

# FORM B – BUILDING

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

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

16-147A

Marion

N,  
AB

MRN.283

**Town/City:** MARION

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

## Photograph



**Address:** 18 South Street

**Historic Name:** Luce Store (possibly) – Henry and Anna  
Lewis House

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

Original: Commercial (possibly) - Single Family  
Dwelling House

**Date of Construction:** [1874-1879], poss. ca. 1850

**Source:** Deed research, 1855 Walling Map, 1879  
Plymouth County Atlas

**Style/Form:** Queen Anne

**Architect/Builder:** Unknown

## Exterior Material:

Foundation: Granite, fieldstone

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

## Outbuildings/Secondary Structures:

Garage (2006, Photo 2)

## Major Alterations (*with dates*):

None on record

\*Based on Property Card and/or observation

**Condition:** Good

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

**Acreeage:** 0.24 acres

**Setting:** This house is located on the south side of South Street. The surrounding area is densely-built with 19<sup>th</sup> and early-20<sup>th</sup> century houses, most set fairly close to the street on small parcels. Mature trees and privet hedges line the sidewalk in front of this house. The front yard is landscaped with a lawn and foundation plantings. A gravel driveway leads along the east side of the parcel to a detached garage.

## Locus Map



Aerial Imagery, 2021

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

**Organization:** Sippican Historical Society

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

# INVENTORY FORM B CONTINUATION SHEET

MARION

18 SOUTH STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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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 building may have begun as the west 1½-story, gable-front block, built as a store (see Historical Narrative below), but the house evolved into a charming example of the Queen Anne style. The Queen Anne style, popular from ca. 1880-1910, employed different roof shapes and surface materials to enliven a building's elevations and create a more "picturesque" effect. In this case, the Queen Anne style is expressed in the house's complex form, which consists of the 1½-story gable-front block, with a two-story side-gable block behind it, a centered projecting two-story bay with a flat roof, and an offset two-story bay with a high hip roof.

The house rests on a raised foundation that appears to be a combination of rough-cut granite and fieldstone (like most 19<sup>th</sup> century houses in Marion Village). The elevations are clad in wood shingles with plain cornerboards. The roof is clad in asphalt shingles (wood shingles originally), and the roof forms all have a molded box cornices. There are two narrow, corbelled brick chimneys.

An open porch spans the right half of the front elevation, the roof of which is supported by chamfered posts with tiered capitals. The main entrance is located in the narrow projecting, two-story bay with flat roof. The six-panel wood door is set in a flat surround. Fenestration includes wood 2/2, 2/1 and 1/1 windows, a diamond-paned window to the left of the front door, and a diamond-shaped fixed sash in the left side-gable peak. The windows have surrounds with molded lintels, except those on the second story that abut the roof entablature.

A comparison of the house footprint on the 1879 Atlas (Figure 4) with the footprint on the 1908 and 1933 Sanborn Fire Insurance Maps (Figures 5, 6) shows that the complex elements were added after 1879.

An outbuilding shown on the 1908 Sanborn Fire Insurance Map (Figure 5), that was then shown as a dwelling on the 1933 Sanborn Map (Figure 6), appears to have been replaced by the current garage built in 2006 (Photo 2).

## 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.<sup>1</sup> 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, Main Street from the harbor west to Pleasant Street was the most densely developed street in the village, but there was also substantial residential development along the eastern block of South Street (Figure 2).

There is a shop shown in this location on the 1855 Walling Map (Figure 3). It is possible that the 1½-story, gable-front portion of this house was that shop, and it was later expanded to its current size. Title research goes back to an 1868 deed where Stephen C. Luce sold this parcel, with no reference to buildings.<sup>2</sup> Was it simply an oversight that there was no reference to the store, or was the store relocated prior to the sale? Stephen C. Luce (1796-1874) was listed as a merchant in the 1855 State Census, and mariner in later Census records. He was a son of Rowland and Elizabeth Luce. Tisbury-born Maj. Rowland Luce (1756-1835)

<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 346/ Page 123.

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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 that likely included this land.<sup>3</sup> Rowland and Elizabeth Luce and their descendants would go on to have a great impact on the development of the village.

Stephen Luce sold this property in 1868 to Charles C. Allen (1809-1884). Allen married Phebe Shaw (1814-1897) in Fairhaven in 1831. They would go on to have 16 children. Charles Allen appeared to have had a varied career – cooper (1850 Census), seaman (1860 Census), then farmer (1870 Census). They were not living here on South Street as of the 1870 Census.

In 1874, Charles Allen sold this property, with reference to buildings (but not a dwelling), to Henry C. Lewis.<sup>4</sup> It may have been Henry C. Lewis who converted the store or built this house anew sometime between 1874 and when the 1879 Plymouth County Atlas was prepared, which shows the house with his name (Figure 4). Henry Lewis (1847-1932) was a master mariner (sea captain), who lived here with his wife, Anna (1845-1916), and their two daughters. Their eldest daughter, Clara Lewis (1870-1963) lived with her parents, does not appear to have had an occupation, and never married. In 1924, Henry Lewis conveyed the house to Clara.<sup>5</sup> They continued to live together, and by the time of the 1930 US Census, they were living here with two boarders – perhaps out of need arising from the Great Depression. Clara Lewis kept this house until 1955,<sup>6</sup> and the property has changed hands a number of times since then.

## 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.

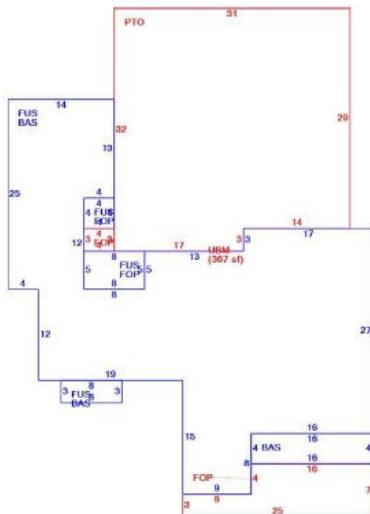


Figure 1. Marion Assessor Sketch (decks and porches in red).



Photo 2. View from South Street, looking southwest, garage at left.

<sup>3</sup> PCRD, Book 60/ Page 80.

<sup>4</sup> PCRD, Book 407/ Page 123.

<sup>5</sup> PCRD, Book 1463/ Page 519.

<sup>6</sup> PCRD, Book 2437/ Page 455.

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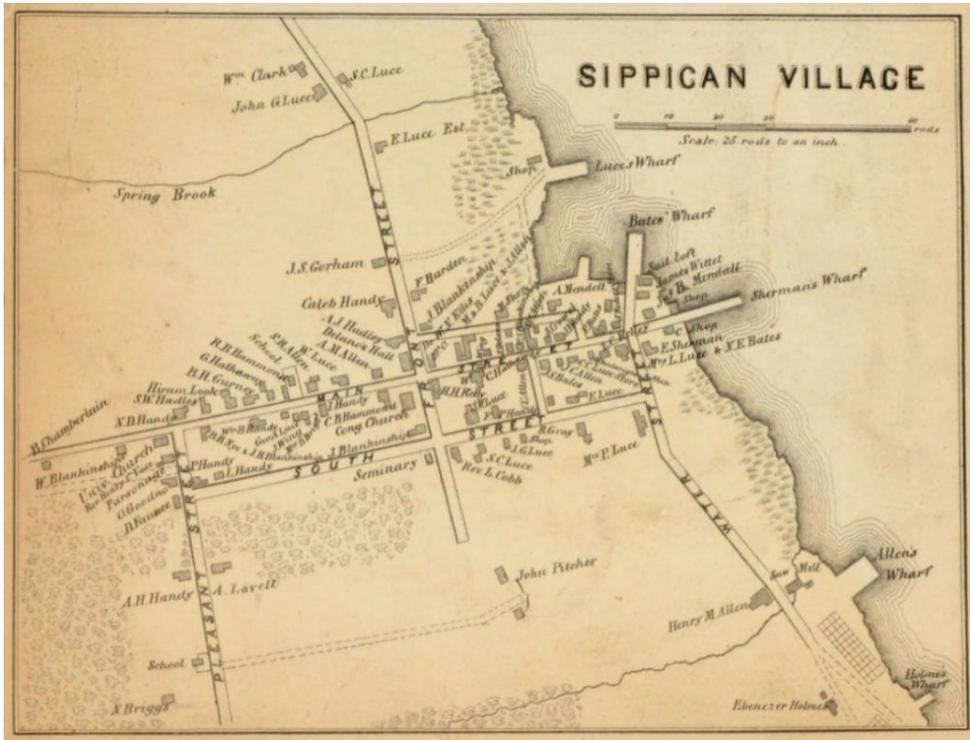


Figure 2. 1855 Walling Map of Marion, Sippican Village Inset Map.

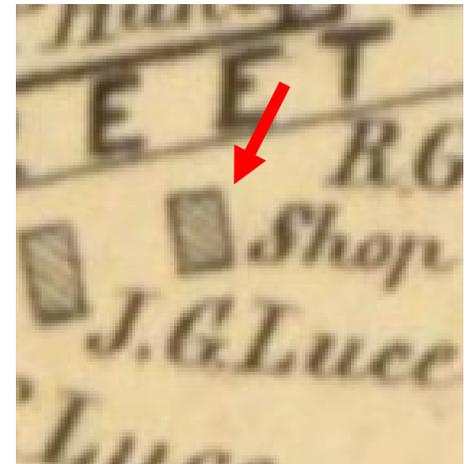


Figure 3. Detail of 1855 Walling Map (arrow added).

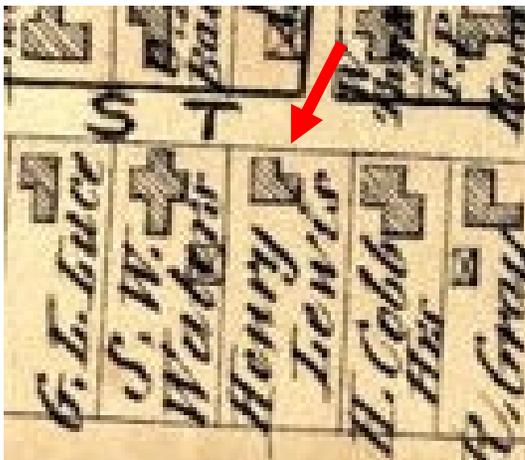


Figure 4. Detail of 1879 Plymouth County Atlas (arrow added).

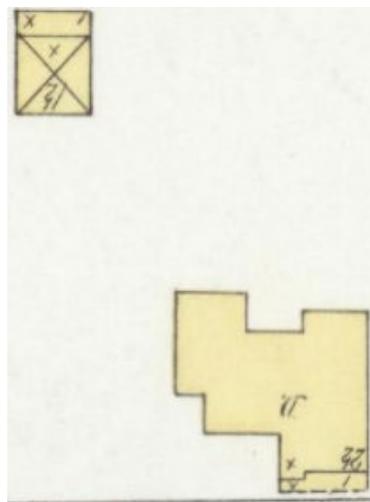


Figure 5. Detail of 1908 Sanborn Map.

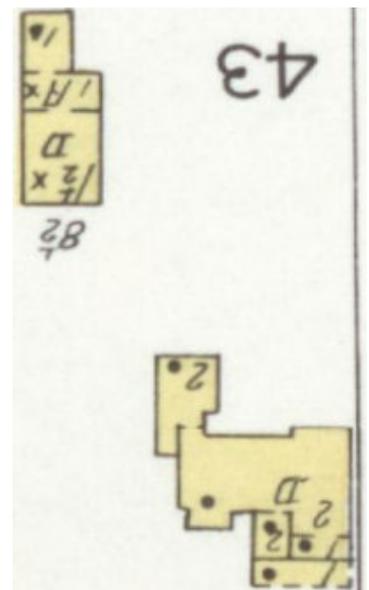


Figure 6. Detail of 1933 Sanborn Map.

**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).