two-story, semi-hexagonal tower with a pyramidal roof occupies the intersection of the main block and the east wall of the wing. Constructed in the early 1890s and retaining many if not all of its original character-defining features, it reflects the Shingle Style with some Queen Anne features. A deep hip-roofed porch spans the façade (east elevation), terminating at the tower, and wraps the south elevation. The house rests on a concrete-parged brick foundation and the walls are clad in weathered wood shingles finished with contrasting wood trim. The roof is surfaced with asphalt shingles. A narrow brick chimney rises from the roof ridge at the main block and a wide brick chimney rises from a small, one-story, shed-roofed addition at the west wall of the wing.

A single gambrel-roofed dormer at the Pie Alley elevation aligns with the main entry at the first story; gambrel-roofed dormers also occupy the west (rear) roof slope of the main block and the north and south roof slopes of the wing. The porch is supported by Tuscan posts and has a slat railing and lattice skirt; the bases of the porch posts framing the main entry at the center bay are wood-shingled. The door is of board and batten construction with cast iron strap hinges and a diamond-shaped light; it appears to have replaced the wood-paneled door described in the 1998 MHC Area Form MRN.L. A gravel walkway approaches the entry at the façade from Pie Alley. A four-step stair accesses the porch at its partially screened southwest corner. The openings at the south elevation of the main block comprise two French doors with divided lights. A semi-hexagonal bay window at the north elevation of the main block contains a narrow French door with single lights. The majority of windows at the house are double-hung, twelve-over-two with flat surrounds. The features of the house are articulated with narrow trim, including the tower where trim boards delineate the vertical planes.

A shallow, gambrel-roofed cross gable projection at the southwest corner of the L-shaped wing contains a French door with divided lights. It fronts a three-step stair and a gravel path leading to the driveway, which enters the property from Pie Alley along the south elevation of the house. The one-story addition at the west wall of the wing has a shed roof with deep overhanging eaves and scroll brackets at the cornices of the south and west walls.

A one-story, two-by-two-bay, two-car garage is sited south of the house at the west boundary of the parcel. It is wood-shingled with a shallow hip roof surfaced with asphalt shingles. Fenestration includes a modern, horizontal-plank garage door, two vertical board doors, and small windows.

8 Pie Alley represents a relatively austere example of the Shingle Style, a uniquely American form that was introduced in the northeastern United States in the last quarter of the 19th century and reached its zenith of expression in New England seaside resorts and country estates. It was a high-fashion style favored by architects and was primarily employed from 1880 to 1900. The style's focus was on complex shapes and forms encased within a surface of continuous, naturally weathered shingles on the roof and walls which created patterns of light and shadow. The shingles ran uninterrupted around corners and projections, creating an enclosed, unified shape and color with little or no applied ornamentation. This house shows Queen Anne influences in the use of trim to delineate planar surfaces.

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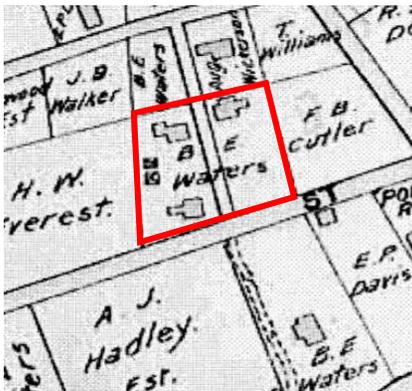
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HISTORICAL NARRATIVE

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 (MRN 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 married Maud Warner of Boston in 1885. The Federal censuses of 1900 and 1910 list their primary residence as Boston, where

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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 served as summer and rental residences. In 1946 they were sold by Maud Burdett to Arthur and Mabel Brunelle of New Bedford.

Dr. Arthur Lord Brunelle (1889-1960) was the son Olivier and Cordelia Brunelle, emigrees 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. The second property, 2 Pie Alley (1890-1895, Benjamin E. Waters - Peter Knowlton House, MRN 159) was sold to Peter and Lisabeth Knowlton in 1956. This property, the third parcel, was acquired by Ronald E. Herington in 1976 following the death of Maybelle Brunelle in 1975.

Deed Research

Date	Book-Page	Grantor	Grantee
01-19-2018	49472-0235	House Nominee Trust	8 Pie Alley, LLC
11-25-1997	15694-210	Richard Scarpellino	House Nominee Trust
05-31-1995	13603-315	Ronald E. Herington	Richard Scarpellino
10-26-1976	4211-375	Angela Mustone	Ronald E. Herington
05-19-1976	4166-341	Arthur O. Brunelle	Angela Mustone
	Probate	Estates of Arthur L. & Maybelle Brunelle	Arthur O. Brunelle
01-17-1946	1899-395	Fred B. Cutler & Maud Burnett	Arthur L. Brunelle
06-02-1913	1152-269	Benjamin E. Waters	Everett W. Burnett
12-01-1890	612-80	Lizzie W.R. Allen	Benjamin E. Waters

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Atlas of Plymouth County. Boston, MA: L.J. Richards Co., 1903.
Map of the Town of Marion, Plymouth County, Massachusetts. H.F. Walling, 1855.
 McMaster, Virginia Savage. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2019.
 Olive Hill Sommers, *Three Centuries of Marion Houses*. Marion, 1972.
 Plymouth County Registry of Deeds
 Rosbe, Judith. *Marion*. Charleston, SC: Arcadia Publishing, 2000.
 Rosbe, Judith. *Marion in the Golden Age*. Charleston, SC: The History Press, 2009.
 Scully, Vincent J., Jr. *The Shingle Style and the Stick Style*, revised edition. New Haven: Yale University Press, 1971.
 Sippican Historical Society: online database
 Wright, Mark. "H. H. Richardson's House for Rev. Browne, Rediscovered." *J. Soc. of Arch. Historians* 68, no. 1 (2009): 74-99.
- The Boston Globe*, Boston, MA, May 23, 1895.
 "Another cottage added to his collection," *The Boston Post*, Boston, MA, June 14, 1896.
The Boston Globe, Boston, MA, April 20, 1896.
 "Fair Frances: Marion Charmed by Her Presence," *The Boston Globe*, Boston, MA, July 28, 1888.
 "Marion Gas Company," *The Boston Globe*, Boston, MA, April 28, 1902.
 "Marion Votes to Build Light Plant," *The Boston Globe*, Boston, MA, June 5, 1935.
 "Marion Town Officers Elected," *The Boston Globe*, Boston, MA, March 8, 1939.
 "New Telephone Pioneer Recalls Bell, Edison," *The Boston Globe*, Boston, MA September 19, 1961.

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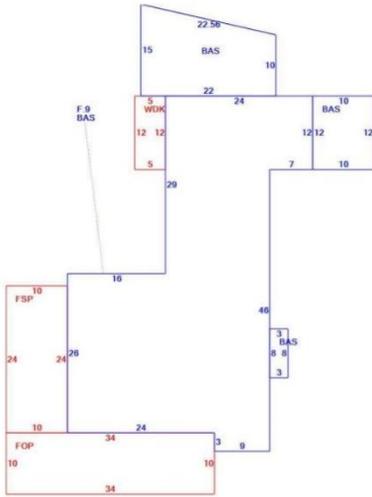
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Assessor's card plan



South elevation.

National Register of Historic Places Criteria Statement Form

Check all that apply:

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

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Lynn Smiledge

The criteria that are checked in the above sections must be justified here.

This house is recommended as a contributing element in a potential National Register Historic District for the Water Street Area of Marion Village. The Water Street Area (MRN.L) is recommended as eligible for listing as a National Register District at the local level under Criterion A for Social History and Criterion C for Architecture. The area constitutes a grid along Water Street running north-south between Vine and Lewis Streets and including the eastern portions of the adjoining east-west streets (Allen, Holmes and Lewis), and a short alley (Pie Alley) running north-south between Holmes and Lewis. The potential district's boundaries are those defined in the 1998 survey for the Water Street Area (MRN.L), to which four properties on Water and Lewis Streets have been added.

Under Criterion A, the area is recommended as eligible at the local level for its association with the economic revitalization of the town. Marion saw dramatic growth in tourism in the late 19th century facilitated by the advent of rail service and the rise of new cultural and educational institutions that enriched the community. Affluent urban dwellers from cities like Boston and New York were able to travel in comfort to seaside destinations like Marion, and the town began to attract many notable political, literary, and art world figures who built large summer residences along the Sippican Harbor waterfront. The construction and maintenance of these grand properties sparked demand for a variety of skilled trades and service industries along with the need for housing for this new class of workers and prompted the rapid growth of adjacent neighborhoods to accommodate these workers and their families.

Numbered among the prominent summer residents of the Water Street Area during the late 19th and early 20th centuries, when Marion was a highly desirable and nationally-known summer destination, were President and Mrs. Grover Cleveland (46 Water Street, MRN.9); the Reverend John Brooks and his brother and frequent visitor, Reverend Phillips Brooks (1 Allen Street, MRN. 304 and 9 Allen Street, MRN. 306); Henry Kendall, founder of the Kendall (medical supply) Company (35 Water Street, MRN.307); James Austin, chief justice of the Hawaii Supreme Court (MRN.171); Amory Houghton, chairman of Corning Glass Works, ambassador to France, and president of the Boy Scouts of America (23 Water Street, MRN.167); and Stanley R. McCormick, son of the inventor and founder of the McCormick Harvesting Machine Company (10 Lewis Street, MRN.491).

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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.