

FORM B – BUILDING

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

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

6-17	Marion		MRN.636
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Town/City: Marion
Place: (*neighborhood or village*): Great Neck

Address: 12 North Drive

Historic Name: Reuben Allen House

Uses: Present: Residential
Original: Residential

Date of Construction: Possibly ca. 1813

Source: Marriage date, title & map research

Style/Form: Federal Cape

Architect/Builder: Unknown

Exterior Material:
Foundation: Fieldstone
Wall/Trim: Wood clapboard, stone & metal / Wood
Roof: Asphalt shingle

Outbuildings/Secondary Structures:
None

Major Alterations (*with dates*):
Dependencies (attached prior to 1903):

- North ell (19th c.)
- West wing (former carriage house, 19th c.)
- Barn (19th c., renovated late 20th/early 21st c.)

Condition: Excellent

Moved: no yes **Date:**

Acreage: 3.12

Setting: Diverse residential neighborhood developed in the mid-19th – early 20th centuries on former farmland. Housing stock represents a range of styles including Cape, Federal, Greek Revival, Queen Anne, Craftsman and Colonial Revival. Settled mostly with moderately-sized, wood-frame, single-family houses on small- to large-sized lots.

Photograph



Locus Map



Recorded by: Lynn Smiledge
Organization: Marion Historical Commission
Date (*month/year*): May 2024

INVENTORY FORM B CONTINUATION SHEET

MARION

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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.

12 North Drive occupies a large polygonal lot on the north side of North Drive and faces west across the Marion Golf Club course. The house is deeply set back from the street near the northeast corner of the parcel. The property, which is maintained primarily in lawn dotted with shrubs and clusters of mature trees, is bordered by heavier vegetation along the northern property line. A paved driveway enters the property from North Drive at the southeast corner of the parcel and curves toward the house to end in a circular driveway at the façade (south elevation).

This house was constructed in the full Cape form around 1813 and although significantly altered, retains a moderate degree of historic architectural integrity. It comprises a one-and-one-half-story, four-bay-by-three-bay main block with three large dependencies. The dependencies include a one-story north ell, a one-story west wing (a former carriage house), and a one-and-one-half-story, gambrel-roofed former barn attached to the west end of the west wing. The footprint of the house seen on the 1903 map is nearly identical to the current plan. The main block and its dependencies rise from fieldstone foundations. The walls are clad in wood clapboards apart from the barn block and the west elevation of the west wing, which are sided with standing seam metal. The westernmost portion of the west wing is clad with a rubble stone veneer. The roof is surfaced with asphalt shingles. Rubble stone chimneys rise from the east roof slope of the north ell, the north roof slope of the west wing, the roof ridge of the west wing at its junction with the barn block, and the west roof slope of the barn block.

Trim elements at the main block include narrow corner boards, frieze boards, a water table, a molded cornice at the façade, and short eave returns. The windows contain double-hung six-over-six sash framed by flat surrounds; the openings at the façade touch the frieze board and have blinds. The hip-roofed enclosed entry centered at the façade contains a six-panel wood door with a flat surround and full-height sidelights. The door fronts a shallow stoop constructed of rubble stone and concrete pavers from which a paved walkway extends to the driveway. Shallow, paired shed dormers containing fixed eight-light sash occupy the west roof slope. A full-width shed dormer with a cross-gabled projecting bay occupies the east roof slope.

The north ell is four bays long and is set back from the façade of the main block. A sliding door at the southernmost bay adjacent to the main block opens to a shed-roofed porch with an "X" railing, a lattice-work skirt, and a two-step stair that joins the driveway. The remaining openings at the west elevation of the ell include six-over-six windows with blinds and a glass-and-panel door at the second-most northerly bay flanked by full-height sidelights. The west wing, which extends at a 90-degree angle from the north ell, is five bays wide. It is pierced by four garage door openings with overhead doors designed to resemble two-leaf barn doors with integrated transoms. A knee wall comprised of rubble stone veneer ornaments the façade. A shed-roofed open porch at the westernmost bay of the west wing shelters a glass-and-panel door flanked by undivided full-height sidelights. The porch has narrow rectangular posts with rubble stone bases and a rubble stone and concrete deck. Two square cupola vents cap the roof of the west wing.

The front-gabled, bank-built former barn has contemporary fenestration that includes single, paired, and triple mulled six-over-six sash with false muntins. A sliding glass door at the west elevation opens to a large open deck with a wire railing. A centered entry located at grade at the north elevation of the barn is approached by a walkway flanked by rubble stone cheek walls.

The Cape Cod house form, a one-story side-gabled house with a central chimney and steeply-pitched roof, emerged in southeastern New England ca. 1700 and saw continued use through the mid-19th century. The full Cape design was one of the later iterations of the house type. Defining characteristics of the Cape style illustrated in this house include the full Cape configuration (five bays with center entry) and side-gabled roof. The six-over-six window sash configuration is characteristic of both the Federal (1780-1820) and Greek Revival (1830-1850) periods. The enclosed entry with its full-height sidelights was likely

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Greek Revival addition. The rubble stone chimneys and veneers are 20th-century features characteristic of the Craftsman and Colonial Revival styles.

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 in the Great Neck section of Marion — 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-19th century, when the advent of rail service helped to shift the town's economic base to tourism. By the late 19th century homeowners were changing from farmers and seamen to wealthy individuals looking for summer residences near the water. The subject property exemplifies this evolution.



1903 map.

The subject house is located on North Drive, a spur off the east side of Point Drive, which runs north to south for the length of Great Neck. The dwelling appears on the 1855 and 1879 maps with H.D. [Henry D.] Allen shown as the owner. On the 1903 map the owner is W. [William] Bullivant. The earliest recorded conveyance found for the property was its 1848 sale by Reuben Allen (1787-1874), a master farmer, to his son Henry D. Allen. Reuben Allen married Phebe Blankenship in 1813, and the appearance of the house suggests that it was constructed around that time. Although local tradition suggests that the house was built in the early 18th century, there is no evidence of this at the main block, whose appearance is consistent with a late 18th or early 19th century construction date. Forensic investigation of the fabric and framing of the dwelling would be required to determine if any elements of an earlier structure are extant.

Henry Dow Allen (1824-1910) acquired the property from his father in 1848, the year after he was married to Eliza Wing Delano. Like his father, he was a farmer. In 1893 Henry D. Allen sold two parcels of land on Great Neck totaling more than 100 acres to Ella S. Kellen, the wife of William V. Kellen of Boston. Born in Truro in 1852, William Kellen was a well-known Boston lawyer. A

graduate of Boston University School of Law, he had earlier attended Brown University, where he served as a trustee and received several honorary degrees. He was married in 1879 to Ella F. Sturdevant (b.1853).¹

In 1900 Ella F. and William Kellen sold several parcels of land, including the subject property, to Libbie Bullivant, the wife of William M. Bullivant of Boston. William M. Bullivant (1858-1939), the founder and president of the Northwestern Leather Company, had come to Boston from Newark, New Jersey as a boy and found work in the leather business. The company he founded in 1899 became one of the largest tanneries in the United States processing leather for shoe uppers.² Bullivant was first married in Boston in 1881 to Elizabeth "Libbie" Lodge (1859-1911), and after her death to Susan Ross Thomas (1857-1937). Bullivant began summering in Marion in the early 1890s, and soon became active in the local real estate market.³ According to the 1998 MHC Area Form MRN.M for the West Drive area, over time he acquired more than 450 acres of property in Great Neck. Bullivant was the owner of several other East Marion properties including 669 Point Road (ca. 1797, Ephraim Allen — Capt. Edwy E. Hammond/Clement M. Hammond House, MRN.57) and 2 West Drive (ca. 1900, William M. Bullivant House, MRN. 174). The subject house may have been used as an investment property or been occupied by one of William's three sons, William Malcolm, Stanley L., and Stuart L. Bullivant, all of whom were permanent Marion residents at the time of their father's death.

The property was sold in 1941 to Barbara Winkler. Born Barbara Aumann (1901-1984), Barbara Winkler was married in 1925 to Charles J. Winkler (1901-1975). The couple lived on Beacon Hill in Boston, where Charles Winkler was a senior partner in the

¹ "Rites Held for W.V. Kellen in Trinity Church," *The Boston Globe*, Boston, MA December 22, 1942.

² "William M. Bullivant," *The Boston Globe*, Boston, MA, May 29, 1939.

³ "Marion Man Dies Suddenly," *The Standard-Times*, New Bedford, MA, May 28, 1939.

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law firm of Bingham, Dana & Gould. A graduate of Dartmouth College and Harvard Law School, Winkler was associated with the firm for more than 30 years.⁴ Somers notes that the oldest part of the house, which was called “The Bunker” by the Winkler family, was “built by a man named Allen in 1715. This man lived in Plymouth but found the winter so rugged there that he built a home in Sippican and brough his family and cattle here during the severe winter months.”⁵ Title research supports the suggestion that this property was indeed owned by the Allens, although the family seems to have originally come to Marion from Falmouth on Cape Cod early in the 18th century. The Winkler family owned this property for more than 40 years. It was purchased by the current owner in 2021.

Title Research

Date	Book-Page (Certificate)	Grantor	Grantee
09-01-2021	55587-278	QS Prive Lending LLC	Ghassan & Anna Dehni
01-06-2018	49417-241	Fcls. Deed Marion Lending Trust	QS Private Lending LLC
05-06-2017	48395-208	Mtg. Modern Property, LLC	Marion Lending Trust
02-22-2017	48144-167	CDM Equity Fund I, LLC	Modern Property, LLC
05-03-2013	43031-316	New Wave Diversified, LLC	CDM Equity Fund I, LLC
09-17-2010	39489-143	Fcls. Deed Litton Loan servicing LLC	New Wave Diversified, LLC
11-06-2006	33645-178	Christopher W. Dawson	Mortgage Electronic Registration Systems
10-18-2002	23155-65	Christopher W. Dawson, Trustee	Christopher W. Dawson
04-26-2002	21985-87	Janet P. Walker	Christopher W. Dawson, Trustee
12-29-1993	12565-316	Marion B. Ford Trust	Janet P. Walker
Probate	92P0946-EF1	Estate of Marion B. Ford	Marion B. Ford Trust
06-091983	5389-117	F. Leslie Ford et al.	Marion B. Ford
06-091983	3824-115	Charles J. Winkler, Jr.	F. Leslie & Marion B. Ford
04-09-1954	2334-137	Marie T. Coen	Charles J. Jr. & Barbara A. Winkler
04-09-1954	2334-136	Barbara A. Winkler	Marie T. Coen
05-08-1941	01806-322	William M. Bullivant Trust	Barbara A. Winkler
12-27-1919	1346-116	William M. Bullivant et al. heirs of Libbie P. Bullivant	William M. Bullivant Trust
11-27-1900	815-466	Ella S. & William V. Kellen	Libbie P. Bullivant
10-21-1893	661-349	Henry D. Allen	Ella S. & William V. Kellen
08-03-1848	230-44	Reuben Allen	Henry D. Allen

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⁴ “Charles J. Winkler, Law Partner, *The Boston Globe*, Boston, MA, June 22, 1975.

⁵ Somers, Olive Hill. *Three Centuries of Marion Houses*. Marion, 1972. p. 109.

