

FORM B – BUILDING

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

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

16-50	Marion	MRN.F	MRN.102
-------	--------	-------	---------

Town/City: Marion

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

Address: 41 Pleasant Street

Historic Name: John Freeman House

Uses: Present: Residential

Original: Residential

Date of Construction: Ca. 1880

Source: Map and deed research

Style/Form: No Style

Architect/Builder: Unknown

Exterior Material:

Foundation: Stone

Wall/Trim: Wood shingle / Wood

Roof: Asphalt shingle

Outbuildings/Secondary Structures:

Garage (1981)

Major Alterations (*with dates*):

None

Condition: Fair

Moved: no yes **Date:**

Acreage: 0.39

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.

Photograph



Locus Map



Recorded by: Lynn Smiledge

Organization: Marion Historical Commission

Date (*month / year*): March 2022

INVENTORY FORM B CONTINUATION SHEET

MARION

41 Pleasant Street

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MRN.F

MRN.102

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.

41 Pleasant Street occupies a rectangular lot on the east side of Pleasant Street and faces west. The house is positioned close to the street in the southwest corner of the parcel, which is maintained in lawn around the house. There is heavy vegetation along the eastern property boundary and rows of shrubs along the north and south lot lines. A gravel driveway curbed by railroad ties enters the property from Pleasant Street near the northeast corner of the property and terminates at a garage sited off the northwest corner of the house.

The house comprises a one-and-one-half-story, three-bay-by-two-bay, front-gabled main block with an intersecting two-bay-by-three-bay north wing. Constructed around 1880, this simple house has been significantly altered but appears to retain some of its original character-defining features. The structure rests on a low stone foundation and is clad in painted wood shingles. The roof is surfaced with asphalt shingles. A brick chimney is centered on the roof ridge of the north wing.

The house is trimmed with narrow corner and frieze boards. The windows at all locations are early, double-hung, six-over-six sash with flat surrounds and lipped lintels. The main entry at the southernmost bay at the main block contains a glass-and-panel door framed by a flat surround and architrave. Fenestration at the north elevation of the north wing mirrors the main block and contains an entry at the westernmost bay; the entry has a flat surround but no architrave. The wood shingle cladding appears to have been installed over earlier siding and is flush with the trim. The main entry at the façade (west elevation) fronts a granite step and a short concrete walkway leading to Pleasant Street.

A gabled one-car garage is sited approximately 10 yards off the northwest corner of the house and faces west. The wood-shingled garage has double-leaf, vertical slat doors with strap hinges.

41 Pleasant Street is a modest house that reflects influences of the Greek Revival style. Greek Revival was the predominant style of American architecture from about 1830 to 1850, but the form continued to be used well into the second half of the 19th century. Inspired by the architecture of ancient Greek temples and associated with democratic ideals, it was widely disseminated through the house plan books of Massachusetts architect Asher Benjamin. The features seen in this house which suggest the influence of the Greek Revival style include the front-gabled orientation of the main block, side hall entry form, door architrave, and 6/6 window sash configuration.

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).

INVENTORY FORM B CONTINUATION SHEET

MARION

41 Pleasant Street

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

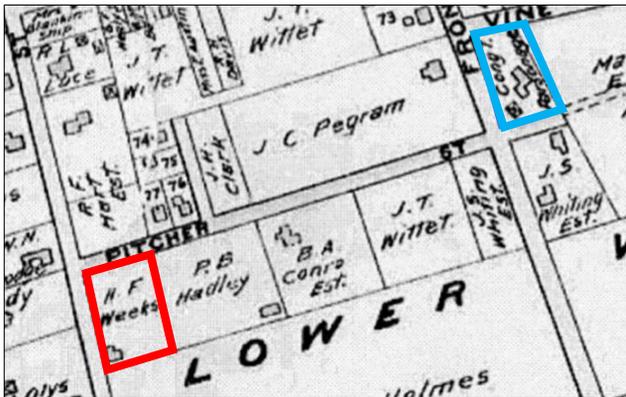
Area(s) Form No.

MRN.F MRN.102

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.

This house is not shown on the 1879 map but appears on the 1903 map with H.S. Weeks identified as the owner (parcel outlined in red on the map below). 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 in 1878 by his widow and daughters for \$25; there was no mention of a building on the deed. The property was purchased by Sarepta R. (nee Burgess) Freeman (1836-1897). 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. It is probable that the house 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.



1903 map

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 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 (outlined in blue on the map at left), 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 subject 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 Isabelle married 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. The couple had two daughters, Etta and Bessie. After the death of Henry Weeks in 1904, Isabelle moved the family to New Bedford where they rented a house on Cottage Street. It is probable that the subject house then became a rental property. In 1907 Isabelle subdivided the lot, selling a portion of the approximately one-acre original parcel to Walter Thurber of Brooklyn, New York. Thurber built a house on that lot, now 45 Pleasant Street (1910, Walter J. Thurber House, MRN.103). After Isabelle's death in 1916 the property was inherited by her daughters Etta H. Weeks Hubbard and Bessie R. Weeks Geary. Bessie Geary conveyed her interest to her sister in 1925. In 1933 the property was purchased by Franklin and Mary Winters.

Franklin A. Winters (1891-1953) was the son of Albert and Sophronia Winters of Marion. He was married in 1913 to Mary A. Walsh (1893-1987). Early in his life Franklin Winters worked for his father Albert, a farmer who also ran an ice company. Albert Winters and his family lived nearby on Converse Street. Franklin Winters eventually operated an insurance and real estate company where his wife, Mary Winters, worked as a bookkeeper. Franklin was active in the community and variously served as

INVENTORY FORM B CONTINUATION SHEET

MARION

41 Pleasant Street

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MRN.F	MRN.102
-------	---------

tax collector, auditor and chief of the fire department. The house was purchased in 1959 by William and Eleanor Wisner Gural and remains in Gural family ownership.

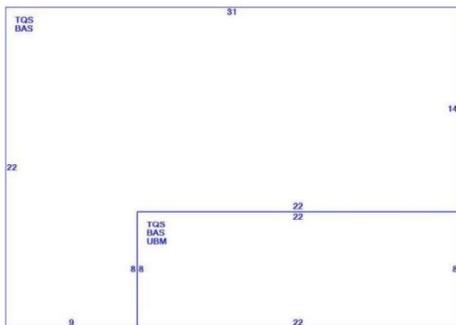
Deed Research

Date	Book-Page	Grantor	Grantee
04-17-2019	51024-0157	Rachel Gural Biello	Biello Joint Revocable Living Trust
01-06-2016	46483-219	Estate of Eleanor Wisner Gural	Rachel Gural Biello
10-10-1959	2736-351	Richard N. & Nancy J. Boulter	William & Eleanor W. Gural
07-28-1954	2364-10	Mary A. Winters	Richard N. & Nancy J. Boulter
05-08-1933	1643-480	Thomas F. & Jennie M. Twomey	Franklin A. & Mary A. Winters
06-23-1932	1642-7	Etta F. Hubbard	Thomas F. & Jennie M. Twomey
03-09-1925	1481-23	Bessie R. Geary	Etta H. Hubbard
		Estate of Isabelle G. Weeks	Etta H. Hubbard & Bessie R. Geary
04-07-1907	960-385	Isabelle G. Weeks	Walter J. 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	Selina F. Cobb et al.
		Estate of John Pitcher	Leander Cobb

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
- Atlas of Plymouth County*, Boston, MA: L.J. Richards Co., 1903
- 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.
- Smith, Pete (ed.). *A Picture Postcard History of Marion, Massachusetts*. New Bedford, MA: Spinner Publications, 2008.
- Sippican Historical Society: online database.

Rosbe, Judith. "From Pitcher to parsonage," *The Sentinel*, Plymouth, MA, August 26, 1999.



Assessor's card plan



North and west elevations.

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 dwellings on small to moderate-sized lots in the Greek Revival, Queen Anne, Craftsman, and Colonial Revival styles. Along

INVENTORY FORM B CONTINUATION SHEET

MARION

41 Pleasant Street

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

MRN.F	MRN.102
-------	---------

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.