

# FORM B – BUILDING

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

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

6-33	Marion	MRN.C	MRN.602
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**Town/City:** Marion

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

**Address:** 146 Allen's Point Road

**Historic Name:** Pauline B. Cottle House

**Uses:** Present: Residential

Original: Residential

**Date of Construction:** Ca. 1940

**Source:** Visual analysis

**Style/Form:** No Style

**Architect/Builder:** Unknown

**Exterior Material:**

- Foundation: Concrete block
- Wall/Trim: Wood shingle / Wood
- Roof: Asphalt shingle

**Outbuildings/Secondary Structures:**

- Cottage
- Storage building/boathouse

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

None apparent

**Condition:** Good

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

**Acreage:** 3.65

**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.

## Photograph



## Locus Map



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

# INVENTORY FORM B CONTINUATION SHEET

MARION

146 Allen's Point Road

MASSACHUSETTS HISTORICAL COMMISSION

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Area(s) Form No.

MRN.C

MRN.602

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.*

**146 Allen's Point Road** occupies a large, polygonal parcel that stretches between Allen's Point Road and Blankenship Cove. The dwelling is set back from the road in the western quarter of the property and faces west. The parcel drops gently in grade from west to east and transitions to marshland as it approaches the cove, where a boat dock reaches into the water. The property is maintained primarily in lawn dotted with shrubs and clusters of mature trees. Heavier vegetation borders the eastern lot line along Allen's Point Road. A gravel driveway curbed with granite pavers enters the property from Allen's Point Road near the midpoint of the eastern property line and ends at the façade (west elevation).

The dwelling comprises an L-shaped, two-story, cross-gabled main block with two one-story dependencies. The latter include a gabled entry bay at the northwest corner of the main block and a shed-roofed screened porch at the south elevation. The house was built ca. 1940 and although it is architecturally pleasing, exhibits no particular style. It has a concrete block foundation and an asphalt shingle roof. The walls are clad in weathered wood shingles with minimal trim. Brick chimneys rise from just below the ridge of the east roof slope and the roof ridge of the entry bay.

The window openings are asymmetrically placed at both stories and include a variety of sash configurations including four-over-one, six-over-one, and twelve-over-one double-hung windows; fixed three-light and twelve-light sash; and paired ten-light casements. The six-over-one windows are grouped singly, in pairs, and as triplets. The main entry at the west elevation occupies the junction of the cross gables. It contains a glass-and-panel door that fronts a stone stoop and walkway joining the driveway. A second entry at the west elevation is recessed at the southwest corner of the entry bay; a slender rectangular post supports the southwest corner. Gable dormers occupy the north and south roof slopes of the east-west cross gable.

The rear (east) elevation facing the shoreline has the most visual interest. Gabled wall dormers occupy the outermost bays at the second story and a large, semi-hexagonal bay at the south bay at the first story contains a glass-and-panel door. Fifteen-light French doors flanked by 15-light sidelights occupy the north bay. The doors open to a terrace enclosed by a low granite wall and hedgerow that spans the east elevation. Stone steps descend from the terrace to the lawn. The full-width screened porch at the south end of the north-south cross gable has a band of continuous openings over a knee wall and a centered entry.

A one-and-one-half-story cottage with a saltbox form is sited east of the house and faces south. Clad in wood shingles, it has two semi-hexagonal bays at the east elevation and two gable dormers at the west elevation. The fenestration patterns match those at the main house. A sizeable hip-roofed storage building/boathouse sited east of the cottage has a fieldstone foundation, suggesting that it may predate the two other buildings on the parcel and was perhaps originally associated with the property at 151 Allen's Point Road (see below).

## 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

*Continuation sheet 1*

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MARION

146 Allen's Point Road

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development. With its convenient access to Buzzard's Bay and the Atlantic Ocean, it was especially attractive to those interested in recreational boating.



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.

1879 map.

1903 map.

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 Area Form MRN.C.

The subject house stands on a parcel of land which was created by the subdivision of Lot #3 purchased in 1903 by Delia Smith from Lizzie Delano. Delia Pierce Robinson Smith (1864-1938) was married in 1886 in Malden to Elmer Frank Smith (1861-1919), the son of Franklin Smith and Sarah Elizabeth Brigham. Born in Boston, he was the head of the Elmer F. Smith Iron Works in Roxbury which had been established by his father. Smith was a yachtsman and served as a commodore of the Boston Yacht Club.<sup>1</sup> Elmer and Delia Smith built the house at 151 Allen's Point Road (ca. 1900, Elmer Smith House, MRN.71). After the death of Delia Smith, the property passed to her daughter Pauline Smith Cottle (b.1894) of Brookline. It seems likely that the house and cottage on the property were constructed by Pauline Cottle and her husband Edmund Cottle around 1940. In 1947 Pauline Cottle subdivided the property with the eastern portion becoming the subject property. She sold the land with its two buildings to Priscilla C. White that same year.

Priscilla Colt White of Brookline (1901-1976) was married to Boston banker Henry (Harry) Kent White (b.1897). The property was left to their daughter Judith White Gray, who sold it to the current owners in 1994.

Title Research

Date	Book-Page (Certificate)	Grantor	Grantee
02-22-1994	12676-36	Judith White Gray	Sara Jane Campbell & Kenneth A. Maloney
Probate		Priscilla C. White	Judith White Gray
11-07-1947	2000-55	Pauline B. Cottle	Priscilla C. White
Probate		Estate of Delia Smith	Pauline Cottle
02-29-1903	863-293	Elizabeth R. Delano	Delia P. Smith
12-15-1902	857-435	Stephen C.L. & Charles H.L. Delano	Elizabeth R. Delano

<sup>1</sup> "Death in Florida of Elmer F. Smith," *The Boston Globe*, Boston, MA February 28, 1919.



**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.