

FORM B – BUILDING

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

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

16-51	Marion	MRN.F	MRN.103
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Photograph



Town/City: Marion
Place: (*neighborhood or village*): Marion Village

Address: 45 Pleasant Street

Historic Name: Walter J. Thurber House

Uses: Present: Residential

Original: Residential

Date of Construction: Ca. 1908

Source: Deed and map research

Style/Form: Queen Anne

Architect/Builder: Unknown

Exterior Material:

Foundation: Stone

Wall/Trim: Wood clapboards & shingles / Wood

Roof: Asphalt shingle

Outbuildings/Secondary Structures:

None

Major Alterations (*with dates*):

Attached garage (after 1933)

Condition: Excellent

Moved: no yes **Date:**

Acreage: 0.36

Setting: Diverse residential neighborhood developed in the mid-19th – early 20th centuries. Housing stock represents a range of styles including Cape, Federal, Greek Revival, Queen Anne, Craftsman and Colonial Revival. Surrounded mostly by moderately-sized, wood-frame, single-family houses on small to medium-sized lots.

Locus Map



Recorded by: Lynn Smiledge

Organization: Marion Historical Commission

Date (*month / year*): March 2022

INVENTORY FORM B CONTINUATION SHEET

MARION

45 Pleasant 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.

45 Pleasant Street occupies a trapezoidal lot on the east side of Pleasant Street at the southeast corner of Pleasant and Pitcher Streets. The house is positioned at the approximate north-south center of the western half of the parcel and faces west. The parcel is maintained chiefly in grass with a row of mature trees lining the property line along Pitcher Street. A distinctive rock outcropping marks the northwest corner of the property. Low specimen trees behind short hedges flank the concrete walkway leading from the main entry at the façade (west elevation) to Pleasant Street. A gravel and concrete driveway enters the property from Pleasant Street along the south elevation at the house and terminates at the garage addition at the southwest corner.

The building comprises a two-and-one-half-story, four-bay-by-two-bay, side-gabled, wood-frame main block with a cross-gabled, three-bay-by-two-bay east wing and an attached garage. An open porch wraps the west and north elevations and a second porch spans the east (rear) elevation. Constructed ca. 1908 in the Queen Anne style, it retains the majority of its original character-defining features. The house is clad in wood clapboards and shingles and finished with contrasting wood trim. It rests on a high stone foundation and has an asphalt shingle roof. Corbelled brick chimneys rise from the ridge and north slope of the roof at the rear wing.

The main block is trimmed with boxed cornices, narrow corner boards, frieze boards, and eave returns. A semi-hexagonal oriel at the northernmost bay of the second story at the façade rests on the porch roof; two hipped dormers with mulled windows occupy the roof slope above. The one-light upper sash of the dormer windows replaced diamond-shaped panes described in the 1998 MHC Area Form L. Windows at the main block are generally single, double-hung, one-over-one sash with flat surrounds and lipped lintels. The openings at the second story touch the frieze boards. The window at the gable peak at the south elevation has diamond-shaped panes in the upper sash over a one-light lower sash. The shed-roofed, open porch spans the façade and wraps the northwest corner of the main block, terminating just beyond the first bay at the north elevation. It has Doric posts, a slat work railing, and a diagonal lattice skirt framed by contrasting wood panels. There are four-step wooden stairs at the end of the porch at the north elevation and in front of the main entry at the southernmost full bay at the façade. The wood paneled door is flanked to the right by a small, one-light, fixed window that is repeated around the corner at the south elevation. The door fronts a concrete walkway to the street and a stone pathway leading to the driveway.

The trim at the rear wing mirrors that at the main block. The window openings comprise single and paired doubled-hung, one-over-one and two-over-one sash with flat surrounds and lipped lintels. A substantial semi-hexagonal bay window occupies the junction of the main block and rear wing at the north elevation. The open porch spanning the west elevation shelters a glass-and-panel door at the center bay marked with the address "45R." The porch has turned posts with saw-cut scroll brackets and a slat work railing. The rear wall below the porch roof is clad with alternating rows of sawtooth and square butt shingles; these may be remaining examples of similar shingle patterns that once enlivened other parts of the house. An enclosed, shed-roofed segment of the porch extends beyond the south wall of the rear wing and contains a wood-paneled door with tall arched glass insets.

A small, shed-roofed enclosed entry containing a six-panel wood door is centered on the south elevation of the main block. A two-story, shed-roofed wall dormer occupies the junction of the main block and rear wing; it contains mulled one-over-one windows at both levels. The one-story, side-gabled, hip-roofed two-car garage joins the house at the south elevation just beyond the wall dormer at the rear wing.

45 Pleasant Street is a handsome example of Queen Anne, the dominant 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

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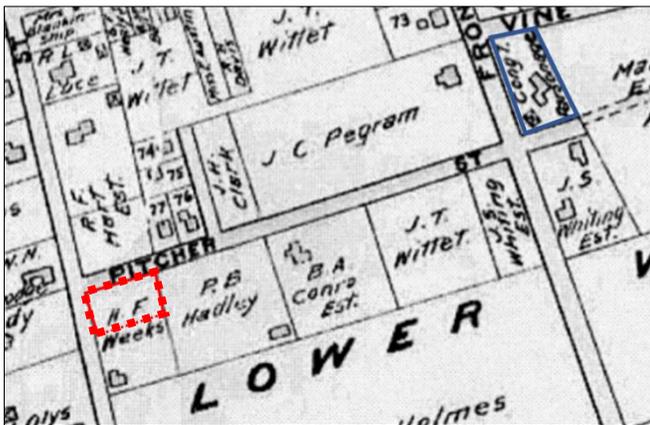
after being seen at the Philadelphia Exposition of 1876. It was disseminated by the country's leading architectural magazine and by pattern books and mail-order house plans. Identifying features of the Queen Anne style seen in this house include its oriel and bay windows, dormers, full-width porches, turned porch posts with scroll brackets, remaining two-over-two and diamond-paned window sash, and remaining ornamental shingle patterns.

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 town of Marion was established in 1852 when it broke off from the town of Rochester. The Village of Marion, the commercial and residential center of the town, is set on the western shore of Sippican Harbor. The town has historically consisted of a northern portion, often referred to as the Old Landing, and a southern portion, known once as Wharf Village but more commonly referred to today as The Village or Marion Village. This house is located in the southwestern section of Marion Village centered on Converse Road (originally called Nye Street and later known as Pleasant Street or Charles Neck Road) which runs southward toward Charles Neck Point, the southernmost point of the peninsula defining the western side of Sippican Harbor. The area is named for Captain George Bonum Nye (1750-1831), the sea captain who was one of the pioneers in the salt making industry in Marion and who owned a house and surrounding land at 266 Converse Road (ca.1780, George B. Nye House, MRN.82).

This part of Marion was sparsely settled with a few scattered farms until the mid-19th century, when the advent of regular rail service helped shift the town's economy from traditional maritime businesses to tourism. Wealthy individuals were attracted to Marion and began to build large summer residences along the waterfront. The construction and maintenance of these properties sparked demand for a variety of service industries and trades, particularly carpentry, along with the need for housing for this new class of workers. As landowners in this area saw a new use for their properties and former farms were subdivided into house lots, this part of Marion soon became a densely settled residential quarter. Comparison of the 1879 map with the 1903 map shows how quickly this transition occurred. In a little more than two decades, large tracts of open land had become filled with streets lined with new houses. The majority of residences are relatively modest one-and-one-half to two-story frame houses dating from the early 19th to the early 20th centuries and representing a range of styles including Cape, Federal, Greek Revival, Queen Anne, Craftsman and Colonial Revival.



1903 map. Dotted red line shows subject parcel after 1907 subdivision.

This property first appears on the 1903 map with H.F. Weeks identified as the owner (parcel outlined in red on the map at left). The first recorded conveyance found for the property was the 1878 sale of a parcel of land by Selina F. Cobb et al. to Sarepta Freeman. Selina F. (nee Bacon) Cobb was the second wife of the Reverend Leander P. Cobb (1801-1872), a graduate of Brown University and Andover Theological Seminary. Leander Cobb was the oldest son of the Reverend Oliver Cobb (1770-1849), who preceded his son in the pulpit at the same church.

Leander Cobb died in 1872 and the land was sold by his widow and daughters for \$25; there was no mention of a building on the deed. It was purchased by Sarepta R. (nee Burgess) Freeman (1836-1897) in 1878. Born in Sandwich, she was the second wife of John Freeman (1808-1884). When the couple married in Rochester in 1860 the marriage register noted John Freeman's occupation as farmer. The 1870 census recorded the couple living in Wareham, where John was

working at a nail factory. The house in the southwest corner of the parcel (41 Pleasant Street, ca. 1880, John Freeman House, MRN.102) was built sometime after the Freemans' purchase of the land. In 1897 Sarepta Freeman sold the house and land to Isabelle Weeks for \$1,100.

The 1897 deed conveying the property from Sarepta Freeman to Isabelle Weeks references the fact that the land was given to Leander Cobb by John Pitcher in his will. Captain John Pitcher (1788-1867) was the brother of Tabor Academy founder Elizabeth Taber. A major supporter of the Congregational Church, he left his house at 113 Front Street (1813, Capt. John and

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Catherine Pitcher House, MRN.194) to the church after his death. The residence, located on the north side of the street at the eastern end of Pitcher Street was used as the church parsonage until 1963. The street was originally the path leading west to Pitcher's pastures from his house. Captain Pitcher also gave his pastureland to the Congregational Church, which sold it off in parcels. Because Leander Cobb was the minister of the church at the time of Pitcher's death, the original parcel was perhaps a legacy provided to the clergyman and his family.

Isabelle G. (nee Young) Weeks was born in 1846, the daughter of Captain Alvin Young and Betsey Delano Richmond of Rochester. In 1881 she was married to Henry Franklin Reed Weeks (1842-1904), the son of Ammiel and Mary Avery Weeks and a seaman according to the 1865, 1870, and 1880 censuses. After the death of Henry Weeks in 1904 Isabelle moved with her two daughters to New Bedford, where she rented a house on Cottage Street. In 1907 Isabelle subdivided the lot, selling the northern portion of the approximately one-acre original parcel to Walter S. Thurber of Brooklyn, New York, who built the subject house on that lot.

Walter Shipman Thurber (1873-1936) was the son of Joseph Shipman Thurber and Mary Welch. He was married to Susie Worthing Dodge (b.1873), the daughter of William Dodge and Caroline Blankinship of Marion. Caroline Blankinship was a descendant of the large, landed Blankinship family of Marion. Educated at Michigan State University, Walter Thurber was an officer of the Bayside Sash and Door Company of Brooklyn, New York. He and Susie Dodge were married in Marion in 1897 at the Universalist Church. The Thurbers had two children, Alfred B. Thurber (1901-1964) and Marion Dodge Thurber (b. 1903). Marion Thurber was married to Elwood Hiller, the son of Isaac and Ellen Hiller of Marion. Marion Hiller purchased this house from her parents in 1929 and it remains in Hiller family ownership. It was converted to a two-family residence in the early 21st century.

Deed Research

Date	Book-Page	Grantor	Grantee
03-23-2001	19719-0024	Pleasant Street Realty Trust	PNH Trust
12-28-1989	9539-123	Jay E. & Pauline N. Hiller	Pleasant Street Realty Trust
12-30-1982	5271-363	Bruce F. & Warren H. Hiller (2/3 Interest)	Jay E. & Pauline N. Hiller
		Estate of Elwood Hiller	Jay E. Hiller et al.
04-29-1929	1572-510	Walter J. & Susie W. Thurber	Marion D. Hiller
04-07-1907	960-385	Isabelle G. Weeks	Walter S. Thurman (sub-division)
03-01-1897	749-32	Sarepta R. Freeman	Isabelle G. Weeks
11-11-1878	467-3	Selina F. Cobb et al.	Sarepta R. Freeman
		Estate of Leander Cobb	Selma F. Cobb et al.
		Estate of John Pitcher	Leander Cobb

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

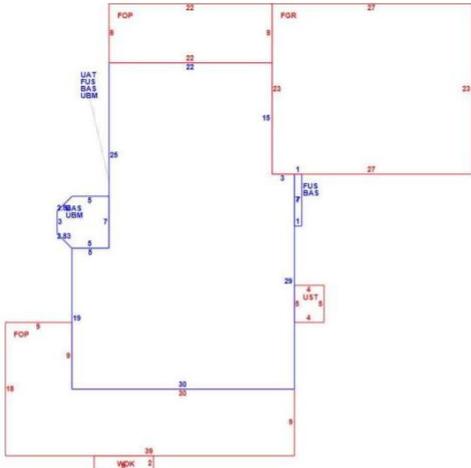
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Assessor's card plan



West and north elevations.



West elevation. View showing rock at northwest corner of the property.

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 Nye Area of Marion Village. The George Bonum Nye Area (MRN.F) 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. The area is named for Captain George Bonum Nye (1750-1831), a sea captain who was one of the pioneers in the salt making industry in Marion and who owned a farm house and a large tract of land on the west side of Converse Road (formerly Nye Street). The Nye and Blankenship families, the two largest landowners in the area in the 19th century, are well represented among the property owners here for more than a century.

The area is built up around George Bonum Nye's homestead at 266 Converse Road (ca. 1780, George Bonum Nye House, MRN.85) in the southwestern part of Marion Village. It runs north-south along Converse Road between Evergreen Cemetery and Lewis Street and includes the large triangle containing Clark Street and bordered by the cemetery to the north, Pleasant Street to the east, and Converse Road to the west. The potential district's boundaries are those defined in the 1998 survey for the George Bonum Nye Area (MRN.F), to which several properties on Clark Street, Converse Road, and Pleasant Street have been added.

Under Criterion A, the area is recommended as eligible at the local level for its association with the rapid residential development of the southwestern part of Marion Village in response to the need for housing for a new class of workers. In the late 19th through the early 20th centuries the town became a popular seaside resort for affluent city dwellers who began building large summer residences along the waterfront. The construction and maintenance of these grand properties sparked demand for a variety of skilled trades and service industries along with the need for housing for this new class of workers. This area became the home for many of these tradespeople seeking modest, comfortable single-family residences.

Under Criterion C, the area is recommended as eligible at the local level in the area of Architecture for its nearly intact collection of houses that provides a sense of the evolution of architectural styles from the mid-19th through the early 20th centuries. A densely-settled quarter, the Nye Area contains mostly modestly-scaled, one-and-one half to two-story wood-frame

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dwellings on small to moderate-sized lots in the Greek Revival, Queen Anne, Craftsman, and Colonial Revival styles. Along with several high-style examples of these styles, the area also includes a handful of earlier dwellings in the Cape and Federal styles that pre-date the building boom that began in the second half of the 19th century.

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.