

FORM B – BUILDING

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

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

16-149	Marion	N, AB	MRN.7
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Town/City: MARION

Place: (*neighborhood or village*): Marion Village -
South Street (MRN.AB)

Photograph



Address: 10 South Street

Historic Name: Russell and Sarah Gray House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: [1843-1855]

Source: Deed research, 1855 Walling Map of Marion

Style/Form: Greek Revival (altered)

Architect/Builder: Unknown

Exterior Material:

Foundation: Granite

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Locus Map



Aerial Imagery, 2021

Outbuildings/Secondary Structures:

Two-car garage (2015, Photo 5), Guesthouse (2011, Photo 6)

Major Alterations (*with dates*)*:

Removal of front porch, corner pilasters, bay replaced, new windows, multiple rear additions (late-20th, early-21st c.)

Condition: Good

Moved: no yes **Date:**

Acreage: 0.46 acres

Setting: This house is located at the eastern end of South Street. The surrounding area is densely-built with 19th and early-20th century houses, most set fairly close to the street on small parcels, and houses set back on larger parcels along Water Street. The front yard of this house is secured by low granite curbstones, and is landscaped with lawn, fruit trees and foundation plantings. A granite and flagstone walkway leads to the front entrance. A driveway, composed of cobblestones and stone tracks leads past the west side of the house to a detached two-car garage.

Recorded by: Eric Dray, Preservation Consultant

Organization: Sippican Historical Society

Date (*month / year*): February 2023

INVENTORY FORM B CONTINUATION SHEET

MARION

10 SOUTH 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.

This house, built in ca. 1843-1855, is an example of the Greek Revival style that has received a number of alterations and additions. The Greek Revival style, popular from ca. 1825 to 1860, was inspired by then new Greek archeological discoveries, and employed temple forms and details for domestic American architecture. The original core of this house is the 1½-story, gable-front main block. As can be seen on the 1908 Sanborn Fire Insurance Map (Figure 4), there was at that time an open porch wrapping the northeast corner of the house, and there was an offset rear ell. Note also the outbuildings behind, and the large Sippican Hotel to the east. By the time the 1933 Sanborn Fire Insurance Map was prepared, the footprint of the house had not changed, but the Sippican Hotel was gone. This house has since received additions and renovations, but the core of the gable-front block remains intact.

The original block, like most 19th century houses in the village, rests on a granite block foundation. The elevations are clad in wood shingles that wrap the corners, i.e. there are no cornerboards. This would have been a very unusual feature for a Greek Revival-style house. In fact, a 1972 photograph in the Sippican Historical Society's archives shows this house before the wrap-around porch was removed, and before the corner pilasters with recessed panels were removed (Photo 3). The roof is clad in asphalt shingles (wood shingles originally), and the original block has a projecting, molded box cornice with partial returns across the gable ends. The front elevation has a side hall entrance that consists of a new wood panel door set in a surround with full sidelights, and a hip-roofed hood supported by large ornamental brackets. To the right of the entrance is a broad bay also with a hip roof. This bay replaced a shallower hexagonal bay shown in the 1972 photo (Photo 3).

There are broad shed dormers on both sides of the main block. Fenestration includes modern, replacement 6/1 and 4/1 windows. There is a wood semi-circular window in the front gable peak (unknown if this is original). Most of the additions appear to be on the east side, possibly for views to the harbor. Additions include a two-story side ell with a one-story porch in front, and a two-story addition behind (Photo 4).

According to notes included with the 1972 photograph in the Sippican Historical Society's archives, "It is thought that Mrs. Newbury's house was made of two houses. The kitchen was built as early as 1807, and is much older than the front of the house. It is a charming kitchen with a long fireplace and Dutch oven." This house was not built until ca. 1844-1855 (see below). Whether the fireplace survives is unknown, as is its provenance.

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, maritime-related development accelerated into the early-1800s, as happened in so 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.¹ Residential development was initially concentrated along Main Street, and the harbor became the site for maritime-related utilitarian buildings and wharfs. On an 1830 state road map of Rochester, only Front, Main and Pleasant Streets were in place. Based on deed research, South Street was not laid out until ca. 1836. By the time the 1855 Walling Map was prepared,

¹ 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.

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Main Street from the harbor west to Pleasant Street was the most densely developed street in the village, and substantial residential development had begun along this eastern block of South Street, including this house (Figures 2, 3).

This land was owned by Maj. Rowland Luce (1756-1835). Tisbury-born Maj. Rowland Luce 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.² Rowland and Elizabeth Luce and their descendants would go on to have a great impact on the development of the village.

In 1843, the Rowlands' son, Capt. Rowland Luce (Jr.), sold the land on which this house was built to Russell Gray.³ Russell Gray (1812-1889) was a mariner who rose to the rank of master mariner (captain). The Luce family were prominent land owners at this time, and Russell Gray married a Luce – Sarah B. Luce (1816-1887), a niece of Rowland, Jr. Rowland Luce, and his wife Polly (Hiller), owned the house next door to the east that was converted and expanded in the 1860s into the Bay View House (later Sippican Hotel). Russell Gray become one of its owners in 1865. It is unclear how soon after Gray purchased this land in 1843 that this house was built, but it was in place when the 1855 Walling Map was published (Figure 3).

It should be noted that the house to the west, 12 South Street (MRN.8) has a marker which reads "Russell Gray, Sea Captain, 1845." Deed research for that house, however, does not track back to Russell Gray, and early deeds for that house refer to the land to the east (this parcel) as the "house lot of Russell Gray." This confusion may have come from the 1855 Map itself which appears to place the Russell Gray house (i.e. this house) farther away from Water Street than it actually is.

This house was inherited by Russell and Sarah Gray's daughter, Mary S. Gray (1850-1927). She married James L. Dexter (1850-1936) in Marion in 1884. James Dexter was listed as a farmer (1880 US Census) and then carpenter (1900 Census). They sold this house in 1895 to John S. Whiting of Boston.⁴ Dr. John Samuel Whiting (1828-1896), had spent time in Marion before buying this house. He is shown in an 1885 group photo on the front porch of Plummer Handy's house in the Sippican Historical Society's archives, and he had previously purchased the cottage across the street in 1888 (13 South Street, MRN.282). He died the year after buying this house, but it was not until 1915 that his heirs sold this house to Mae. E. Miller.⁵ She was the wife of Harry T. Miller (1869-1929) who was the proprietor/managing director of the nearby Hotel Sippican from 1876 to 1920. His name is included in a ca. 1880-1900 advertisement in Harper's Magazine (Figure 5). The Millers also owned 13 South Street across the street, like the Whitings before them(!), from 1913-1925.

In 1928, a year before the hotel was torn down (and Harry Miller died), the Millers sold this house to Alice R. Estes of Attleboro.⁶ Her husband, Ralph C. Estes (1878-1958) was a District Court judge. They used this house as a summer home. They were still living in Attleboro in 1944, when they sold the house to Alice David Newbury of Marion.⁷ Alice Newbury was the wife of Herbert A. Newbury (1874-1952). They used this house as a summer home. They lived in Talladega, AL where he was the owner of an iron foundry. This house stayed in the Newbury family until 1970 and has changed hands every decade or so since.

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 AB, South Street, 2021.

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

Plymouth County Registry of Deeds

Sippican Historical Society Collections.

² Plymouth County Registry of Deeds, Book 60/ Page 80.

³ PCR, Book 633/ Page 516.

⁴ PCR, Book 708/ Page 534.

⁵ PCR, Book 1222/ Page 67.

⁶ PCR, Book 1565/ Page 131.

⁷ PCR, Book 1868/ Page 92.

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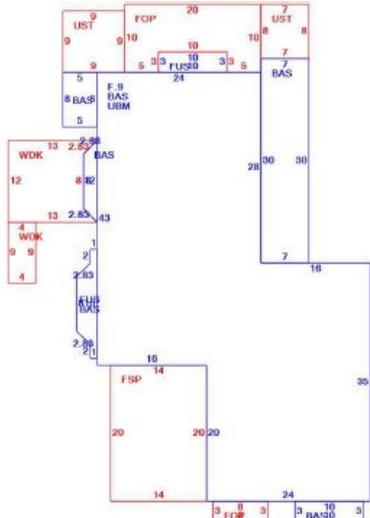


Figure 1. Marion Assessor Sketch (decks and porches in red).



Photo 2. View from South Street, looking southwest.

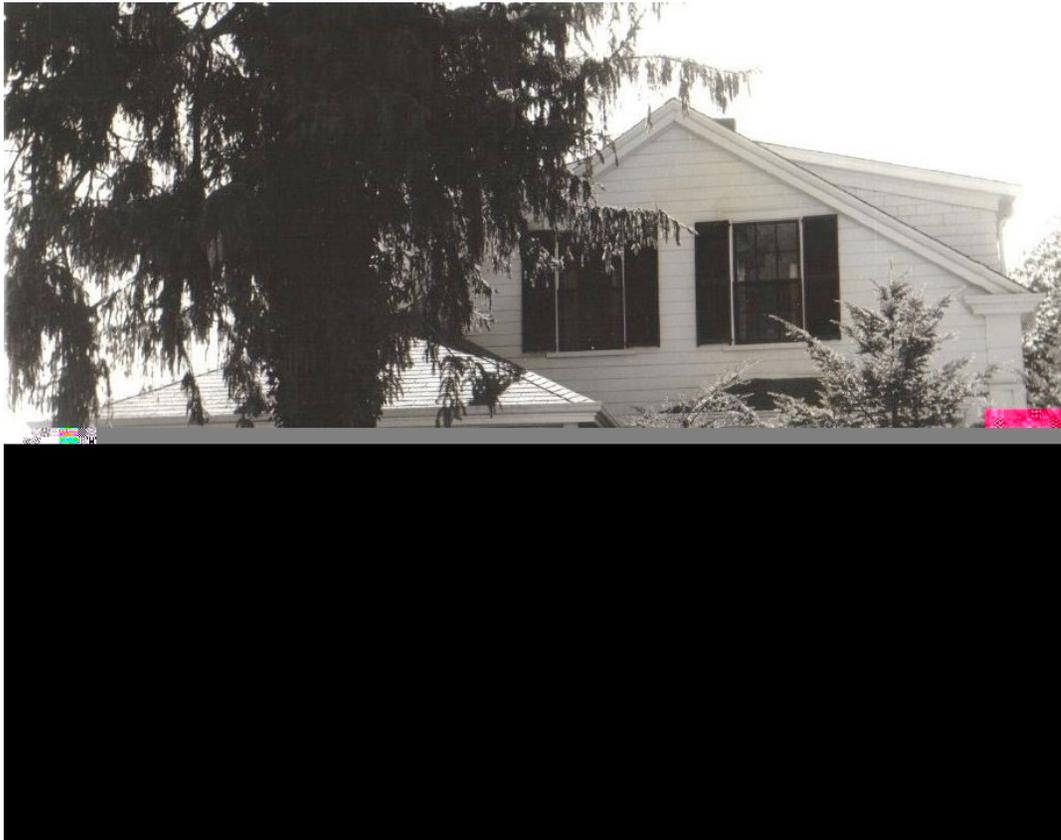


Photo 3. 1972 view of house, looking south (SHS 2005.011.102).

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Photo 4. View from South Street, looking WSW.



Photo 5. View of cottage, looking SW (Assessor photo).



Photo 6. View of garage, looking south.



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



Figure 3. Detail of Walling Map (circle added).

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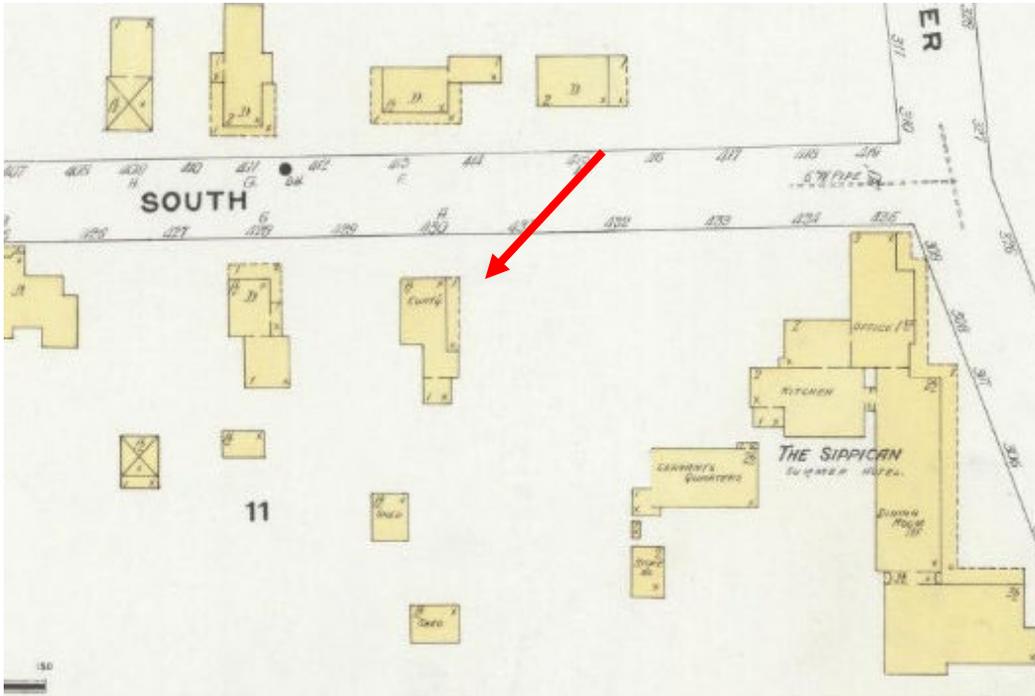


Figure 4. Detail of 1908 Sanborn Fire Insurance Map (arrow added).



Figure 5. Ca. 1880-1900 advertisement in Harper's Magazine (circle added) (SHS 2021.012.001).

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-18th century. With the rise of saltmaking, shipyards, and whaling, maritime activity increased dramatically into the mid-19th 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-19th 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).