

# FORM B – BUILDING

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

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

14 87

Marion

N,  
AA

MRN.222

## Photograph



## Locus Map



**Recorded by:** Eric Dray, Preservation Consultant

**Organization:** Sippican Historical Society

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

**Town/City:** MARION

**Place:** (*neighborhood or village*): Marion Village -  
Main Street (MRN.AA)

**Address:** 5 Main Street

**Historic Name:** Paddock Bates - Harriet and Jane  
Hamlin House

**Uses:** Present: Single Family Dwelling House

Original: Single Family Dwelling House

**Date of Construction:** ca. 1850, possibly rebuilt ca. 1920

**Source:** Historic maps

**Style/Form:** Colonial Revival

**Architect/Builder:** Unknown

**Exterior Material:**

Foundation: Granite

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

**Outbuildings/Secondary Structures:**

Dock

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

Replacement windows (21<sup>st</sup> c.)

\*Based on Property Card and/or observation

**Condition:** Good

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

**Acreage:** 0.54 acres

**Setting:** The surrounding area includes mostly 19<sup>th</sup> century houses sited close to the street and each other along Main Street. Most houses on the south side of Main Street are set farther back from the street than those on the north side. This house, however, is also set back from the street. The front yard of this property is landscaped with a wood picket fence, lawn and foundation plantings. There is a small asphalt parking area on the east side of the parcel. This is one of the larger parcels on Main Street, with its rear yard sloping down to Sippican Harbor.

# INVENTORY FORM B CONTINUATION SHEET

MARION

5 MAIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

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Recommended for listing in the National Register of Historic Places.

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

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

## ARCHITECTURAL DESCRIPTION:

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

There is some question about whether this house, in its current form, is an altered version of a 19<sup>th</sup> century house, or whether it replaced an earlier house in ca. 1920 (see below). In its current form, this two-story house is an example of the Colonial Revival style. The feature that most clearly associates this house with that style is the gambrel roof. The house form consists of a 2½-story main block with a complex series of rear ells/additions.

The house rests, like most 19<sup>th</sup> and early-20<sup>th</sup> century houses in the village, on a raised rough-cut granite/fieldstone foundation. The elevations are clad in wood shingles with plain cornerboards. The roof is clad in asphalt shingles (likely wood shingles originally). The roof has a simple box cornice. A tall narrow brick chimney rises from the front roof slope, and an exterior chimney rises up the right (east) elevation.

Fenestration consists mostly of modern, replacement 8/8 windows, including in the three dormer across the front roof slope. The two outside dormers each have a single window and a pediment. The center dormer has a hexagonal shape with smaller 4/4 windows on the side walls. The upper roof slope of the main block also has two very shallow shed dormers, each with two sets of three-light windows.

The front entrance, set within a deep porch with gable roof, is a newer replacement. An undated early view of the house shows a deep, open porch spanning the front elevation with a cross-gabled ell with gambrel roof projecting over the front entrance supported by columns (Photo 3).

## 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.*

While there had been some economic activity and residential development in Sippican Village prior to the Revolution, residential development accelerated in the early-1800s, as happened in many coastal Massachusetts towns, with boat building, whaling, coastal schooner trade, and the salt industry driving the economy. The construction of the First Congregational Meeting House in 1799, now Marion General Store (140 Front Street, MRN.22), also helped make Sippican Village the center for spiritual and civic life.<sup>1</sup> Residential (and limited commercial) development was initially concentrated along the Front Street/Main Street axis, and the harbor became the site for maritime-related utilitarian buildings and wharfs. By the time the 1855 Walling Map was prepared, additional streets had been laid out, but Main Street from the harbor west to Pleasant Street was the most densely developed street in the village (Figure 2).

This house has an Assessor date of 1920, and the Main Street Area Form (MRN.AA) concurs. However, questions remain whether it replaced an earlier house, or whether the current house does have roots that go back to the mid-19<sup>th</sup> century. The 1855, 1879, 1903, 1908 and 1933 historic maps all show a building with a similar large rectangular footprint with rear ells. The 1855 Walling Map of Marion shows a house (perhaps this house) with the name "P. Bates" (Figure 3). This refers to New York-born Paddock Bates (1786-1869). He married Nancy Sturtevant in Marion in 1812. He was listed as a mariner and sailor in census records. There is one deed to him in 1835 from Theophilus Pitcher, Jr. for four unspecified lots in Sippican Lower Village which may have included this property.<sup>2</sup>

<sup>1</sup> Marion was first settled in 1679 as Sippican, a district of Rochester, and was not incorporated as a separate town until 1852. The name Sippican Village continues to be used interchangeably with Marion Village.

<sup>2</sup> Plymouth County Registry of Deeds, Book 185/ Page 185.

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In 1857, Bates sold this house, and other property, to Joseph S. Luce.<sup>3</sup> It was Joseph Luce (1822-1882) who added a story to the farmhouse at the corner of South and Water Streets in 1864 and operated the property as the Bay View House (later Sippican Hotel). Joseph S. Luce was the son of Capt. Rowland and Polly Luce, and grandson of Maj. Rowland and Elizabeth Luce. Maj. Rowland Luce (1756-1835) married Elizabeth Clark (1762-1833) in Marion in 1778, and they went on to have ten children. In 1779, Elizabeth's mother, Thankful Clark (1734-1812), sold Rowland Luce over 35 acres of land for 2,000 pounds, including 5 acres in Marion Village.<sup>4</sup> Rowland and Elizabeth Luce and their descendants would go on to have a great impact on the development of the village.

It is unclear how it came into their ownership, but by 1865, this house was owned by Joseph Luce's uncle, Stephan C. Luce (1796-1874) and Mary B. Blankinship (1818-1872), who was Paddock Bates' daughter. Joseph and Mary would marry three years later. That year, they sold this house to Middleboro "gentleman" Moses H. Swift.<sup>5</sup>

In 1874, Swift sold this property to Mrs. H. C. Dreyer.<sup>6</sup> The 1879 Plymouth County Atlas shows a house with the name H. C. Dreyer (Figure 4). This refers to German-born Henry C. Dreyer (1824-1895). He lived here with his wife, Margarethe (1822-1902) and their five children. Henry Dreyer was listed as a "baker" and "bread peddler" in census records, and some late-19<sup>th</sup> century deeds made reference to an adjoining lot on which sat a bake shop. According to Sippican Historical Society archives, there was originally a small candy and tobacco store on the site owned and operated by Perez Sturtevant.

The building is shown on the 1903 Plymouth County Atlas with the name "H. C. Dreyer Est" (Figure 5). The property was operated as a boarding house by daughters Elizabeth S. Dreyer (1855-1937) and Harriet L Dreyer (1870-1909) at the turn-of-the 20<sup>th</sup> century. The 1900 Census shows them living here with their widowed mother and an in-house chambermaid and cook.

The Dreyer family lost this building through foreclosure. In 1907, the Middleborough Savings Bank sold two parcels (likely the house and bake shop lots) to Fannie and Richard Clark of Marion.<sup>7</sup> That same year, the Clarks sold both parcels to sisters Harriet C. Hamlin (1868-1953) and Jane G. Hamlin (b. ca. 1872) of Boston, reserving the right to remove the bake shop building.<sup>8</sup> It is unknown if they were related to the Hamlins who owned 1 Main Street (MRN.218) and 1A Main Street (MRN.219) for the first half of the 20<sup>th</sup> century. If the current house is a replacement, and the Assessor date of 1920 is accurate, then it would have been the Hamlin sisters who built it. That said, the footprint on the 1908, 1921, and 1933 Sanborn Insurance Maps are the same, so perhaps it was just a major renovation including the gambrel roof. The sisters never married, and in 1946, Harriet Hamlin sold the house to Mabelle Houghton Plumb of Marion.<sup>9</sup> The property has changed hands a number of times thereafter.

**BIBLIOGRAPHY and/or REFERENCES**

## Maps and Atlases:

1855, Walling, H. F. *Map of the Town of Marion, Plymouth County, Massachusetts*, 1855.1879, *Atlas of Plymouth County, Massachusetts*. Boston: Geo. H Walker & Co, 1879.1903, *Atlas of Surveys of Plymouth County*. Springfield, MA: L. J. Richards Co., 1903.1908, *Sanborn Fire Insurance Map from Marion, Plymouth County, Massachusetts*. New York: Sanborn Map Company, 1908.1933, *Sanborn Fire Insurance Map from Marion, Plymouth County, Massachusetts*. New York: Sanborn Map Company, 1933.

## Ancestry.com – Vital records.

Dempsey, Claire. MHC Area Form AA, Main Street, 2021.

Gordon, Edward. MHC Area Form N, Wharf Village, 1998.

Plymouth County Registry of Deeds

Sippican Historical Society Collections.

<sup>3</sup> PCRD, Book 282/ Page 250.<sup>4</sup> PCRD, Book 60/ Page 80.<sup>5</sup> PCRD, Book 326/ Page 182.<sup>6</sup> PCRD, Book 409/ Page 108.<sup>7</sup> PCRD, Book 969/ Page 534.<sup>8</sup> PCRD, Book 987/ Page 391.<sup>9</sup> PCRD, Book 1936/ Page 480.

**INVENTORY FORM B CONTINUATION SHEET**

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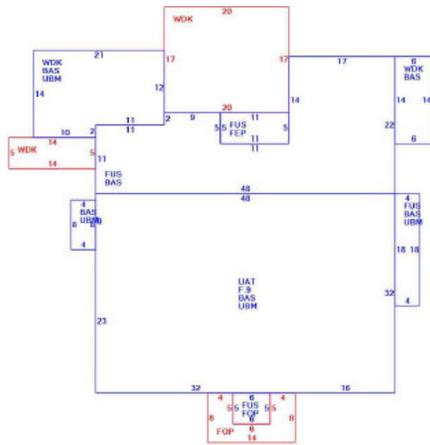


Figure 1. Marion Assessor Sketch.



Photo 2. View from Main Street, looking northeast.



Photo 3. Early view of the house, looking northwest (SHS both 2008.001.031).

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Figure 2. 1855 Walling Map of Marion, Sippican Village Inset Map.

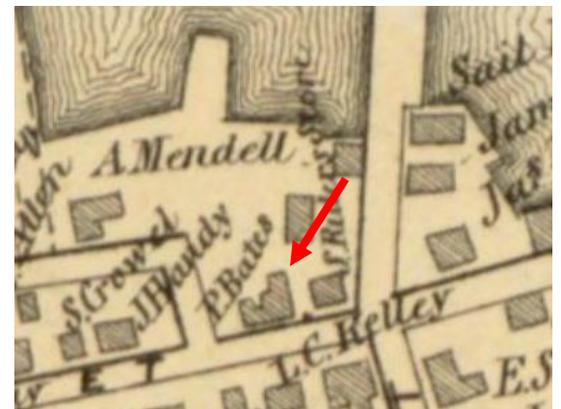


Figure 3. Detail of 1855 Inset Map (arrow added)



Figure 4. Detail of 1879 County Atlas (arrow added).

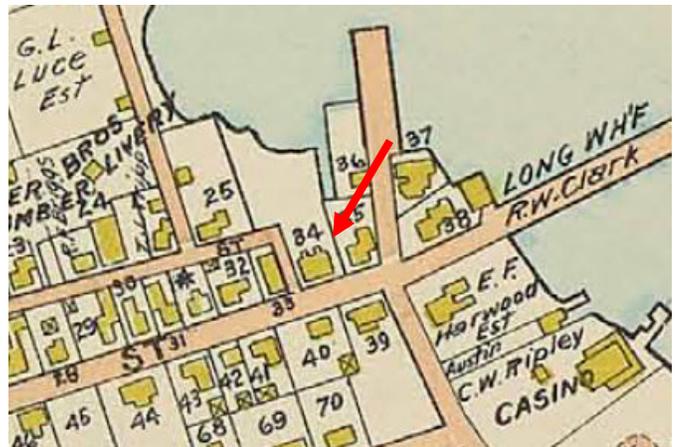


Figure 5. Detail of 1903 County Atlas (arrow added).

**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 Eric Dray, Preservation Consultant for Sippican Historical Society  
*The criteria that are checked in the above sections must be justified here.*

This property is a contributing resource in the combined Areas of Wharf Village-Sippican Village (MRN.N) and Water Street (MRN.L), hereinafter referred to as Marion Village.\*

Marion Village is recommended as eligible for listing at the local level under Criterion A in the area of Maritime History. Marion Village contains the great majority of buildings connected to Marion’s historical maritime development beginning in the late-18<sup>th</sup> century. With the rise of saltmaking, shipyards, and whaling, maritime activity increased dramatically into the mid-19<sup>th</sup> century, as did residential development in Marion Village. In addition to the houses built by those in the maritime industry, Marion Village contains numerous buildings and structures associated with maritime industrial activity, including a chandlery, sail loft, cooperage, and wharves. As Marion Village’s prosperity became linked to Sippican Harbor, Marion Village also became the commercial, political and institutional center of the town.

Marion Village is also recommended as eligible for listing at the local level under Criterion A in the area of Entertainment/ Recreation. Starting in the mid-19<sup>th</sup> century, maritime activity declined significantly. The decline in maritime activity was eventually replaced by the rise in the 1870s of a summer colony as Marion Village emerged as an elite summer resort. This was facilitated by the arrival of train service in the 1854. Summer visitors, including artists and writers, were drawn Sippican Harbor’s beauty and tranquility. A large hotel, the Sippican Hotel, was located at the corner of South and Water Streets, and a few houses were converted to inns. While the hotel was town down in 1929, a large livery complex built by the Hiller Brothers at 147 Front Street (MRN.216) is extant. They provided horse-drawn vehicles to summer visitors registered at the Sippican Hotel, and ferried guests back and forth between the hotel and the train depot. In Marion Village, ownership (or occupancy through rental) of many houses began to shift from local maritime families to seasonal residents, including nationally-noteworthy politicians, businessmen, artists and writers. During this period, Marion Village also saw the addition of high style, architect-designed summer cottages and recreation resources.

Marion Village is recommended as eligible for listing at the local level under Criterion C in the area of Architecture. Marion Village is a remarkably intact historic town center, including a compact collection of historic dwellings, along with a few churches, schools, commercial buildings and recreation buildings. Marion Village contains a great concentration of Federal and Greek Revival houses; and examples of later Victorian-era styles, including high-style examples of summer house architecture along Sippican Harbor and large institutional buildings not found elsewhere in Marion.

The great majority of resources in Marion Village retain substantial integrity of location, setting, materials, workmanship, design, feeling, and association.

\*The potential Marion Village district boundaries include surveyed areas within the boundary of MRN.N completed in 2020-2022 for Barden-Hiller (MRN.Y), Cottage Street (MRN.Z), Main Street (MRN.AA), South Street (MRN.AB), Upper Pleasant Street (MRN.AC), and Upper Main Street (MRN.AH).