

FORM B – BUILDING

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

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

8-39F	Marion		MRN.655
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Town/City: Marion

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

Address: 756 Point Road (also known as Hammetts Cove Road)

Historic Name: Charles W. Leonard House

Uses: Present: Residential

Original: Residential

Date of Construction: Ca. 1900

Source: Title research, visual analysis

Style/Form: Colonial Revival

Architect/Builder: Unknown

Exterior Material:

Foundation: Rubble stone

Wall/Trim: Stucco

Roof: Asphalt shingle

Outbuildings/Secondary Structures:

None

Major Alterations (*with dates*):

Attached garage (late 20th /early 21st c.)

Condition: Fair (under renovation)

Moved: no yes **Date:**

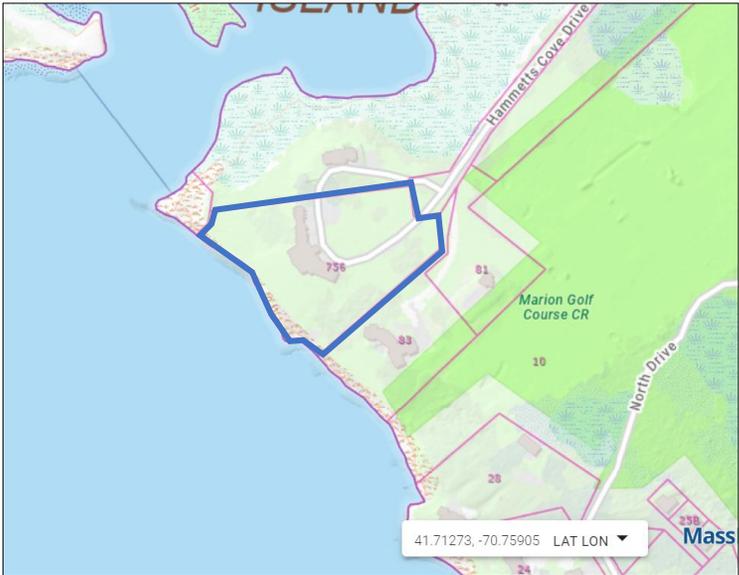
Acreage: 3.99

Setting: Sparsely settled residential neighborhood bordering the eastern shore of upper Sippican Harbor on the Great Neck peninsula. Dotted with scattered farms in the early 19th century and developed rapidly in the late 19th–early 20th centuries with summer residences. Shoreline properties occupy marsh land.

Photograph



Locus Map



Recorded by: Lynn Smiledge

Organization: Marion Historical Commission

Date (*month/year*): July 2024

INVENTORY FORM B CONTINUATION SHEET

MARION

756 Point Road

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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.

756 Point Road occupies a nearly 4-acre, polygonal lot on the eastern shore of Sippican Harbor at the mouth of Hammetts Cove. The large dwelling is roughly centered on the parcel at the end of a long circular driveway and faces east. The property, which has extensive harbor frontage bordered by a stone seawall, is maintained primarily in grass dotted with clusters of mature trees. The parcel drops in grade to the marshy shoreline, where a long dock extends into the water. A long, rectangular garden space enclosed by a drystone wall is sited off the south elevation of the house. The gravel driveway that enters the property at the eastern lot line also serves the house at 86 Hammetts Cove Drive (ca.1900, Charles W. Leonard Barn, MRN.617), a former barn that was originally associated with the subject property. The building and grounds were undergoing what appeared to be a significant renovation/restoration on the day of the site visit.

This imposing building was constructed around 1900 in the Colonial Revival style and retains a high degree of architectural integrity. Its sprawling form comprises a two-and-one-half-story, seven-bay-wide main block with two-story wings extending at 30-degree angles from the side elevations. An open portico centered at the façade (east elevation) of the main block is flanked by two-story bowfront bays. The gambrel roof is surfaced with slate. The house rests on a rubble stone foundation and is clad in painted stucco. Three stucco-clad chimneys are carried on the roof of the main block — one centered on the west roof slope, one near the north gable end of the east roof slope, and a gable-wall chimney at the south wall. A fourth chimney rises from the west roof slope of the south wing. The subject house matches the former barn at 86 Hammetts Cove Drive in style and materials.

Trim elements at the house include narrow frieze and rake boards and a modillioned cornice. The window openings at the second story are symmetrically placed. They include one-over-one, two-over-two, eight-over-two, and fixed multilight sash at the façade, where some of the sash have been removed as part of the ongoing renovation. The flat-roofed open portico centered at the main block is supported by paired Doric columns. The portico is surmounted by a Palladian window at the second story, and one of three shed dormers at the third story. Gambrel-roofed projections at the north and south walls of the third story at the main block are nestled within the gable ends of the main roof.

Hipped dormers occupy the outermost two bays at the north and south wings. At the south end of the house these two bays incorporate an open porch with Doric columns; lattice-work frames are set into the porch openings. A semi-circular window with a molded surround occupies the gable peak. Openings at the first story of the south wing include a deeply recessed entry framed by slender columns, a four-panel picture window, and a keystone oculus. Openings at the north wing are limited to windows. A two-story, three-car garage is attached to the north wall of the north wing by a one-story hyphen. It is gambrel roofed with three arched garage door openings surmounted by hipped dormers at the second story.

A flat-roofed porch and patio dominate the west, shoreline-facing elevation of the house. The nine-bay-wide porch runs full width along the main block. The three center bays are open and sheltered by a curved entablature supported by molded rectangular columns. The outer three bays are fully glazed with large single lights with integrated transoms rising from a rubble stone knee wall. A semi-circular concrete patio with rubble stone risers extends from the porch floor into the lawn. The windows at the second story comprise four two-over-two windows flanked by tripartite picture windows. Shed dormers with paired two-over-two sash occupy the lower roof slope. A flat-roofed, two-story projection at the south gable end of the main block comprises an open porch with Doric columns at the first story and a small room with arched windows at the second story.

756 Point Road illustrates the Colonial Revival style. 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. Combining the classical architectural elements of the Georgian, Federal and Greek Revival periods, the Colonial Revival style was the most popular style in America for private and public buildings between the World Wars. The characteristic Colonial Revival features of this house include the

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gambrel roof, symmetrical fenestration, bowfront bays, Palladian window, hipped dormers, portico, Doric columns, modillioned cornice, oculus, and semi-circular window.

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.

The peninsulas, called necks, surrounding Sippican Harbor remained largely undeveloped until the last quarter of the 19th century. The land was used for common pasturage, and salt marsh hay was a principal crop. Sippican Neck, which bounds the harbor on the east, is shown to be sparsely settled on the 1855 map. Early Marion families including the Blankinships, Briggses, and Ellises were among the few property owners in the area. The 1879 map shows the neck still largely undeveloped, but by 1903 growth of the area is seen along the northwestern shoreline with numerous residences on large parcels facing the harbor. Over the ensuing decades Sippican Neck became almost completely developed, with numerous seasonal properties on the waterfront. Point Road, where the subject house is located, runs north from Butler's Point (also called Ruggles Point) at the south end of the neck to County Road, where it terminates.



1903 map.

The subject house is located on Hammetts Cove Drive, a western spur off Point Road. The dwelling first appears on the 1903 map with C. [Charles] W. Leonard shown as the owner. The earliest conveyance found for the property in a clear chain of ownership was the sale of six parcels of land, one of which included buildings, by Ella and William Kellen to Charles W. Leonard in 1900.

Boston lawyer William Vail Kellen (1852-1942), who was born in Truro, graduated from Brown University in 1872 and later served on the board of trustees of that school. He received a law degree from Boston University in 1875 and practiced law in Boston until his death. William Kellen and his wife Ella Sturtevant Kellen (1853-1946) accumulated a total of six parcels of land in 1893 from John D. Allen, Verona Deland, Harvey Everest, and the estate of Albert Nickerson. In 1900 they sold this now-consolidated property to Charles W. Leonard of Boston. Leonard probably built this large house soon after the land purchase.

Charles Wade Leonard (1844-1941) was born in Sharon, the son of Benjamin Leonard. Without formal education, Leonard became the owner of a number of mills and quarries throughout New England and was a director of several local banks and businesses. A renowned horseman, he owned a breeding farm in Lexington, Kentucky and a trotting track in Readville. He was married in Paris to Emelyn Thatcher Welch, the daughter of Wilson Welch and Elizabeth Faring Thatcher.¹ The Leonards owned this house until 1916 when it was purchased by George W. Mitton.

George W. Mitton (1869-1947), the son of Edward J. Mitton and Sarah Wade, was the eldest son of the second generation of a family of merchants who operated the Jordan Marsh department store in Boston. Starting as a stock boy, George Mitton eventually became president of the company. He was trained in the business by his father, Edward J. Mitton, the Jordan Marsh president, and Eben D. Jordan, the company founder. George Mitton was credited with growing the company into New England's largest department store and introducing innovations such as executive training programs and employee benefits. Mitton was also an active public servant and philanthropist.² George Mitton and his wife Anne Maria Richardson had two sons, Robert and Edward, both of whom served as officers of the company.^{3,4} The Mittons lived in Brookline and used the Marion estate as a summer residence.

¹ "Funeral Held at Newtonville for Charles W. Leonard," *The Boston Globe*, Boston MA. November 6, 1941.

² "Chairman of Jordan Marsh Board of Directors Dead at Age of 78," *The Boston Globe*, Boston, MA. November 15, 1947.

³ "Newton rites tomorrow for Robert Mitton," *The Boston Globe*, Boston, MA. November 14, 1973.

⁴ "Edward R. Mitton," 77, was president of Jordan Marsh," *The Boston Globe*, Boston, MA. June 26, 1973.

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South and east elevations.



West and south elevations.