

FORM B – BUILDING

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

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

6-31	Marion		MRN.56
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Town/City: Marion
Place: (*neighborhood or village*): Sippican Neck

Address: 598 (formerly 604B) Point Road

Historic Name: Charles Allerton Coolidge House

Uses: Present: Residential
Original: Residential

Date of Construction: Ca. 1903-1910

Source: Map research, visual analysis

Style/Form: Shingle Style

Architect/Builder: Attr. Charles Allerton Coolidge

Exterior Material:
Foundation: Rubble stone
Wall/Trim: Wood shingle
Roof: Asphalt shingle

Outbuildings/Secondary Structures:
Garden building (early 20th c.)
Windmill base (late 19th c.)
Pump house (late 19th c.)

Major Alterations (*with dates*):
None apparent

Condition: Excellent

Moved: no yes **Date:**

Acreage: 2.75

Setting: Moderately settled area developed in the late 19th and early 20th centuries with summer residences. Housing stock comprises moderate- to large-sized houses on large lots. Terrain characterized by dense woods at the central portion of the peninsula bordered by marshland and beach along the shoreline perimeter.

Photograph



Locus Map



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

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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.

598 Point Road occupies a polygonal lot on the west side of Point Road that stretches to the shoreline of Blankenship Cove. The parcel is deeply set back from the road and connects to it via a shared paved driveway that serves the properties at 594, 596, 598, 600, and 604 Point Road. A driveway spur creates a circle at the façade (east elevation) of the house and extends along the north elevation of the house to access a basement garage. The dwelling is positioned in the western half of the parcel and faces east. Its west elevation is oriented towards the shoreline, where a dock reaches into Blankenship Cove. A large grass terrace enclosed by a drystone wall spans the south elevation of the house. The property west of the house is maintained primarily in lawn dotted with shrubs and clusters of trees. The eastern portion of the property, where a garden building, windmill base, pump house, and fenced garden are located, is bordered by heavy vegetation.

This distinguished Shingle Style house was built in the first decade of the 20th century and retains a high degree of architectural integrity. The U-shaped, two-story building comprises parallel, gambrel-roofed wings joined by a side-gabled cross block at the "base" of the U. The dwelling is wrapped by an open porch at the south and west elevations, which are both nine bays wide at the first story; the three northernmost bays at the west elevation are enclosed. Although the main entry is located at the east elevation, the building's visual interest is focused at the south and west (shoreline-facing) elevations. A narrow, gabled extension projects from the east wall of the south wing. The house rests on a rubblestone foundation and is clad in wood shingles. The roof is surfaced with asphalt shingles. Substantial chimneys rise from the roof ridge at the south wing and the west block.

Trim comprises narrow, molded rake and frieze boards, and short eave returns. The deeply recessed main entry occupies the northeast corner of the north wing; it is framed by a rectangular opening with clipped corners. The door fronts a three-step wooden stair and a paved walkway that joins the driveway. The windows at the house generally comprise wide, single and paired, six-over-six and twelve-over-twelve double-hung sash, along with fixed multi-light sash. All of the openings have narrow molded surrounds.

A semi-hexagonal oriel centered at the second story at the south elevation rests on the hipped roof of the open porch. It is flanked by paired twelve-over-twelve windows to the east, and a shed wall dormer containing paired awning windows to the west. The second story at the west elevation features a shed wall dormer at the northernmost bay and twelve-over-twelve windows elsewhere. Rows of sawtooth decorative wood shingles mark the pediment bases at the gambrel gable ends.

The sweeping porch has a shingled knee wall and heavy shingled posts that flare outwards at the frieze. Stone stairs centered at the south and west elevations descend to the lawn. Solar panels occupy the upper and lower roof slopes at the west elevation.

Three structures are located east of the house on the far side of the driveway. They include an L-shaped, clapboard-sided garden building with a standing seam metal roof and two stone structures. The truncated octagonal windmill (MRN.651) has a high rubble stone foundation. It is clad in wood shingles with an asphalt shingle roof. Openings include fixed six-light sash and a diagonal batten door. The circular stone pump house (MRN.944) sits just above grade and has a conical slate roof.

598 Point Road is a handsome example of a simple Shingle Style house. 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. 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. In addition to the use of wood shingles, the subject house exhibits other elements of the style including the gambrel roofs, open porches with tapered posts, recessed main entry, and the oriel.

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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.



1855 map.

The subject house was built on a 75-acre farm property once owned by F.B. [Capt. Frederick Bartlett] Bolles (1807-1860). Capt. Bolles, who is shown as the owner on the 1855 map, was married in 1835 to Drucilla Leonard (1812-1879). The couple had one son, Obed Frederick Bolles (1840-1912). In 1885 Obed Bolles, who lived in California, sold the large parcel and its buildings to David Sisson. David Sisson (1812-1886), a farmer, was married in 1835 to Almira Smith (1811-1899). In 1891, in a series of transactions, the widowed Almira Sisson and her children sold their large property holdings to Charles Allerton Coolidge. Coolidge is shown as owner of this large property on the 1903 map.

American architect Charles Allerton Coolidge (1858-1936) was born in Boston. He graduated from Harvard College in 1877 and studied architecture at the Massachusetts Institute of Technology followed by work with Boston architects Ware & Van Brunt. He joined the firm of renowned architect Henry Hobson Richardson in 1883, and after the death of Richardson in 1886 formed a partnership with George Shepley and Charles Rutan, two other Richardson architects. Shepley, Rutan & Coolidge went on to become one of the most

prominent architecture firms of the late 19th and early 20th centuries, performing major residential and institutional work in Boston and across the United States. In Marion, Charles A. Coolidge designed the Sippican Tennis Club at 20 Holmes Street (1908, MRN.157), several buildings at Tabor Academy, the summer residences at 598 Point Road (1891, MRN.56) and 604 Point Road (ca.1892, MRN.55), and others on West Drive.

The Shingle Style subject house is not shown on the 1903 map. It can be assumed that it was designed and built by Coolidge in the first decade of the 20th century. Coolidge was married to Julia Shepley (1856-1935), the older sister of his partner, George Shepley. The couple had four children: Mary Shepley (1892-1988), married to Gordon Rentschler; Isabel (1892-1989), married to Thomas Cunningham; Charles Allerton Coolidge, Jr. (1894-1987), married to Alison Jones; and Julia Shepley (1896-1982), married to Frederick Deane.

In 1929, Coolidge conveyed a portion of his family complex in Marion, which included the first house built on the property at 604 Point Road (ca.1892, Charles Allerton Coolidge House, MRN.55), to his daughter Julia Coolidge Deane. The remainder of the estate, which included the parcel on which the subject house is located, was devised to his heirs, each with a fraction of ownership. In 1989, the ownership of these collective properties was consolidated under Coolidge's grandson, Charles A. Coolidge, Jr., who subsequently placed ownership in a limited partnership. The property was



1903 map. Coolidge property.

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subdivided into the parcels shown on Land Court Case Plan #14631 D below, where the subject property is seen as Parcel #12. The property remains in Coolidge family ownership.

NOTE: The 1998 MHC Building Form B for this property states in error that it was owned at one time by Isaac H. Lionberger and was known as The Orchard. Coolidge subdivided his large property in 1892 and sold the adjoining parcel at what is now 546 Point Road to Lionberger. It is presumed that Coolidge was responsible for the design of Lionberger's house (1892, Isaac H. Lionberger House, MRN.643).

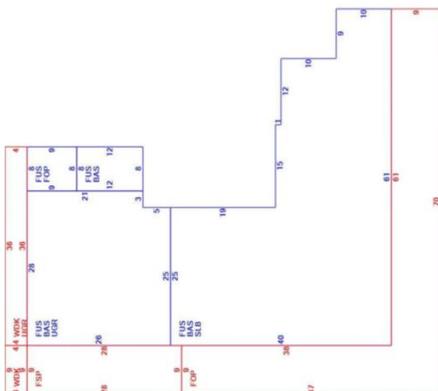
Title Research

Date	Book-Page (Certificate)	Grantor	Grantee
01-26-2024	(117535)	Coolsted Nominee Trust	Mary H. Coolidge
05-09-2016	(117535)	Coolmar Ltd. Partnership (Lot 12*)	Coolsted Nominee Trust
01-05-1998	(92775)	Charles A. Coolidge, Jr.	Coolmar Ltd. Partnership
11-15-1991	(82260)	Julia Crowley	Charles A. Coolidge, Jr
10-29-1989	(66995)	Mary B. Lowrey f/n/a Rentschler (1/4)	Charles A. Coolidge, Jr.
10-11-1989	(66995)	Frederick Dean (3/16)	Charles A. Coolidge, Jr.
10-4-1989	(66995)	Phillip Dean (1/4)	Charles A. Coolidge, Jr.
		Estate of Charles Allerton Coolidge, Sr.	Heirs of Charles Allerton Coolidge, Sr.
08-21-1931	4408	Land Court Decree	Charles Allerton Coolidge
01-19-1891	614-193 to 614-199	Sisson Family	Charles Allerton Coolidge
02-17-1885	514-273	Obed F. & Abbie E. Bolles	David Sisson

* Lot 12 on Plan 14631D

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- Map of the Town of Marion, Plymouth County, Massachusetts* 1855 H.F. Walling
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Assessor's card



Land Court Plan 14631 D.

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South elevation.



East and north elevations.



Windmill, west elevation.



Garden house at left, pump house at right. West elevations.