

ORM B – BUILDING

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

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

6-33A	Marion	MRN.C	MRN.72
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Town/City: Marion

Place: (*neighborhood or village*):

Address: 151 (formerly 145) Allen's Point Road

Historic Name: Delia & Elmer F. Smith House

Uses: Present: Residential

Original: Residential

Date of Construction: Ca. 1903

Source: Visual analysis

Style/Form: Shingle Style

Architect/Builder: Attr. Coolidge & Carlson

Exterior Material:

- Foundation: Rubblestone
- Wall/Trim: Wood shingle / Wood
- Roof: Asphalt shingle

Outbuildings/Secondary Structures:

Garage (1981)

Photograph



Locus Map



Major Alterations (*with dates*):

None apparent

Condition: Excellent

Moved: no yes **Date:**

Acreage: 1.17

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

151 Allen's Point Road

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MRN.C

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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.

151 Allen's Point Road occupies a trapezoidal waterfront lot on the eastern shore of Sippican Harbor. The house faces east and is set back from the shoreline in the western half 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 east (façade) and west elevations. The property is maintained in manicured lawn with clusters of mature trees near the driveway entrance and borders of heavy vegetation along the north and south lot lines. A paved driveway off Allen's Point Road enters the property at its northeast corner, passes a garage sited at the northern property line, and ends in a large circular driveway at the façade.

This handsome dwelling is a two-story, wood-frame structure with a V-shaped form comprising a polygonal center unit with angled north and south wings. The house displays ordered but distinctly asymmetrical form, massing, and features. The polygonal bay with its two-tier design, high rubblestone foundation containing an arched two-leaf door, and deep overhang is the dramatic focal point of the water-side elevation. A deep shed-roofed open porch wraps the end of the south wing and a pyramidally-capped polygonal dormer marks the location of the east elevation's main entrance at the intersection of the north and south wings. A variety of dormer forms ornament the roof at all elevations. The house is a high-style Shingle Style dwelling constructed ca. 1903 which retains all of its original character-defining features. Bank-built, it rises from a rubblestone foundation that is most prominent at the west elevation.

The walls are clad in weathered wood shingles which flare slightly at the first story. Trim is minimal. The roof is surfaced with asphalt shingles and all the roof planes have deep overhanging eaves. A tall brick gable-wall chimney rises at the end of the south wing, piercing a gable dormer. A second chimney is carried on the west roof slope at the north wing.

The dormer roof at the main entrance, supported by posts with flat-sawn curved brackets, shelters a simple glass-and-panel door with a flat surround and one-light transom. In general, the windows are double-hung sash with diamond-paned upper sash and one- or two-light lower sash; all single-light sash, several of which are quite large, have diamond-paned transoms. There are bands of two, three and four casement windows at the west elevation near the north end of the north wing.

Hipped, one-, two-, and three-light dormers occupy the lower roof level at the façade and shallow, triangular eyebrow dormers with diamond-paned glazing highlight the upper roof. There are semi-hexagonal oriels and bay windows at the first story at both the east and west elevations. A distinctive double dormer containing two semi-hexagonal bays capped by a polygonal roof occupies the west elevation of the south wing. Three shallow hipped dormers are set on the roof at the west elevation of the north wing, which has a distinctive clipped corner at the north end. A single hipped dormer occupies the north roof slope.

A wood-shingled two-car garage sited near the northeast corner of the parcel was built in 1981 according to town assessor's records. It has a low profile with a shallow gable roof and deep overhanging eaves in keeping with the style of the main house.

151 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 19th century and reached its zenith of expression in New England seaside resorts and country estates. It was a high-fashion style favored by architects and 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. The subject house exhibits other defining features of the style in addition to the use of wood shingles including its asymmetry, flared walls, deep overhanging eaves, and multiple dormer and window sash configurations. The diamond-paned window sash and transoms are features of the Tudor Revival style.

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-19th 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. Mislabeled A.E. Angier

The 1879 map at left shows Allen's Point (blue arrow) as largely undeveloped farm land. However, by the turn of the 20th 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.

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.

This subject house stands on a parcel of land which was created by the subdivision of Lot #3 purchased from Lizzie Delano by Delia Smith in 1903. 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. The 1910 census reported the Smiths living on Marlborough Street in Boston's Back Bay neighborhood. Smith was a yachtsman and served as a commodore of the Boston Yacht Club.¹ NOTE: The owner and builder of the house is erroneously associated with A.E. Angier on the 1998 Allen's Point MHC Area Form MRN.C due to mislabeling on the 1903 map.

The design of this handsome Shingle Style house has been attributed to Coolidge & Carlson, the Boston firm responsible for the Tudor Revival Shepard-Clark/Fair Oaks estate at 125 Allen's Point Road (ca. 1903, MRN.67). The firm was led by Joseph Randolph Coolidge, Jr. (1864-1928), a graduate of Harvard College who studied architecture at the Ecolé des Beaux-Arts in Paris and the University of Berlin. The firm has been credited with the design of ten residences in Marion at the turn of the 20th

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

INVENTORY FORM B CONTINUATION SHEET

MARION

151 Allen's Point Road

MASSACHUSETTS HISTORICAL COMMISSION

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century, all of them located on Allen's Point Road, West Drive, and Point Road.² In addition to residential work, Coolidge & Carlson were responsible for a number of commercial, municipal and academic buildings including Claflin Hall at Wellesley College, (1917, WEL.436) and the West Hill Apartment House (1916, BOS.15879) and Brimmer Street Garage (1909, BOS.15711) in Boston.

After the death of Delia Smith, the property passed to her daughter Pauline who was married to Edmund C. Cottle. Pauline Cottle sold the property in 1947 to Sally C. Wakeman. Sally Wakeman commissioned a plan to subdivide the property in 1949, creating two parcels – the lot on which the subject house stands and a small neighboring lot at 145 Allen's Point Road, where she constructed a house in 1957. Sally C. Wakeman and her husband Richard V. Wakeman, who in 1950 was commodore of the Beverly Yacht Club, were active in Marion's social and community life.

The Elmer Smith house was purchased from Sally Wakeman in 1955 by George & Margery J. Clark. George E. Clark (1904-1985), a native of Minnesota and a graduate of Princeton University, headed two investment companies and served as a director of a number of large corporations. He was a sailor and member of the Beverly and Kittansett Yacht Clubs.³ The Clarks owned the subject property until 1963 but appear to have used the neighboring property at 163 Allen's Point Road (ca. 1904, Charles S. Norris House, MRN.73), which they owned for nearly 30 years, as their summer residence. It was purchased by the current owners in 1983.

Title Research

Date	Book-Page (Certificate)	Grantor	Grantee
04-29-2016	46863-36	Marion Family Partnership LLC	Marion Family Partnership LLC
12-29-1983	5541-118	Rockwood H. & Marguerite Pete Foster	Marion Family Partnership LLC
06-06-1966	3298-774	Hugh K. & Barbara H. Foster (half interest)	Rockwood H. & Marguerite Pete Foster
04-29-1963	3016-121	George E. & Margery J. Clark	Hugh K. & Barbara H. Foster & Rockwood H. & Marguerite Pete Foster (half interest each)
05-09-1955	2452-109	Sally C. Wakeman	George E. & Margery J. Clark
11-07-1947	2000-56	Pauline S. Cottle	Sally C. Wakeman
		Estate of Delia Smith	Pauline Cottle
02-29-1903	863-293	Elizabeth R. Delano	Delia Smith
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
 Sommers, Olive Hill. *Three Centuries of Marion Houses*. Marion, 1972.

² 123 Allen's Point Road (ca.1903, Shepard-Clark Stable, MRN.68); 125 Allen's Point Road (ca.1903, Shepard-Clark House / Fair Oaks, MRN.67); 131 Allen's Point Road (ca.1915, Shepard-Clark Boathouse, MRN.71); 131 Allen's Point Road (ca.1915, Shepard-Clark Garage, MRN.70); 151 Allen's Point Road (ca.1903, Elmer F. Smith House, MRN.72); 456 Point Road (ca.1898, F.C. Bowditch House, MRN.54); 8 West Drive (ca.1900, Charles W. Leatherbee House, MRN.175); 14 West Drive (ca. 1900, A.W. Bliss House, MRN.176); 24 West Drive (ca. 1900 Charles W. Butterfield House, MRN.177); 28 West Drive (ca. 1900, Charles W. Leonard House, MRN.178).

³ "George 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 20th 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.