

FORM A - AREA

Assessor's Sheets USGS Quad Area Letter Form Numbers in Area

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

See Data Sheet	Marion	MRN.G	See Data Sheet
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Photograph



Town/City: Marion
Place (neighborhood or village): Great Neck
Name of Area: Great Hill – Stone Estate
Present Use: Residential
Construction Dates or Period: 1911 - 1926
Overall Condition: Excellent
Major Intrusions and Alterations: None
Acreage: 351
Recorded by: Lynn Smiledge
Organization: Marion Historical Commission
Date (month/year): June 2024



see continuation sheet

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

INTRODUCTION

The Great Hill-Stone Estate area is located in East Marion on Great Neck, a peninsula that stretches out into Buzzards Bay east of the town center and encompasses Great Hill, the highest elevation in Marion at 127 feet above sea level. It comprises 351 acres of both developed land and natural landscape that includes more than two miles of waterfront. The estate is centered around a grand castle-like residence with a collection of supporting buildings and landscape features including stables, farm buildings, gate lodges, guest cottages, residences, formal gardens, and a greenhouse. The estate had its beginnings in the 1860s as an upscale resort hotel for the well to do of Boston and New York. The hotel had limited success, and a series of wealthy private owners converted the Italianate style hotel into a private residence, expanding and grooming the original property. In 1908 the property was purchased by Galen Stone, a Boston financier who razed the original hotel building and built a massive residence designed by noted architect Horace Frazer. Other complimentary buildings still extant on the estate were also designed by Frazer.

ARCHITECTURAL DESCRIPTION

The Great Hill-Stone Estate subject area occupies 351 acres on the Great Neck peninsula. It is bounded by the mouth of the Weweantic River to the north, Buzzards Bay to the east, Wings Cove to the south, and Delano Road to the north. Its landscape is characterized by a mix of extensive lawns bordering the eastern and southern parts of the peninsula and forest occupying the balance of the property. The wooded sections comprise a combination of pines and deciduous trees. The Stone Estate, which is primarily located in the eastern portion of the peninsula near the shores of the Weweantic River, is traversed by a meandering road known as Great Hill Drive. North Great Hill Drive enters the property from Delano Road near its northwest corner, runs along the Weweantic River, and turns south and then west to become South Great Hill Drive. South Great Hill Drive travels west and exits onto Delano Road near the southeast corner of the property. Spring Road, a secondary thoroughfare, roughly parallels North Great Hill Drive and connects Delano Road and South Great Hill Road. North Drive, another secondary road, connects North Great Hill Drive and Spring Drive.

Most of the buildings on this large estate date to the ownership of the Stone family, although several extant structures pre-date their acquisition of the property in 1908. With the exception of the Farm House (MRN.XXX), all of the buildings constructed during the Stone era reflect the Tudor Revival style. The Tudor Revival in America was an Anglophile phenomenon that emerged in the early 20th century and saw peak popularity in the 1920s. Based loosely on post-Medieval English building traditions, the style inspired often-romantic "storybook" houses that frequently incorporated details from the contemporaneous Craftsman style. The Tudor Revival is characterized by asymmetry, steeply pitched roofs, half-timbering, masonry cladding, one or more prominent front-facing gables, casement and double-hung windows with multi-light glazing, and massive chimneys. Craftsman-style elements seen in the buildings at Great Hill include the deep overhanging eaves, exposed rafter tails, and carved brackets.

A number of private residences and commercial structures on the site that were built in the late 20th century are not described in this report, but are noted on the accompanying Data Sheet. Auxiliary and farm-related storage structures are not included.

The Main House (1911, MRN.108, Photo 1)

Situated within a great lawn that sweeps down to the shores of Buzzards Bay, the castle-like Main House, although greatly reduced from its original size, is among the most impressive English Revival country houses in the northeastern United States. Sited off North Great Hill Drive near Warren Point at the northeast corner of the property, the dwelling faces north. It has a compound plan comprising a central mass (the main block) with one-story wings at the northeast and southwest corners. The main block has complex massing with components that vary in height from one to four stories. The house is constructed of granite with random, rusticated ledge-stone cladding at the façade (north elevation) of the main block, the west wing, and the south elevation of the east wing. Uniform, smooth ashlar granite punctuated with contrasting stones clads the south elevation of the main block and the north elevation of the east wing. The slate roof carries several double- and triple-flue granite-block chimneys at the main block.

The main block is anchored at the façade (north elevation) by a cross gable with a half-timbered pediment flanked by engaged polygonal towers with crenellated parapets. The main entry, located at the west side of the cross gable, contains a Tudor-arched batten door framed by a quoined granite surround. A bas-relief granite panel above the door reads

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“GREAT HILL” in a Gothic-style font. The windows at the main block and west wing generally comprise narrow single, double, tripartite, and four-part units with transoms, drip hoods, and quoined surrounds. The multi-light sash include both diamond-shaped and square lights. The openings at the façade of the west wing include two large Tudor-arched windows with views through to Buzzards Bay.

The south elevation of the main block is dominated by a balustraded stone wall enclosing a grass terrace that spans the main and east wings. The terrace descends to the lawn via a stone stair that aligns with three Tudor-arched openings at the east wing. A Tudor-arched opening at the westernmost bay at the west wing opens to a walkway leading to a stone wall-enclosed parking area and garage off the west elevation of the house.

North Gate Lodge (1911, MRN.104, Photo 2) and South Gate Lodge (1911, MRN.105, Photo 3)

Nearly identical North and South Gate Houses are located off Delano Road at the starting points of North Great Hill Drive and South Great Hill Drive. Designed in the English Revival style, these front-gabled, three-bay-by-two-bay structures are both sited on the north side of the drive adjacent to stone gates marking the entrances to the estate. Each Gate Lodge is oriented with its side gable facing the street. The first story is faced with the same random, rusticated ledge-stone cladding used at the Main House and the second story is clad in stucco. The steep roof, which has overhanging eaves, is surfaced with slates. Stone gable-wall chimneys rise from grade at the gable ends of the building. The side elevation is surmounted by a trio of cross gables containing paired and tripartite double-hung sash with diamond-shaped lights. Semi-hexagonal bay windows with matching lights occupy the northernmost two bays at the first story. The main entrance is located at the north gable end under a small, gabled, open wooden porch. A one-story gabled projection extends from the southeast corner of the building.

North Gate (1911, MRN.112, Photo 4) and South Gate (1911, MRN.XXX, Photo 5)

Like the Gate Lodges, the monumental gates at each location are nearly identical. They comprise segments of granite wall with the same rusticated ledge-stone construction used at the Gate Lodges and the Main House. The walls incorporate single and paired square piers with smooth granite caps surmounted by granite orbs. Anchored in the piers are handsome cast-iron gates with panels lettered “Great Hill.”

Gardener’s Residence (1913, MRN.110, Photo 6)

The Gardener’s Residence (also referred to as the Greenhouse), located on North Drive north and east of the Main House, faces east. The one-and-one-half story, side-gabled dwelling built in the English Revival style is three bays by two bays with a steep roof and a small greenhouse attached to the rear (west) elevation. It is clad in stucco and has a slate-surfaced roof with deep eaves that carries a stucco-parged two-flue chimney at the west roof slope. A wooden band course marks the second-story overhang of the first story. The pediments at the gable ends and the gabled entrance portico are enlivened with half-timbering. Muted six-over-six windows occupy the outside bays and the gabled wall dormers that surmount them. The centered entry, which is flanked by partial-height sidelights, is sheltered by an open portico enclosed by a stucco-clad knee wall. Exposed rafter tails at the east and west elevations lend a Craftsman-style detail to the building.

Formal Garden (1913, MRN.XXX, Photo 7)

A large, hedged formal garden extends west behind the Gardener’s Residence. It is also known as the Greenhouse Gardens because it was laid out around large greenhouses that were later razed. The Formal Garden was designed by landscape architect Thomas W. Sears, who trained with the firm of Frederick Law Olmsted. It comprises a series of rectangular spaces placed symmetrically within a large rectangle, all enclosed and partitioned by wall-height manicured hedges. The garden is dotted with symmetrically-placed specimen trees and shrubs and contains a circular pool surrounded by rose bushes.

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Guest House (1920, MRN.111, Photo 8)

North and east of the Gardener's Residence on North Drive is a one-story, stucco-clad, L-shaped Guest House (also known as the Workman's Cottage or Boarding House). This multi-unit residence has gabled open porches with deep overhanging eaves and rafter tails, supported by heavy cylindrical posts. These porches shelter individual entries at the corners of the dwelling. Like other buildings on the estate, it has a slate roof and half-timbered gable pediments. The windows comprise single, double, and tripartite six-over-six sash. A stone patio enclosed by a rubble stone knee wall is set off the northwest corner of the building.

Bathing Pavilion (1915, MRN.107, Photo 9)

A Craftsman-style Bathing Pavilion is located east of the Guest House on North Great Hill Drive. It is set at the water's edge next to the pier. This one-story, U-shaped stucco building comprises parallel, seven-bay-by-one-bay "arms" joined by a verandah at the east (waterfront) elevation. A series of trellis panels surmounted by a shed roof connects the arms at the west elevation. The building rises from a concrete foundation and has a slate roof. The roof has exposed rafter tails and ends in jerkinheads at the gable ends. Tall arched openings at the outermost bays of the north and south arms provide access to the verandah, which is supported by large tapered columns. The eight-light fixed windows are set at the cornice over a continuous wooden sill. NOTE: This building was erroneously identified as a boat house on the 1998 MHC Area Form MRN.G for the property. The boat house was destroyed in the 1938 hurricane.

Captain's House (1911, MRN.106, Photo 10)

This Tudor Revival-style house is sited on North Great Hill Drive across from the pier and faces east. It was first occupied by Capt. Arthur Griffin, the overseer of the estate. He was a former Coast Guard officer who worked at the Chatham Lifesaving Station. Side gabled, the house is three bays by two bays and clad in stucco with half-timbered pediments at the jerkinhead gable ends. The dwelling rises from a rusticated granite foundation and has a deeply-overhanging slate roof with flared eaves. Semi-hexagonal bay windows with single lights flank the centered entry, which contains a glass-and-panel door with partial sidelights that matches the entry at the Gardener's Residence (MRN.110). Large curved brackets frame the door and support the corners of the house. Gabled dormers with mulled four-over-four sash surmount the bay windows at the façade. NOTE: This building was erroneously identified as the Gardener's Residence on the 1998 MHC Area Form MRN.G for the property.

Stable/Garage (1912, MRN.109, Photo 11)

The Stable/Garage is located east of the Gardener's Residence and north of the Main House. This sprawling U-shaped structure comprises a two-story west unit and a three-story east unit joined by a one-story, seven car garage. The building served originally as a stable, garage, and chauffer's quarters. The area within the "U" contains a large brick terrace enclosed by a stucco wall; stucco-clad piers topped by orbs frame the entrance to the terrace. This complex building exhibits the Tudor Revival style and displays all of the features seen at the other stylistically similar buildings on the estate, including the stucco cladding, slate roof, rafter tails, half timbering, paired six-over-six sash, and dormers. The east unit comprises three blocks, including a two-story former barn with a copper-roofed vent cupola and a hay hook. It is connected by a cross-gabled block to a narrow three-story block with an arched garage door opening at the first story, a four-part casement window at the second story, and a clock and bell at the third story. The two-story west block has a more residential appearance and includes a gabled open porch sheltering the entrance. The garage door openings contain paneled overhead doors with integrated transoms.

Barn (1911, MRN.XXX, Photo 12)

The handsome barn, whose design is a utilitarian iteration of the Tudor Revival style, is located on Delano Road roughly halfway between the North and South Gates and faces north. A large U-shaped building with a long east wing extending from the base of the "U," it is clad in stucco and has a slate roof with exposed rafter tails. A two-story gambrel-roofed

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center block with jerkinhead roofs at the gable ends connects the one-story gabled “arms” of the U; it is capped with two square cupola vents. A two-story cylindrical silo with a single gabled dormer on the conical roof is centered on the north elevation of the two-story block. The silo is flanked by shed dormers at the north roof slope and tripartite four-over-four windows at the first story. The windows at the center block comprise paired, three-part, and five-part mulled multi-light sash, including double-hung, fixed, and casements.

The side-gabled east and west arms of the U are symmetrical with centered dormers surmounting entries at the side elevations. Square cupola vents cap the roof ridges and low shed-roofed projections extend from the gable ends. The majority of windows contain six-over-six sash. The one-story wing at the east elevation of the center block has a series of entries alternating with mulled three-over-three windows. There are three ventilators at the roof. The east wing fronts a concrete terrace enclosed by a low rubble stone wall.

Dairy House/Office (1921, MRN.XXX, Photo 13)

The small Dairy House is sited off the northeast corner of the Barn. It is side gabled with paired entries fronting a shallow granite step and stair. The stucco building has a slate roof with jerkinhead gable ends and exposed rafter tails; a slight projection at the facade shades the doors. A short chimney with a copper vent is centered at the roof ridge. The windows comprise single and paired six-over-six sash.

Poultry House (by 1921, MRN.XXX, Photo 14)

The one-story, hip-roofed Poultry House, now used for storage, is ten bays long and two bays wide. Sited south of the Dairy House, it is clad in stucco and has a slate roof with exposed rafter tails. Its distinctive tall windows comprise nine-over-nine double-hung sash flanked by fixed twelve-light sash.

Farm House (1905, MRN.XXX, Photo 15)

A Colonial Revival Farm House is sited behind (south of) the barn and faces north. This one-and-one-half-story, five-bay-by-two-bay Cape form dwelling is clad in wooden clapboards and has a slate roof. The centered entry contains a glass-and-panel door framed by a narrow flat surround, four-light transom, and splayed lintel. The six-over-six windows are similarly framed and have blinds. Paired gable dormers occupy the roof at the façade. A contiguous two-bay-wide addition at the east elevation has a three-bay shed dormer and a substantial rubble stone gable-wall chimney. A patio enclosed by a low rubble stone wall spans the façade of the main block.

Double Cottage (1915, MRN.XXX, Photo 16)

East of the Barn on Delano Road is the Double Cottage, also known as Twin Cottages. This two-story structure comprises a side-gabled center block between two front-gabled blocks. The dwelling is clad in stucco and trimmed with a wooden band course between stories. The slate roof has a deeply-overhanging open cornice. Brick chimneys rise from just below the roof ridge at the façade and at the junction of each cross gable with the center block at the rear elevation. The roof at the center block sweeps down over four-bay-by-one-bay entrance pavilion at the façade that contains two windows flanked by entries at the outside bays. The pavilion is surmounted by an inset shed dormer at the roof. The windows are generally paired, double-hung six-over-six sash framed by flat surrounds.

Pump House/Tool House (before 1905, MRN.XXX, Photo 17)

This tapered square structure, which was originally a wind-powered pump, sits on a small island in the middle of Spring Road. It dates to the Marion Hotel era and likely supplied water to the hotel and gardens. The one-and-one-half-story structure has a granite foundation and is clad in wood shingles. The wood shingles at the upper story flare slightly over the lower story. It has a batten door at the south elevation and single fixed four-light sash at the other elevations. A carved wooden spire caps the hipped roof.

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Spring House (before 1909, MRN.XXX, Photo 18)

The octagonal Spring House is sited on Spring Road north of the Pump House. It is constructed of rubble stone and has an asphalt shingle roof capped by a louvered metal vent. Water was retrieved through a small, hinged cast-iron door on one of the roof planes.

HISTORICAL NARRATIVE

The town of Marion is located in southeastern Massachusetts in Plymouth County on the western shore of Buzzards Bay. Originally a district of the town of Rochester, Marion first saw the arrival of English settlers by way of Plymouth in 1697. It was originally called Sippican, or “land of many waters,” the name of the Native American Wampanoag tribe which inhabited the area seasonally. Marion was incorporated as a separate town in 1852, and was renamed in honor of the Revolutionary War hero, Francis Marion.

The commercial and residential center of the town is located on the western side of Sippican Harbor. Like other coastal towns, Marion from its founding was dependent on fishing, coastal shipping, and related businesses such as the production of salt from sea water. These maritime industries were dominant in Marion until the mid-19th century, when the advent of rail service facilitated the growth of tourism. Affluent urban dwellers from cities like Boston and New York were now able to travel in comfort to seaside destinations like Marion, and the town began to attract notable industrialists and political, literary, and art world figures seeking a gentile seaside respite. Initially visitors stayed at hotels or rented private houses, but by the end of the 19th century wealthy individuals began to build their own permanent summer residences. Many of these dwellings were designed by prominent American architects including Charles A. Coolidge, James T. Kelley, William Gibbons Preston, and the architect who designed many of the subject area’s buildings, Horace S. Frazer.

Great Neck, where the subject property is located, is a large peninsula on the eastern side of Sippican Harbor that was largely uninhabited farm and pasture land prior to the Civil War. A large hill occupying the north-central portion of the peninsula was known as “Great Hill” by the indigenous peoples who hunted and fished there prior to the arrival of English settlers. The 1855 map (see Figure 1) shows this area with only four dwellings identified — a property owned by T. [Thomas] R. Miles on the northeast side of the neck and three properties owned by various members of the Briggs family along Delano Road to the west. Great Neck’s physical beauty and extensive waterfront made it an attractive location for seasonal visitors to Marion, and it was a natural site for the town’s first hotel. The 1879 map (see Figure 2) shows a cluster of buildings near the former location of the Thomas R. Miles house identified as the Great Hill House/F.H. Palmer, Marion House Wharf, a chapel, three ice houses, a pavilion, and a bowling alley. By the time the 1903 map (see Figure 3) was drawn the entire area was owned by John E. Searles. The ownership of the land can be traced from 1882 through the present in the chains of title found starting on Continuation Sheet 9 of this report.

MARION HOUSE HOTEL

The Marion House Hotel was built by Thomas R. Miles in 1860. Based on advertisements appearing in the *Boston Globe*, business there was brisk by the mid-1860s. This Italianate-style hotel offered facilities for fishing, boating, bathing, and riding, and convenient train and water connections and transfers (See Figure 4). A pier near the hotel welcomed summer visitors arriving from New Bedford by boat on a regular schedule. *Boston Globe* advertisements identified the hotel managers, or proprietors, as Arad Brown in 1867, H.W. [Henry W.] Chester in 1874, and Frank H. Palmer in 1878.^{1,2,3} Palmer’s name appears on the 1879 map. A 1910 newspaper feature in the *New Bedford Standard-Times* reported that

¹ *Boston Evening Transcript*, Boston MA, May 13, 1867, p. 2.

² *Boston Globe*, Boston, MA, May 22, 1874, p. 7.

³ *Boston Globe*, Boston, MA, June 30, 1878, p. 8.

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“former President Miles of the Wareham Bank purchased the place long ago, and built there a hotel, as shapeless and ungainly as a shoe factory....Albert Nickerson of Boston then bought it, Mr. Miles not finding his hotel successful.⁴

Thomas Richmond Miles (1806-1885), who was born in Newport, Rhode Island, was married in 1831 to Martha Lyndon Shaw (1814-1885). A notice of his death stated that he was the cashier [treasurer] of the Wareham Bank for 52 years and that he died at his home in Marion.⁵ Despite that reference to a residence in Marion, census records and city directories show Thomas R. Miles living with his family in Wareham from 1850 through 1880. His son Edward Thurston Miles (1832-1875), who was married in Wareham in 1854 to Cynthia O. Besse, died at age 45. Two years later in 1877 his father conveyed more than 130 acres of land with buildings on Great Neck to his daughter-in-law, Cynthia Miles. She sold the property in 1882 to Levi Wade, a lawyer and business partner of Albert W. Nickerson who appears to have been accumulating property on Great Neck on behalf of Nickerson. He acquired two other parcels on Great Hill the same year and conveyed the group of parcels totaling 230 acres to Nickerson. Nickerson would convert the hotel into a private summer retreat and develop the now very large property into a grand estate.

ALBERT W. NICKERSON

Born in Boston, Albert Winslow Nickerson (1840-1893) was the son of sea captain, businessman, and merchant Joseph Nickerson (1804-1880) and Louisa Winslow. Originally from Brewster on Cape Cod, Joseph Nickerson had become one of the wealthiest men in Boston. He owned a number of ships, owned and operated the Arlington Woolen Mills of Lawrence, and like many of his peers at the time dramatically increased his wealth through successful investments in railroads. His son Albert Nickerson was educated in Boston public schools and immediately went to work for his father's company, becoming president of the Arlington Mills after his father's death. He served as a director of the Atchison, Topeka & Santa Fe Railroad and became an accomplished businessman in his own right with a net worth of over \$10 million. He was married in 1864 to Anger Partridge and after her death to Amelia Frances Lindsay. Nickerson was a close friend of President Grover Cleveland, whose wife he entertained at Great Hill in 1887. His primary residence was in Dedham, where in 1886 he engaged the firm of architect Henry Hobson Richardson (1838-1887) to design a house for him at 10 Campus Street (1888, Albert W. Nickerson House, DED. 49). Richardson died the following year, however, and the house is not attributed to him but to his successor firm, Shepley, Ruten & Coolidge.

An intriguing and perhaps apocryphal tale about Nickerson, who was reputed to be occasionally headstrong, holds that he purchased the subject property after becoming irate when asked to leave the Great Hill Hotel because his children had developed the measles. He reportedly wrote a check on the spot, purchasing the property and demanding that all other guests leave the premises. With this purchase, the Nickerson family became the first private summer residents on Great Hill. Nickerson undertook extensive work at Great Hill, adding conservatories, stables, and other outbuildings; improving the roadways; planting wheat fields; and clearing an old spring.⁶ An extensive redecoration was undertaken which included expensive new furnishings. Nickerson owned the property at Great Hill for a little more than a decade before his death in 1893. The panic of that year and the resulting economic downturn reduced the family fortune, and in 1896 forced the sale of the Marion estate by his widow, Amelia Nickerson. The family had mortgaged the property, and it was purchased from the mortgagee by John Searles of Brooklyn, New York. Seeking a lower cost of living, Nickerson's widow moved to Paris, where she died in 1914. Two years later, the couple's daughter Ruth married well-known Boston architect Edmund March Wheelright, designer of the Longfellow Bridge (ca.1900, BOS.9034) and Horticultural Hall (1901, BOS.7521) in Boston.

⁴ Transcription from *The Sunday Standard* [-Times, New Bedford, MA] 1910, "Building a Summer Palace of the Shores of Buzzards Bay" Courtesy of the Sippican Historical Society.

⁵ "Cashier Fifty-two years," *The Boston Globe*, Boston, MA. March 13, 1885.

⁶ Transcription from *The Sunday Standard* [-Times, New Bedford, MA] 1910 "Building a Summer Palace of the Shores of Buzzards Bay" Courtesy of the Sippican Historical Society.

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JOHN E. SEARLES

Once known as the "Sugar King of America," John Ennis Searles, Jr. (1839-1908), who purchased the property in 1896, was born in Bedford, New York. The son of a Methodist minister, he began his career in sugar working as a clerk for the Armstrong Company of New Haven, Connecticut, a sugar refiner. After rising to chief clerk of the company, he purchased an interest in a New York shipping firm which imported sugar from South America. Along with Henry O. Havemeyer, he later organized and served as principal of the Sugar Refineries Company known as the Sugar Trust, which consolidated refining firms into a single company. The Trust's operations included the Domino Sugar Refinery in Brooklyn. A director on the boards of numerous companies and railroads, Searles underwent a financial reversal as the result of a law suit and was forced to sell the subject property in 1905.⁷ It was conveyed in 1908 to Carrie Stone, the wife of Boston financier Galen Stone.

Searles and the previous owner, Albert Nickerson, built a road system, constructed a new pier, and erected a number of dwellings and outbuildings on the property. Most of these were replaced or relocated by the subsequent owner, Galen L. Stone.

GALEN L. STONE

Galen Luther Stone [I] (1862-1926) was born in Leominster, the son of Henry Augustus Stone and Sarah E. Stephenson. He was educated in the Boston public schools and went to work for the Boston *Commercial Bulletin*, a business newspaper where he learned journalism and finance. He later became the financial editor of the *Boston Advertiser*, where his column was widely considered to be brilliant and was closely followed by financial insiders. Not yet out of his twenties, he decided to shift from an observer to an active participant in the financial market and joined the brokerage firm of Clark, Ward & Company. Charles Hayden was a recent graduate of the Massachusetts Institute of Technology (MIT) with whom Stone would establish the firm of Hayden, Stone & Company. Conservative and broadly diversified, the company was considered one of the most successful securities firms of the period. Galen Stone served as a director of a score of large commercial and public entities in addition to many charitable organizations. He was noted for his generous and primarily anonymous philanthropy. A supporter of the arts, he was patron and benefactor of the New England Conservatory, the Fogg Museum at Harvard, and the Boston Symphony Orchestra. He was married in 1889 to Carrie Morton Gregg (1866-1945), with whom he had four children.⁸

Galen Stone razed the residence and retained architect Horace S. Frazer of Boston to design a grand new edifice for his estate (See Figures 7, 8). Several years earlier Frazer had designed an English Revival-style residence for Stone in Brookline (1900, Galen Stone House, BKL.1541). Horace Southworth Frazer (1862-1931) attended Phillips Academy in Andover, was an 1883 graduate of the Yale Sheffield Scientific School, and received a B.S. degree from MIT in 1885. He worked in the offices of several Boston architects, including as an apprentice with Cabot & Chandler, designers of many elegant buildings in Boston's Back Bay neighborhood. He was later a draftsman with Peabody & Stearns and then Longfellow, Alden & Harlow. In 1891 he partnered with John Henry Chapman to form the firm of Chapman & Frazer and continued to practice under the firm's name after the death of Chapman in 1895. Frazer specialized in residential architecture and worked in a variety of popular styles including Shingle Style, Colonial Revival, English Revival, and Italian Renaissance. Many of his clients were in the Chestnut Hill district of Brookline, and he designed a number of grand summer cottages in southeastern Massachusetts and on Cape Cod.

The English Revival design of the house at Great Hill was inspired by a 15th century country estate in England called Compton Wynyates. Comparison of the two monumental structures shows striking similarities. A 1910 newspaper feature article entitled "Building a Summer Palace of the Shores of Buzzards Bay" described the Galen house and grounds under

⁷ "Obituary, John E. Searles," *The Standard Union*, Brooklyn, New York, October 25, 1908 p.9.

⁸ "Galen L. Stone Died Last Night," *The Boston Globe*, Boston, MA December 27, 1926 p.1.

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construction.⁹ It notes that the house was to be 219 feet long and 65 feet wide with an imposing central tower. It would be constructed of granite brought to the site from a quarry in Germantown, Pennsylvania. According to the article the builder was Frank Grant of Fairhaven, who was responsible for the construction of the Fairhaven Town Hall and Fairhaven High School. The stone mason Isaac A. Thurston, also of Fairhaven, supervised some 42 stone workers who trimmed the more than 3,000 tons of stone required for the building. The article notes that some 150 workmen labored on the project at various times. The 300-room house was completed in 1911 and occupied by the Stone family and a large staff of servants, chauffeurs, and gardeners.

Renowned landscape designer Warren H. Manning was retained by Galen Stone to oversee a vast landscaping project on the estate. Born in Reading, Warren Henry Manning (1860-1938) first worked in his father's nursery in that town followed by studies at the Arnold Arboretum. He joined the offices of Frederick Law Olmsted where he worked on more than 125 projects across the United States including the Chicago Columbian Exposition of 1893 and the Biltmore Estate in Asheville, North Carolina. He established his own Boston-based firm in 1896 which he headed until his death. A founding member of the American Society of Landscape Architects, Manning was an advocate of an informal, naturalistic approach to garden design based on English models. The Stone family had a passion for horticulture and the property became known for the excellence of its gardens, a tradition that continued through the 20th century with the maintenance of numerous greenhouses, public plant sales, and the cultivation of Australian acacia trees, a special interest of the Stone family. Horticultural submissions from Great Hill won dozens of prizes from the New Bedford Horticultural Society, Massachusetts Horticultural Society, Philadelphia Flower Show, and the Massachusetts Orchid Society.

A farm complex established by the Stone family in the 1910s operated until the final decades of the 20th century. Farm activities included raising pigs, egg production, and a dairy that relied on milk obtained from a large herd of Guernsey cattle. Dairy operations ended around 1995, but Timothy Stone, the grandson of Galen Stone [I], established a blue cheese making facility on the property the following year.¹⁰ One of the former farm buildings remains active as the headquarters of Great Hill Blue Cheese.

In 1953 a large portion of the house was removed and the dwelling was reduced in size and renovated to make it more manageable. The landscape architects Shurcliff & Shurcliff were engaged to redesign the landscape surrounding the house. Arthur Shurcliff, the senior partner, was best known for his designs for Colonial Williamsburg and the Boston Esplanade (Charles River Esplanade, BOS.ZI). Today the property boasts areas of wild natural beauty along with expansive lawns and controlled, manicured landscapes. Great Hill is open to the public from 9:00 a.m. to 5:00 p.m. on weekdays for walking and cycling.

Ownership of the property remains with the descendants of Galen L. Stone [I].

TITLE RESEARCH

214 Delano Road

Date	Book-Page (Certificate)	Grantor	Grantee	Plan Reference
08-10-2005	(107986)	Robert G. Stone et al. Trustees	Great Hill-Marion LLC	
12-16-1985	(38196)	Robert G. Stone	Robert G. Stone et al. Trustees Great Hill Trust	
12-28-1984	(38196)	David B. Stone et al. Trustees Great Hill Trust	Robert G. Stone, Life Estate	Land Court Case #2278
12-16-1965	(38196)	Robert G. Stone	David B. Stone et al. Trustees Great Hill Trust	

⁹ "Building a Summer Palace of the Shores of Buzzards Bay," transcription from *The Sunday Standard* [-Times, New Bedford, MA] 1910, courtesy of the Sippican Historical Society.

¹⁰ "Marion farm transitioned from dairy to winning Blue Cheese maker," *Sunday Standard-Times*, New Bedford, May 27, 2018.

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MARION GREAT HILL-STONE ESTATE

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

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	(33126)	LCC Ruling	Robert G. & Bertha L. Stone		
Probate		Carrie M. Stone	Robert G. & Bertha L. Stone		
11-29-1909	(144)	LCC Ruling	Carrie M. Stone		
06-19-1908	994-341	Arthur W. Eager et al. Trustees	Carrie M. Stone		
04-25-1905	915-307	Arthur W. Eager & William F. McClelland	Arthur W. Eager et al. Trustees		
04-04-1905	915-192	Albert H. Holt	Arthur W. Eager & William F. McClelland		
04-01-1905	915-157	John E. & Caroline A. Searles	Albert H. Holt		
11-13-1896	733-100	Francis A. & Amelia F. Nickerson	John E. Searles		
01-18-1889	571-206	Charles D. & Hannah Ellis	Albert Winslow Nickerson	Various additional parcels of land on Great Neck	
11-27-1885	532-176	John B. Briggs	Albert Winslow Nickerson		
10-14-1885	532-178	John B. Briggs	Albert Winslow Nickerson		
12-03-1883	501-479	John B. Briggs	Albert Winslow Nickerson		
12-03-1883	500-77	John B. Briggs	Albert Winslow Nickerson		
09-05-1883	498085	William Briggs	Albert Winslow Nickerson		
04-28-1882	479-60	Levi Wade	Albert Winslow Nickerson		250 Acres
04-05-1982	483-354	Susan E. Murdock	Levi Wade		Three parcels on Great Neck
03-18-1882	483-353	Melivn T. Andrews	Levi Wade		
03-18-1882	479-54	Cynthia O. Miles	Levi Wade		

Great Hill Farm Water Storage Facility

Date	Book-Page (Certificate)	Grantor	Grantee	Plan Reference	
12-03-2021	56119-30	Great Hill-Marion LLC	Town of Marion	62-186	
08-10-2005	(107986)	Robert G. Stone et al. Trustees	Great Hill-Marion LLC		
12-16-1985	(38196)	Robert G. Stone	Robert G. Stone et al. Trustees Great Hill Trust		
12-28-1984	(38196)	David B. Stone et al. Trustees Great Hill Trust	Robert G. Stone, Life Estate	Land Court Case #2278	
12-16-1965	(38196)	Robert G. Stone	David B. Stone et al. Trustees Great Hill Trust		
	(33126)	LCC Ruling	Robert G. & Bertha L. Stone		
Probate		Carrie M. Stone	Robert G. & Bertha L. Stone		
11-29-1909	(144)	LCC Ruling	Carrie M. Stone		
06-19-1908	994-341	Arthur W. Eager et al. Trustees	Carrie M. Stone		
04-25-1905	915-307	Arthur W. Eager & William F. McClelland	Arthur W. Eager et al. Trustees		
04-04-1905	915-192	Albert H. Holt	Arthur W. Eager & William F. McClelland		
04-01-1905	915-157	John E. & Caroline A. Searles	Albert H. Holt		
11-13-1896	733-100	Francis A. & Amelia F. Nickerson	John E. Searles		
01-18-1889	571-206	Charles D. & Hannah Ellis	Albert Winslow Nickerson	Various additional parcels of land on Great Neck	
11-27-1885	532-176	John B. Briggs	Albert Winslow Nickerson		
10-14-1885	532-178	John B. Briggs	Albert Winslow Nickerson		
12-03-1883	501-479	John B. Briggs	Albert Winslow Nickerson		
12-03-1883	500-77	John B. Briggs	Albert Winslow Nickerson		
09-05-1883	498085	William Briggs	Albert Winslow Nickerson		
04-28-1882	479-60	Levi Wade	Albert Winslow Nickerson		250 Acres
04-05-1982	483-354	Susan E. Murdock	Levi Wade		Three parcels on Great Neck
03-18-1882	483-353	Melivn T. Andrews	Levi Wade		
03-18-1882	479-54	Cynthia O. Miles	Levi Wade		

1 North Great Hill Drive

Date	Book-Page (Certificate)	Grantor	Grantee	Plan Reference
08-10-2005	(107827)	Robert G. Stone et al. Trustees	Great Hill-Marion LLC	
11-05-1984	(70371)	Land Court Decree	Robert G. Stone et al. Trustees	

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MARION GREAT HILL-STONE ESTATE

MASSACHUSETTS HISTORICAL COMMISSION
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12-16-1965	(38197)	Robert G. Stone et al. Trustees Great Hill Trust	Robert G. Stone	2278 A1
12-16-1965	(38196)	Robert G. Stone	Robert G. Stone et al. Trustees Great Hill Trust	
	(33126)	Land Court Decree	Robert G. & Bertha L. Stone	
Probate		Carrie M. Stone	Robert G. & Bertha L. Stone	
11-29-1909	(144)	LCC Ruling	Carrie M. Stone	
06-19-1908	994-341	Arthur W. Eager et al. Trustees	Carrie M. Stone	
04-25-1905	915-307	Arthur W. Eager & William F. McClelland	Arthur W. Eager et al. Trustees	
04-04-1905	915-192	Albert H. Holt	Arthur W. Eager & William F. McClelland	
04-01-1905	915-157	John E. & Caroline A. Searles	Albert H. Holt	
11-13-1896	733-100	Francis A. & Amelia F. Nickerson	John E. Searles	
01-18-1889	571-206	Charles D. & Hannah Ellis	Albert Winslow Nickerson	Various additional parcels of land on Great Neck
11-27-1885	532-176	John B. Briggs	Albert Winslow Nickerson	
10-14-1885	532-178	John B. Briggs	Albert Winslow Nickerson	
12-03-1883	501-479	John B. Briggs	Albert Winslow Nickerson	
12-03-1883	500-77	John B. Briggs	Albert Winslow Nickerson	
09-05-1883	498085	William Briggs	Albert Winslow Nickerson	
04-28-1882	479-60	Levi Wade	Albert Winslow Nickerson	
				250 Acres
04-05-1982	483-354	Susan E. Murdock	Levi Wade	Three parcels on Great Neck
03-18-1882	483-353	Melivn T. Andrews	Levi Wade	
03-18-1882	479-54	Cynthia O. Miles	Levi Wade	

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MASSACHUSETTS HISTORICAL COMMISSION

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DATA SHEET

Photograph	Historic Name Style/Form	Address	Parcel #	Year Built	MHC #	Image #
	North Gate Lodge Tudor Revival	214 Delano Road	4-1	1911	MRN.104	2
	South Gate Lodge Tudor Revival	214 Delano Road	4-1	1911	MRN.105	3
	North Gate	214 Delano Road	4-1	1911	MRN.112	4
	South Gate	214 Delano Road	4-1	1911	MRN.XXX	5
	Gardener's Residence Tudor Revival	214 Delano Road	4-1	1913	MRN.110	6

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Photograph	Historic Name Style/Form	Address	Parcel #	Year Built	MHC #	Image #
	Formal Garden	214 Delano Road	4-1	1913	MRN.XXX	7
	Guest House Tudor Revival	214 Delano Road	4-1	1920	MRN.111	8
	Stable/Garage Tudor Revival	214 Delano Road	4-1	1912	MRN.109	11
	Barn Tudor Revival	214 Delano Road	4-1	1911	MRN.XXX	12
	Dairy House/Office Tudor Revival	214 Delano Road	4-1	1921	MRN.XXX	13
	Poultry House Tudor Revival/Craftsman	214 Delano Road	4-1	1921	MRN.XXX	14

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See Data Sheet

Photograph	Historic Name Style/Form	Address	Parcel #	Year Built	MHC #	Image #
	Farm House Colonial Revival	214 Delano Road	4-1	1905	MRN.XXX	15
	Double Cottage Tudor Revival	214 Delano Road	4-1	1915	MRN.XXX	16
	No style	Great Hill Farm	4-1A	1996	MRN.XXX	
	Bathing Pavilion Tudor Revival/Craftsman	North Great Hill Drive		1915	MRN.107	9
	Rubble Stone Pier No style	North Great Hill Drive		Ca. 1905	MRN.XXX	
	Main House English Revival	1 North Great Hill Drive	4-2	1911	MRN.108	1

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See Data Sheet

Photograph	Historic Name Style/Form	Address	Parcel #	Year Built	MHC #	Image #
	House No style	10 North Great Hill Drive	4-6	1977	MRN.XXX	
	Captain's House Tudor Revival	14 North Great Hill Drive	4-5		MRN.106	10
	House No style	16 North Great Hill Drive	4-4	1958	MRN.XXX	
	House No style	18 North Great Hill Road	4-3	1977		
	Pump House/Tool House Shingle Style	Spring Road		Before 1905	MRN.XXX	17
	Spring House	Spring Road		Before 1905	MRN.XXX	18

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See Data Sheet

Photograph	Historic Name Style/Form	Address	Parcel #	Year Built	MHC #	Image #
No image	Ice House/Auto Shed	Spring Road		Before 1905	MRN.XXX	
	House Neo Shingle Style	15 Spring Road	4-8	1998	MRN.XXX	
	House Contemporary	25 Spring Road	4-7	1996	MRN.XXX	
	House Contemporary	25 Spring Road	4-7	2000	MRN.XXX	

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PHOTOGRAPHS



Photo 1. Main house, north elevation.



Photo 2. North Gate Lodge, west elevation.



Photo 3. South Gate Lodge, west elevation.



Photo 4. North Gate, view south.

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Photo 5. South Gate, view northeast.



Photo 6. Gardener's Residence, east elevation.



Photo 7. Formal Garden, view south towards Stable/Garage.



Photo 8. Guest House, west elevation.

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Photo 9. Bathing Pavilion, west elevation.



Photo 10. Captain's House, east elevation.



Photo 11. Stable/Garage, west elevation.



Photo 12. Barn, north elevation.

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Photo 13. Dairy House, east elevation.



Photo 14. Poultry House, north & east elevations.



Photo 15. Farm House, north elevation.



Photo 16. Double Cottage, south elevation.

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Photo 17. Pump House/Tool House, west & south elevations.



Photo 18. Spring House, west elevation.

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FIGURES

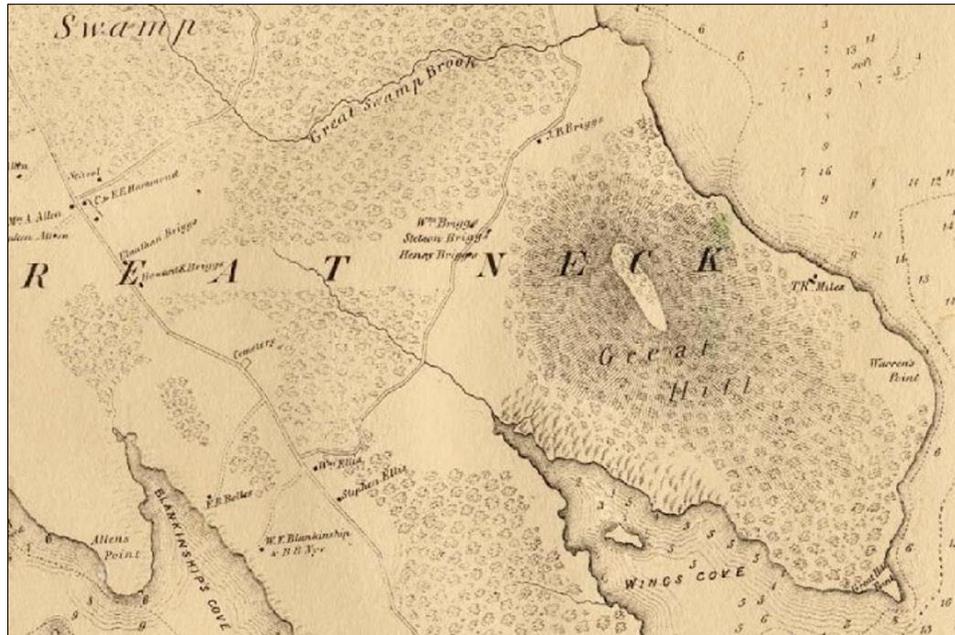


Figure 1. 1855 map.



Figure 2. 1879 map.

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Figure 3. 1903 map.

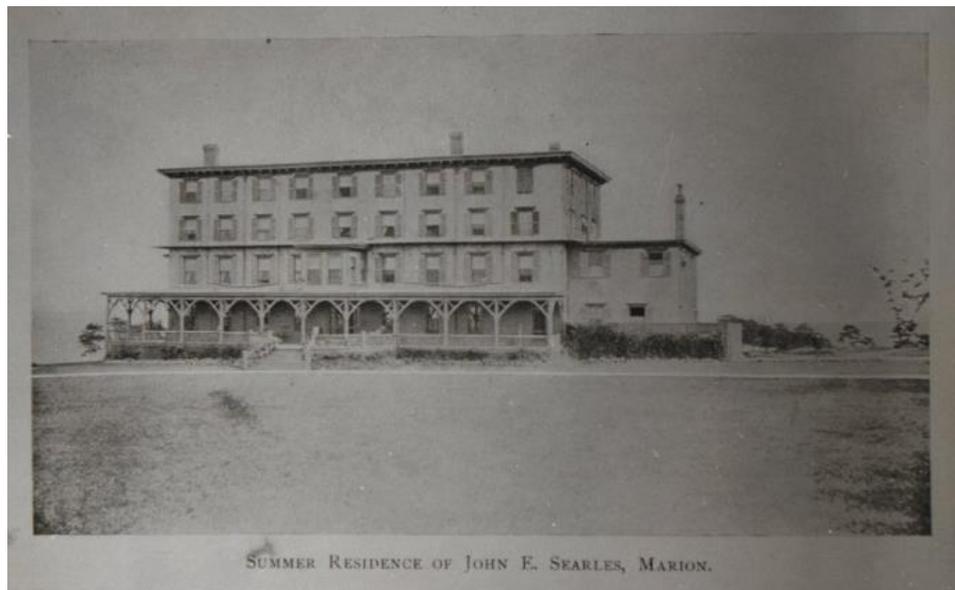


Figure 4. Photograph 1896-1908. The former Marion House Hotel, summer residence of John E. Searles. Image courtesy of the Sippican Historical Society.

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SUMMER BOARD:

**PALMER'S
MARION HOUSE,**

At Great Hill, Buzzard's Bay, Marion, Mass.,



Is now and will remain open until Nov. 1, 1878. Finest location on the coast for summer boarders. For fishing, boating, bathing and riding its facilities are unsurpassed. Steamer connects with all trains on the O. C. R. R. at Wareham; also by stage from Marion via Fairhaven Branch. Board can be engaged at 99 State-street, or by letter, Marion House, Wareham, Mass.

Through tickets, at reduced rates, for sale by L. H. PALMER, office Fall River Line, Old State House, Boston. je23 Su4t FRANK H. PALMER, Prop.

Figure 5. *The Boston Globe*, Boston, MA, June 30, 1878, p.8.



Figure 6. Construction of the 'Castle' at Great Hill, ca. 1910. Digital copy of photograph from collections of the landscape designer of the Stone Estate at Great Hill. Courtesy of the Sippican Historical Society.

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Figure 7. Digital copy of photograph from collections of the landscape designer of the Stone Estate at Great Hill. ca.1913. Image courtesy Sippican Historical Society.

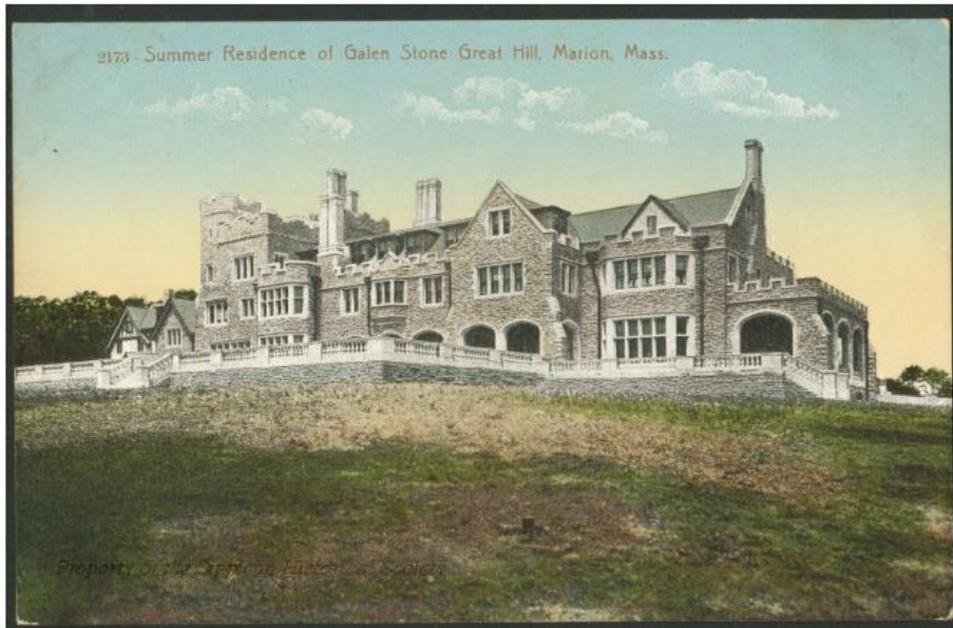


Figure 8. Undated post card. Image courtesy Sippican Historical Society.

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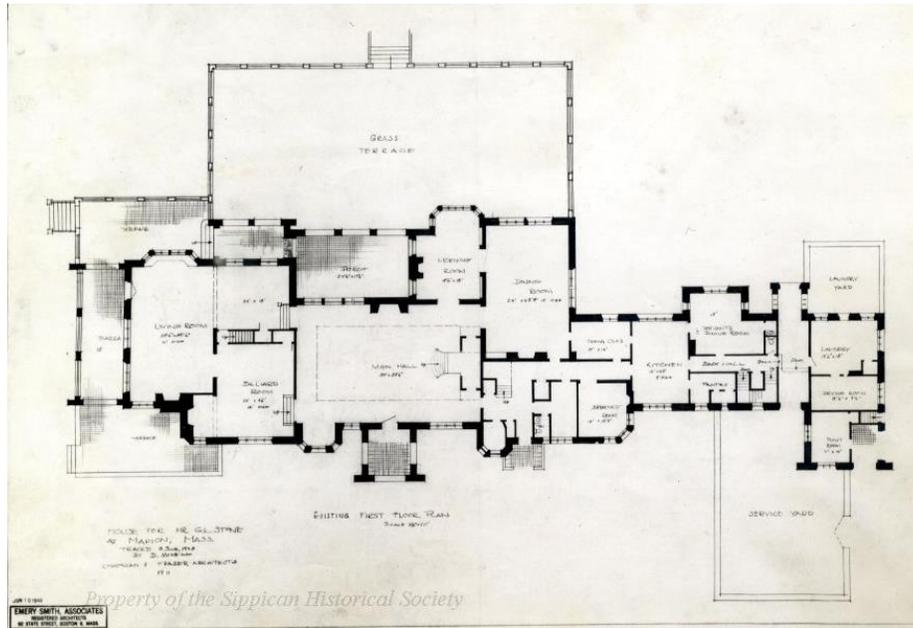


Figure 9. First floor plan of Frazer design for the Stone Estate. Dated 1911. Image courtesy of the Sippican Historical Society.

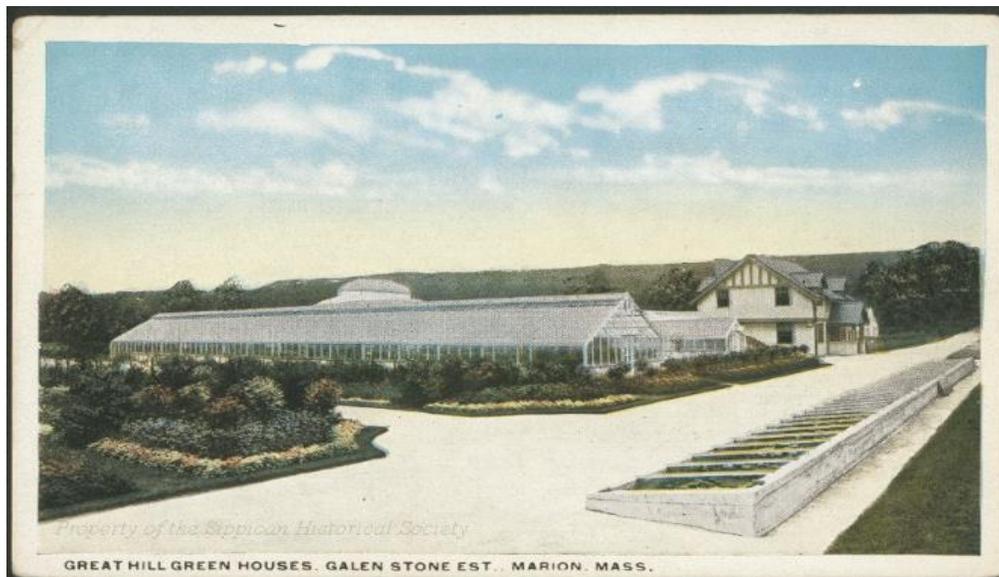


Figure 10. Undated post card. Image courtesy Sippican Historical Society. NOTE: Gardener's Residence seen at right, greenhouses are no longer extant.

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Figure 11. Stable/Garage. Ca. 1911-1920. Image courtesy of the Sippican Historical Society.



Figure 12. Captain's House. Ca. 911-1920. Image courtesy of the Sippican Historical Society.

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Figure 13. Pump House/Tool House. Ca. 1911-1920. Image courtesy of the Sippican Historical Society.



Figure 14. Rose garden at the Main House. Undated. Image courtesy of the Sippican Historical Society.

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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.

The Great Hill- Stone Estate is recommended as eligible for listing as a National Register District at the local and state levels under Criterion A for Social History and Criterion C for Architecture. This 351-acre private estate situated on the Great Neck peninsula was created by financier and philanthropist Galen L. Stone in the early decades of the 20th century. It encompasses a Chapman & Frazer-designed English Revival mansion house and numerous secondary structures including gates and gate lodges, overseer and employee dwellings, stables, a pier, a bathing pavilion, and farm buildings. Its heritage landscape was designed by well-known landscape architects Walter H. Manning, Thomas W. Sears, and Shurcliff & Shurcliff. Located within its boundaries are ancient Native American gathering places and the site of the town's first summer hotel, the 1860 Marion House (no longer extant).

Under Criterion A, the area is recommended as eligible at the local and state level for its association with broad patterns of our social history, including summer estates and landscape architecture, and for its associations with prominent persons including Galen Stone, Walter H. Manning, Thomas W. Sears, and Arthur and Sidney Shurcliff.

Under Criterion C, the area is recommended as eligible at the local and state levels in the area of Architecture for its nearly intact collection of dwellings and outbuildings in the English Revival and Tudor Revival styles. The castle-like mansion house is a distinguished example of the English Revival style.

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 and state levels, with areas of significance in social history and architecture.