

FORM B – BUILDING

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

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

6-22	Marion	M	MRN.178
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Town/City: Marion
Place: (*neighborhood or village*): Sippican Neck

Address: 28 West Drive

Historic Name: William M. Bullivant House

Uses: Present: Residential

Original: Residential

Date of Construction: Ca. 1904

Source: Map & title research

Style/Form: Colonial Revival / Craftsman

Architect/Builder: Coolidge & Carlson

Exterior Material:

Foundation: Not visible

Wall/Trim: Wood shingle & rubble stone / Wood

Roof: Asphalt shingle

Outbuildings/Secondary Structures:

Boat house

Carriage house (early 20th c.)

Major Alterations (*with dates*):

None apparent

Condition: Excellent

Moved: no yes **Date:**

Acreage: 2.61

Setting: Moderately settled area developed in the late 19th and early 20th centuries on the eastern shore of Sippican Harbor. Small enclave of large summer residences on generous lots in the Shingle and Colonial Revival styles. Terrain distinguished by rolling lawns, elaborate gardens, and wooded areas.

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.

24 West Drive, the northernmost house in the West Drive enclave of properties, occupies a point of land that extends into Sippican Harbor. It is set near the shoreline in the southeast corner of a large polygonal lot and faces east. The rear (west) and side elevations are surrounded by an expansive lawn which drops to the waterfront. The façade fronts a large circular gravel driveway off West Drive that surrounds an area of lawn dotted with mature trees. A wrought iron fence enclosing the property contains a gated entry flanked by rubble stone piers. A small boathouse is set at the water's edge off the northwest corner of the house. An early 20th century carriage house is sited on the eastern property line.

This Colonial Revival house with Craftsman elements was built around 1904 and retains a high degree of architectural integrity. It is a two-story, side-gabled building with a hip-roofed main block; an angled, gambrel-roofed wing off the south elevation; a one-story screened porch off the south wing; and a two-story hip-roofed block off the north elevation. The main block is symmetrically organized at both the front (west) and rear elevations. Shallow, two-story, rubble stone-clad cross gables at the façade anchor the north and south ends of the main block and frame the stone-clad first story. The rear, harbor-facing elevation is anchored by open porches. The dwelling is clad in wood shingles at all locations except for the cross gables and the first story at the façade. The roof is surfaced with asphalt shingles. A massive, rubble stone gable-wall chimney rises at the south wall of the main block. A second rubble stone chimney is carried near the north end of the west roof slope.

Trim at the main block includes a molded, modillioned cornice and eave returns at the cross gables. The gambrel-roofed south wing has a molded band course between stories. The main entrance, an arched single entry containing a glass-and-panel door, is located in the stone-clad segment of the façade and sheltered by a shed roof. The stone cross gables have tripartite multi-light windows at the first story. Two-leaf glass-and-panel doors open to wrought iron balconies at the second floor; the doors are surmounted by blind fanlights clad in stucco. Apart from the cross gables, the windows are generally double-hung, six-over-six sash with molded surrounds.

The angled, gambrel-roofed south wing contains a single entry at the northernmost bay. The windows include single and paired six-over-six sash framed by molded surrounds. The windows at the second story at the façade are set in shallow shed dormers, and the first story openings touch the band course. A keystone fanlight occupies the gable peak at the south elevation. The one-story screened porch at the south elevation has a shallow hipped roof and is clad in wood paneling with Colonial Revival columns and trim. Screen doors occupy the east and south walls. The two-story block at the north wall of the main block has bands of windows at both stories and a centered entry with a pedimented hood at the first floor.

Colonial Revival features predominate at the west elevation facing the shoreline. The twin porches, one open and one enclosed, have Doric columns, deep molded entablatures, and paneled knee walls. Both have railed roof decks and second-floor entries flanked by full-height divided sidelights. A projecting sun room seen between the porches in the photograph of the house on the 1998 MHC Area Form MRN.M has been replaced by a pergola.

The one-story, side-gabled, wood-shingled carriage house (MRN.656) sited near the northeastern corner of the property faces west. It comprises a three-bay-wide main block whose roof telescopes over a lower wing at the north elevation. The paired carriage openings contain two-leaf batten doors with strap hinges set within basket handle arches. Three divided fanlights touch the cornice at the façade. The north wing is also three bays wide and has a centered two-leaf glass-and-panel door flanked by solid wood doors.

28 West Drive was built in the Colonial Revival style with Craftsman elements highlighting the facade. 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

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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 hip and gambrel roofs, modillioned cornice, Doric columns, fanlights, and six-over-six window sash configuration. The rubble stone cladding at the cross gables and first story are identified with the Craftsman 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.

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. West Drive is linked to Point Road, which 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. Approximate location of future house.

American Architect which credited the design of the houses at 14 West Drive (MRN.176) and 24 West Drive (MRN.177) to the firm of Coolidge & Carlson and extrapolates that attribution to all of the houses on West Drive. That firm was led by J. [Joseph] Randolph Coolidge, Jr. (1864-1928). A graduate of Harvard College, Coolidge studied architecture at the Ecole des Beaux-Arts in Paris and the University of Berlin. Coolidge & Carlson has been credited with the design of ten residences in Marion, most of them in the Shingle Style, at the turn of the 20th century. These dwellings are all located on Allen's Point Road, West Drive, and Point Road. In addition to residential work, Coolidge & Carlson was 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. There appears to be no professional or family connection to Charles Allerton Coolidge of the Boston architectural firm of Shepley, Rutan & Coolidge, who also designed homes in Marion and was himself a summer resident.

William Maurice Bullivant (1858-1939) was born in New Jersey and moved with his family to Boston as a boy. He entered the leather business and eventually became the founder and president of the Northwestern Leather Company.¹ Bullivant began summering in Marion in the early 1890s, and soon became active in the Marion real estate market.² According to the 1998 MHC

¹ "William M. Bullivant," *The Boston Globe*, Boston, MA, May 29, 1939.

² "Marion Man Dies Suddenly," *The Standard-Times*, New Bedford, MA, May 28, 1939.

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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 683 Point Road (early 19th c., Union Chapel – John M. & Ruth C. Berto House, MRN.653), 669 Point Road (ca. 1797, Ephraim Allen – Capt. Edwy E. Hammond/Clement M. Hammond House, MRN.57) and the nearby house at 2 West Drive (ca. 1900, William M. Bullivant House, MRN. 174). William Bullivant was first married to Libbie Priscilla Lodge (1859-1911) of Boston and later to Susan Ross (1857-1937) of Portland, Maine.

President Franklin Delano Roosevelt and his family were frequent summer visitors to Marion. A captioned photograph in an unreferenced 1933 newspaper shows a photograph of the subject house titled “President’s Eldest Son Will Summer Here” (see image below.)³

Margery (var. Marjorie) M. Lahey (1901-1997) purchased the property from the Bullivant family in 1943. She was married in 1938 to Edward V. Lahey (1893-1964), the former president and chairman of the United States Brewers Association. He operated the Smith Brothers Brewery in New Bedford, serving as president of the company until it ceased operations in 1950.⁴ The house was purchased in 1965 by Richard and Edith Lagreze.

Richard Lagreze (1913-2003) was born in Boston, the son of Catharine Haffenreffer and Herman Lagreze. His mother was the daughter of Rudolph Haffenreffer, the operator of the Haffenreffer Brewery in Jamaica Plain. Richard Lagreze, a graduate of Harvard College and Harvard Business School, served as an officer in the United States Navy during World War II. He held a number of management positions at Proctor & Gamble General Foods Division. Active in town affairs during his 30-year residence in Marion, Lagreze served on the town board of selectmen.⁵

The house was purchased by John and Shirley Hughes in 1969, and the following year John Hughes began teaching at Tabor Academy. John Hastings Hughes (1925-1985), who attended Milton Academy and the Massachusetts Institute of Technology, had previously worked as an engineer for the Sippican Corporation, a maker of oceanographic instruments. A noted yachtsman, he and his wife Shirley Parker Hughes (1930-2929) went on a three-year cruise in the Atlantic and Caribbean on their yacht *Ensis*.⁶

The property was purchased by the current owners in 2021.

Title Research

Date	Book-Page (Certificate)	Grantor	Grantee
01-25-2021	54256-138	Estate of Shirley J. Hughes	Samuel C. & Theresa Barrington
03-03-1969	3504-625	Richard & Edith C. Lagreze	John H. & Shirley J. Hughes
07-07-1965	3221-690	Richard Lagreze	Richard & Edith C. Lagreze
07-02-1965	3219-198	Edward S. & Joan K. Johnson	Richard Lagreze
06-29-1965	3219-194	Meeting House Hill Cooperative Bank	Edward S. & Joan K. Johnson
LC Decree	43617	James H. & Joan R. Dixon	Meeting House Hill Cooperative Bank
10-02-1961	2887-315	James H. & Joan R. Dixon	Meeting House Hill Cooperative Bank
11-25-1955	2464-445	Margery M. Lahey	James H. & Joan R. Dixon
05-27-1943	1845-184	Stuart L. Bullivant et al.	Margery M. Lahey
11-27-1900	815-466	William V. & Ella S. Kellen	William M. & Libbie P. Bullivant

BIBLIOGRAPHY and/or REFERENCES

Ancestry.com and FamilySearch.org: census records, vital records, city directories

³ The caption reads: A waterfront view of the East Marion residence leased for the Summer by James Roosevelt, son of the President. The family, including Mrs. Roosevelt and their small daughter, plan to move in in early June. The property is owned by William Bullivant of Marion.

⁴ “E.V. Lahey, ex-President of Brewers, 71,” *The Boston Globe*, Boston, MA, August 9, 1964.

⁵ “Richard Lagreze,” *The Boston Globe*, Boston, MA April 17, 2003.

⁶ “John H, Hughes, 60,” *The Boston Globe*, Boston, MA August 27, 1985.

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Carriage house, west elevation.



Image courtesy of the Sippican Historical Society.

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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 / Lynn Smiledge

The criteria that are checked in the above sections must be justified here.

This house and the other dwellings in the West Drive Area (MRN.M) are recommended for listing on the National Register of Historic Places as contributing to the prospective Allen’s Point District (MRN.C). This small waterfront development on the eastern shore of Sippican Harbor includes five architecturally significant residences in the Shingle and Colonial Revival styles. Built between 1900 and 1905 for Boston-area businessmen, these seasonal dwellings represent the work of the firm Coolidge & Carlson. The nearby Allen’s Point area, home to a collection of early 20th-century high-style seasonal residences in the Shingle, Tudor Revival, and Colonial Revival styles, also includes the work of Coolidge & Carlson.

Under Criterion C, the West Drive Area is recommended as eligible at the local level in the area of Architecture for its intact collection of distinguished, high-style dwellings built during the peak of Marion’s development as a desirable summer destination. The Boston firm of Coolidge & Carlson has been credited with the design of ten residences in Marion, most of them in the Shingle Style, at the turn of the 20th century.

The resources here retain substantial integrity of location, setting, materials, workmanship, design, feeling, and association. The district would likely meet criteria C at the local level with significance in architecture.