

# FORM B – BUILDING

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

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

11-72	Marion	MRN.K	MRN.153
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**Town/City:** Marion

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

**Address:** 325 Wareham Street

**Historic Name:** Augustus M. Chace House

**Uses:** Present: Residential

Original: Residential

**Date of Construction:** Ca. 1898

**Source:** Deed and map research

**Style/Form:** Queen Anne

**Architect/Builder:** Unknown

**Exterior Material:**

Foundation: Not visible

Wall/Trim: Wood shingle / Wood

Roof: Asphalt shingle

**Outbuildings/Secondary Structures:**

Garage

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

None apparent

**Condition:** Poor

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

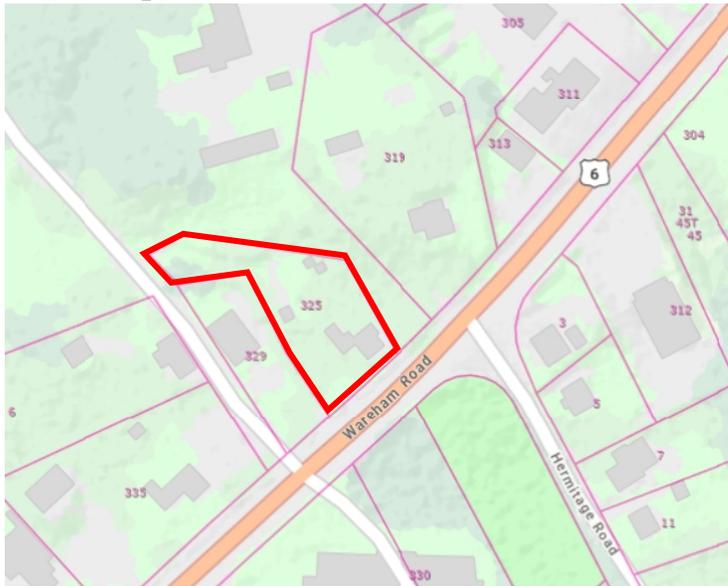
**Acreage:** 0.54

**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

325 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.*

**325 Wareham Street** occupies an irregular, polygonal parcel on the north (geographic northwest) side of Wareham Street. The house is set close to the street near the northeast corner of the property and fronts dense vegetation, making visual assessment difficult. The building description on this form is partly based on photographs that appear on the town assessor's card and the 1998 MHC Building Form K for Wareham Street area. Cleared areas surround the house and occupy a portion of the rear (north) half of the parcel. The property is otherwise heavily vegetated with shrubs and mature trees. A paved driveway enters the parcel from Wareham Street and runs along the west elevation of the house; it appears to end at a garage sited off the northwest corner of the dwelling along the western property line.

This wood-frame building comprises a two-story, three-bay-by-two-bay, front-gabled main block with a full-width front porch, a shallow cross gable at the northeast corner, and two dependencies. The dependencies include a two-story west wing and a contiguous one-story north addition. Constructed ca.1898 in the Queen Anne style, the house appears to retain many of its original character-defining features. It is clad in wood shingles except at the front porch, which is sided with clapboards. The house is trimmed with a deep box cornice, frieze boards at the side elevations, and eave returns. The foundation is not visible. The roof is surfaced with asphalt shingles. Brick chimneys rise from the east roof slope of the main block and the roof ridge at the west wing.

The windows at the house comprise single and paired double-hung, two-over-two windows with flat surrounds and lipped lintels; some have blinds. The main entry at the western-most bay at the façade (south elevation) contains a wood-panel door with a flat surround. The full-width, hip-roofed porch has a slat work railing and curvilinear flat-sawn post brackets. The gable peaks at the main block and west wing are clad with contrasting fish scale shingles. The pediment base at the front gable of the main block is embellished with a curvilinear, flat-sawn trim band.

325 Wareham Street is a relatively restrained example of Queen Anne, the predominant style for domestic architecture in the United States between 1880 and 1900. Devised by a group of English architects and based on the visual vocabulary of late Medieval models, Queen Anne encompasses a wide range of architectural features from several stylistic traditions. The style gained popularity after being seen at the Philadelphia Exposition of 1876. It was disseminated by the country's leading architectural magazine and by pattern books and mail-order house plans. Identifying features of the Queen Anne style seen in this house include its asymmetrical massing façade, full-width porch, decorative porch brackets and trim, and textured wall surface.

## 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.

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This house is first seen on the 1903 map with A.M. Chase as the owner. The earliest conveyance found for the property was the sale of a parcel of land by Deborah B. Clark and her son Charles E. Washburn to Augustus M. Chace in 1898. This parcel of land was part of the farmstead once owned by Horatio Nelson Washburn, whose family occupied the house next door at 319 Wareham Street (ca. 1800, Horatio N. Washburn House, MRN.152). Horatio Nelson Washburn (1825-1877) was 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). 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 their children. Both Washburn father and son were farmers. An 1870 agricultural survey reported that Horatio Washburn owned some 57 acres of land valued at \$3,000.

Two years after the death of her husband Horatio N. Washburn, Deborah B. Washburn married farmer William Clark (1821-1895). Clark died in 1895 and in 1898 the now twice-widowed Deborah Clark sold a parcel of their large land holdings to Augustus M. Chace [var. Chase] (1849-1951). There was no mention of a building in the deed. Two adjacent houses were ultimately built on this parcel at 325 and 329 Wareham Street. Augustus M. Chace was the likely builder of both the subject house and the Craftsman style house next door at 329 Wareham Street (ca. 1925, Augustus M. Chace House, MRN.154). Augustus Chace was the son of William Francis Chase (1827-1900) and Julia Marie Antoinette Fisher (1830-1893) of Providence and was married in 1881 to Mary B. Dean. Mary Dean was both the granddaughter of Joshua Dean, the brother-in-law of Horatio N. Washburn, and a cousin of Horatio's first wife Deborah Clark Washburn. Augustus M. Chace had careers as a mechanic and in the jewelry business before becoming a shellfish fisherman, as reported in the censuses of 1900 and 1920. According to the 1998 MHC Area Form K for Wareham Street, this residence was near Little Neck inlet at the head of Sippican Harbor, whose coves and creeks were a rich source of oysters and scallops. Chase lived to reach his 101<sup>th</sup> birthday. Augustus and Mary Chace lived in this house until 1944 when it was sold to Herbert W. Bean.

Little biographical information could be found on Herbert Bean. He owned the property for 14 years until 1958, when it returned to Washburn family ownership with its purchase by Ralph E. Washburn. Six years later Ralph E. Washburn conveyed the property to his son Ralph G. Washburn, the current owner.

**Deed Research**

Date	Book-Page	Grantor	Grantee
11-02-2007	35266-37	Ralph G. Washburn	Ralph G. & Phyllis M. Washburn
05-29-1964	3123-8	Ralph E. Washburn	Ralph G. Washburn
07-03-1958	2640-370	Herbert W. Bean	Ralph E. Washburn
02-05-1944	1858-397	Augustus M. Chace	Herbert W. Bean
01-19-1898	754-463	Charles E. & Cyriasa Washburn & Deborah B. Clark	Augustus M. & Mary M. Chace

**Transactions for the undivided Washburn Farm**

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

**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  
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*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.  
 Olive Hill Sommers, *Three Centuries of Marion Houses*. Marion, 1972.  
 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.  
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 Smith, Pete. (ed.) *A Picture Postcard History of Marion, Massachusetts*. New Bedford, MA: Spinner Publications, 2008

# INVENTORY FORM B CONTINUATION SHEET

MARION

325 Wareham Street

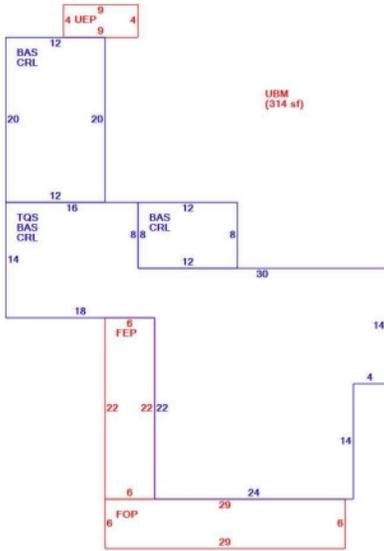
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Assessor's card plan

