

# FORM A - AREA

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

16	Marion	MR N.N, AB	see data sheet
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## Photograph



South Street, l-r, 21, 17 (brick), 13, and 9.

**Town/City:** Marion

**Place** (*neighborhood or village*): Marion Center, Marion Village, Wharf Village, Sippican

**Name of Area:** South Street

**Present Use:** residential

**Construction Dates or Period:** 1830s – present

**Overall Condition:** good

**Major Intrusions and Alterations:** Minor alterations including enlargements and renovations.

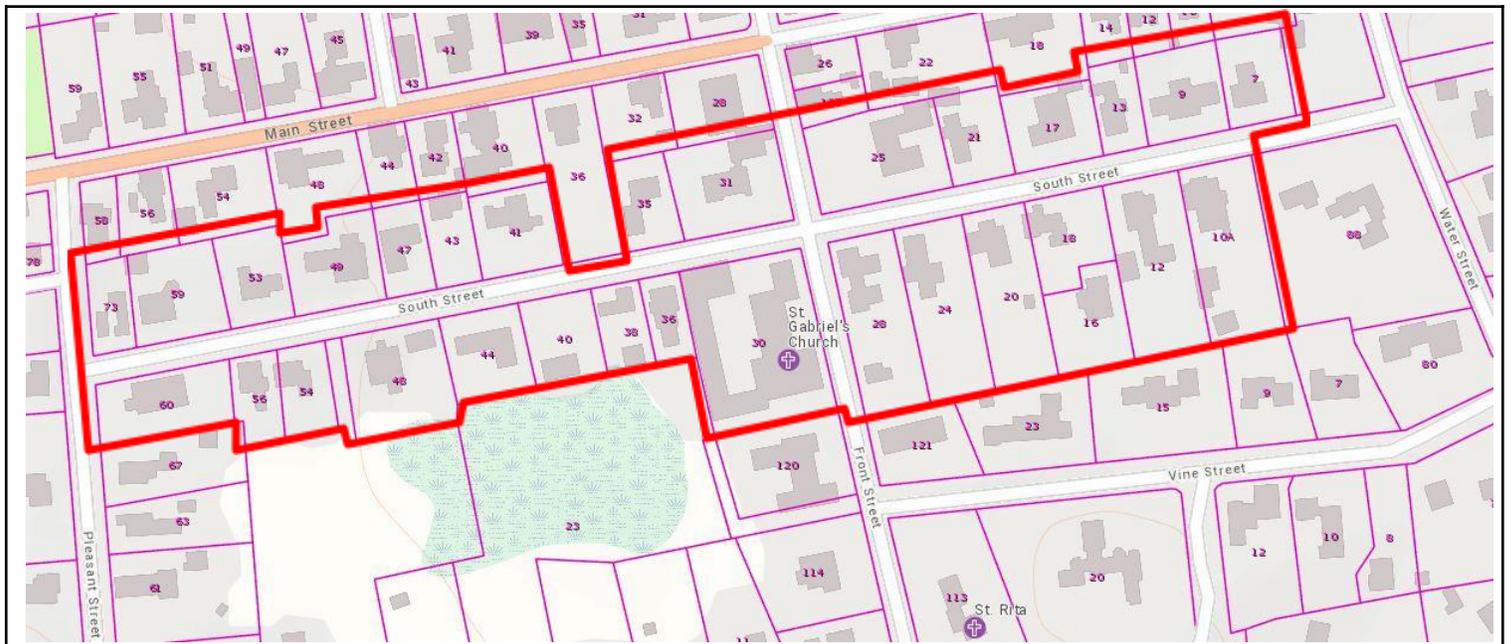
**Acreage:** about 9 acres

**Recorded by:** John D. Clemson with Claire Dempsey

**Organization:** Marion Historical Commission

**Date** (*month/year*): November 2021

## Locus Map



see continuation sheet

# INVENTORY FORM A CONTINUATION SHEET

MARION

SOUTH STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN. N, AB  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Recommended for listing in the National Register of Historic Places.

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

*This area was surveyed as part of the very large Wharf Village Area (MRN.N) in 1998. It was reorganized into more manageable sections in 2021, including this area encompassing South Street, and at that time, property identifications (addresses, assessor parcels) were clarified and historical research revisited.*

*A note on dating: Like many small towns, Marion has only a small number of primary sources available to date its historic buildings. There are only a handful of directories and no reverse directories nor are there street or poll lists before 1966. In addition, streets were often unnumbered before that time. Selected properties were subject to title work, to provide general guidelines to landholding patterns. But undertaking that research on each property, especially those well over 100 years old, is beyond the scope of work for projects like this that seek to cover large areas generally rather than individual properties more intensively.*

## INTRODUCTION

The South Street Area covers properties facing onto this secondary east-west street at the core of Marion Village, stretching from its intersection with Water Street at the east end to Pleasant Street on the west. Although two domestic buildings in the area have traditionally been dated to the late-18<sup>th</sup> century, map and physical evidence indicates that South Street and the buildings along it were first developed between 1830 and 1855 and gradually filled out thereafter.<sup>1</sup> The area includes a significant number (seven) of early 19<sup>th</sup>-century buildings in various forms, and many are associated with the Luce family; ten more of the later 19<sup>th</sup> century. Still sparsely developed along its west section in the early 20<sup>th</sup> century, open lots there were built out during the years before and after World War II, with a dozen dwellings that nevertheless generally meet the dating threshold of 50 years for historical significance. The street is primarily residential in character, but its proximity to the key Village intersection of Main and Front streets means that some public buildings were found here, as well as a handful of shops. One parcel at the southwest corner of South and Water has been excluded, the former site of the Sippican Hotel, which was redeveloped with residential use during the late 20<sup>th</sup> century and is anticipated to be discussed in a future phase of survey that will record Water Street. The area was the site of the Sippican Seminary/Academy as early as 1855, the Union Hall from 1875 to 1951/67, and the Central Fire Station from about 1903 to about 1955. **St Gabriel's Episcopal Church of 1874 (30 South Street, recorded as 124 Front Street, MRN.21)**, which may incorporate the Seminary building, survives with later additions. General information about the development of the Village can be found in the area form for Main Street (MRN.AA).

## HISTORICAL NARRATIVE

Based on map evidence the South Street Area began to be developed between 1830 and 1855. The 1830 State Map of Rochester depicts Main Street connecting Sherman's Wharf on the harbor to Mill Street from the east to west, and

<sup>1</sup> These are the houses at 25 and 59 South Street. The former appears to be later kin date and deed research did not provide clarification for the latter, though it is later in appearance.

## INVENTORY FORM A CONTINUATION SHEET

MARION

SOUTH STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN. N, AB  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

two perpendiculars, Front Street extending north and Pleasant Street to the south, but as yet no parallel paths (see figure 1). South Street appears on the map of 1855 and its recent date was noted in deed references (see below and figure 2); its east end was clearly developed with a dozen buildings, most of which survive or can otherwise be accounted for. South Street's designation as late as 1879 as "contemplated" at its west end suggests it was only a paper road before then; see figure 3.

Although the full details of its development are not yet known, it does appear that the area may have been developed on property that had been owned by the senior and junior Rowland (or Roland) Luce (1756-1835, 1791-1851); junior's widow Polly lived at the east end on the lot facing Water Street in 1855; his son Joseph S developed the property as the Sippican Hotel. See also Main Street Area (MRN.AA). An exceptional number of the early residents here were Luce relatives.<sup>2</sup> It was possible to trace the ownership history of the **Samuel W Luce house (25 South Street, 1830-1855)** to its likely acquisition by its namesake in 1836 from Rowland jr. The description included consideration of \$72 and 95 feet of frontage "running easterly by a contemplated road" (almost certainly South Street), but buildings were not mentioned. The physical appearance of this house suggests an early 19<sup>th</sup> century construction date. Samuel Wing Luce, Jr. (1807-1885) was Rowland junior's nephew, son of his brother of the same name (1784-1821); both were mariners or master mariners. Census returns from the 1850s through 1870s placed Samuel at the subject property based on a comparison of abutters from 1855 and 1879 maps. His household included his first wife Polly and later second wife Mary D (Allen, married 1860), son Christopher C (b 1832), and mother Hannah. According to the collection of the Sippican Historical Society this property included a dedicated shop building that faced Front Street on its northeast corner with South, appearing first on the map of 1879. This building housed at various times a drug store and butcher shop. Depicted in an undated period photograph reproduced below as figure 8, it was later moved to 146-148 Front Street (see Baden-Hiller Area, MRN.Y) but has been demolished. Rowland junior's brother **Stephen C Luce (1796-1874)**, a merchant, lived with his wife Eunice and their family at **24 South Street, 1830-1855**. His nephew, trader **John G Luce (1809-1888)**, son of Rowland's brother George Anson Luce lived at **20 South Street, 1830-1855**, with his wife Nancy and their family. Rowland's son Edwin (1819-1855), a carpenter, lived with his wife Mary and their family at the house formerly located at **9 South Street** (aka Ben Jones Handy House, see figure 5). Four other households surnamed Luce lived in the general neighborhood and female family member can be found here as well. Samuel W senior's daughter Sarah B (1816-1887) married Captain Russell Gray (1812-1887) and lived at **10 South Street, 1843-1855**. Sarah's sister Jane Dexter Luce Cobb (1819-1888) and her son William R Cobb (1845-1922) lived at **12 South Street, 1855-1879**; her husband Hervey R Cobb (1819-1851) was a ropemaker in Plymouth before moving here.<sup>3</sup>

A long-term resident was the namesake for the **Rev Leander Cobb House (1801-1872) at 28 South Street, 1830-1855**; he does not appear to be closely related to Hervey Cobb. According to the 1870 Federal Census, Cobb did

<sup>2</sup> The core of what follows comes from information from gravestones in Marion's Evergreen Cemetery available through Find-a-grave. Not all family members were noted there nor are all the relationships (and dates) consistent with other sources, and while a significant amount of research on the family has been undertaken over the course of this project, every data point could not be confirmed. The MA census of 1855, the US Census for later years, and selected local vital records assisted with clarification and confirmation for this information.

<sup>3</sup> These two neighboring houses seem to have been confused by earlier researchers. Title research links the property at 10 South Street back to its purchase by Russell Gray from Rowland Luce and from Joseph L and James Luce in 1843 and 1856, suggesting a construction date of 1843 to 1855; MCSRD 46458:148 (2015/16); 32362:330 (2006), 15455:53 (1997); 7084:336 (1986); 3615:671 (1970); 1868:92 (1944); 1565:131 (1928); 1222:67. 69 (1915); 708:534 (1895); 638:516 (1843/1892); 638:517 (1856/1892). Title for 12 South Street could not be completed, but the named abutters are consistent with this location and a deed of 1848 notes the sale of a lot (abutting Russell Gray) by Rowland Luce to Silas B Allen and from Allen to Hervey R Cobb; MCSRD 50326:202 (2018), 50130:343 (2018); 37438:203 (2009); 336143:185 (2008); 21760:334 (2002); 18138:198 (1999); 228:156 (1848).

## INVENTORY FORM A CONTINUATION SHEET

MARION

SOUTH STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN. N, AB  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

not own property; it was likely in the ownership of the parish he served. He was a son of Oliver and Sarah Cobb. Both Oliver and Leander Cobb were long-term ministers at the First Church at Rochester, which was located in Sippican Village (MRN.39) and both attended Brown University. Oliver served from 1827 until his death in 1849, when the post was taken over by Leander, who also served there until his death. In 1870 Leander Cobb's household included five children and one boarder. He married first Julia Ann Scribner in 1831 and second Selina F Bacon in 1850.<sup>4</sup> The **Leonard Handy House (59 South Street, 1830-1855)** shows the strong appearance of what is known as a classical cottage rather than an earlier cape. Its namesake Leonard Handy (1806-1890) was a common laborer and both the 1855 and 1879 maps and census returns from 1850 to 1880 place him at the subject property based on a comparison of abutters, but there is no listing in deed indexes under either his, his wife Bethiah's (nee Randall, 1809-1880), his father Edward's, or son William's names between 1802-1859.<sup>5</sup> There appears to be a kinship connection to the house at **21 South Street, 1830-1855**, likely owned by carpenter **Frederick P Handy** (1812-1887) and his wife Sylvia Crowell Berry. Frederick's father was Edward Handy Jr (1789-1821), apparently a brother of Leonard. Another key property, labelled J Blankinship in 1855, stood at **31 South Street** and may be the home of Job and Thankful, age 61 and 48 respectively; he was a mariner. This was later known as the Allen House (see figure 6), and its appearance suggests it was one of the earlier and more fashionable dwellings in the neighborhood. Two other structures are noted in 1855 (see figure 3) but without names, **13 South Street**, which may have been an outbuilding, and **18 South Street**, identified as a shop.

A major institution in the neighborhood, **St. Gabriel's Episcopal Church (30 South Street, 1847, 1874, 1940, 1967)**, began life as a school building for the Sippican Academy, also known as the Seminary, dated ca 1847. The previous MHC inventory form, **MRN.21**, provides the general description and outline of the history of these institutions. The St. Gabriel's congregation was established and converted or possibly replaced the school building to a chapel in 1874 (see figure 7). The adjoining building known as the Union Hall was, according to a description that accompanies a period photograph reproduced below as figure 10, built for Elizabeth Taber on land she purchased in 1875. She gave this domestic-appearing building to the Congregational Church (MRN.39) Sewing Society and it acquired the name Union Hall, a designation that referred to an organization dedicated to charitable work rather than the organization of labor. After the building was damaged by fire in 1951 the property was acquired by St. Gabriel's and demolished to make space for an addition to the church completed in 1967.

Besides the Church, Union Hall, and the Cobb house, three houses were added between 1855 and 1879 (see figure 3). The **Samuel W Pomeroy House, 7 South Street, 1868-1877**, a large, fashionable Italianate pile, breaks with the earlier building patterns of the street and represents a new aesthetic in the area. Samuel Wyllis Pomeroy, Jr. (1802-1882) was a partner in the firm of Pomeroy Sons & Co. founded by his father and based in the eponymous town in Ohio, where he resided. This town was founded by Samuel W Pomeroy, Sr., a native of Boston, in 1804 through a purchase of large acreage from Elbridge Gerry, vice president under James Madison, one of the original proprietors in the Ohio Company. Pomeroy, Sons & Co.'s partners included sons Samuel W Pomeroy, Jr. and CR Pomeroy and sons-in-law VB Horton and CW Dabney, who operated successful coal mining and shipping operations to the east coast via the Mississippi River and the port of New Orleans. Pomeroy, Jr. assembled the subject property, which originally extended to the south frontage on Main Street, through two purchases in 1868. In 1877 he conveyed the property "with the buildings thereon" to his daughter Clara Alsop Pomeroy "in consideration of love and affection and one dollar." All of this suggests Pomeroy and his daughter were early seasonal residents of Sippican Village as it evolved from a center of maritime

<sup>4</sup> Ancestry.com: 1870 Federal Census; Philip L. Cobb, *A History of the Cobb Family* (self, Cleveland, 1907) p. 162; Mattapoisett Town Committee, *Mattapoisett and Old Rochester Massachusetts, Being a History of These Towns and also in Part of Marion and a Portion of Wareham* (The Grafton Press, 1907) p. 91.

<sup>5</sup> Ancestry.com: Find-a-grave; MA vital records, death; US Census, 1850-1880. Edward was identified as the name of Leonard Handy's father on Leonard's death certificate; a son, William, is identified on the 1879 map.

## INVENTORY FORM A CONTINUATION SHEET

MARION

SOUTH STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN. N, AB  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

commerce into a summer resort after the Civil War.<sup>6</sup> The **William Taylor House at 13 South Street (1855-1879?)** may have an earlier core, but its current appearance reflects several later phases of expansion and elaboration. Labelled W Taylor, this may be the home of stone mason William Taylor, age 73 in the 1880 census, though he is identified as a boarder in the household of Andrew and Helen Fuller (53 and 49) and a female servant. This may be the individual (1807-1883) who married Jane Hammond (1808-1880) of Marion; the couple lived in Northampton MA in 1860 and 1870.<sup>7</sup> Another house with complex additions and ornament is the **Henry Lewis House at 18 South Street (1855-1879?)**; in 1880, he was a 35-year-old sea captain, and he and his wife Anna had two daughters. An outbuilding for Charles C Allen (his house on Main Street) was located at current 17 South Street by 1879 and may have been converted into a dwelling before being replaced with a new house during the inter-war period (more below).

By 1903 (see figure 4) six more dwellings had been added to the area, and this group, all near the west end of the street farthest from the waterfront, primarily represented a continuation of the earlier pattern of cottage dwellings for local craftsmen or artisans, though two summer residents has been identified. Number **35 South Street** was occupied by **William A Gurney**, a painter, and **54 South Street**, was occupied by **B M Ball**, a carpenter, and Charles Ball, no occupation listed. Two nurses lived next door to one another, **Sarah A Bryant at 36 South Street** and **Mary A Benedict at 38 South Street**; Mary was a summer resident, otherwise residing in New York. This group also included the **56 South Street**, identified on the 1903 map in the ownership of GF Healy, and **47 South Street**, listed under Mrs. M Wittet, but neither were listed in that year's directory.<sup>8</sup> In the vicinity of 48 South Street were three small structures not likely to have been residential. An outbuilding owned by Miss Austin marked the beginning of her acquisitions in this vicinity (see below), while a small round structure was owned by W H H Ryder, a farmer and contractor who lived on the eponymous street in Old Landing. Two small rectangular structures were labelled R H Davis, likely Richard Harding Davis (1864-1916), journalist and adventurer, among the town's best-known visitors. On the site of 44 South Street the town had built the Central Fire Station by 1903, pictured in figures 11, 12, and 13. It had been expanded between 1908 and 21 and was demolished after the construction of the new Spring Street complex in about 1955.

The interwar period saw five additional houses, including three well-preserved and characteristic examples of that period; see figure 13. By 1921 an elaborate resort-related dwelling, based on appearance, had been built at **48 South Street, 1908-1921, the Edith Austin Tenant House**. This property was assembled by Edith Austin between ca. 1901 and 1913 according to Plymouth County grantee indexes. The building, which replaced an earlier barn, was constructed by 1921. Edith Austin (1872-1957) resided at her family's seasonal cottage at 75 Water Street year round after 1911, so evidently used the subject property for guests, relatives, or tenants. Her obituary outlines her active life in Marion society, her many local beneficiaries, and her activities as an avid collector of walking sticks and flags.<sup>9</sup> The house at **49 South Street** dates to the same period, **1908-1921**, but for unknown owners. According to an unreferenced newspaper account dated April 1939 (SHS, 2016.048.026) the E Luce house at 9 South Street, later owned by Frederick P Handy (see figure 5), and the building formerly located at 17 South Street, both dating to 1830-1879 and both destroyed in a flood resulting from the Hurricane of 1938, were replaced by new houses in both locations. The **Dr. and Mrs. Alphonse W. Query House** was constructed at **9 South Street** and the **Mrs. Gorge M. Angier House at 17 South Street**, both completed in **1939**. The same article identified the builder of the Angier House as the Howard M Marshall Company of Boston. The identity and activities of this firm could not be located in the index to the *Boston Globe* or other on-line sources. However the architect of the Query House was identified as Leo L. LaBrode (1888-1962), a native of Pittsfield who was active in a

<sup>6</sup> PCRD 348:105-106 (1868); 433:190 (1877); Ancestry.com: 1850, 1880 Federal Census; Henry Howe, *Historical Collections of Ohio, An Encyclopedia of the State, Vol. II* (CJ Krehbiel & Co, 1902) p. 215.

<sup>7</sup> Ancestry.com: Find-a-grave; MA vital records; US Census 1860, 1870, 1880.

<sup>8</sup> 1903 directory.

<sup>9</sup> SHS V125.064, Aug. 25, 1957 (obituary).

# INVENTORY FORM A CONTINUATION SHEET

MARION

SOUTH STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN. N, AB see data sheet
------------------------------

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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variety of partnerships with Louis Destremps and Egbert Bullard and later the firm of Tallman, LaBrode and Roudsveille in New Bedford beginning in 1904-1909. "From the late 1800s until well into the 20<sup>th</sup> century this group...dominated the architectural scene in New Bedford."<sup>10</sup> LaBrode is credited with several similar Colonial Revival designs in New Bedford, the Joseph P Silviere House, 350 Hawthorne Street, NBE.2055 and the Isaac Dawson House, 668 Rockdale Avenue, NBE.2069. A third example from this period, **43 South Street, 1935**, has been altered and its owner/occupant is unknown.

Previously open land on the west end of South Street was in-filled with seven houses, types characteristic of the postwar period. These include ranches at **40 South Street, 1949; 60 South Street, 1957; 41 South Street, 1960; and 31 South Street, 1963**. Modern capes were built at **53 South Street, 1948** and **44 South Street, 1965**. Assessor's records identify recent construction at **16 South Street, 2014**, which replaced a small outbuilding built prior to 1921 and converted to a dwelling by 1933.

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<sup>10</sup> Teixeira & McCabe, Joseph P Silviere House, 350 Hawthorne Street, New Bedford, NBE.2055.

INVENTORY FORM A CONTINUATION SHEET

MARION

SOUTH STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN. N, AB  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

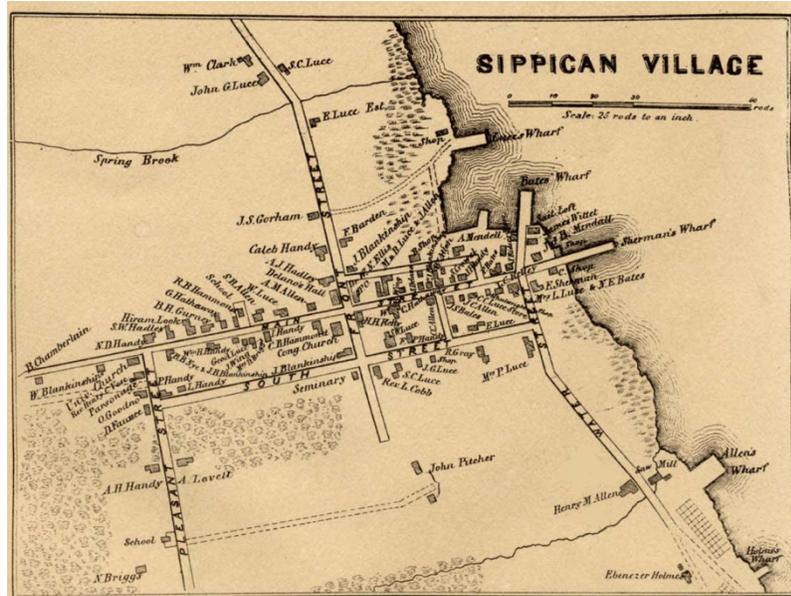
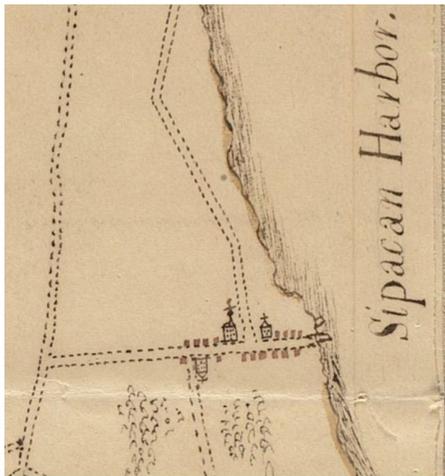


Figure 1, left. 1830 state map of Rochester showing Main Street running east to west (north is up) but not South Street. The north-south street above Main is Front; below Main is Pleasant.

Figure 2, right. 1855 Walling town map, the initial depiction of South Street and its development by that time.



Figure 3. 1879 Walker county atlas showing South Street's development by that time with little change from 1855.



**INVENTORY FORM A CONTINUATION SHEET**

MARION

SOUTH STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN. N, AB  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

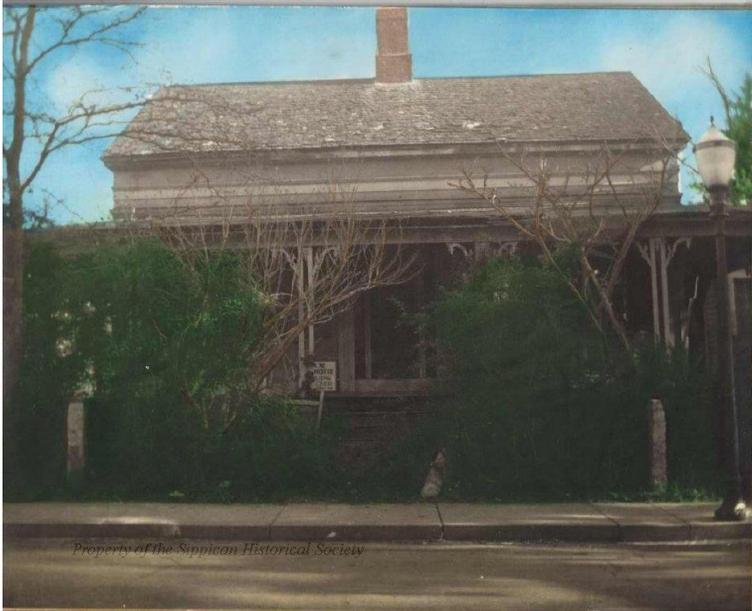


Figure 5. This period image from the SHS collection (2003.010.014) of the Dr. Ben Jones Handy House, earlier associated with E Luce, depicts house previously located at 9 South Street. According to a newspaper account this house was destroyed in a flood in 1939 and replaced by the house currently occupying the site.



# INVENTORY FORM A CONTINUATION SHEET

MARION

SOUTH STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN. N, AB  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Figure 6. Identified as J Blankinship in 1855, as JH Allen in 1879, and as JH Allen Estate in 1903, it was known as the Frank Allen House, located at current 31 South Street. SHS Collections 2004.006.017.

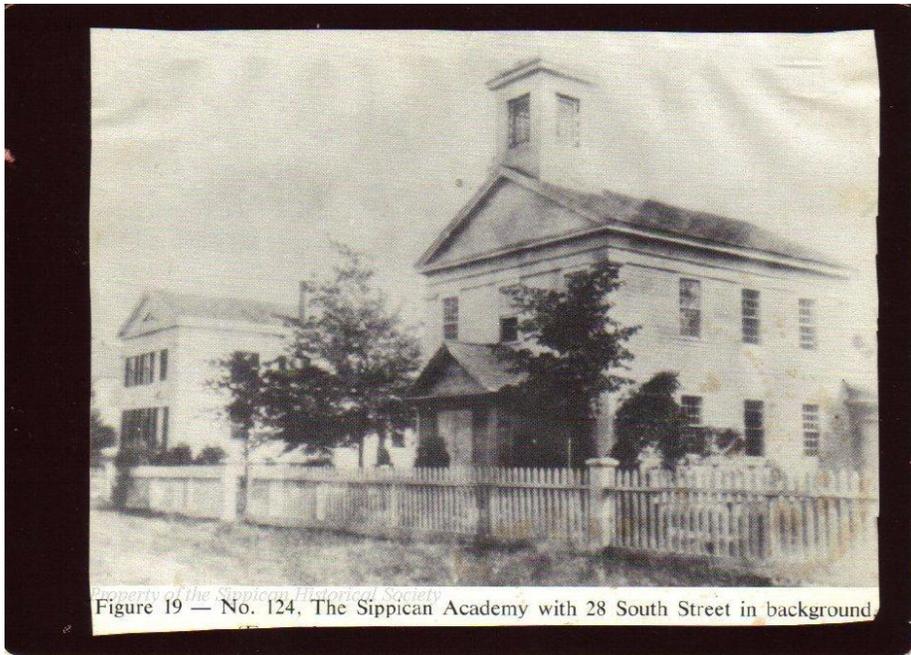


Figure 7. This image depicts what is alternatively known as Sippican Seminary. SHS 2004.006.037.

**INVENTORY FORM A CONTINUATION SHEET**

MARION

SOUTH STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN. N, AB  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125



Figure 8. Drug and butcher shop originally located west of 25 South Street facing toward Front Street; later moved to 146-148 Front Street (porch removed) and demolished. SHS # to be added.



**INVENTORY FORM A CONTINUATION SHEET**

MARION

SOUTH STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN. N, AB  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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Figure 9. 24 South Street demonstrating that much of the surviving trim is original. Later front porch and right bay have been removed. SHS collection #2004.019.174.

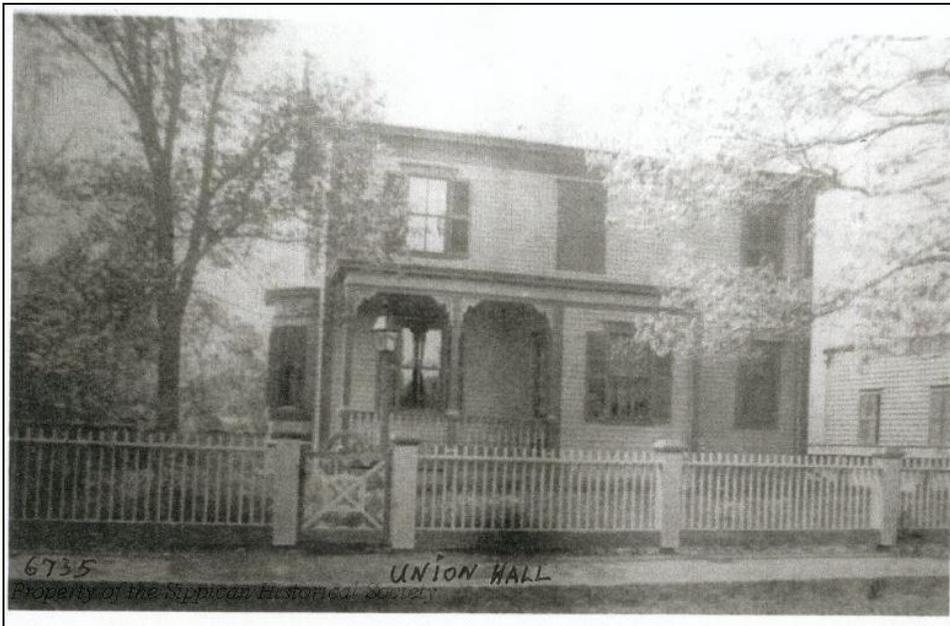


Figure 10. Union Hall, on the site of St Gabriel's Parish Hall until c 1956. SHS collection, # 2008.001.164.

# INVENTORY FORM A CONTINUATION SHEET

MARION

SOUTH STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN. N, AB  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

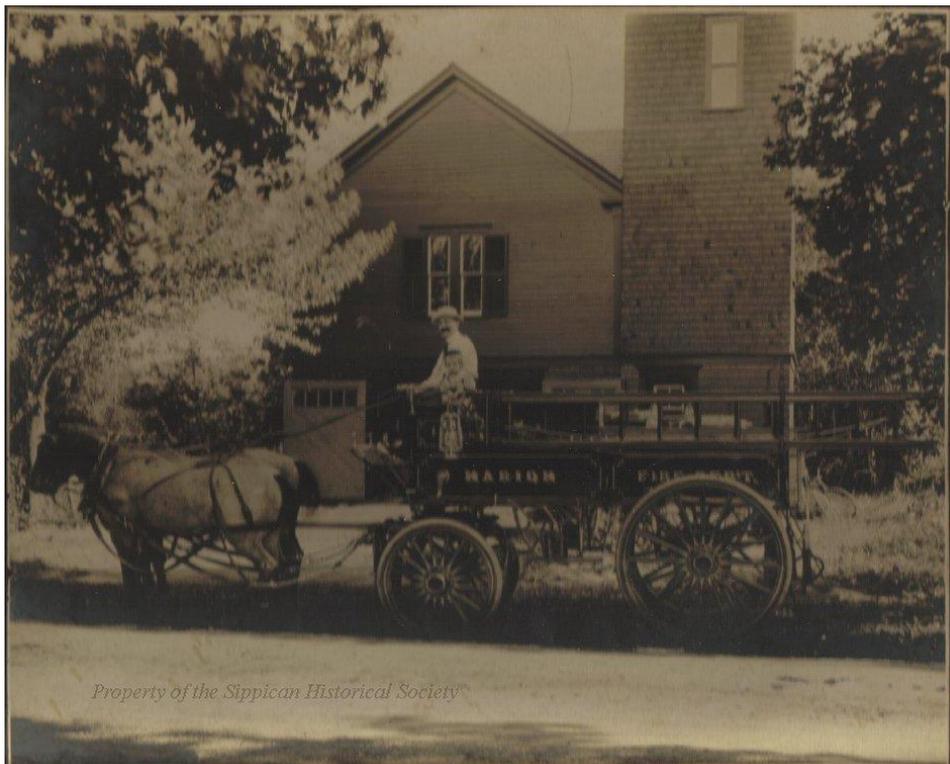


Figure 11: Marion's Fire Department horse and coach, perhaps in front of the fire station? SHS collection # 2004.010.077.

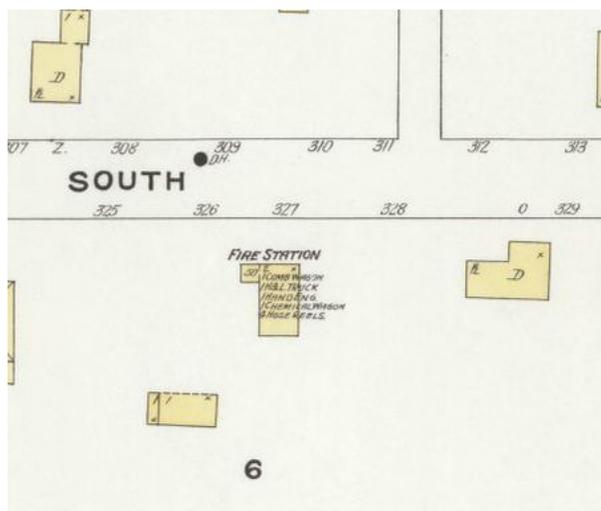


Figure 12: Sanborn Fire Atlas, 1908, showing footprint of fire station, matching image above. Compare footprint below for 1921. Location now 44 South Street.

**INVENTORY FORM A CONTINUATION SHEET**

MARION

SOUTH STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

	MRN. N, AB see data sheet
--	------------------------------

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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INVENTORY FORM A CONTINUATION SHEET

MARION

SOUTH STREET AREA

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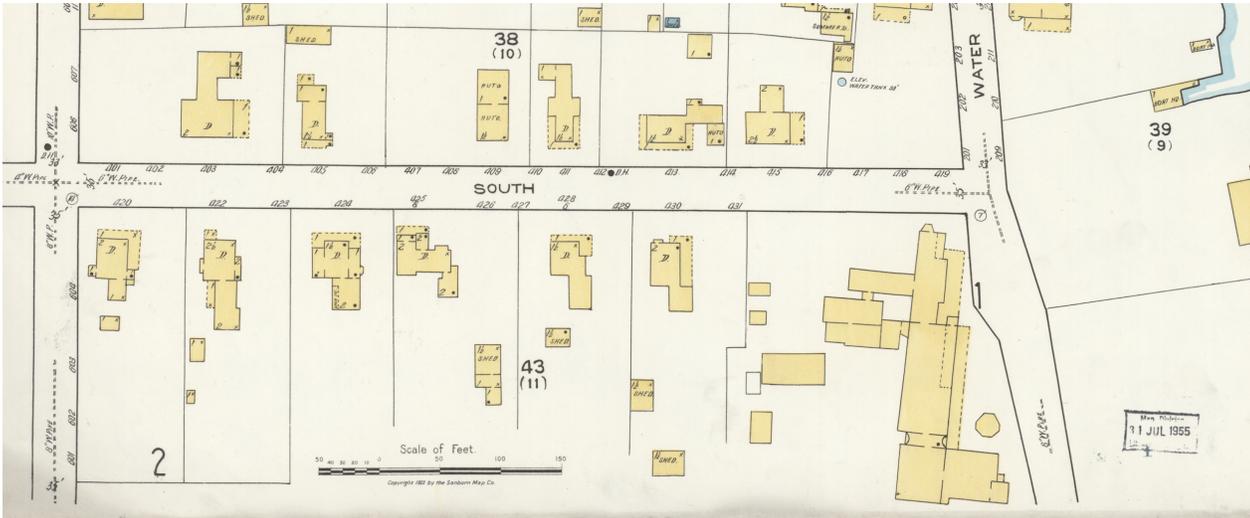
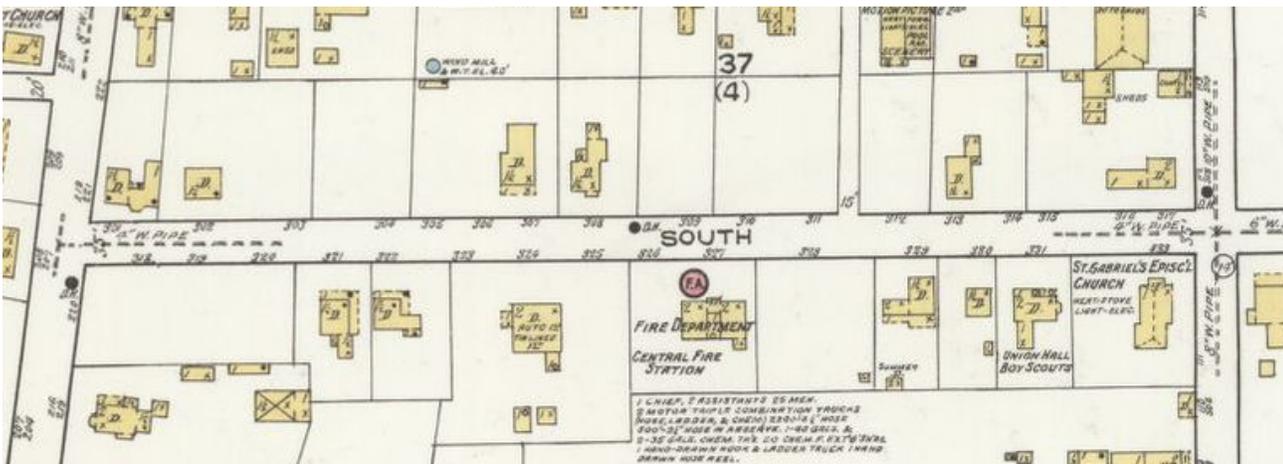


Figure 13: Sanborn Fire Insurance Atlas, 1921. Above, east part of South Street. Below, west part.



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Area Letter Form

Nos.

MRN. N, AB  
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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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**ARCHITECTURAL DESCRIPTION**

The South Street Area fills both blocks of South Street, which runs from its eastern intersection with Water Street near the harbor westward to its terminus at Pleasant Street. Twenty-nine single-family residential and one religious building fill both sides of the street in a regular, moderately dense pattern and consistent scale with varied but generally consistent setbacks. The earliest houses in the area, dating to the early 19<sup>th</sup> century, are generally clustered along the east block east of Front Street. Previously open, undeveloped parcels were filled in during the early through second half of the 20<sup>th</sup> century with a second wave of residential development. Many of the buildings appear to have begun as small single-story or story-and-a-half volumes, many of which have been expanded by wings, ells, dormers, and projecting bays; their initial form can be challenging to identify without more intensive investigation. Other examples take more familiar forms that remain clear and legible. Only a few early buildings have been demolished or lost to fire and replaced.

Two buildings in the area have had early dates assigned to them, but these could not be confirmed by observation of their exteriors or research to date. The **Samuel W. Luce House at 25 South Street**, dated by conventional local wisdom to 1794, is a full, five-bay double-pile house of a story-and-a-half height that may have been built as late as **1836**. Samuel purchased a lot here from his uncle Rowland (aka Roland) Luce. This house, with a central entrance in a symmetrical façade, has a somewhat elevated stud height along the front eave suggesting it is an early classical cottage consistent with the later date. Rather than a central chimney it has two smaller flues; one against the right side elevation and the other, smaller, just inside the left elevation. Other details are consistent with this provenance, including slightly overhanging eaves with molded fascia and rake boards, eave returns, and splayed-arch lintels. The trabeated entrance surround with sidelights and a louvered transom is consistent with Greek Revival fashions. The house has evidently undergone constant renewal during the 19<sup>th</sup> and 20<sup>th</sup> centuries, including the addition of a large shed dormer (characteristic of expansions in the village), a large rear ell, side wings, and a larger rear-right wing with garages during recent decades: but the house retains traditional finishes such as wood shingle siding, plain trim, and twelve-over-twelve sash. Another purportedly early house is located near the west end of **South Street** at number **59**, the **Leonard and Bethiah Handy House** (traditional date 1790). Map evidence supports an **1830-1855** date but further title research would be required to potentially establish this provenance. Like the Luce House described above it exhibits characteristics of the early 19<sup>th</sup> century classical cottage, with a pronounced stud height along the eaves. This symmetrical three-bay house with a center entrance is expanded by an enclosed, hipped entrance porch, a shed dormer that breaks the main cornice, and a small wing to the east. Finishes, including shingle siding, a deep entablature, entrance sidelights, and six-over-six sash in plain casings, are consistent with Greek Revival fashions. Large chimneys at either end contribute to this date.

A larger group of four similar diminutive houses characterized the next phase of development, some probably by 1855, others probably just after 1879, along the east block of South Street. Each of these examples has been enlarged beyond an original gable-front core of diminutive scale. A sampling of assessor's records indicates these low-pitched-gabled cores have general dimensions of just under 20 feet wide by 30 feet deep, suggesting three-room plans or two-room-and-hall plans on each of two floors. Generous upper stories are suggested by knee-wall framing, whereby the first-story side studding extends into the second level to provide more upper-story space in a less expensive manner than full two-story framing, a common attribute of cottage dwellings of this period. Their narrow gabled facades lack entrances; each is entered to one side either facing the side or facing front out of a rear cross gable. The **John G and Emma B Luce House, 20 South Street (1830-55)** has been greatly expanded to the rear with a full two-story hip block and to the east with an enclosed, hipped rear porch (the house faces to the side westward). A front porch was removed during the twentieth century but wood shingle siding, wide trim, deep eaves with returns, and cornice brackets survive. The **Frederick P and Sylvia Handy House, 21 South Street (1830-1855)** shares many of these attributes but again with the removal of a front porch and a large addition on the east side with a new entrance in the re-entrant angle

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN. N, AB  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

facing the street. The **Taylor House at 13 South Street (possibly by 1855, by 1879)** retains its original T-shaped plan with rear cross gables to either side and an open wrap porch. Original articulation includes molded entablature, pronounced cornice with eave returns, molded trim, and bracketed porch posts with decorative balustrade. Wood clapboards are likely the original siding treatment. The **Henry and Anna Lewis House, 18 South Street (1855-79)** appears to have been greatly expanded during the town's evolution toward its use as a resort by 1879. The original gable-front core had a higher east wing by that time. By 1903 a projecting entrance pavilion had been added to the east side of the main façade and a full-height bay capped by a steep hip centered on the front of the wing; both may have been present earlier (period map footprints before 1903 are ambiguous). Like its neighbors unpainted shingles, wrap front porch, molded trim and two-over-two fenestration have been retained.

Two houses resemble more conventional end houses with three-bay facades and side entries in knee-wall gables were built at about this time but have undergone minor alterations. The **Russell and Sara B Gray House, 10 South Street (1843-55, MRN.7)** appears to have undergone a comprehensive renovation during recent decades that included an east-side wing addition, rectangular façade bay, and large shed dormers but appropriate wood-shingle and molded-trim finishes were retained. The **Cobb House, 12 South Street (1855-79, MRN.8)**, may have been expanded during the early 1930s by widening the façade eastward to create an asymmetrical gable and adding a large rear ell. More recently the main left-side entrance was widened and other window openings enlarged, and clapboards changed to shingles.

During this initial period of development during the 1840s two more-substantial full-two-story end houses were built as well. Both exhibit high-style Greek Revival finishes. The best-preserved is the **Rev. Leander Cobb House, 28 South Street (1830-55, traditional date 1841)**. This three-bay example with a west-side main entrance retains a deep molded entablature that encloses the main gable to form a full pediment supported by massive corner pilasters. Original fenestration including full-height windows in the first story of the façade and a triangular light in the pediment survive. Less-well-preserved is the **Stephen C and Eunice Luce House, 24 South Street (1830-55)**, which nevertheless retains a deep entablature supported by narrower pilasters, eave returns, and a trabeated entry surround. The evolution of this house is illustrated by figure 9, which demonstrates that the trim and window lintels are early or original but that a later Queen Anne porch and bay have since been removed. Both of these large houses have lower two-story rear ells off-set to one side.

During the post-Civil War period two important buildings were added to the area. In **1874 St. Gabriel's Church, 30 South Street, MRN.21**, was constructed. This small simply massed church under a steeply pitched gable front retains original wood-shingle siding with molded-trim finishes. An open belfry under a matching gable with a bell is located near the façade at the main ridge. An enclosed, gabled entrance porch is centered on the north-facing façade and a narrower gabled apse extends to the rear. The sides of the church are lit by large stained-glass windows in molded, arched openings. All of these features speak to a vaguely Gothic or Arts and Crafts aesthetic. In 1940 a gabled parish hall was added to the south end of the site facing east toward Front Street. This large, simply massed element under an asymmetrical gable is sited perpendicular to the main church building and lit by a large, east-facing Gothic window. A second addition to the west of the church facing north toward South Street was added in 1967. This Modernist component is attached to the 1940 parish hall by a large ell, creating an open court in the center of the site. Shortly prior to this moment, in **1868-1877**, the **Samuel W. Pomeroy House, 7 South Street**, was constructed. This large gable-block with symmetrical five-bay, center-entrance massing is distinctive in the neighborhood. Its wide stance is expanded by a large, enclosed, double-deck side porch to the east and a lower rear porch, also enclosed. This elaborated house retains original high-style Italianate finishes, including a deep main cornice with eave returns supported by open brackets and paneled corner pilasters. The elaborate main entrance with sidelights has a matching, proportionally smaller cornice and large six-over-six sash are decorated with molded hoods.

## INVENTORY FORM A CONTINUATION SHEET

MARION

SOUTH STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN. N, AB  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

A second wave of development took place at the turn of the 19<sup>th</sup> century. Each was depicted on the 1903 map so can be bracketed between **1879 and 1903**. The **B M Ball House at 54 South Street** and the **G F Healy House at 56 South Street** are both examples of small end houses with additional massing on the rear-left sides in the form of gabled wings. Both retain typical finishes that include combinations of wood shingle or clapboard and molded trim. Number 54 has a canted bay in the façade opposite the right-side entrance and number 56 retains a wrap porch that fills the façade and left-side re-entrant angle. The **W A Gurney House, 35 South Street**, is similar to the Leonard Handy House at 59 South Street but sited perpendicular to the street and apparently later in date. It displays Greek Revival or Classical finishes in a five-bay, center-entry façade including a deep entablature supported by corner boards and a shed dormer that breaks the cornice. Other finishes include wood shingle siding and molded window and door hoods. The house was expanded during recent decades by a right-rear wing under a shed and gable that terminates under a smaller, steeper cross gable. A similar perpendicular house, here with an open front porch and small gabled wall dormers instead of sheds, is the **Mrs M Wittet House, 47 South Street**, likewise with a taller gabled addition extending from the right-rear corner that houses a single-bay garage. The **Mrs Sarah Bryant House at 36 South Street** resembles other small gabled end houses found at 24 and 28 with a three-bay, side entry façade. This example remains legible but has evidently been recently comprehensively renovated with wood clapboard siding, sash and door, with a shed-roofed addition to the west and shed dormers. Next door, the **Mary A Benedict House, 38 South Street**, is massed in an L under intersecting gables with an entrance under a partially enclosed porch in the re-entrant angle. Despite changes such as shed dormer additions and altered window openings it retains traditional wood shingle finishes and some two-over-one window openings.

After the turn of the century, at least one house appears to be related to Marion's resort period were built here. A substantially scaled cottage, the **Edith Austin Tenant House** is located at **48 South Street, 1908-1921**. This resembles other seasonal houses of this period, with a high gambrel resting on a single full story expanded by a full-height cross gambrel centered on the façade above a deep half-width porch. The cross gambrel is flanked by smaller shed dormers. This house, with classically derived trim that includes square porch columns and large ogee brackets, is an example of the Shingle style named for its eponymous uninterrupted covering of wood shingles. A detached three-bay garage was added east of the main house during recent decades. A two-story side-gabled house at **49 South Street** was also built by **1921** and, although evidently renovated during recent decades, appears to retain period features such as a central façade gable in a symmetrical three-bay, center-entry façade and an open porch that wraps the front and sides (originally just across the front). A large, two-story addition in the form of a wing dating to recent decades extends to the west.

Three examples of inter-war housing were completed during the 1930s. The **Angier House at 17 South Street, 1939**, is a distinctive cape with a symmetrical five-bay, center entry façade constructed of brick. An exaggeratedly steep side-gable roof is lit by three shed dormers with paired sash. Although the pitch of the roof suggests a medieval revival aesthetic, the house is otherwise finished in Colonial Revival style details, including an elaborate door surround with sidelights and an elliptical transom and six-over-six sash. The newspaper article referenced in the narrative described this house as a nine-room cottage and two-car garage in the "Dutch Colonial and partly English Colonial" style constructed of "antique brick." It goes on to say "the sharp-pitched roof being a replica of the Aptuxet Trading Post." At this same moment, mentioned in the same news article, a large five-bay, center-entrance gambrel Cape with flanking gambrel wings **the Query House at 9 South Street** replaced an earlier house in **1939**. The upper story of the main body is lit by three gabled dormers and the wings by shed dormers; the east wing houses a two-bay garage accessed by separate arched doors. The article described this house as a Cape Cod cottage of nine rooms with a two-car garage and a suite of dental offices. Smaller Capes are located closer to the west end of the street. Number **43 South Street, 1935**, has been altered

# INVENTORY FORM A CONTINUATION SHEET

MARION

SOUTH STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN. N, AB  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

with several evident additions that render stylistic and typological analysis challenging. Within a deep setback it currently resembles a mid-century ranch with larger side and rear sections of two stories under cross gables.

During the post-World War II era the neighborhood was built out with examples common to that era including large modern Capes that blended well with the area and neighborhood. Number **44 South Street, 1965**, is a five-bay, center entrance house with a pair of gabled dormers and a two-tier wing on the east side that houses a habitable wing and a lower, at grade, two-bay garage. A smaller, simpler three-bay example without dormers but with a single-bay, gable-front garage attached by a “breezeway” hyphen is located at **53 South Street, 1948**.

Several large ranches were added to the east end of South Street during this period. The ranch type was originally popularized in the western United States, where it underwent a revival during the pre- and post-war era, and arrived in New England shortly after when it became quite popular with local interpretations through choices in material and details. The ranch type reflected a desire on the parts of both designers and their clients to live on a single level with open planing. Private and public spaces could easily be separated at either end of these often sprawling houses. Usually massed in simple rectangles, the examples on South Street are mostly enlivened or expanded by front-facing cross gables and wings. The earliest example, **40 South Street, 1949**, is distinctive for its modernist aesthetic for this area and Marion in general. Its expansive side-gable massing is enlivened by symmetrical façade gables at either end. Large picture windows in the center and single-light, horizontally oriented windows under the gable introduce a strong modernist statement into the neighborhood. Other examples are generally dressed in traditional Colonial details. A large example at **60 South Street, 1957**, is enlivened by an enclosed, gabled entrance porch and flanking wings. Unpainted shingle siding and six-over-six and four-over-four sash, some flanking picture windows or canted bays in the façade and east side help it blend into the surrounding streetscape. Similarly finished but with white paint, **41 South Street, 1960**, has a larger, off-center gabled bay to one side, a common feature of the type, with flanking wings and porches. The most complex example at **31 South Street, 1963**, is enlivened by flanking gabled bays of differing scale that bracket a central recessed entrance bay lit by a divided-light picture window with flankers. This is the only brick building in the area. The **2014** house at **16 South Street** is a shingled, story-and-a-half cross gable, echoing houses of similar form in the area.

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**INVENTORY FORM A CONTINUATION SHEET**

MARION

SOUTH STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN. N, AB  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

**Research protocol:** 1855 map and census; 1879 atlas and 1880 census; 1903 atlas and directory; selected title research.

See Research Protocol	Name, Address, Date Assessor's Number MHC #  Style type/form features Materials Notes on alterations (where applicable).  Construction sequence from maps, deeds or other sources (noted) a = assessor's date
	<p><b>Samuel W Pomeroy House, 7 South Street, 1868-1877 16_156 MRN.278</b></p> <p>Italianate / center hall house gable roof, side porch Wall Material: Wood other side porch expanded to two stories</p> <p>1879 atlas: S W Pomeroy; traditional date 1866 deeds, see narrative</p>
	<p><b>Dr &amp; Mrs Alphonse Query House, 9 South Street, 1939 16_155 MRN.279</b></p> <p>Colonial Revival / modern Cape gambrel roof, dormers, office wing, attached garage Wall Material: Shingles well preserved</p> <p>replaced earlier building; 1855 map: E Luce see narrative</p>
	<p><b>Russell &amp; Sarah Gray House, 10 South Street, 1830-1855 16_149 MRN.7</b></p> <p>Altered / end house added bays, side porch, shed dormers Wall Material: Shingles comprehensive renovation, added bays and dormers</p> <p>1855 map: R Gray 1855 census: mariner Russell Gray (42), wife Sarah B, 4 children</p>

**INVENTORY FORM A CONTINUATION SHEET**

MARION

SOUTH STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN. N, AB  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	<p><b>Cobb House, 12 South Street, 1830 - 1855</b> <span style="float: right;"><b>16_148</b> <b>MRN.8</b></span></p> <p>Greek Revival / end house asymmetric gable, shed dormers, rear wing Wall Material: Shingles recent comprehensive renovation with door and window alterations</p> <p>1879 atlas: H Cobb heirs 1880 census: Jane Cobb (61), Wm H C (34), 1<sup>st</sup> mate steamship</p>
	<p><b>Taylor House, 13 South Street, 1855 - 1879</b> <span style="float: right;"><b>16_154</b> <b>MRN.282</b></span></p> <p>Italianate / T-plan with wrap porch, dormers Wall Material: Clapboards well-preserved</p> <p>1855 map: no name; 1879 atlas: W Taylor; 1880 census: boarder William Taylor (73), Andrew Fuller (53), foreman in oil wrks, wife, female servant</p>
	<p><b>house, 16 South Street, a2014</b> <span style="float: right;"><b>16_147</b> <b>MRN.402</b></span></p> <p>Traditional gabled L with forward projecting garage wing Wall Material: Shingles</p> <p>replaced earlier building 1903 atlas: H C Lewis outbuilding</p>
	<p><b>Mrs George M Angier House, 17 South Street, 1939</b> <span style="float: right;"><b>16_153</b> <b>MRN.403</b></span></p> <p>Colonial Revival / modern Cape center hall with shed dormers and rear ell Wall Material: Brick well-preserved</p> <p>replaced earlier building; 1879 atlas C C Allen outbuilding see narrative</p>

**INVENTORY FORM A CONTINUATION SHEET**

MARION

SOUTH STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN. N, AB  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	<p><b>Henry &amp; Anna Lewis House, 18 South St, 1855-79 16_147A MRN.283</b></p> <p>Queen Anne / end gabled block expanded w large wing, bays and wrap porch Wall Material: Shingles well-preserved with early additions</p> <p>1855 map: shop; 1879 atlas: Henry Lewis 1880 census: sea captain Henry Lewis (35), wife Anna, 2 daus</p>
	<p><b>John G &amp; Emma B Luce House, 20 South St, 1830-1855 16_146 MRN.284</b></p> <p>Italianate / end gabled block rear wing and enclosed side porch Wall Material: Clapboards well-preserved with possible early additions</p> <p>1855 map: JG Luce 1855 census: trader Joseph G (32), wife Emma B</p>
	<p><b>Frederick &amp; Sylvia Handy House, 21 South St, 1830-55 16_152 MRN.404</b></p> <p>Italianate / end gabled block with added side entry, porch and rear ell Wall Material: Clapboards side porch expanded and enclosed, recent</p> <p>1855 map: FP Handy 1855 census: carpenter Frederick P (40), wife Sylvia, 3 children</p>
	<p><b>Stephen C &amp; Eunice Luce House, 24 South St, 1830-55 16_145 MRN.285</b></p> <p>Greek Revival / end house two story gabled, large rear ell Wall Material: Clapboards multiple layers of change; retains original Greek Revival finishes</p> <p>1855 map: SC Luce; 1855 census: merchant Stephen C (59), wife Eunice, likely servant, Robert Trivet hsehld, he mariner</p>

# INVENTORY FORM A CONTINUATION SHEET

MARION

SOUTH STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN. N, AB  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	<p><b>Samuel W &amp; Polly Luce House, 25 South St, 1830-55 16_151 MRN.286</b></p> <p>Colonial / Cape Cod house center hall, shed dormer, large side wing (right) Wall Material: Shingles well-preserved, wing appears recently renovated</p> <p>1855 map: Samuel W (48), mariner, wife Polly, son Christopher trader, 2 daus</p>
	<p><b>Rev Leander Cobb House, 28 South Street, 1830-1855 16_144 MRN.287</b></p> <p>Greek Revival / end house gabled two-story with large rear ell Wall Material: Clapboards multiple layers of change; retains original Greek Revival finishes</p> <p>1855 map: Rev L Cobb; traditional date 1841 1855 census: Rev Leander Cobb (53), wife Selena, 6 children</p>
	<p><b>St Gabriel's Episcopal Church, 30 South Street, ca1874 16_77 MRN.21</b></p> <p>Craftsman gable front with center porch and open belfry</p> <p>see MHC B form MRN.21</p>
	<p><b>house, 31 South Street, a1963 16_93 MRN.405</b></p> <p>Traditional / ranch gabled ranch with two projecting gabled bays Wall Material: Brick well-preserved</p> <p>replaced earlier building; 1855 map: J Blankinship see narrative</p>

**INVENTORY FORM A CONTINUATION SHEET**

MARION

SOUTH STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN. N, AB  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	<p><b>W A Gurney House, 35 South Street, 1879 - 1903</b>      <b>16_92</b>      <b>MRN.406</b></p> <p>Classical / center entry    gabled classical cottage with large right-rear wing                  Wall Material: Shingles                  well-preserved, wing appears to be added/ renovated</p> <p>1903 map: WA Gurney                  1903 directory: W A Gurney, painter</p>
	<p><b>Sarah Bryant House, 36 South Street, 1879 - 1903</b>      <b>16_73</b>      <b>MRN.288</b></p> <p>Altered / end house    gabled, side entry, full shed dormers and side porch                  Wall Material: Shingles                  well-preserved, dormers and side porch recent additions</p> <p>1903 map: S Bryant                  1903 directory: Sarah, nurse</p>
	<p><b>Mary A Benedict House, 38 South Street, 1879-1903</b>      <b>16_72A</b>      <b>MRN.289</b></p> <p>Altered / end gabled block    small side-gable block with later addition                  Wall Material: Shingles                  well-preserved main body obscured by newer forward bay and entry</p> <p>1903 map: Mary A Benedict                  1903 directory: Mary A Benedict, nurse, New York (summer resident)</p>
	<p><b>house, 40 South Street, 1949</b>      <b>16_72</b>      <b>MRN.290</b></p> <p>Contemporary / ranch    gabled ranch with gabled end pavilions                  Wall Material: Shingles                  well-preserved</p>

**INVENTORY FORM A CONTINUATION SHEET**

MARION

SOUTH STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN. N, AB  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	<p><b>house, 41 South Street, a 1960</b> <span style="float: right;"><b>16_89 MRN.291</b></span></p> <p>Contemporary / ranch gabled ranch with gabled bay and side porch Wall Material: Shingles well-preserved</p>
	<p><b>house, 43 South Street, a 1935</b> <span style="float: right;"><b>16_87 MRN.292</b></span></p> <p>Altered / ranch complex of single- and two-story gabled masses Wall Material: Shingles evident layered additions</p>
	<p><b>house, 44 South Street, a1965</b> <span style="float: right;"><b>16_71 MRN.293</b></span></p> <p>Colonial Revival / modern Cape center entry, gabled dormers, hyphen to garage Wall Material: Wood other well-preserved</p> <p>site of Central Fire Station from 1903</p>
	<p><b>Mrs M Wittet House, 47 South Street, 1879 - 1903</b> <span style="float: right;"><b>16_85 MRN.295</b></span></p> <p>Queen Anne / L plan gabled with side-facing entry in full side porch Wall Material: Clapboards well-preserved with evident larger side wing, rear-right</p> <p>1903 map: Mrs M Wittet 1903 directory: no listing</p>

**INVENTORY FORM A CONTINUATION SHEET**

MARION

SOUTH STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN. N, AB  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	<p><b>Edith Austin Tenant House, 48 South St, 1908–1921 16_70 MRN.296</b></p> <p>Shingle Style / center hall house, gambrel roof w wall gambrel, porch, shed dormers                  Wall Material: Shingles                  well-preserved with a newer detached garage</p> <p>see narrative</p>
	<p><b>house, 49 South Street, 1908 - 1921 16_83 MRN.297</b></p> <p>Altered / center-entry colonial gabled mass with wall gable and wrap porch                  Wall Material: Clapboards                  general renovation with large, newer side wing (left)</p> <p>Sanborn map: 1921</p>
	<p><b>house, 53 South Street, a 1948 16_82A MRN.298</b></p> <p>Colonial Revival / modern Cape three-bay with hyphenated garage (right)                  Wall Material: Clapboards                  well-preserved</p>
	<p><b>B M Ball House, 54 South Street, 1879 - 1903 16_69 MRN.299</b></p> <p>Queen Anne / end house gabled with side entry, shed dormers and left wing                  Wall Material: Shingles                  well-preserved with newer detached garage</p> <p>1903 map: B M Ball                  1903 directory: carpenter B M and Charles, no occupation</p>

**INVENTORY FORM A CONTINUATION SHEET**

MARION

SOUTH STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN. N, AB  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	<p><b>G F Healy House, 56 South Street, 1879 - 1903</b> <span style="float:right"><b>16_68</b> <b>MRN.300</b></span></p> <p>Queen Anne / end house    gabled side entry with left-rear bay and wrap porch                  Wall Material: Wood other                  well-preserved</p> <p>1903 map: G F Healy                  1903 directory: no listing</p>
	<p><b>Leonard &amp; Bethiah Handy House, 59 South St, 1830-55</b> <span style="float:right"><b>16_79</b> <b>MRN.301</b></span></p> <p>Greek Revival / center entry    center entry with porch and shed wall dormer                  Wall Material: Shingles                  well-preserved, side-porch addition</p> <p>1855 map: L Handy; 1855 census: Leonard Handy (49) common laborer, wife Bethia, son laborer, boarder</p>
	<p><b>house, 60 South Street, a 1957</b> <span style="float:right"><b>16_67</b> <b>MRN.407</b></span></p> <p>Contemporary / ranch    gabled with entry porch and wing                  Wall Material: Shingles                  well-preserved</p>

**INVENTORY FORM A CONTINUATION SHEET**

MARION

SOUTH STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN. N, AB  
see data sheet

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

**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 Claire W Dempsey

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

The South Street Area is recommended as a contributing element in a potential National Register Historic District for Marion Village. Known variously as Sippican, Wharf Village, and Lower Village, Marion’s center is an exceptionally well-preserved harbor village including an important array of public buildings, stores and workplaces, and dwellings dating from the 18<sup>th</sup> through the 20<sup>th</sup> century. The village constitutes a small, dense grid along two early and principal streets, Main Street running east-west and Front Street running north-south. Other east-west (Cottage, Hiller, and South) and north-south (Spring, Pleasant, School) streets were added as the village grew. The proposed district includes typical public buildings, including churches and schools, as well as a group of exceptional gifts to the town from Elizabeth Taber. The concentration of early dwellings on Main Street is exceptional. Front Street is one of Marion’s commercial zones, with shops and other businesses serving the community; some resources from the village’s maritime history survive as well, there and on Hiller and off Main. Dwellings here present fine examples of regionally popular forms including Capes, ell houses, end houses, and picturesque cottages, with a handful of later dwellings interspersed. The comparatively small scale of the buildings and lots, as well as the uniform treatment of wood shingles and clapboards, combine to create an extraordinary historic landscape deserving of greater recognition and continued preservation.

The potential district’s boundaries are those of the surveyed areas covered during 2020/22, for the Barden-Hiller (MRN.Y), Cottage Street (MRN.Z), Main Street (MRN.AA), South Street MRN.AB), and Upper Pleasant Street (MRN.AC) areas. To these areas should be added the town’s public buildings (Town Hall and Library and Natural History Museum (MRN.59 and 60) at 2 and 8 Spring Street as well as their neighbors and might extend further up and down Front Street.

**INVENTORY FORM A CONTINUATION SHEET**

MARION

SOUTH STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form

Nos.

MRN. N, AB see data sheet
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Most of the resources here retain substantial integrity of location, setting, materials, workmanship, design, feeling, and association. The district would likely meet criteria A and C at the local and possibly at the state level, with areas of significance in architecture, community planning and development, maritime history, and social history.