

# FORM B – BUILDING

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

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

16-48

Marion

MRN.F

MRN.101

**Town/City:** Marion

**Place:** (*neighborhood or village*): Marion Village

**Address:** 35 Pleasant Street

**Historic Name:** George F. White House

**Uses:** Present: Residential

Original: Residential

**Date of Construction:** Ca.1906

**Source:** Deed and map research

**Style/Form:** Queen Anne

**Architect/Builder:** Unknown

**Exterior Material:**

Foundation: Stone

Wall/Trim: Wood shingle / Wood

Roof: Wood shingle

**Outbuildings/Secondary Structures:**

Garage (1981)

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

Porch addition (after 1998)

Entry bay fenestration (after 1998)

**Condition:** Excellent

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

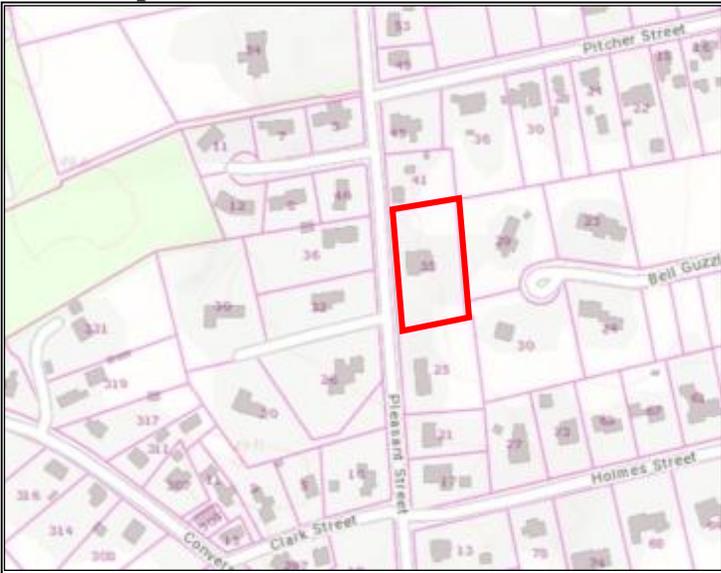
**Acreage:** 0.87

**Setting:** Diverse residential neighborhood developed in the mid-19<sup>th</sup> – early 20<sup>th</sup> 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.

## Photograph



## Locus Map



**Recorded by:** Lynn Smiledge

**Organization:** Marion Historical Commission

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

# INVENTORY FORM B CONTINUATION SHEET

MARION

35 Pleasant 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.*

**35 Pleasant Street** occupies a trapezoidal lot on the east side of Pleasant Street at the rough midpoint of the block between Pitcher and Holmes Streets. The house is positioned near the street in the center of the parcel and faces west. The western portion of the parcel and the area surrounding the house are maintained in lawn dotted with half-buried rocks; the eastern portion is heavily vegetated. A row of widely-spaced tall trees lines Pleasant Street along the western boundary. The garage sited at the southern lot line is accessed by a paved driveway which enters the property from Pleasant Street.

The building is a two-story, three-bay-by-three-bay, side-gabled wood-frame house with a nearly square plan. It has a flared gambrel roof and a distinctive wall dormer at the facade. An integrated enclosed porch spans the north elevation; this is seen as an enclosed porch in the photograph in the 1998 MHC Building Form B but appears to be open in a ca. 1910 photograph. The house is surrounded on the remaining three sides by an open hip-roofed porch added sometime after 1998. Although the porch addition represents a dramatic alteration to this Queen Anne-style house, it is well proportioned and does not detract from the building's architectural integrity. Constructed ca. 1906, the house retains the majority of its original character-defining features. The house rests on a high rubble stone foundation and is clad in weathered wood shingles finished with flat wood trim. The roof is surfaced with wood shingles. A double-flue brick chimney is centered on the roof ridge.

Strong visual interest is provided at the façade (west elevation) and side elevations. The hip-roofed wall dormer centered at the façade has rafter tails at the cornice and contains a semi-hexagonal bay window set within curved sidewalls. The windows are double-hung with multi-light diamond panes in the upper sash and single lights in the lower sash, a configuration that is repeated in most of the fenestration at the house. The gable wall at the north elevation is treated as a based pediment with deep eaves overhanging a broad polygonal bay. There are rafter ties at the pediment base and a small, diamond-shaped window at the gable peak. The pediment at the south elevation, which is defined by a deep band of trim, overhangs a small hip-roofed, semi-hexagonal dormer and an oval, multi-light roundel at the westernmost bay. There is a diamond-shaped window at the gable peak. A hip-roofed dormer spanning the rear (east) elevation has roundels at the north and south sidewalls.

The enclosed porch along the north elevation has a bank of paired and triple windows separated by slender Doric pilasters. The window sash are fixed with multi-light, horizontal muntin patterns. The main entry, sheltered by the open porch at the façade, comprises a projecting bay containing a Craftsman-style wooden door with vertical panels and a glass inset with diamond-shaped lights. The door is flanked by full-height sidelights with diamond panes. The current windows at the entry bay replaced double-hung windows seen in earlier photographs of the house. The porch has Doric posts, a slat work railing, and a diagonal lattice skirt framed by wooden panels. The door fronts a two-step stair and concrete walkway leading to Pleasant Street.

A three-car garage with a shallow hipped roof is sited at the southern boundary of the parcel and faces west. Built in 1981 according to the town assessor's card, it is clad with stucco and has a wood shingle roof with rafter tails at the cornice. The paneled wood garage doors have a row of lights in the upper panel.

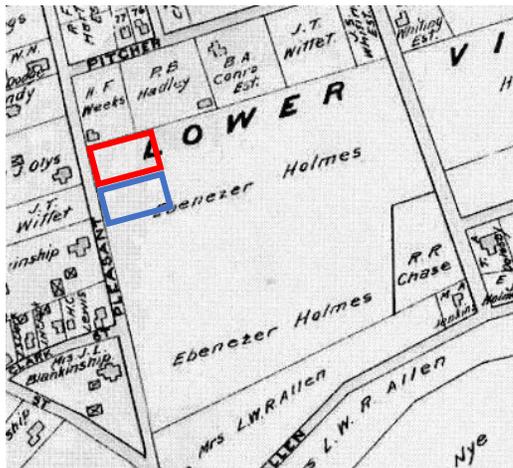
**35 Pleasant Street** is a handsome example of Queen Anne style, the dominant style for domestic architecture in the United States between 1880 and 1900. Devised by a group of English architects and based on the visual vocabulary of late Medieval models, Queen Anne encompasses a wide range of architectural features from several stylistic traditions. The style gained popularity 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 façade (best seen prior to the open porch addition); dormers and projecting bays; varied window sizes and shapes; decorative window muntin patterns; and open porch.

**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-19<sup>th</sup> 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 19<sup>th</sup> to the early 20<sup>th</sup> centuries and representing a range of styles including Cape, Federal, Greek Revival, Queen Anne, Craftsman and Colonial Revival.



1903 map

This house does not appear on the 1903 map. The earliest conveyance found for the property was the 1906 sale of a parcel of land (approximate location outlined in red on the map at left) from Ebenezer Holmes III to George and Clara White of Brooklyn, New York.

Ebenezer Holmes (1783-1869) was one of the leaders in Marion's salt making industry and the owner of a large tract of land in the southern part of the town. This land was inherited by his son Ebenezer Holmes Jr. (1816-1876) and later by his grandson Ebenezer Holmes III (1859-1914). After the death of Ebenezer Holmes III in 1914, his wife Susan Delano Hadley (1873-1941) married George Dunn (1878-1995).

George F. White (b.1858), who with his wife Clara Augusta (1858-1916) acquired the property in 1906, was born in Glasgow, Scotland. The 1905 New York state census recorded the couple living in Brooklyn, New York and the federal census of 1910 showed them living in Marion in a house that they owned on Pleasant Street. Because no mention of buildings was made on the 1906 deed from

Ebenezer Holmes to George and Clara White, it is probable that the Whites built this house sometime between 1906 and 1910. White's occupation in the 1910 census was noted as "commercial traveller in linen." Clara White died in 1916 and George White sold the property to Mathew Cushing the following year. Cushing also purchased the adjacent lot (outlined in blue on the map) from the widow of Ebenezer Holmes, Susan Holmes Dunn, in 1917.

Mathew Cushing (1859-1925) was born in Plymouth, the son of Mathew Henry Cushing (1832-1915) and Polly Svery Farlin (1837-1923). He was married to Edith Isabelle Bartlett (1861-1943) and lived most of his life in Middleborough as recorded in the 1860 through 1910 censuses. His occupation was variously listed as retail merchant or grocer. The Cushings had two children, Bartlett Ellis (1889-1977) and Edith Hazel (b.1891). By the time of the 1920 census the family was living on Pleasant Street and Cushing's occupation was listed as theatre manager. That was confirmed by the 1924 city directory, which noted that he was the proprietor of the Cozy Theatre. Mathew Cushing died in 1925 and his wife continued to live in the house with her son Bartlett



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Area(s) Form No.

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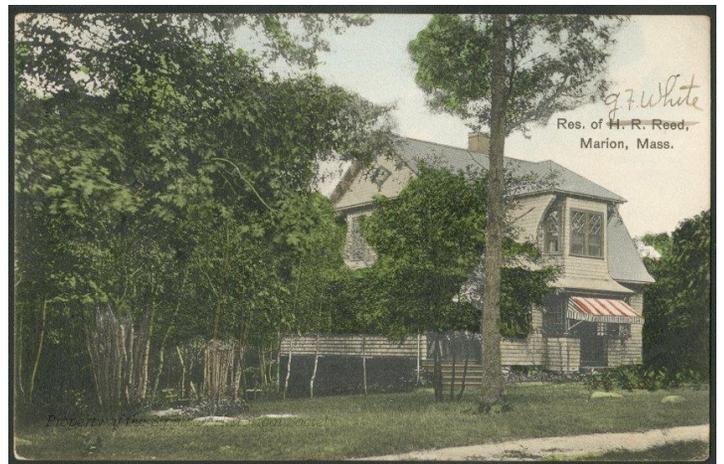
MRN.101



North and west elevations.



1998 MHC Area Form F photograph.



35 Pleasant Street during G. White ownership, 1906-1917. Photograph courtesy of the Sippican Historical Society.

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.