

FORM B – BUILDING

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

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

16-166	Marion	MRN.L	MRN.162
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Town/City: Marion

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

Address: 1 Water Street

Historic Name: George P. Hamlin House

Uses: Present: Residential

Original: Residential

Date of Construction: Ca. 1898

Source: Deed research

Style/Form: Shingle Style

Architect/Builder: William Gibbons Preston (likely)

Exterior Material:

Foundation: Stone
Wall/Trim: Wood shingle / Wood
Roof: Wood shingle

Outbuildings/Secondary Structures:

Garage

Major Alterations (*with dates*):

Replacement windows at east elevation (mid-20th century)

Condition: Excellent

Moved: no yes **Date:**

Acreage: 1.60

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. Borders a rocky shoreline along Sippican Harbor.

Photograph



Locus Map



Recorded by: Lynn Smiledge

Organization: Marion Historical Commission

Date (*month / year*): December 2021

INVENTORY FORM B CONTINUATION SHEET

MARION

1 Water Street

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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.

1 Water Street occupies a large, irregularly-shaped, waterfront lot on the western shore of Sippican Harbor. The house faces west and is positioned in the upper third of the parcel, deeply set back from Water Street. It is closely bordered along the south and east elevations by a grass terrace retained within a low stone wall. The extensive yard beyond the terrace to the south is maintained in grass. The house is surrounded by low foundation plantings, several tall arbor vitae, and scattered mature trees. The property is bordered along Water Street by a long row of trees; the tree row is broken at the driveway entry, which is flanked by low stone walls. Shrubs and trees line the northern boundary leading east to Nye's Wharf, a stone and gravel dock that extends into the harbor off the northeast corner of the property. The owners of this property and the adjoining property to the north (23 Water Street, MRN.167) each own one-half interest in the wharf.

The building is a two-story, five-bay-by-two-bay, wood-frame house with a flat-topped hip roof. It is a high-style Shingle house constructed ca. 1898 that retains the majority of its original character-defining features. It has a long rectangular plan with a pedimented cross gable at the second-most southerly bay containing the main entry. One-story, shed-roofed porches extend from the north and south elevations. The house rests on a rubblestone foundation which rises to serve as the knee walls and piers of the entrance portico. The walls and the roof are sheathed in weathered wood shingles finished with flat contrasting trim. There is a corbelled, multi-color brick chimney at the approximate center of the roof ridge and matching chimneys on the east-facing roof slope near the north and south ends of the house.

A band course of trim below several rows of flared shingles encircles the house and delineates the first and second stories. Windows at both levels of the façade are irregularly sized and placed, and generally comprise eight-over-two and six-over-two double-hung sash. A semi-hexagonal oriel window on the north side of the entrance portico is capped with an eyebrow roof and contains arched lights in the upper sash. The partial sidelights flanking the single glass-and-panel door at the main entry have similar arched lights. A Palladian window above the entrance porch extends into the pediment of the cross gable and is embraced by arched rows of shingles. Shallow hipped dormers with flared side walls rise from the roof slope on either side of the entrance portico. A single glass-and-panel door sheltered by a pergola occupies the northernmost bay; it had been converted from a window as seen in the 1998 MHC Area Form MRN.L.

Two hip-roofed dormers occupy the roof slope at the north elevation. Alterations have been made at the south elevation as reported in the 1998 MHC Area Form MRN.L. The full-width porch at the first story, originally open, is now enclosed by a shed roof with flared eaves and contains large, fixed, mullioned windows with upper panels of divided lights. The open porch now occupying the southwest corner of the second story was once enclosed; its roof is supported by a single square column. A modern semicircular window is centered on the main roof slope above the porch. The harbor-facing east elevation of the house, which is difficult to access visually, presents an irregular array of curved and semi-hexagonal bays and roof dormers. The windows at this elevation were replaced with picture windows in the mid-20th century.

A north-facing, one-story, hip-roofed, two-car garage is sited in front of the house at the western property line. It is clad in weathered wood shingles and has a wood shingle roof. The upper third of the wood-paneled garage doors have multi-light glazing. A gravel driveway enters the property from Water Street and curves south to end at the south elevation of the house.

1 Water Street represents one of the more sophisticated examples of the Shingle Style in Marion. The Shingle Style is a uniquely American form which 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 focus of the style 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.

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The shingles ran uninterrupted around corners and projections, creating an enclosed, unified shape and color with little or no applied ornamentation. **1 Water Street** exhibits other defining features of the style in addition to the use of wood shingles on both the walls and roof. These include its asymmetry, irregular fenestration, and window sash configurations. The Palladian window above the entrance portico, a whimsical nod to the Colonial Revival, is hooded by the curved, textured shingles that define the Shingle Style.

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.

This house appears on the 1903 map with G.P. Hamlin shown as property owner. It was built as a summer residence for George Peabody Hamlin (1867-1935) of Boston, the son of Edward Sumner Hamlin (1829-1888) and his wife Anna Conroy Hamlin. Edward S. Hamlin was a successful coal merchant whose business was inherited by his sons George P. Hamlin and Edward O. Hamlin upon his death in 1888. E.S. Hamlin & Co. became part of the Boston-based Metropolitan Coal Company in the late 1890s. Edward O. Hamlin served as president of the Metropolitan Coal Company and George P. Hamlin was treasurer until his retirement in 1927, when he turned to commercial real estate and worked in that field until his death. A third Hamlin brother, Charles S. Hamlin (1861-1938), was a lawyer who became Assistant Secretary of the Treasury and in 1914, the first chairman of the Federal Reserve.

George P. Hamlin and his brother Charles purchased the land upon which this house was built from Henry R. Reed of Marion in 1897. Henry R. Reed was a Boston industrialist who in 1893 built the imposing Shingle Style summer house at 46 Water Street (1893, H.R. Reed House, MRN.9). It is presumed that Hamlin built the house soon after the land purchase. It is likely that its architect was William Gibbons Preston, who in the mid-1890s designed a similar Shingle style house for George's brother Edward O. Hamlin at 23 Water Street (ca.1895, Edward O. Hamlin House, MRN.167). Preston (1842-1910) was a prolific Boston-based architect who designed a variety of building types from institutional structures to country houses. Along with Henry Hobson Richardson, he was one of the first Americans to study architecture at Ecole des Beaux Arts in Paris. Preston's Boston works include the Hotel Vendome, 160 Commonwealth Avenue (1871, BOS.3502), the Museum of Natural History, Boylston Street (1863, BOS.2639), the Chadwick Lead Works Building, 176-84 High Street (1887, BOS.1790), and numerous upscale residences in the Back Bay neighborhood. Preston summered in Marion and is credited with more than 20 projects in the town, although not all of these buildings have been officially attributed to him. They include the Marion Music Hall, 164 Front Street (1891, MRN.23), four houses on Water Street, and possibly the Marion Town House, 2 Spring Street (1875, Tabor Academy Recitation Building, MRN.59). Preston briefly owned (1885-1888) and made improvements to the Sippican Hotel (no longer extant).

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In 1904 George P. Hamlin married Mary Farnsworth Tappan (b. 1879), daughter of Frederick H. and Elizabeth L. Meredith Tappan of Boston. The couple had three children, George P., Jr., Robert and Elizabeth. The property remained in Hamlin family ownership until after the death of George P. Hamlin in 1938, when it was sold by his widow Mary Hamlin to Katherine A. Spalding.

Katherine Hobart Ames Spalding (1874-1949) was the daughter of Oakes Angier Ames (1829-1899) and Catherine Hobart Ames of North Easton. Oakes Ames (1804-1873), Katherine's grandfather, was a Massachusetts Congressman and leading figure in the development of the Transcontinental Railroad. Oakes Angier Ames and his brother Oliver (1831-1895) were among the wealthiest men in America by virtue of the family's shovel manufacturing works. Shovels made by the Ames Shovel Company were used by prospectors in the California gold rush, by the Union Army during the Civil War, and in railroad construction nationwide. Katherine's uncle Oliver Ames served as governor of Massachusetts from 1887-1890. Katherine Ames married Philip Leffingwell Spalding (1871-1938) in 1900. A financier and businessman, Spalding moved with his family from Philadelphia, Pennsylvania to the Boston area in 1912 to serve as president of the New England Telephone & Telegraph Company. Spalding was an avid collector and authority on early American silver and donated his collection to the Museum of Fine Arts in Boston. The house and land passed out of the Spalding family two years after the death of Katherine Spalding in 1949.

The house was owned by Thomas Nesbitt McCarter and Suzanne Pierson McCarter of Far Hills, New Jersey and their family for the next 40 years. Thomas McCarter's father, who bore the same name, was the founder of the Public Service Corporation of New Jersey. The younger McCarter served as a director and executive vice president of the company. McCarter married Suzanne M. Pierson in 1929. The couple had three children including a daughter, Suzanne McCarter Tiff, who took possession of the property in 1985. It was sold in 1991 to its current owner.

Deed Research

Date	Book-Page	Grantor	Grantee
01-16-2008	LCC 111541	Point Rock Realty Trust	Norman J. & Laura Ryan Shachoy
07-16-1993	LCC 84926	One Water Street Nominee Trust	Norman J. Shachoy
12-31-1991	LCC 82394	Suzanne McCarter Tiff	One Water Street Nominee Trust
06-29-1985	LCC 71674	Comm. of Massachusetts Land Court	Suzanne McCarter Tiff
05-05-1951	LCC 16026	Philip & Georgina Spalding	Thomas N. & Suzanne Pierson McCarter
01-19-1938	LCC 6188	Mary Tappan Hamlin	Katherine A. Spalding
03-13-1899	777-265	Charles S. Hamlin	George P. Hamlin
09-13-1897	749-142	Henry R. Reed	George P. & Charles S. Hamlin

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Map of the Town of Marion, Plymouth County, Massachusetts 1855 H.F. Walling
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.
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Wright, Mark. "H. H. Richardson's House for Rev. Browne, Rediscovered." *J. Soc. of Arch. Historians* 68, no. 1 (2009): 74-99.
Thomas N. McCarter obituary, *The Courier-News*, Bridgewater, NJ, November 3, 1959.
George P. Hamlin death notice, *Fitchburg Sentinel*, Fitchburg, MA, June 24, 1935.
George P. Hamlin obituary, *The Boston Globe*, Boston, MA, June 24, 1935.
McCarter wedding notice, *Daily News*, New York, NY, February 16, 1929.
"Coal Company Purchased," *New York Times*, New York, NY, November 4, 1903.
Center for the History of Collecting @ <https://research.frick.org/directory/detail/2683>

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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 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.