

MR.N.M

FORM A- AREA

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02116

Assessor's Sheets

Map 6

USGS Quad

Marion

Area Letter

M

Form Numbers in Area

174-178



Marion, MA

Neighborhood or village) Great Neck

Area West Drive

Use Residential

Construction Dates or Period 1892-1900

Condition Good - excellent

Structural Intrusions and Alterations Very intact.

#177- 24 WEST DR. ↑

Acreage Aprox.8 acres

Recorded By Edward W. Gordon

Organization Sippican Historical Society

Date (month/year) March, 1998

Sketch Map-see attached

Draw a map of the area indicating properties within it. Circle and number properties for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a continuation sheet if space is not sufficient here. Indicate north.

RECEIVED

DEC 29 1998

MASS. HIST. COMM

AREA FORM [M]

ARCHITECTURAL DESCRIPTION X *see continuation sheet*

Describe architectural, structural and landscape features and evaluate in terms of other areas within the community

Circumscribed by the irregular shoreline of Sippican Harbor to the west, the south lot line of 2 West Drive, (MHC# M174) the meandering path of West Drive to the east, and the north lot line of 28 West Drive (MHC#178), this area originally encompassed one-half-dozen substantial Shingle Style residences. Despite the loss of the Charles I. Thayer House, the group's southern most house, West Drive retains an architecturally cohesive appearance.

Bearing evocative names such as "Cedarholm", "Merry Court", "Stony Croft" and "Hazelmere" this enclave's five well-crafted Shingle Style residences are surrounded by rolling lawns dotted with rock outcroppings. To the rear of these houses are circular driveways and wooded areas. West Drive is linked to Point Road, by two long private roads to the east by North and South Drive. The distinctive forms, superb siting and picturesque landscape features constitute one of the most remarkable vistas in Marion and is viewed to best advantage from the Wharf Village waterfront (MHC Area N).

HISTORICAL NARRATIVE X *see continuation sheet*

Explain historical development of the area. Discuss how this relates to the historical development of the community.

This area illustrates the popularity of Shingle Style for the design of substantial summer residences in New England coastal communities during the 1880s and 1890s. Architects such as William Ralph Emerson of Boston, Henry Hobson Richardson of Brookline, John Calvin Stevens of Portland, Maine, Mc Kim, Mead and White and others were among the innovators of this style. Marion is fortunate to possess a collection of Shingle Style houses that ranks among the most extensive and exceptionally well-designed in the United States. Encompassing residences designed by H. H. Richardson, William Gibbons Preston and Charles A. Coolidge, most, if not all of the Shingle Style residences in the West Drive area were designed by the Boston architectural firm of Coolidge and Carlson. A uniquely American style, the Shingle Style's roots, according to Virginia and Lee McAllester in A Field Guide to American Houses are threefold. The Mc Allester's explain that " (1) from the Queen Anne it borrowed wide porches, shingled surfaces and asymmetrical forms. (2) From the Colonial Revival it adapted gambrelroofs, rambling lean-to additions, classical columns and Palladian windows. (3) From the contemporaneous Richardsonian Romanesque it borrowed an emphasis on irregular, sculpted shapes, Romanesque arches, and, in some examples, stone lower stories." The beginnings of the West Drive area as a development of substantial upscale seasonal residences may be traced to the interest of George Delano and Charles Allerton Coolidge.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Marion Maps- 1855, 1879 and 1903
The American Architect, Vol. CXVI No. 2284, Oct. 1.1919.
Boston Public Library Architects File
Newton, Norman T., Design on the Land, the Development of Landscape Architecture (1971)
Plymouth County Directories: 1867 and 1873/1874; Rochester Directory 1903/04;
Wareham Directories: 1907, 1907, 1916, 1919, 1926
Withey, Henry, Dictionary of American Architects (Deceased), 1970

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

MRN.M
②

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

INVENTORY FORM CONTINUATION SHEET

Area(s) M Form No.
(MHC M174 -M178)

Town: Marion
Property Address West Drive

Architectural Description

Built in 1893, 2 West Drive (MHC #174), may be the oldest residence within this enclave. In typical Shingle Style fashion, it is characterized by a complex, asymmetrical form enclosed by intersecting gable and gambrel roofs. Like most of these houses, the main facade is located on the water side. An open porch with high, solid rails encircles its southwest corner. At the center of its main facade is a pair of Tuscan porch columns which, together with flanking wood shingle-covered porch posts, supports an apron-like roof slope which extends from the sill-level of the four-bay second floor. Situated at the center of the main facade is a steeply pitched gable that projects from the roof's west roof slope. North and south elevations are characterized by distinctive gambrel profiles consisting of short east slopes and more extensive west slopes which sweep down to shallow eaves. In general, windows exhibit 1/1 wood sash that may have replaced original 2/2 or multi-pane sash.

Essentially V-shaped in form, the salient features of 8 West Drive's (MHC# 175) Sippican Harbor facade include an encircling verandah and the second floor's shallow, bowed oriel at the northeast corner as well as an off-center, pyramidal capped polygonal bay. The northern half of the main facade's porch may have been originally open and is now enclosed by a bank of eight large single pane windows. Marking the main entrance, at the center of the porch is a pair of widely-spaced Tuscan columns while a pair of square, wood shingle clad posts support the southern end of the porch's roof; the porch roof is an extension of that of the main body of the house. Sweeping down from the roof ridge, this slope flares out in dramatic fashion to shelter the verandah. The narrow, three-bay end walls culminate in modified gambrel profiles.

Also V-shaped in form, the rambling two-and-one-half -story residence at 14 West Drive (MHC #176) exemplifies the Shingle Style at its most picturesque. Deeply set back from the shore facing an ample lawn dotted with rock outcroppings, its landscaping complements an architectural design that delicately balances rustic and formal qualities. In addition to the Shingle Style, Colonial Revival elements such as fan lights are in evidence. Both of this house's northern and southern components measure five-bays -by-two-bays and are enclosed by gambrel roofs. Affording extraordinary views of Sippican Harbor, the encircling verandah's roof is supported by trellises containing diamond-shaped lattice-work. The harbor side's fenestration of the northern component appears to have been altered to accommodate large windows. Set within the sweeping roof slope of its harbor facade is a trio of single shed roofed dormers flanked by polygonal dormers crowned by distinctive, "candle-snufter" roof caps. At the center of the gambrel's short, upper slope is a demi-lune dormer. The southern component's water-side elevation exhibits a five-bay facade which is sheltered by the overhang of its gambrel's lower slope. This roof slope exhibits five shed-roofed dormers.

INVENTORY FORM CONTINUATION SHEET

Area(s) M Form No.
(MHC M174 -M178)

Town: Marion

Property Address West Drive

Architectural Description

14 West Drive's rear or driveway facade exhibits treatments almost as formal as those of its harbor facade. The rear facade of its southern component is dominated by a broad gambrel whose overhang is supported by unusually large saw-cut brackets. These brackets, along with an oriel and a bay which are both polygonal in form, flank the right and left sides of the main entrance, respectively. Above this entrance is a bank of five windows; a fanlight exhibiting Gothicised tracery surmounts the center window. This gambrel is flanked by small square dormers set high on the roof slope.

Marking the transition from the southern to the northern "wings" of this house is a low, towered component which is crowned by a conical roof cap identical to those of the harbor elevation. Recessed within the tower's facade is a tall, fanlight-surmounted second floor window. An identical tower rises from the southwest corner of this component. These towers flank a single shed-roofed dormer.

24 West Drive (MHC #M177) provides further evidence of Coolidge and Carlson's talents as designers of Shingle Style houses. In this case, Shingle Style form and materials have been skillfully blended with Queen Anne and Colonial Revival elements. Entirely covered with wood shingle sheathing, this rectangular residence is noteworthy for the unusual breadth of its end walls' gambrel profiles. Near the apex of these two-bay, end-wall gambrels are arched attic windows rendered in the Colonial Revival manner, with upper sash exhibiting multi-pane lights. Although its harbor elevation's first floor has been altered by the addition of large modern windows its second story fenestration remains intact; two pair of windows appear at the center of the second story. To the right of these windows is a polygonal oriel flanked by single windows. To the left are three standard size windows. The aforementioned groups of window are sheltered by gable-on-hip segments at either end of the west roof slope. Here, deep eaves are supported by arched, wood shingle covered brackets. The small and low gables of these roof segments exhibit single, square windows flanked by triangular windows. In typical, Shingle Style fashion, this house's windows are narrowly enframed so as not to detract from the wood shingle materials.

Exhibiting elements of the Queen Anne style, 24 West Drive's east facade overlooks a circular driveway. The main entrance is located at the center of a projecting, gable roofed, one-story structure at the southern end of this facade. It is surmounted by the overhang of a substantial gambrel. The gambrel's second story exhibits a tripartite window flanked by single windows; all of these windows are set within an ornamental enframent consisting of a continuous sill and lintel courses as well as pediments above the end windows. The gambrel's attic window is sheltered beneath a polygonal wall. To the right of the gambrel is a five-bay facade whose first floor is sheltered beneath the deep overhang of the east roof slope. Rising from this slope is an extensive five-bay dormer which includes a square, two-bay projecting segment at its eastern end. Corbelled chimneys including off-center and end chimneys rise from the rear roof slope.

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

M.R.N.M
9

INVENTORY FORM CONTINUATION SHEET

Area(s) M Form No.
(MHC M174 -M178)

Town: Marion
Property Address West Drive

Architectural Description

28 West Drive (MHC#178) , at the northern end of this area, together with several interesting out buildings, is located at the center of its own point of land and for that reason possesses the appearance of a place apart from the other houses of this enclave. It is the only residence within this group of houses whose Shingle Style characteristics are subordinate to another style: the Colonial Revival. Characterized by a broad V-shape, its Shingle Style elements are evident in the wooden and rubble stone sheathing materials, if not the boxy, hip-roofed Colonial Revival northern and southern structural components.

Additionally, the harbor elevation's modillion block cornice strikes a Colonial Revival note. Rising two stories from a rubble stone basement to an intersecting hip and gable roof, the fenestration of the west facade's first floor has been altered by the addition of large, single-pane windows. More intact are the windows of the 10-bay second story. The north facade exhibits banks of windows at both stories. At the center of the lower bank is a pedimented, cornice headed lintel. The rear wall is treated as five segments with the main entrance located at the center, rubble-stone -faced wall segment. The entrance bay is flanked by projecting, two-story rubble-stone -constructed segments which culminate in gables with returns. Four windows are in evidence at the second story of the entrance bay.

Historical Narrative

As early as 1879, Delano proposed the construction of houses grouped an oval drive way-edged park projected to extend from Allen's Point northward into the West Drive area. George Delano, the descendant of Marion sea captains, was an "oil merchant" who owned considerable real estate holdings at Little and Great Necks by the late 1870s. At an undetermined date, he succeeded to the New Bedford oil business of Charles H. Leonard; an enterprise that had been established by George T. Baker as early as c.1800. George Delano's sons Stephen C. L. and James Delano joined their father's firm in 1884 and inherited their fathers extensive Marion real estate holdings. George Delano had acquired large tracts from the Allen, Hammond Briggs and other families of Great Neck. He may have been encouraged in his real estate dealings by the success of the large hotel known as the Marion House which opened on remote Great Neck in 1860. The 1879 Marion Map also indicates a proposed bridge linking the West Drive area with Delano -owned land at Little Neck. Evidently George Delano had second thoughts about building a bridge that would have disturbed the splendid isolation of his Little Neck estate called The Hermitage (MHC#38); an estate whose beach and grounds provided President and Mrs. Cleveland with privacy during the late 1880s. Prior to the coming of summer house estates during the late 19th century, Marion's Necks had been valued for their pasture land and salt hay harvests.

During the early 1890s, Boston architect Charles Allerton Coolidge was reportedly the first to view the western shores of Great Neck as a felicitous setting for the construction of Shingle Style houses. In 1891, he built a handsome Shingle Style house at Blankinship Cove (604 A and B Point Road, MHC#'s 55 & 56), encouraging the subsequent development of nearby Allen's Point and West Drive by the early 1900s.

MRN.M
5

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

INVENTORY FORM CONTINUATION SHEET

Area(s) M Form No.
(MHC M174 -M178)

Town: Marion
Property Address West Drive

Historical Narrative

At the turn-of-the-century, West Drive was alive with the sounds of house construction. The Boston architectural firm of Coolidge and Carlson was evidently responsible for the design of all of the residences in the West Drive Group; the A. W. Bliss House at **14 West Drive (MHC#176)** and the C. B. Butterfield House at **24 West Drive (MHC#177)** are credited as the work of this firm in the October 29, 1919 issue of *The American Architect*. Joseph Randolph Coolidge Jr. (1862 - 1928) and Henry O. Carlson were partners in a Boston architectural firm from 1903 until 1922. While details of Carlson's career are sketchy, Coolidge was a member of a prominent Boston family descended from Thomas Jefferson through his daughter Martha Jefferson Randolph. Following graduation from Harvard in 1885, Coolidge enrolled in a two-year architectural course at M.I. T. In 1887, he sailed for Europe, receiving technical training in Germany and in Paris at the Ecole des Beaux Arts. Returning to Boston in 1898, he organized his own firm, forming a partnership with Carlson in 1903. Among Coolidge's best known work were Byerly and Randolph Halls at Radcliffe and Harvard, respectively, dormitories at Wellesley College and the Bates College Library, Lewiston, Maine. Further research is needed to determine how Joseph Coolidge is related to the better known Boston architect and Marion summer resident Charles Allerton Coolidge (see **604 A & B Point Road, (MHC# 's 55 & 56)**). Joseph had three brothers including Harold, a lawyer who frequently handled his firm's business affairs, and Harvard history professors Archibald and Julian Coolidge. Additionally, Joseph R. Coolidge Jr. was president of the Boston Society of Architects in 1905-1906.

Demolished at an undetermined date, the southern-most house in this enclave was built for Boston entrepreneur Charles I. Thayer. A photograph in E. G. Perry's Trip Around Buzzard's Bay depicts Thayer's house as having been more stylistically eclectic than the surviving Shingle Style residences of this group. Exhibiting elements of the Queen Anne, Shingle and Colonial Revival styles, the unusually generous width of its harbor side facade's gambrel, together with its encircling verandah and bowed, two-story south west corner bay was a major landmark on the western shores of Great Neck. A resident of 32 Fairfield Street in Boston's Back Bay, Thayer's High Street-based business is listed as "chemicals" in early 1900s business directories. By 1916, Thayer had moved his office to the Equitable Building on State Street. He was a seasonal resident of Marion until the late 1920s.

E. G. Perry incorrectly refers to the residence at **2 West Drive (MHC# 174)** as "torn down". Still extant to provide a glimpse of the summer retreat of a successful turn-of-the-century Boston businessman, this handsome Shingle Style cottage was built for Boston leather dealer William M. Bullivant (1858 - 1939). Built in 1893, this house was erected a decade before Joseph R. Coolidge and Henry O. Carlson organized their practice and designed houses at West Drive. This house may represent the work of Charles A. Coolidge, designer of the Shingle Style house at 604B Point Road in 1891.

Born in Newark, New Jersey, William M. Bullivant was a member of the firm of Field, Bullivant and Field in Boston, later Bullivant, Brown and Fiske. In 1900 he organized the Northwestern Leather Company of Boston, acting as its president until his retirement in 1921. Bullivant's company was located at 14 South Street in Boston's leather district.

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

MRN.M
6

INVENTORY FORM CONTINUATION SHEET

Area(s) M Form No.
(MHC M174 -M178)

Town: Marion
Property Address West Drive

Historical Narrative

Over time, Bullivant acquired 450 acres of land at Great Neck, including the grounds of what is now the Marion Golf Club. Bullivant's Marion real estate holdings also included the Late Georgian residence at 669 Point Road (MHC# 57). A noted collector of art and rare books, Bullivant "possessed one of the finest collections of etchings in the country; his library, though small, contains many rare books." For many years a vestryman of St. Gabriel's Episcopal Church in Marion, he was a member of numerous Boston clubs including the Algonquin and Exchange clubs as well as the Club of Odd Volumes and the Iconographic Society. For many years a resident of West Newton, Bullivant served as a trustee of the Newton Public Library.

Called "Merrycroft", 8 West Drive (MHC# M175) was built for Charles W. Leatherbee during the early 1900s-the c. 1900 Marion Map indicates that it was under construction. Leatherbee, a resident of West Newton, was the proprietor of the Charles W. Leatherbee Lumber Company at 107 Atkinson Street, Roxbury. Leatherbee was a summer resident of Marion until the early 1910s.

"Stonycroft." at # 14 West Drive (MHC# M176) was built for A. W. Bliss whose business is listed as "leather" in early 20th century Boston business directories. His office was located at 34 South Street in the heart of Boston's leather district near South Station. For many years he resided at 184 Aspinwall Street in Brookline. Images in the October 29, 1919 edition of The American Architect contain interior as well as exterior views of the Bliss House depicting dining and living rooms sparsely furnished in the Craftsman style popular during the first quarter of the 20th century. Contributing to the rustic sensibility of these rooms are stone and brick fire place surrounds and low ceilings with exposed timbers.

"Cedarholm" , at 24 West Drive (MHC# M177) was built for stock broker Charles W. Butterfield, a stock broker employed by the Boston firm of Tower and Underwood. According to an ad for this Devonshire Street-based company in the 1907 Boston Directory, " orders for stocks and bonds are executed in New York and other markets." Residing at Chestnut Hill during the winter months, Butterfield spent summer vacations in Marion until the early 1920s.

The northern most house in this group, the Charles W. Leonard House at 28 West Drive (MHC# M178) was built for the prosperous proprietor of a woollens business called Holden, Leonard & Company. For many years a resident of Newtonville, Leonard is last listed as a Marion summer resident in the 1910/1911 Wareham Directory.

MRN.M

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

Community: Marion

Property Address 2-28 West Drive

Area(s) M Form No. M 174-178

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: **X**

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

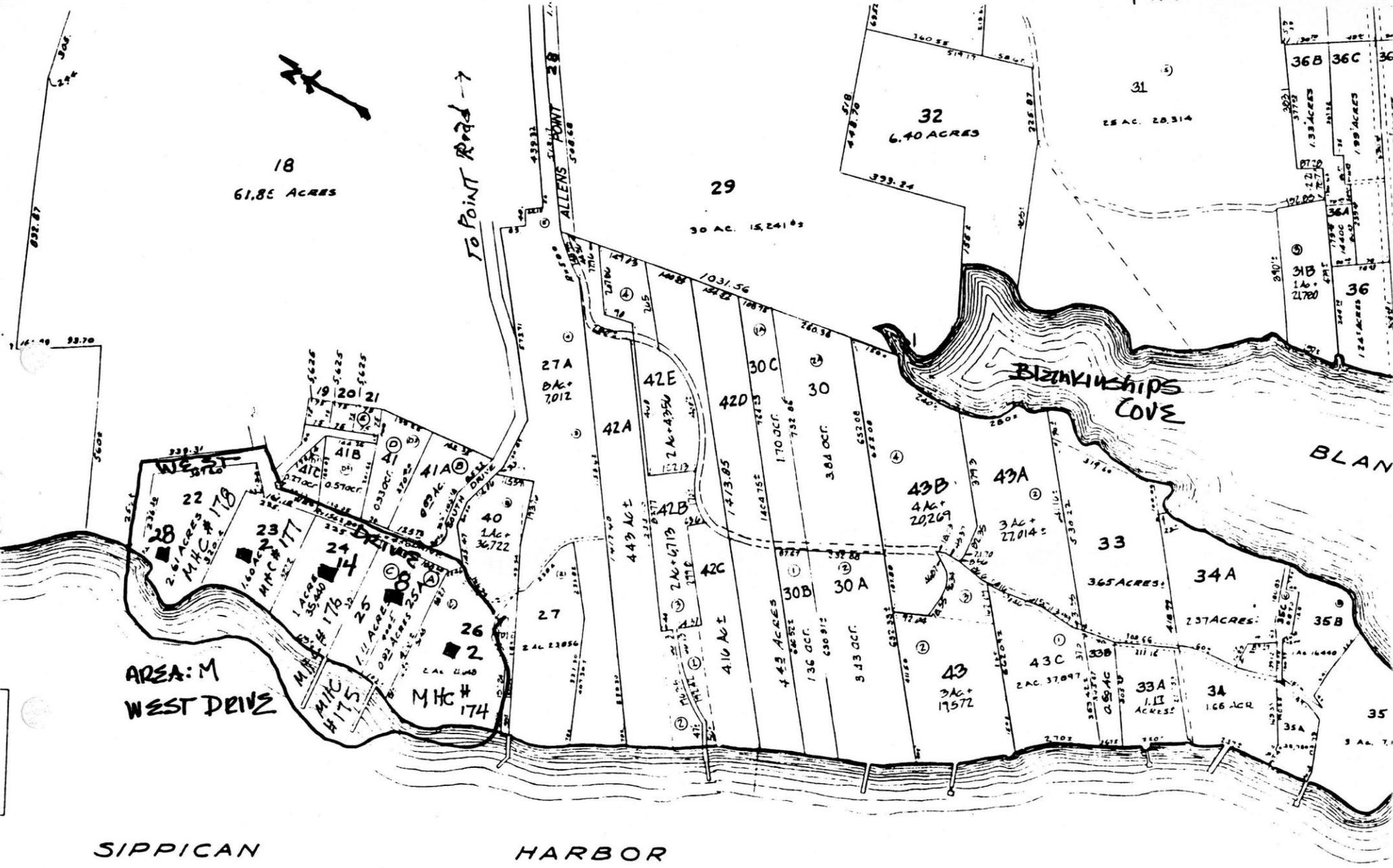
Statement of Significance

by Edward Gordon

The criteria that are checked in the above sections must be justified here.

West Drive Considered eligible as small waterfront development of five architectural significant Shingle Style residences built as summer residences for Boston area businessmen between the early 1890s and c. 1905. While the design of the home of Boston leather dealer and rare book collector William Bullivant 2 West Drive (1892, MHC#) may represent the work of Charles A. Coolidge, the remaining houses of this group were evidently designed by the Boston architectural firm of Joseph Randolph Coolidge and Henry O. Carlson.

MRN.M



MARION, MA AREA M WEST DRIVE
 MHC #'S M174 - M178

MRN.M

<u>MHC #</u>	<u>#</u>	<u>Street</u>	<u>Date</u>	<u>Historic Name</u>	<u>Building Type</u>	<u>Style</u>	<u>Materials</u>	<u>Arch/Bldr</u>
--------------	----------	---------------	-------------	----------------------	----------------------	--------------	------------------	------------------

West Drive

Area M

M 174	2	West Drive	1892	William Bullivant Ho.	Res.	Shingle Style	Wd Shingles	C.A. Coolidge?
M 175	8	West Drive	by 1900	" Merry Court"	Res.	Shingle Style	Wd Shingles	C & C?
M 176	14	West Drive	by 1900	"Stonycroft"	Res.	Shingle Style	Wd Shingles	Coolge&Carlsn
M 177	24	West Drive	by 1900	C. B. Butterfield House	Res.	Shingle Style	Wd Shingles	Coolge&Carlsn
M 178	28	West Drive	by 1900	C.W. LeonardHo.	Res.	Shingle Style	Wd Shingles	C & C?

INVENTORY FORM CONTINUATION SHEET

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

Town

MARION

Property Address

WEST DRIVE

MRN. M

Area(s)	Form No.
	M



MRN. 178
28 West Dr.



8 West Dr.
MRN. 175

INVENTORY FORM CONTINUATION SHEET

Town

MARION

Property Address

WEST DRIVE

MRN-M

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

Area(s)

Form No.

	M
--	---



#174 - 2 WEST DR



#176 - 14 WEST DR



INVENTORY FORM CONTINUATION SHEET

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

Town

MARION

Property Address

WEST DRIVE

Area(s)	Form No.
	M

MRN.M

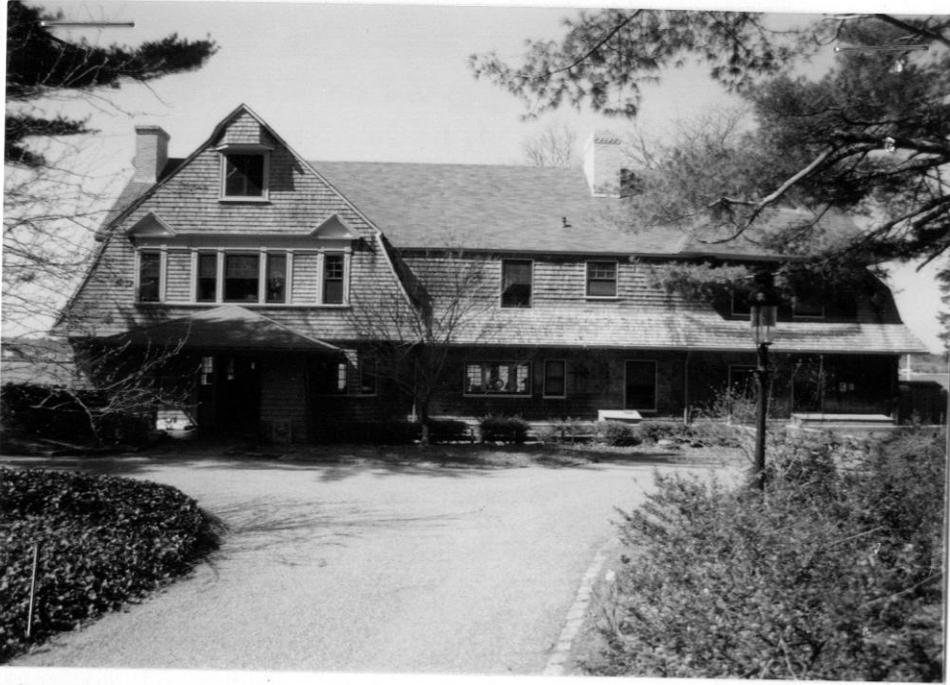


House to west of
8 West Dr. MRN.176



#178 - 28 WEST DR





24 West Dr.
MRN. 177