

**22, 24 Pleasant Street (circa 1851)**

From Boston Landmark Commission's Charlestown Historic Resources Study 1981 (E. W. Gordon, Consultant)\*:



2015

22, 24 Pleasant Street

Numbers 22, 24 Pleasant Street is a double Greek Revival clapboard-clad wood frame house with a six bay main façade. It has a brick foundation. Both halves have side hall plans. The building culminates in a well-crafted cornice with delicately rendered dentil course on number 22 and plain banding at number 24. The buildings are enclosed by a gable roof with one pedimented dormer per segment, on the main façade.

The entrances are paired, and deeply recessed with short flights of steps leading to front doors enframed by multi-pane sidelights and four-pane transoms. The outer entrance enframements consist of heavy Doric pilasters with an engaged Doric column, with angular edges, at the center. The entrance is surmounted by a heavy cornice-headed entablature. In general the windows are simply and fully enframed, with raised outer moldings (flat moldings on number 22- since restored). The windows have 2/1 wood sash.

Builder: Edward Pratt

Original owner: 22, James Brown; 24, Levi Goodnow

Architecturally 22, 24 is a solid, well-preserved example of a double wood frame vernacular Greek Revival house. This double house ranks among the least altered wood frame houses on Pleasant Street.

Built circa 1851, it evidently represents the work of Charlestown housewright Edward Pratt. Evidently number 22 and 24 's land was part of a larger parcel purchased by Pratt from Dr. Abraham Thompson on November 1, 1851. They were probably in the process of being built or very recently completed at the time of Pratt's purchase of this property (although the Thompson/Pratt deed does not mention

buildings on the land). Benjamin Pratt was active in Charlestown building trades from circa early 1830s-mid-1850s.

The houses were sold, on the same day-January 5, 1852-to James Brown, a vicualler, (for \$2150, number 22) and Levi Goodnow, a teamster, (number 24) for \$2300. James Brown owned number 22 from 1852 to 1862. He sold it to James Nielsen, a Charlestown physician, on September 25, 1862, for \$1725. The Brown/Nielsen deed mentions the "brick wall which separates the house on the premises from the house of said Goodnow with the right to use in common with the owners of the block of four houses the passageway as now laid out to Warren Street, about 3 feet in width". Levi Goodnow owned number 24 Pleasant Street until at least 1875. By that time he was living at 51 Soley Street.

By 1885 number 22 was owned by Catherine Stanwood, and 24 by Alfred V. Lincoln (see form on 32 Cordis St.). By 1892 this duo's owners included Catherine Stanwood at number 22 and John S Whiting at number 24. Owners in 1911 included M A Brennan, number 22 and John J Whiting at number 24.

#### Bibliography:

Maps: 1818, 1852

Atlases: 1865, 1875, 1885, 1892, 1901, 1911

Charlestown Directories/Boston Directories

Middlesex deeds: #22-581:294, 871:345: #24-581:73

\*Digitized and edited without change in content from the scanned record in the Massachusetts Cultural Resource Information System, with the addition of current photographs. In the case of houses that have been altered since the survey, these photographs may not entirely correspond to the

architectural description. If earlier photographs of suitable quality are available, these have been included.

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