

# FORM B – BUILDING

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

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

11-81	Marion		MRN.XXX
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**Town/City:** Marion

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

**Address:** 273 Wareham Street

**Historic Name:** Lucius Waterman House

**Uses:** Present: Residential (multi-family)

Original: Residential

**Date of Construction:** Ca. 1844

**Source:** Title and map research

**Style/Form:** Greek Revival

**Architect/Builder:** Unknown

**Exterior Material:**

Foundation: Granite block

Wall/Trim: Vinyl clapboard / Vinyl

Roof: Asphalt shingle

**Outbuildings/Secondary Structures:**

None

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

Replacement windows

Vinyl siding

Garage/apartment addition (21<sup>st</sup> c.)

**Condition:** Fair

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

**Acreage:** 0.56

**Setting:** Sparsely settled residential neighborhood on former farmland north of Sippican Harbor. Dwellings are small- to medium-scaled wood-frame houses on medium- to large-sized lots. The area was developed between 1800 and 1900 with the early housing stock consisting primarily of Capes and Greek Revival dwellings.

## Photograph



## Locus Map



**Recorded by:** Lynn Smiledge

**Organization:** Marion Historical Commission

**Date** (*month / year*): April 2023

# INVENTORY FORM B CONTINUATION SHEET

MARION

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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.*

**273 Wareham Street** occupies a polygonal lot on the west side of Wareham Street at the southwest corner of Wareham Street and Cove's End Road. The property quickly transitions to grassy marsh land along the south elevation of the house and borders a small creek that empties into Briggs' Cove. The house is set back from the street in the northern half of the parcel. The property surrounding the house is maintained in lawn with a scattered mature trees at the street. Low foundation plantings line the façade (east elevation). A gravel driveway enters the property from Wareham Street along the north elevation of the main block and ends at the garage addition. The driveway expands to create a large parking area that occupies the northeast corner of the parcel.

This wood-frame dwelling comprises a one-and-one-half-story, front-gabled, three-bay-by-four bay main block with four dependencies. The dependencies include a one-and-one-half-story cross gable at the south elevation, a one-story ell at the rear elevation of the cross gable, a one-and-one-half-story garage/apartment at the northwest corner of the main block, and a one-and-one-half-story block at the south wall of the garage/apartment. Constructed ca. 1844 in the Greek Revival style, the main block retains some of its original character-defining features. The house rests on a high granite block foundation and is clad in vinyl clapboards and trim. Narrow brick chimneys rise from just below the roof ridge on the north roof slope of the main block and from the roof ridge of the cross gable. A concrete block eave-wall chimney rises from grade at the south elevation of the ell.

The main block is trimmed with a boxed cornice, short eave returns, wide corner pilasters, and deep frieze boards at the side elevations; the trim elements are encased in fluted vinyl. The side hall main entry at the southernmost bay contains a deeply-recessed a glass-and-panel door framed by partial-height sidelights and a narrow vinyl surround. The door fronts a three-step cast stone stair that meets a colored slate walkway that leads across the façade (east elevation) to the driveway. The windows at the main block and cross gable are single, double-hung, one-over-one replacement sash with narrow vinyl surrounds and blinds.

The south cross gable is three-bays-by-one-bay with an entry at the façade (east elevation). A hip-roofed open porch spanning the cross gable shelters the window and door openings. The porch has wooden Doric posts, a slat-work wood railing, and a lattice skirt. At the southeast corner of the cross gable the porch joins a second open porch which extends across the south wall. This porch has a roof deck with a balustrade. A six-step wooden stair set diagonally at the junction of the two porch decks leads to the lawn. Another open porch is partly visible at the west elevation of the rear ell.

A 21<sup>st</sup>-century, one-and-one-half-story, two-bay-by-two-bay, side-gabled garage/apartment sited off the northwest corner of the main block has two transomed garage door openings at the façade and a third garage door opening at the north elevation. Continuous two-bay shed dormers occupy the east and west roof slopes. A one-story, flat-roofed hyphen at the northwest corner of the main block joins it to the garage/apartment and the one-and-one-half-story block at its rear wall. The hyphen has a small roof deck and contains an entry at the façade. The fenestration at these additions is modern.

273 Wareham Street was built in the Greek Revival style. The main block retains its Greek Revival form (three-bay, front-gabled façade with side hall entry) but retains few of its original character-defining features. Greek Revival was the predominant style of American architecture from about 1830 to 1850, but the form continued to be used well into the second half of the 19th century. Inspired by the architecture of ancient Greek temples and associated with democratic ideals, it was widely disseminated through the house plan books of Massachusetts architect Asher Benjamin. The identifying Greek Revival features of this house include its form and the suggested presence of trim elements under the vinyl cladding -- the box cornice, frieze boards, corner pilasters, and eave returns. The partial-height sidelights at the main entry are characteristic of the earlier Federal style (1780-1820).

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## HISTORICAL NARRATIVE

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

The Village of Marion, the commercial and residential center of the town, is set on the western shore of Sippican Harbor which leads into Buzzards Bay. As the name suggests, Wareham Street runs from the northern portion of the village historically called Old Landing to the town of Wareham. Maritime businesses dominated the economy in Marion and the occupations of its homeowners until the mid-19<sup>th</sup> century, when the advent of rail service began to facilitate tourism. However, this section of the town north of Sippican Harbor remained focused on farming until the 20<sup>th</sup> century.



1855 map.

The 1855 map shows the subject house across Wareham Street from the northernmost end of Briggs Cove labeled Mrs. L. Waterman. The owner is shown as C. Deane on the 1879 map and C.C. Deane on the 1903 map. The first recorded conveyance found for this property was the sale of a 2½-acre undeveloped parcel of land from Consider and Mary D. Benson to Lucius Waterman in 1844.

This house was probably built by housewright Lucius Waterman soon after his purchase of the land. Lucius Henry Waterman (1820-1854) was the son of Eleazer Waterman and Dimmis Paul Dean. He was married to Lydia Clark Morse (1828-1857) with whom he had three children: William Bradford Waterman, Blanche Henry Waterman, and Lillian Morse Waterman. Lucius Waterman died at age 34 followed by Lydia C. Waterman three years later, leaving three minor orphaned children whose maternal grandfather, John Norris Morse, served as their guardian. John N. Morse sold the property to Charles C. Deane in 1860.

Charles Cushing Deane (1827-1915), the son of farmer Joshua White Dean Deane and Mary Cushing, was married to Elizabeth Griffin (1833-1904). Deane first worked as a farmer, presumably on his father's farm, but later worked as an oysterman. In 1905 Deane conveyed the house to his son, Charles Milton Deane (b.1874). The younger Deane was married to Carrie Etta Bates (1873-1938). He was a house carpenter who according to his 1918 draft registration worked for Herbert Austin of Water Street in Marion. Charles M. Deane was also a well know singer in the area who had studied voice with a Professor Lane of Providence, Rhode Island.<sup>1</sup> A baritone and a long-time member of the First Congregational Church choir, Deane performed as part of a duet act with his niece Mildred Barden of Middleboro.

In 1926 the house was purchased by Antone [var Antonio] and Mary L. Serpa. Antone E. Serpa (1882-1927) and his wife Mary S. Serpa (1886-1968) were born in the Azore Islands of Portugal. The 1920 census reports that Antone was a gardener working at a private estate. Antone Serpa died shortly after purchasing the house and his widow and children continued to live there until 1969, when it was acquired by Patricia Hunt and her husband Robert.

Patricia Jones Hunt (1932-2020), the daughter of William and Eleanor Jones of Marion, was married to Robert ("Bud") Hunt in 1953. Patricia was a nurse and her husband pursued a career in the Air Force. After Robert Hunt's retirement from the service the couple moved to Marion, where he worked at the Burr Brothers Boatyard nearby and Patricia Hunt was employed at Tobey Hospital. The property remains in the Hunt family.

## 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.  
Sommers, Olive Hill. *Three Centuries of Marion Houses*. Marion, 1972.

<sup>1</sup> Uncited newspaper clipping. Marion Historical Society Object #2006.003.99.1.

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Plymouth County Registry of Deeds

Rosbe, Judith. *Marion*. Charleston, SC: Arcadia Publishing, 2000.

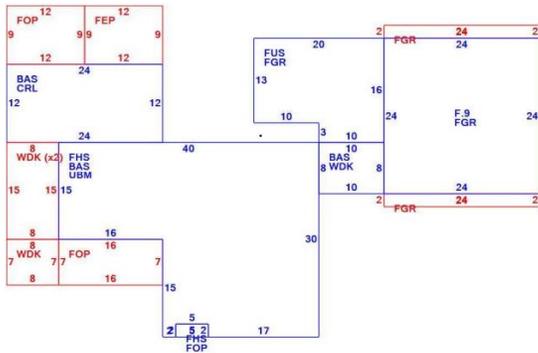
Rosbe, Judith. *Marion in the Golden Age*. Charleston, SC: The History Press, 2009.

Sippican Historical Society: online database

Smith, Pete. (ed.) *A Picture Postcard History of Marion, Massachusetts*. New Bedford, MA: Spinner Publications, 2008

### Title Research

Date	Book-Page	Grantor	Grantee
06-10-2010	38618-119	William A. Jones	William A. Jones, Trustee
08-31-1990	9969-312	Patricia M. Hunt	William A. Jones
08-29-1998	8674-331	Patricia M. Hunt	William A. Jones
08-19-1969	3542-309	Estate of Mary L. Serpa	Patricia M. Hunt
03-17-1938	1744-104	Mary G. Serpa et al. Heirs at law of Antone Serpa	Mary L. Serpa
05-19-1926	1508-126	Charles M. Deane	Antone & Mary L. Serpa
11-27-1905	926-245	Charles C. Deane	Charles M. Deane
05-05-1860	299-144	John N. Morse Guardian of William B. Waterman, Lydia Waterman and Blanche Waterman	Charles C. Deane
07-10-1855	284-213	William Waterman	Lydia Waterman
07-28-1853	254-106	Lucius H. Waterman	William B. Waterman
11-19-1844	233-49	Consider & Mary D. Benson	Lucius H. Waterman



Assessor's card plan



East (facade) and north elevations.