

# FORM B – BUILDING

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

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

16-169

Marion

MRN.L

MRN.167

**Town/City:** Marion

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

**Address:** 23 Water Street

**Historic Name:** Edward O. Hamlin House

**Uses:** Present: Residential

Original: Residential

**Date of Construction:** Ca. 1895

**Source:** Map & deed research

**Style/Form:** Shingle Style

**Architect/Builder:** Attr. William Gibbons Preston

**Exterior Material:**

Foundation: Not visible

Wall/Trim: Wood shingle / wood

Roof: Wood shingle

**Outbuildings/Secondary Structures:**

Boat/carriage house

Cottage

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

Semicircular south porch (2019)

Hip-roofed west addition (2019)

**Condition:** Excellent

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

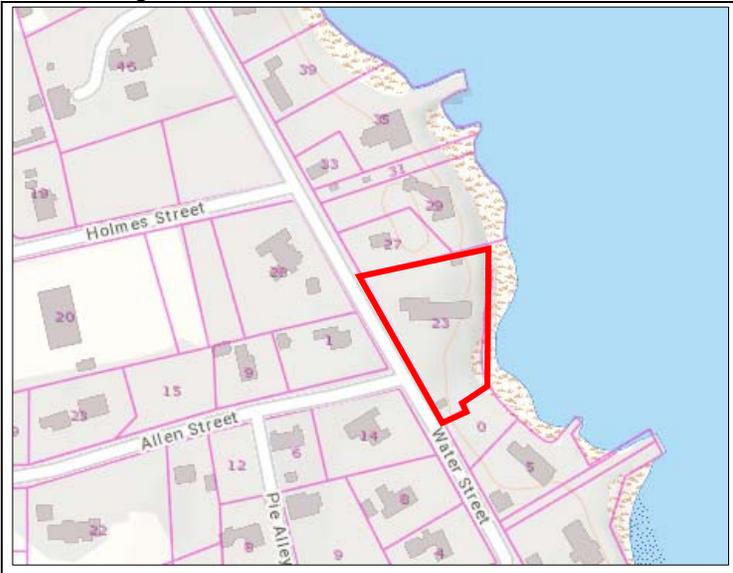
**Acreage:** 1.01

**Setting:** Homogeneous residential neighborhood of predominately high-style Shingle Style and Queen Anne houses, principally developed in the late 19<sup>th</sup> – early 20<sup>th</sup> 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

23 Water Street

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MRN.L	MRN.167
-------	---------

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.*

**23 Water Street** occupies a large, irregularly-shaped, waterfront property on the western shore of Sippican Harbor. The house faces south and is positioned in the northern half of the parcel with its west elevation facing Water Street. It fronts a sweeping expanse of manicured lawn to the south. Foundation plantings surround the north (rear) and side elevations of the house. Tall, mature trees line the northern property boundary and dot the southern portion of the parcel. The property is bordered by a low drystone wall lined with shrubs along Water Street; the wall is broken by an elaborate wooden gate with stone piers off the southwest corner of the house. A long concrete and wood dock extends into the harbor near the east elevation of the house; a low stone wall retains a crescent of beach south of the dock.

The building is a two-story, wood-frame house with a strong horizontal emphasis and a complex roof plan of hips and dormers. It was constructed ca. 1895 in the Shingle Style and although significantly altered (see the historic images below), it retains the majority of its original character-defining features. It has a long rectangular plan with telescoping west and east hip roofs. The house is sheathed in painted wood shingles and has a wood shingle roof. A brick, double-flue chimney rises from the junction of the west and east hip roofs and a multiple-flue gable wall chimney is located at the north elevation near the northeast corner of the house.

The house can be read as three segments at the façade (south elevation). Reading from west to east, the westernmost component comprises a hip-roofed block (Block #1) that represents new design and construction completed in 2019. At the west elevation this block incorporates a gable dormer at the southwest corner and an adjacent double-hipped dormer. The deep eaves of the main hip roof are bracketed and shelter two garage door openings at the west wall. A hipped wall dormer and a roundel window with divided lights at the second story and a sheltered entry at the southwest corner of the house articulate the south elevation.

Block #2 comprises the area contained below the west hip roof. The westernmost portion is a cross-gabled component with an overhanging eave with exposed rafter tails. A small, deeply recessed window with curved, shingled walls occupies the gable peak and surmounts mullied, ten-over-one double-hung windows at the second story. A circular tower with a conical roof capped by a finial is nestled between the cross gable and a hip-roofed wall dormer to the east. Block #2 has a nearly full-width, semicircular, flat-roofed porch constructed in 2019. It is glazed with continuous full-height windows and encircled by a wooden balustrade at the roof. This block contained the original main entry to the house, which is currently located at the north elevation.

The third, easternmost segment (Block #3) comprises the area contained below the east hip roof. There are paired hip-roofed wall dormers at the south elevation and a balcony at the east elevation. The balcony, seen on early images of the house, is sheltered by the deep bracketed eave of the east roof slope and has saw-cut posts and a slat work railing. Its deep base is supported by large scroll brackets. A bi-level terrace with stone walls and steps wraps the south and east elevations of Block #3. Windows at the house comprise irregularly placed, single and paired six-over-one, eight-over-one, and ten-over-one double-hung sash along with fixed multi-light windows. Large lights with integrated transoms run along the first story at the south elevation. A double band course of tightly spaced wood shingles encircles the house and delineates the upper and lower stories.

The distinguishing feature of the otherwise restrained north (rear) elevation of the house is the main entry contained in a gambrel-roofed cross gable. The lower story is clad with rubble stone and sheltered by a hip-roofed canopy with flared eaves that reference the curved lower roof slope of the gambrel above. In Palladian fashion, the single glass-and-panel door and flanking windows are united by a continuous surround. A gravel driveway enters the property from Water Street along the northern edge of the property and ends in a large, fenced parking area in front of the door. The expansive graveled areas are bordered with double rows of granite pavers and punctuated with panels of multi-colored mortared stones.

# INVENTORY FORM B CONTINUATION SHEET

MARION

23 Water Street

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MRN.L	MRN.167
-------	---------

A small, one-story, hip-roofed building faces Water Street at the southwest corner of the parcel. It is clad in painted wood shingles and has a wood shingle roof with deep eaves that sport rafter tails. This boat or carriage house (MRN.308) rises from a rubble stone foundation and has walls that flare outward on all four sides. Narrow band courses of tightly-spaced shingles encircle the building at both the midpoint and base of the walls. Multi-light double doors framed by a curved transom and curved sidelights comprise a broad semicircular unit that is set into the façade. The entry is marked above by a gentle curve in the roof and eave. Tripartite multi-light fixed sash abut the cornice at the side elevations. A single multi-light door set deeply into the east, harbor-facing elevation is flanked by tall, fixed multi-light sash.

A tiny, one-room, side-gabled cottage (MRN.501) at the northern property boundary faces east overlooking Sippican Harbor. It is clad in painted wood shingles and has a wood shingle roof with eyebrow dormers at both roof slopes. A large brick gable wall chimney rises at the west elevation. The east roof slope curves dramatically at the façade to create an integrated porch with curved side walls. The slat work porch railing extends beyond the porch deck and borders the south elevation of the cottage. The cottage has single and paired multi-light casement windows. The semi-hexagonal bay at the south elevation has a shingled window hood.

**23 Water Street** is among Marion's most impressive, high-style Shingle Style houses. Its associated boat house and cottage are particularly charming, small-scale examples of the style. The Shingle Style is a uniquely American form which was introduced in the northeastern United States in the last quarter of the 19<sup>th</sup> 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. The shingles ran uninterrupted around corners and projections, creating an enclosed, unified shape and color with little or no applied ornamentation. The defining features of the Shingle Style seen in this house include its use of shingles, horizontality, asymmetry, irregular fenestration, and window sash configurations. Changes made in the late 20<sup>th</sup> and early 21<sup>st</sup> centuries that are not characteristic of the Shingle Style include the painted shingles, contrasting trim, and semicircular porch.

## 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-19<sup>th</sup> 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, who designed this house. 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.

# INVENTORY FORM B CONTINUATION SHEET

MARION

23 Water Street

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MRN.L	MRN.167
-------	---------

This property appears on the 1903 map with Edw. Hamlin listed as owner. Edward Oakford Hamlin (1863-1938) was one of three sons of Boston coal dealer Edward Sumner Hamlin and his wife Ann. The oldest brother, Charles Sumner Hamlin (1861-1938), was a lawyer who became Assistant Secretary of the Treasury and in 1914, the first chairman of the Federal Reserve. Edward O. Hamlin attended Harvard College, graduating in 1886. Along with his brother George Peabody Hamlin (1867-1935), he joined the E.S. Hamlin Coal Company started by their father. This company merged with several other coal distributors in the late 1890s to become the Metropolitan Coal Company. The two Hamlin brothers led the new company with Edward O. Hamlin serving as president and George P. Hamlin as treasurer. Both resided in Boston and had summer homes on Water Street in Marion, with George owning 1 Water Street (MRN.162) and Edward this property two doors to the north.

This house has been attributed to noted Boston architect William Gibbons Preston. Preston's plans for alterations to the house in 1907 are held by the Fine Arts Department at the Boston Public Library although plans for the original house have not been found. It is highly likely that Preston designed George P. Hamlin's house at 1 Water Street (MRN.162) as well. Preston's plans for a house built in 1893 in Marion for an Alexander Hamlin are also held by the Boston Public Library; Alexander Hamlin's identity and possible familial relationship with Edward and George Hamlin has not been discovered. 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).

Edward Hamlin's first wife was Helen Agnes Hamlin (1861-1902), with whom he was married when the property was purchased in 1893. After Helen's death he married Katherine Brooke Conrad (1875-1923), the daughter of Holmes Conrad, a lawyer and former assistant United States Attorney General. The Hamlins owned this cottage until 1917 when it was purchased by William L. Douglas.

William Lewis Douglas (1845-1924) of Brockton was a highly successful shoe manufacturer and the 42<sup>nd</sup> governor of the Commonwealth of Massachusetts. Douglas, born in Plymouth to William and Mary (Vaughn), grew up in very poor circumstances. He received limited schooling and was forced to work in a shoe factory at age seven. He served in the Union Army during the Civil War and in 1876 borrowed \$865 to start his own shoe manufacturing business. The business grew and at one time was making more than 3,000 shoes a day which were sold in retail outlets throughout the country. Douglas served as a state representative and later as a Massachusetts state senator before running for governor in 1904. He was inaugurated on January 5, 1905 and served one two-year term. Douglas died in 1924 and the property was sold by his estate to Amory and Laura Houghton in 1936.

Amory Houghton (1899-1981), scion of the Houghton family which had founded the Corning Glass Works in 1851, was educated at St. Paul's School and Harvard College. He spent his entire business career at Corning, ultimately serving as its president and then as chairman of the board. During World War II he served on the board of Franklin Roosevelt's Office of Lend-Lease Administration. Houghton was selected by president Dwight Eisenhower to be the United States ambassador to France from 1957-1961. He was the president of the Boy Scouts of America from 1946 until 1951.

Amory Houghton and his wife, Laura DeKay Richardson Houghton, sold the house and land to their son, Amory Houghton, Jr. (1926-2020), in 1965. The younger Amory Houghton also attended St. Paul's School and after graduating in 1944, immediately enlisted in the United States Marine Corps. After WWII he received a degrees from Harvard College followed and Harvard Business School. Amory, Jr. joined the family business and became president of the Corning Glass Works in 1961 and chairman of the board and chief executive officer in 1964. He led the company through challenging times, changing the focus of the business from traditional glass products to fiber optics. After his retirement from Corning, Amory Houghton, Jr. served as a representative to Congress for his home district in New York for eighteen years. In 1990 he sold this property to his sister Elizabeth Houghton Weinberg and her husband, Sidney J. Weinberg, Jr.

**INVENTORY FORM B CONTINUATION SHEET**

MARION

23 Water Street

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MRN.L MRN.167

Sidney J. Weinberg, Jr. (1923-2010) was the son of Sidney J. Weinberg Sr., chief executive officer of the New York investment banking firm of Goldman Sachs from 1939 until 1969. The younger Weinberg, who graduated from Princeton University and served in the Philippines during WWII, worked for the firm as a senior director. Sidney Weinberg, Jr. was an active philanthropist and established a large charitable foundation. In 1951 he married Elizabeth Houghton, daughter of Amory and Laura Houghton. Elizabeth and Sidney Weinberg purchased the contiguous property at 5 Water Street and both remain in Weinberg family ownership.

Deed Research

Date	Book-Page	Grantor	Grantee
03-16-2020	52441-142	Laura McCord Graver	Elizabeth W. Smith
11-14-2013	51217-99	Estate of Sidney J. Weinberg	Laura McCord Graver
12-31-1990	10114-263	Amory Houghton, Jr.	Sidney J., Jr. & Elizabeth H. Weinberg
12-30-1965	3266-282	Amory & Laura R. Houghton	Amory Houghton, Jr.
01-15-1936	1704-85	Estate of William L. Douglas	Amory Houghton
04-14-1914	1213-42	Katherine B. Hamlin	William L. Douglas
08-01-1893	659-103	Estate of Albert W. Nickerson	Helen Hamlin

**BIBLIOGRAPHY and/or REFERENCES**

Ancestry.com and FamilySearch.org: census records, vital records, city directories

*Atlas of Plymouth County*, Boston, MA: George H. Walker & Co., 1879

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

*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.

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

W.G. Preston Collection, Fine Arts Department, Boston Public Library.

"Marion Many Cottagers and Hotel Guests" *The Boston Globe*, Boston, MA July 5, 1885.

"Expecting Mrs. Cleveland at Marion" *The Boston Globe*, Boston, MA, April 21, 1888.

Edward Hamlin Wedding Announcement, *The Boston Globe*, Boston, MA, January 17, 1904.

"William L. Douglas: Friend of Labor?" *Boston Evening Transcript* Boston, MA, November 4, 1904.

Edward Hamlin death announcement, *The Boston Globe*, Boston, MA, August 12, 1947.

Edward Hamlin obituary, *The Boston Globe*, Boston, MA, August 11, 1947.

"Amory Houghton of Corning Glass Works," *The New York Times*, New York, NY, February 2, 1981.

"Sidney J. Weinberg Jr., Former Goldman Executive, Dies at 87," *New York Times*, New York, NY, October 2, 2019.

"Executive Lifted Corning with Bet on Fiber Optics: Amory Houghton, Jr. (1926-2020) *The Wall Street Journal*, New York, NY, March 13, 2020.

"Corning CEO turned congressman turned bishop's intern, Amory Houghton Jr. dies at 93," *The Boston Globe*, Boston, MA, March 7, 2020.

"Amory Houghton, Jr., Who Went from Corning to Congress, Dies at 93," *The New York Times*, NY, March 5, 2020.

**INVENTORY FORM B CONTINUATION SHEET**

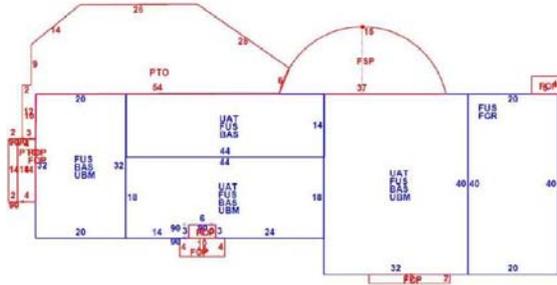
MARION

23 Water Street

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MRN.L	MRN.167
-------	---------



Assessor's card plan



North elevation.



West and south elevations seen from Water Street.



Boat/carrriage house, west and south elevations. (MRN.308)



Cottage, east elevation. (MRN.501)

**INVENTORY FORM B CONTINUATION SHEET**

MARION

23 Water Street

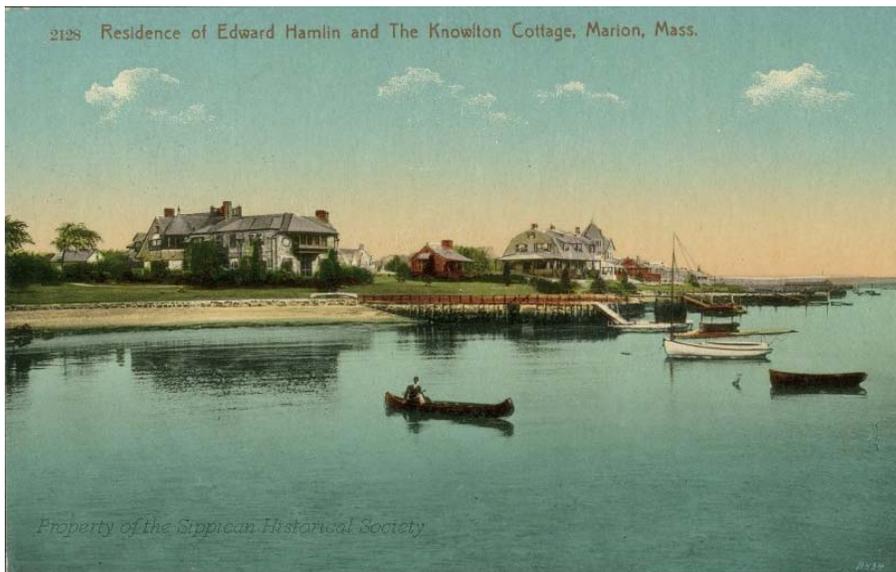
MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MRN.L	MRN.167
-------	---------



Photograph on 1998 MHC Area Form L.



23 Water Street at left with associated dock and beach. Date unknown.  
Postcard courtesy of Sippican Historical Society.

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 19<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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).

# INVENTORY FORM B CONTINUATION SHEET

MARION

23 Water Street

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MRN.L	MRN.167
-------	---------

---

Additionally, the early 19<sup>th</sup> 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 19<sup>th</sup> through the early 20<sup>th</sup> 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.