

# FORM B – BUILDING

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

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

6-34	Marion	MRN.C	MRN.73
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**Town/City:** Marion

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

**Address:** 163 (formerly 151) Allen's Point Road

**Historic Name:** Charles S. Norris House

**Uses:** Present: Residential

Original: Residential

**Date of Construction:** Ca. 1904

**Source:** Visual analysis

**Style/Form:** Colonial Revival / Shingle Style

**Architect/Builder:** Unknown

**Exterior Material:**

- Foundation: Not visible
- Wall/Trim: Wood shingle / Wood
- Roof: Wood shingle

**Outbuildings/Secondary Structures:**  
Cottage (1958) with garage addition (2006)

## Photograph



## Locus Map



**Major Alterations** (*with dates*):  
West porch (late 20<sup>th</sup> century)

**Condition:** Excellent

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

**Acreage:** 1.66

**Setting:** Sparsely settled neighborhood on Allen's Point, a small, wooded peninsula between Sippican Harbor to the west and Blankenship Cove to the east. The majority of properties are imposing seasonal dwellings on large waterfront lots and have boat docks. The area was substantially developed from the 1890s through the 1920s.

**Recorded by:** Lynn Smiledge  
**Organization:** Marion Historical Commission  
**Date** (*month/year*): November 2023

# INVENTORY FORM B CONTINUATION SHEET

MARION

163 Allen's Point Road

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MRN.C

MRN.73

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.*

**163 Allen's Point Road** occupies a polygonal waterfront lot on the eastern shore of Sippican Harbor. The house is roughly centered on the parcel and faces east. The parcel drops gently in grade to the waterfront where a dock extends into the water. The property is maintained primarily in manicured lawn dotted with shrubs and mature trees. Low foundation plantings surround the dwelling. Borders of heavy vegetation along the north and south property lines separate the parcel from the adjacent properties. A paved driveway off Allen's Point Road enters the property near the midpoint of the eastern property line, which is partially lined by a stone wall, and ends in a circular driveway at the façade (east elevation). A driveway spur accesses a cottage/garage sited at the northeast corner of the parcel.

The house comprises a two-story, side-gabled main block with a two-story wing at its north elevation. It has a shallow hipped roof and is wrapped almost entirely by hip-roofed porches, some open and some enclosed. The east elevation presents a formally organized, Colonial Revival façade. The asymmetrically organized shorefront (west and south) elevations are articulated with projecting bays, and with their shallow roofs and deep eaves display a Shingle Style sensibility. The house was constructed circa 1904 and appears to retain most of its original character-defining features. It is clad in wood shingles and has a wood shingle roof. Brick chimneys rise from the north and south roof slopes of the main block and the roof ridge of the north wing.

Trim elements include frieze boards and deep overhanging eaves; modillions ornament the eaves at the west elevation of the main block. The main block is spanned at the façade by a two-story antebellum-style porch with large rectangular columns, a deep frieze, and a slat-work railing. The main entry at the third-most southerly bay contains a six-panel door flanked by partial-height sidelights with geometric foliate tracery. The windows at this elevation of the main block include single multi-light fixed sash, six-over-six sash of various sizes, and mullied sash with foliate transoms – all with molded surrounds. The two-story north wing, which aligns with the east elevation of the main block and is deeply set back from the west elevation, is pierced with single and mullied, double-hung, six-over-six windows. A deep porch with a hip roof wraps the north wing; it is open with narrow posts at the north and east elevations and enclosed at the west elevation, where it contains a semi-hexagonal bay window. A sliding glass door adjacent to the bay window opens to a deck that occupies the junction of the main block and north wing.

Semi-hexagonal bays anchor the second story at the west elevation of the main block. Paired hipped dormers with louvered openings occupy the west roof slope. The first story is enclosed at the north and west elevations by a hip-roofed porch. Added in the late 20<sup>th</sup> century, it contains a continuous band of large windows with integrated three- and four-light transoms. The porch is open at the southwest corner of the main block, which is clipped diagonally; the porch deck descends to the lawn via a five-step stair that wraps the corner of the house. A polygonal bay at the second story of the south elevation surmounts an enclosed, fully glazed porch with sliding glass windows and doors.

A one-story, wood-shingled, Ranch style cottage with a rectangular plan was built in 1958 off the northeast corner of the house. It faces east towards Allen's Point Road. A long garage addition accommodating four vehicles was added at its west elevation in the early 20<sup>th</sup> century. The west roof slope of the garage addition is nearly fully occupied by solar panels.

**163 Allen's Point Road** exhibits a blend of the Colonial Revival and Shingle Styles. The Colonial Revival period in America (1880–1955) saw a resurgence of patriotism and a return to the architectural styles of the early years of the republic. It combines the classical architectural elements of the Georgian, Federal and Greek Revival periods. The characteristic Colonial Revival features of this house include the columned two-story porch at the east elevation, hipped roofs, modillions, six-over-six window sash configuration, and partial-height sidelights at the main entry. The Shingle Style is a uniquely American form which was introduced in the northeastern United States in the last quarter of the 19<sup>th</sup> century and reached its zenith of expression in New England seaside resorts and country estates. A high-fashion style favored by architects, it was primarily employed from 1880 to

1900. The focus of the style was on complex shapes and forms encased within a surface of continuous, naturally weathered shingles on the roof and walls which created patterns of light and shadow. The subject house exhibits other defining features of the style in addition to the use of wood shingles including its asymmetry, shallow roof profiles, deep overhanging eaves, and multiple bay windows and dormers.

**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.*

This house is located on Allen's Point, a spur of land on the eastern shore of Sippican Harbor almost directly across from the harbor from Marion Village, the commercial and residential center of the town. Maritime industries drove Marion's economy until the mid-19<sup>th</sup> century, when the advent of rail service helped to shift the town's economic base to 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 many notable political, literary, and art world figures. Initially visitors stayed at hotels or rented private houses, but as the end of the century neared and Marion became nationally known as a desirable vacation destination, wealthy individuals began to build their own permanent summer residences. Set on the harbor, Allen's Point was one of the areas which saw this development. With its convenient access to Buzzard's Bay and the Atlantic Ocean, it was especially attractive to those interested in recreational boating.



1879 map.

1903 map.

The 1879 map at left shows Allen's Point (blue arrow) as largely undeveloped farm land. However, by the turn of the 20<sup>th</sup> century the area had been subdivided and settled with a number of large summer residences as seen on the 1903 map. These imposing houses include an outstanding collection of Shingle Style, Tudor Revival and Colonial Revival residences. Several of these summer homes were designed by prominent American architect J. Randolph Coolidge.

George Delano (1821-1890) is shown as the owner of the roughly 70-acre tract of undeveloped farm land known as Allen's Point on the 1879 map. In 1902 Delano's two surviving sons, Stephen Clark Luce Delano and Charles Henry Leonard Delano, conveyed their interest in the property to Elizabeth (Lizzie) Reed Delano, the widow of their late brother James Delano. Elizabeth Delano engaged John M. Allen, a local architect and real estate developer, to subdivide the property and in 1903 he drew up a land plan dividing the tract into eight parcels of between eight and ten acres. These parcels were quickly settled with summer residences and over time the parcels would be further subdivided. For details of the land transactions and subdivision of Allen's Point, please see the narrative description on the 2023 updated data sheet for Area Form MRN.C.

The subject building stands on Lot #2 which was purchased from Lizzie Delano in 1903 by Charles S. Norris of Brookline [note: this was incorrectly recorded as Charles S. Morris in the 1903 deed]. The son of David Holden Norris and Ruth Blake Norris, Charles S. Norris (1856-1909) was born in Watertown and was married to Alice Waterman Greenough. He was the founder of the Charles S. Norris Piano Company located on Tremont Street in Boston. One of the establishing members of All Saints Church in Brookline, he served there as organist and choirmaster without pay for 31 years.<sup>1</sup> Norris owned the property for a little more than three years before it was sold to George G. Thomas in 1907. The 1907 deed notes "the buildings thereon" in the property description, so it can reasonably be assumed that Norris had the house constructed.

<sup>1</sup> "Charles S. Norris of Brookline Dead," *The Boston Globe*, Boston, MA June 4, 1909.

**INVENTORY FORM B CONTINUATION SHEET**

MARION

163 Allen's Point Road

**MASSACHUSETTS HISTORICAL COMMISSION**

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Area(s) Form No.

MRN.C

MRN.73

George C. Thomas (1839-1909), a Philadelphia banker and stockbroker, and his wife Ada Elizabeth Moorehead (1843-1924) acquired the subject property in 1907 and in 1908 purchased the Shephard-Clark House at 125 Allen's Point Road (ca. 1903, MRN. 67). Thomas died the following year and both properties were sold by his estate in 1911. The subject property was sold to Almira Pitman of Brookline in 1912.

Almira Hollander Pitman (1854-1939) was born in Boston and in 1875 married Benjamin Franklin Pitman (1852-1918), the son of Benjamin Pitman and Liliha Kino 'olé Ho'olulu of the Hawaiian Islands. He was born on Hilo in the Hawaiian Islands and was a direct descendant of the Hawaiian monarchy, which included his mother, Princess Kenoli. Pitman was a prominent Boston merchant who worked as a junior partner at the women's clothier L.P. Hollander & Co.<sup>2</sup> Almira Pitman was a suffragist and women's rights activist who served in various suffrage organizations and was a frequent speaker on behalf of the movement. Also an actress and director, she was very active in the Boston theater scene during the first decades of the 20<sup>th</sup> century and directed numerous performances for the benefit of various charitable organizations. She and Benjamin Franklin Pitman had two sons, Benjamin (1891-1942) and Theodore. Theodore Baldwin Pitman (1892-1956), a noted painter, illustrator, and sculptor, inherited the property in 1939. The property was subdivided and in 1956 the portion containing the main house (the subject property) was sold to Margery J. Clark.

Margery Clark was married to George E. Clark (1904-1985), a native of Minnesota and a graduate of Princeton University who headed two investment companies and served as a director of a number of large corporations. George Clark was a sailor and a member of the Beverly and Kittansett Yacht Clubs.<sup>3</sup> The Clarks owned the neighboring house at 151 Allen's Point Road (ca.1903, Elmer F. Smith House, MRN.72) from 1955 until 1963 and likely used it as a rental property. The subject property served as their summer residence for nearly 30 years. Sold by Margery Clark after the death of her husband in 1985, it was purchased by the current owners in 1993.

Title Research

Date	Book-Page (Certificate)	Grantor	Grantee
06-04-1993	11975-278	Huff House Associates	James L. & Carolyn C. Rubenstein
06-04-1985	6414-219	Margery J. Clark	Huff House Associates
08-21-1956	2520-433	Theodore B. Pitman	Margery J. Clark
11-01-1912	1144-93	Estate of George C. Thomas	Almira Pitman
01-09-1907	989-118	Charles S. Norris	George C. Thomas
10-04-1903	879-173	Elizabeth R. Delano	Charles S. Norris

**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  
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*Map of the Town of Marion, Plymouth County, Massachusetts* 1855 H.F. Walling  
 McAlester, Virginia Savage. *A Field Guide to American Houses*, New York: Alfred A. Knopf, 2019.  
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 Rosbe, Judith. *Marion*. Charleston, SC: Arcadia Publishing, 2000.  
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 Sippican Historical Society: online database  
 Sommers, Olive Hill. *Three Centuries of Marion Houses*. Marion, 1972.  
 Smith, Pete. (ed.) *A Picture Postcard History of Marion, Massachusetts*. New Bedford, MA: Spinner Publications, 2008.

<sup>2</sup> "Benjamin F. Pitman Long a Boston Merchant, Dead," *The Boston Globe*, Boston, MA July 1, 1918.

<sup>3</sup> "Goerge F. Clark, 79." *The Boston Globe*, Boston, MA, August 22, 1985.



**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 Edward Gordon (1998) / Lynn Smiledge (2023)

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

This house is recommended as a contributing element to a potential National Register Historic District which would include properties on Allen's Point, a small area situated on a peninsula between Blankenship's Cove on the east and Sippican Harbor on the west. This area is home to a collection of high-style seasonal residences in the Shingle Style, Tudor Revival, and Colonial Revival styles constructed in the early 20<sup>th</sup> century. The area includes the Coolidge & Carlson- designed 125 Allen's Point Road (ca.1903, MRN.67) with a garden designed by noted landscape architect Arthur Shurcliff, and its ancillary buildings now at 123 Allen's Point Road (ca.1902, MRN.68) and 131 Allen's Point Road (ca.1904, MRN.71). The house at 151 Allen's Point Road (ca.1903, MRN.72) has also been attributed to Coolidge & Carlson.

The Allen's Point Area is recommended as eligible for listing as a National Register District at the local, and possibly the state, level under Criterion C for Architecture for its nearly intact collection of distinctive dwellings. The majority of the resources here retain substantial integrity of location, setting, materials, workmanship, design, feeling, and association.