

# FORM B – BUILDING

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

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

11-73

Marion

MRN.K

MRN.152

**Town/City:** Marion

**Place:** (*neighborhood or village*): Marion Village / Wareham Street

**Address:** 319 Wareham Street

**Historic Name:** Horatio N. Washburn House

**Uses:** Present: Residential

Original: Residential

**Date of Construction:** Ca. 1800

**Source:** Deed and map research

**Style/Form:** Federal

**Architect/Builder:** Unknown

**Exterior Material:**

Foundation: Granite block

Wall/Trim: Wood shingle / Wood

Roof: Asphalt shingle

**Outbuildings/Secondary Structures:**

Garage

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

Oriel window at west ell (20<sup>th</sup> century)

**Condition:** Good

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

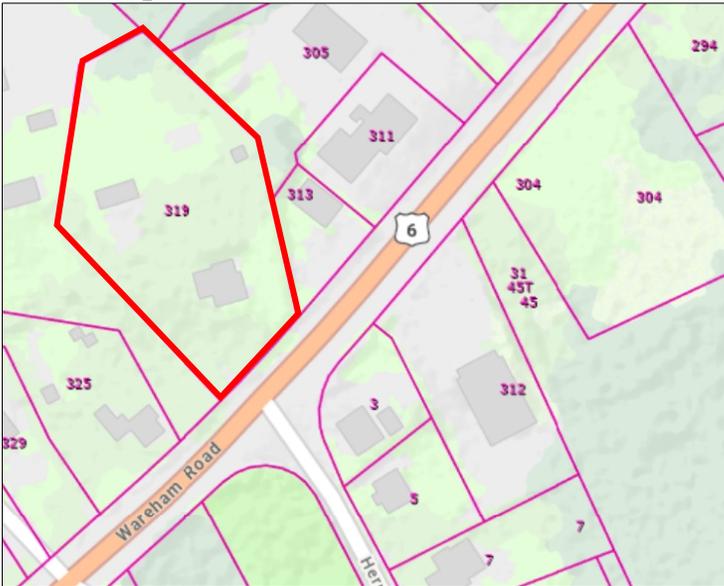
**Acreage:** 1.22

**Setting:** Small linear development along Wareham Street in a sparsely settled area of former farmland. Dwellings are moderate- to large-scaled wood-frame houses built between 1800 and 1900.

## Photograph



## Locus Map



**Recorded by:** Lynn Smiledge

**Organization:** Marion Historical Commission

**Date** (*month / year*): September 2022

# INVENTORY FORM B CONTINUATION SHEET

MARION

319 Wareham Street

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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.*

**319 Wareham Street** occupies a large, irregular, polygonal parcel on the north (geographic northwest) side of Wareham Street. The house is deeply set back from the street at the approximate north-south midpoint of the parcel and faces south; it is sited at a north-west angle away from Wareham Street. It is surrounded by an expansive lawn dotted with mature trees. The western property boundary is lined with dense shrubs and the eastern boundary is marked by a tall paneled-wood fence. The rear (northern) half of the parcel is cleared behind the house but otherwise densely vegetated. A paved driveway enters the parcel from Wareham Street and runs along the west elevation of the house to end at a garage sited off the northwest corner of the dwelling.

This wood-frame building comprises an early two-story, five-bay-by-two-bay, side-gabled main block with a one-and-a-half story west ell and a one-story rear addition. Like the Rev. Oliver Cobb House at 360 Front Street (MRN.149), it is a particularly large dwelling for its time, when smaller Cape-style houses were the norm. Constructed ca.1800 in the Federal style, the house retains the majority of its original character-defining features. It is clad in wood shingles; trim is limited to a deep frieze board at the façade (south elevation). The main block and ell rest on a granite foundation. The roof is surfaced with asphalt shingles. A brick chimney rises from near the east end of the roof ridge at the main block; a second chimney would have occupied the west end of the roof in a typical Federal-style house.

The windows at the main block comprise double-hung, two-over-two windows with flat surrounds; according to the 1998 MHC Area Form K for Wareham Street, these replaced earlier six-over-six windows. The second story windows touch the frieze board. The centered main entry contains a six-panel wood door framed by partial-height sidelights, a simple flat surround, and a prominent molded architrave and pediment. The entry fronts a three-step concrete stair leading to the lawn.

The one-and-one-half-story, one-by-two-bay, side-gabled west ell at the northwest corner of the main block is set back one bay from the façade. It has a two-over-two window at the second story and a contemporary semi-hexagonal oriel at the first story. The one-story rear addition is shed-roofed. It aligns with the east elevation of the main block and spans roughly two-thirds of the north elevation.

The one-story, four-bay, side-gable garage sited off the northwest corner of the house was built in 1981 according to town assessor's records. Clad with wood shingles, it has an asphalt shingle roof and single panel overhead garage doors.

319 Wareham Street was built in the Federal style (1780–1820), the predominant architectural style in the United States during the early decades of the new republic. Like the preceding Georgian style, it was based on simple, rectangular building forms with strictly symmetrical openings. It offered a refinement of the earlier style, however, with projecting wings, elegant ornamentation, and a general sense of lightness and restraint. Charles Bulfinch (1763-1844), considered America's first professional architect, is credited with introducing the style to the United States, where it was broadly disseminated through the pattern books of Asher Benjamin. Characteristic Federal-style features seen in this house include the side-gabled roof, symmetrical facade, pedimented entry surround with partial-height sidelights. The two-over-two window sash date to the last quarter of the 19<sup>th</sup> century and likely replaced six-over-six window sash, a characteristic Federal-era configuration.

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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. The four properties in the Wareham Street Area comprise a linear development adjacent to what was once the large farmstead of Horatio Nelson Washburn.

This house appears on the 1855 map with H.N. Washburn shown as owner. The heirs of H. Washburn are the owners on the 1879 map, and C.E. Washburn is the labeled owner on the 1903 map. The earliest recorded conveyance found for this property in a direct chain of ownership was a deed from Warren L. Washburn to Warren L. and Ann R. Washburn in 1973. The probate of the estate of Ralph E. Washburn was the reference for Warren L. Washburn's title.

The 1998 Marion Area Form K for Wareham Street asserts that a cooper called Hiram Washburn lived here in the mid-19<sup>th</sup> century and that his heirs inherited the property later in that century. There appears to have been some confusion about the identity of H. Washburn, however, who was not named Hiram but was Horatio Nelson Washburn (1825-1877), the son of Peleg Barrows Washburn (1802-1886) and Elizabeth [Betsey] Hull Dean (1793-1866). Originally from Carver, Peleg Washburn was the son of Aspha Washburn (1775-1859) and Mary Polly Barrows (1780-1846). Horatio's mother Elizabeth Hull Dean was the daughter of Abial [var. Abiel] Dean (1780-1855). The 1855, 1860, 1865, and 1870 censuses report Horatio Nelson Washburn living with his parents in Marion together with his wife Deborah B. Washburn (1834-1906) and the couple's children. Both Peleg Washburn and his son Horatio were farmers. An 1870 agricultural survey reported that Horatio Washburn owned some 57 acres of land valued at \$3,000.

The ownership of this ca.1800 house and land before 1855 is murky. No conveyances to Peleg Washburn could be found. According to census records his parents continued to live in Carver until their deaths, and it is therefore unlikely that he inherited this land from them. However, in 1854 Horatio Nelson Washburn's mother conveyed to him a large collection of properties which she had acquired ten years earlier in 1844 from her brother Joshua Dean (1880-1889). Dean had in turn purchased the property from Nathaniel Briggs. Also in 1854, Abiel Dean conveyed another property to his grandson, Horatio Washburn. While it is not possible to identify with certainty based on the deed descriptions that these conveyances were for the subject property, they do offer a possible provenance for it. Supporting the hypothesis that Horatio Washburn came by this property from his mother and grandfather, the 1855 map notes the property ownership as H.N. Washburn as opposed to his father Peleg.

Horatio and Deborah Washburn's son, Charles Edward Reed Washburn (1865-1941), inherited the house and land. He was married to Cyrissa M. Dickey (1864-1925). Over the years, his census-reported occupations were noted to be house carpenter and poultry farmer. In 1928 he founded the Washburn Electric and Heating Company which would be operated by three generations of Washburns including his son Ralph Edward Washburn (1898-1969). Ralph Washburn, who was married to Pearl Frances Gale (1895-1958), inherited this subject house from his father. It was eventually left to his son Warren L. Washburn (1907-2001) who operated the family business after his father's death in 1969. The house remains in Washburn family ownership.

**Deed Research**

Date	Book-Page	Grantor	Grantee
01-19-2021	54261-271	Estate of Ann R. Washburn	Warren L. Washburn, Jr.
12-07-1973	3952-703	Estate of Ralph E. Washburn	Warren L. & Ann R. Washburn

**Assumed provenance**

11-25-1854	262-160	Betsey Dean Washburn	Horatio Nelson Washburn
05-31-1854	262-161	Abiel Dean	Horatio Nelson Washburn
08-01-1844	262-158	Joshua Dean	Betsey Dean Washburn
07-07-1837	214-187	Nathaniel Briggs	Joshua Dean

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## BIBLIOGRAPHY and/or REFERENCES

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*Map of the Town of Marion, Plymouth County, Massachusetts* 1855 H.F. Walling

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

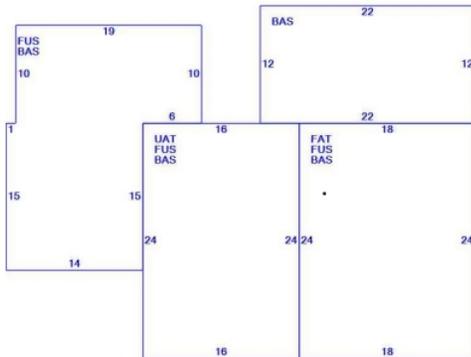
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Assessor's card plan

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## 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 \_\_\_\_\_ Lynn Smiledge \_\_\_\_\_

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

This house is recommended as a contributing element in a potential National Register Historic District for the Washburn House/Wareham Street Area of Marion. The Washburn House/Wareham Street Area (MRN.K) is recommended as eligible for listing as a National Register District at the local level under Criterion A for Social History and Criterion C for Architecture. Wareham Street (Route 6) 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-19th century when the advent of rail service began to facilitate tourism. However, this section of the town to the north of the harbor remained focused on farming well into that century. All four of the properties in the Washburn House/Wareham Street Area center around what was once the large farmstead of Horatio Nelson Washburn.

**Under Criterion A**, the area is recommended as eligible at the local level for its association with the once-large farmstead of Horatio Nelson Washburn, whose descendants continue to own the property.

**Under Criterion C**, the area is recommended as eligible at the local level in the area of Architecture for its collection of architecturally significant and diverse houses dating from ca. 1800 to the early 20<sup>th</sup> century. These include handsome examples of the Federal, Greek Revival, Queen Anne and Craftsman styles.

The majority 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 level, with areas of significance in social history and architecture.