

# 601FORM B – BUILDING

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

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

6-30A

Marion

MRN.C

MRN.601

**Town/City:** Marion

**Place:** (*neighborhood or village*): Allen's Point

**Address:** 111 (formerly 109) Allen's Point Road

**Historic Name:** Charles C. Hoyt House

**Uses:** Present: Residential

Original: Residential

**Date of Construction:** Possibly ca. 1920

**Source:** Visual analysis

**Style/Form:** Shingle Style

**Architect/Builder:** Unknown

**Exterior Material:**

Foundation: Granite block

Wall/Trim: Wood shingle & rubblestone / Wood

Roof: Wood shingle

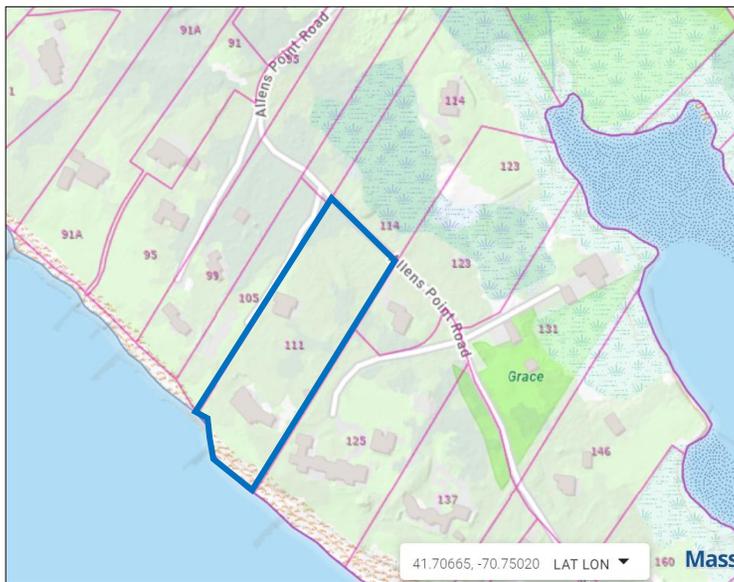
**Outbuildings/Secondary Structures:**

Barn / boathouse (ca. 1920)

## Photograph



## Locus Map



**Major Alterations** (*with dates*):

None apparent

**Condition:** Excellent

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

**Acreage:** 3.43

**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

111 Allen's Point Road

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

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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.*

**111 Allen's Point Road** occupies a large, trapezoidal, waterfront lot on the eastern shore of Sippican Harbor. The house faces east and is set back from the shoreline in the western third of the parcel, which drops sharply in grade to the waterfront. A dock extends into the water at the midpoint of the western property line. Sparse foundation plantings line the façade (east elevation) and there are no plantings at the west elevation. A low rubblestone wall set off from the north elevation of the house encloses a stone terrace. The western half of the property is maintained primarily in manicured lawn dotted with clusters of mature trees; the eastern half of the parcel is wooded. A paved driveway off Allen's Point Road enters the property at its northwest corner, passes a boathouse/garage at the midpoint of the northern lot line, and curves toward the house, ending in a granite block parking area off the west elevation.

The dwelling is a two-story, wood-frame structure comprising a rectangular, five-bays-wide center block with roughly symmetrical angled wings at the north and south elevations. Although the façade faces east, the water-facing west elevation is the architectural focus of the house. Open porches span the center block and north wing at the west elevation and a circular tower occupies the junction of the main block and the north wing. Five-sided oriels project from the second story at the northwest and southwest corners of the north and south wings. The structure is a high-style Shingle house constructed in the early 20<sup>th</sup> century that retains all of its original character-defining features. The house rests on a granite block foundation. The walls and the roof are sheathed in weathered wood shingles. All the roof planes are flared with deep overhanging eaves and carved rafter tails. Tall brick gable-wall chimneys rise at the junction of the center block and the wings, piercing the west roof slope of the center block. A massive gable-wall chimney at the north elevation of the house is composed of rubblestone below the cornice and brick above the cornice.

A hip-roofed open portico centered at the façade (east elevation) shelters the main entry, which contains a simple wood-paneled door. The decorative porch supports comprise three vertical posts with diamond-shaped lattice-work panels in the interstices. The door fronts a sunken stone deck that joins a walkway that leads across the center block and south wing to the parking area. The entry pavilion is flanked by semi-hexagonal bay windows at both stories, each with five lights containing integrated transoms with diamond-shaped panes. The rest of the windows at the façade are a combination of double-hung six-over-six sash, four-light fixed sash, and single lights with transoms containing diamond-shaped panes. All of the openings have flat wood surrounds. Two hipped dormers with nine-light sash at the east roof slope of the center block flank an arched eyebrow window surmounting the entrance.

Three arched eyebrow dormers occupy the west roof slope at the center block at the harbor-facing west elevation. The elaborated porch posts at this elevation match those at the façade. The engaged circular tower has a wide band course between stories comprising four bands of overlapping shingles curbed by trim pieces. The window openings at the tower are recessed and contain single sash with integrated diamond-paned transoms. Fenestration at the second story at the west elevation includes single and mulled double-hung, six-over-one sash, eight-over-one sash, and semi-hexagonal bay windows with molded surrounds. Openings at the first story include a large triple entry unit at the north wing containing a glass-and-panel door flanked by single sash with diamond-paned transoms. The center block contains a double-leaf glass-and-panel door at the southernmost bay, a glass-and-panel door with partial sidelights at the center bay, and a semi-hexagonal bay window that extends through the porch roof to the cornice at the northernmost bay. The porch at the south wing is enclosed; the northern component contains continuous six-over-one sash and the southern component contains continuous screened openings.

The south-facing, one-and-one-half-story, hip-roofed barn/boathouse sited at the northern lot line is shown on a 1955 land plan and identified as a barn. It is clad in weathered wood shingles and has an asphalt shingle roof. The structure features Shingle

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Style elements complementing those at the house, including a flared roof with rafter tails; gabled, hipped and eyebrow dormers; and a diamond-paned transom at the boat door.

**111 Allen's Point Road** is a handsome example of the late Shingle Style. 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 shingles ran uninterrupted around corners and projections, creating an enclosed, unified shape and color. In addition to the use of wood shingles, the house exhibits other defining features of the style including its flared roof, eyebrow dormers, and multiple window sash configurations.

### 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 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 near 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. Arrow shows future site of subject house.

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. Lizzie 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 MHC Area Form MRN.C.

The subject house stands on Lot #6, which appears as an undeveloped parcel on the 1903 map, was purchased by Florence O. Shepard in January 1903. Florence Shepard was the wife of Horace B. Shepard (1855-1844), who with his brothers Otis

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Atherton Shepard (1859-1938) and Thomas Hill Shepard (1866-1963) purchased three parcels on Allen's Point (#4, 6 and 7) from Lizzie Delano. Horace Shepard built the grand Fair Oaks estate on the adjacent property at 125 Allen's Point Road (ca. 1900, Horace B. Shepard Estate/Fair Oaks, MRN.67). The Shepard family was in the wholesale lumber business in Boston. Horace and Thomas Shepard operated the Shepard & Morse Lumber Company which had been started by their father, Otis Shepard. They were also the founders of the Shepard Steamship Company. Otis Atherton Shepard was a principal of the lumber firm Blacker & Shepard.

Florence Shepard sold lot #6 in 1920 to Charles C. Hoyt with no mention of a building in the property description of the deed. It seems likely that he built the house soon after he acquired the land. Charles Chase Hoyt (1855-1941) of Brookline was in the shoe business. The son of Isaiah Francis Hoyt and Josephine M. Eastman, he was married to Emma Josephine Farnsworth (b.1861). The couple had two children, Katharyn [var. Katherine] Hoyt (1889-1936) who married to Lester Watson (1889-1949) in 1911, and Richard Farnsworth Hoyt (1888-1935). In 1924 Charles Hoyt conveyed this property to his daughter, Katharyn Hoyt Watson.

The property was later devised to her daughter, Katharyn Watson Saltonstall (1912-2006), who in 1932 married William Gurdon Saltonstall, Sr. (1905-1989). Saltonstall was an educator and served as principal of Phillips Exeter Academy in Exeter, New Hampshire. After William Saltonstall's death Katharyn Watson Saltonstall married Dr. Francis Moore of Brookline. An avid and highly skilled sailor, Katharyn Saltonstall cruised the waters of Buzzards Bay on the family yawl, *Arbella*.<sup>1</sup>

The house was purchased from the Saltonstall family by the current owners in 2006.

Title Research

Date	Book-Page (Certificate)	Grantor	Grantee	Plan Reference Book-Page
11-12-2009	37911-341	Stephen R. & Deborah Bullerjahn	Stephen R. & Deborah Bullerjahn	10-573
10-28-2006	33767-6	Arbella Nominee Trust	Stephen R. & Deborah Bullerjahn (Lot 2)	
03-14-1997	15162-157	William G. Saltonstall, Jr. et al.	Arbella Nominee Trust (Lot 2 & 2A)	
01-03-1997	14891-181	Katharyn Saltonstall Moore	William G. Saltonstall, Jr. et al. (Lot 2 & 2A)	
12-27-1996	14876-282	Katharyn Saltonstall Moore	William G. Saltonstall, Jr. et al.	
11-28-1986	7356-200	Katharyn Watson Saltonstall	William G. Saltonstall, Sr. et al.	10-573
Probate	212,238	Katherine Hoyt Watson	Katharyn Watson Saltonstall	
01-29-1924	1455-162	Charles C. Hoyt	Katharyn [Katherine] Hoyt Watson	2-226
01-24-1920	1345-420	Florence O. Shepard	Charles C. Hoyt	
10-24-1903	883-222	Agreement to correct errors in plan		2-226
01-19-1903	857-485	Elizabeth R. Delano	Florence A. Shepard	2-106
12-15-1902	857-435	Stephen C.L. & Charles H.L. Delano	Elizabeth R. Delano	
	Probate	Abby L. Delano	Stephen C.L., Charles H.L., & Elizabeth R. Delano	
01-22-1891	611-480	Ephraim Allen	Abby L. Delano	
05-11-1876	432-75	Edwy E. Hammond	Abby L. Delano	

**BIBLIOGRAPHY and/or REFERENCES**

- Ancestry.com and FamilySearch.org: census records, vital records, city directories  
*Atlas of Plymouth County*, Boston, MA: George H. Walker & Co., 1879  
*Atlas of Plymouth County*, Boston, MA: L.J. Richards Co., 1903  
*Map of the Town of Marion, Plymouth County, Massachusetts* 1855 H.F. Walling  
 McAlester, Virginia Savage. *A Field Guide to American Houses*, New York: Alfred A. Knopf, 2019.  
 Plymouth County Registry of Deeds  
 Rosbe, Judith. *Marion*. Charleston, SC: Arcadia Publishing, 2000.  
 Rosbe, Judith. *Marion in the Golden Age*. Charleston, SC: The History Press, 2009.  
 Sippican Historical Society: online database

<sup>1</sup> *The Boston Globe*, Boston, Massachusetts, February 15, 2006.



**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.