

FORM B – BUILDING

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

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

2-13B	Marion		MRN.54
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Town/City: Marion

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

Address: 456 Point Road (formerly 459 Point Road)

Historic Name: Arthur Hartt House

Uses: Present: Residential

Original: Residential

Date of Construction: Probably ca. 1903

Source: Title & map research

Style/Form: Shingle Style / Colonial Revival

Architect/Builder: Attributed to Coolidge & Carlson

Exterior Material:

Foundation: Parged masonry
Wall/Trim: Wood shingle / Wood
Roof: Wood shingle

Outbuildings/Secondary Structures:

Guest house (2015)
Garages (2)
Shed

Major Alterations (*with dates*):

East wing (2015)
Entry portico (2015)

Condition: Excellent

Moved: no yes **Date:**

Acreage: 6.66

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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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.

456 Point Road occupies a large polygonal lot on the west side of Point Road that stretches to the shoreline. The house is deeply set back from the road in the western half of the parcel and faces east. The eastern half of the parcel, which includes marsh land, is heavily wooded. The area surrounding the house and outbuildings is maintained in an expansive lawn dotted with shrubs and clusters of mature trees; a dense stand of trees occupies the southwestern corner of the parcel near the waterfront. Low foundation plantings line the façade (east elevation) behind a low river-rock retaining wall. A dock extends into Planting Island Cove at the shoreline. A paved driveway off Point Road enters the property at its northeast corner, passes several outbuildings and a guest house sited on its north side, and ends in a large circular driveway at the façade of the house. The driveway entrance at Point Road is framed by a drystone wall with granite end posts.

This Shingle Style dwelling was built ca.1903 and although significantly altered, retains a moderate degree of architectural integrity at the façade and a high degree at the rear elevation. It comprises a two-story, side-gabled main block with an off-center, gambrel-roofed east wing constructed in 2015 extending from the façade. Paired cross gables with gullwing roofs and large hipped dormers at the side elevations contribute to the complex roof plan. The cross gables are linked by a semi-hexagonal oriel at the rear (west) elevation facing the shoreline. The dwelling rises from a parged masonry foundation. It is clad in wood shingles and has a wood shingle roof. A corbelled brick chimney is centered on the roof ridge at the main block.

Trim elements are limited to narrow molded frieze boards and rake boards. The windows at the façade and west elevation consist of single and paired double-hung, six-over-six sash framed by narrow molded surrounds. The windows at the side elevations comprise mullied, four-part sash with six-over-one muntins and three-light transoms. The main entry, which replaced the original centered entry, is located at a one-story, shed-roofed projection at the south cross gable. The projection has a standing seam metal roof and abuts the south wall of the east wing. A pedimented open portico with square columns and a slat-work railing is centered at the projection and shelters the door. The paneled wood door, which is flanked by nine-over-nine windows, fronts a flagstone walkway and a three-step flagstone and river rock stair that lands at the driveway.

The two-story east wing is two bays by four bays with a tall, narrow gambrel roof. Four shed dormers containing six-over-six windows occupy the lower roof slope at the south elevation. Three matching shed dormers at the north elevation surmount a shed-roofed, partially enclosed porch sheltering an entry at the north wall of the east wing. A four-step wooden stair from the porch lands at a flagstone walkway that leads north to the guest house.

An integrated open porch spans the rear (west elevation). Five bays wide, it is shed-roofed with heavy shingled posts that flare outwards at the frieze. A centered entry under the porch is flanked by continuous one-over-one windows with transoms. The northernmost two bays of the porch are screened. A continuous two-step stair embraces the porch deck, which curves outward under the oriel at the second story.

The two-story, wood-shingled guest house sited north of the house, which was constructed in 2015, comprises tall, narrow, one-bay-wide cross-gabled components. It was designed in a romantic interpretation of the Queen Anne and Shingle Styles. The outbuildings sited north and east of the main house at the northern property line include one- and two-car garages and a shed.

456 Point Road was designed in the late Shingle Style, 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 subject house exhibits other features of the style including its dormers

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and window sash configurations. The Colonial Revival-style east wing and entry portico additions disrupt the dwelling's original symmetry. (See the image below.)

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.



This house appears on the 1903 map with Arthur W. Hartt shown as the owners. Their earliest recorded conveyance found for the property in a clear chain of ownership was a sale of a parcel of land to Elizabeth F. Bowditch by Hannah Ellis in 1902.

Hannah Moore Ellis (1833-1927) was one of the ten children of Stephen Ellis (1793-1974) and Lucy Delano (1796-1887). Stephen Ellis was a farmer, and it appears likely that the property was devised to his youngest unmarried daughter, Hannah. The Ellis family owned much of the land which was converted to summer residences along the eastern shore of Sippican Harbor. Elizabeth Forster Bowditch (1874-1945), who acquired the parcel in 1902, was the wife of Frederick Channing Bowditch (1854-1935) and the daughter of Anita Damon Forster (1851-1944) and Dr. Edward Jacob Forster (1846-1896) of Charlestown. Her sister Ruth Forster Ingraham (1878-1957), the wife of George Hunt Ingraham (1873-1950), owned a nearby property on Sippican Neck at 418 Point Road (ca.1908, Ruth F. & George H. Ingraham House, MRN.638).

1903 map.

Frederick Bowditch, who was a lawyer, was president of the Conveyancers' Title Insurance Company. The couple's primary residence was in Brookline. Only a year after purchasing the land from Hannah Ellis in 1902, Elizabeth and Frederick Bowditch sold it to Arthur Hartt and his brothers Dudley and John Phillip Hartt.

Arthur William Hartt (1871-1960) was the oldest son of John Francis Hartt (1842-1889) and Emma Louisa Nickerson (1842-1893). Emma Louisa Nickerson was the sister of Albert Nickerson, an early owner of the nearby Great Hill-Stone Estate (Area Form MRN.G). Emma and Albert were the children of Joseph Nickerson (1804-1880), a former sea captain who later turned merchant/manufacturer and became one of the wealthiest men in Boston. John Francis Hartt was a member of the board of the Atchison, Topeka & Santa Fe Railroad which was headed by Joseph Nickerson.¹ John Francis Hartt, Emma Nickerson Hartt, their son Robert, and a niece Alice Winslow were killed in a railway accident near Chicago, Illinois in 1889.^{2,3}

Arthur Hartt purchased this land with his two brothers, Dudley N. Hartt (1879-1950) and John Philip Hartt (1886-1966). Arthur Hartt lived in Brookline and worked at the New England Mutual Life Insurance Company. He was a neighbor of Julia Richardson, the widow of architect Henry Hobson Richardson. He and his wife Augusta Gore Batchelder (1872-1961) built a house at 162 Goddard Avenue (1899, Hart House, BKL.1314) in Brookline with landscaping designed by the offices of Frederick Law

¹ *Boston Evening Transcript*, Boston, MA March 4, 1885 p. 8.

² *Boston Evening Transcript*, Boston, MA May 16, 1889.

³ "Victims of Lorenzo Disaster," *The Boston Globe*, Boston, MA, May 1, 1889.

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Olmsted. Dudley Nickerson Hart worked in the wool industry and was a director of the Arlington Mills of Lawrence, owned at one time by his grandfather, Joseph Nickerson.⁴ J. Phillip Hart was a Boston insurance broker.⁵

The 1903 map shows two houses on Sippican Neck owned by the Hartt brothers: the one to the north, the subject house, is labeled Arthur Hartt and the one to the south is labeled Dudley and Philip Hart.⁶ In 1906 the southernmost property, consisting of 16½ acres, was sold to Andrew Gray Weeks and became the location of what was known as the Spanish Castle (see MHC Area Form MRN.W). It is assumed that Arthur Hartt and his wife Augusta Hartt constructed the house soon after the land purchase in 1903. **Note:** The 1985 MHC Building Form B for this property appears to have incorrectly identified this house as one originally built and occupied by Frederick and Elizabeth Bowditch. Although they briefly owned the land upon which the subject house was built, their own dwelling was located further north on the neck.

The subject house has been attributed to Boston architects Coolidge & Carlson. The firm was led by Joseph Randolph Coolidge, Jr. (1864-1928), a graduate of Harvard College who studied architecture at the École 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.

In 1909 Dudley Hartt conveyed his interest in the subject property to his brothers Arthur and John Hartt, and in 1920 Arthur Hartt conveyed his interest to John Hartt. John Hartt owned the property until 1926, when he and his wife sold it to Helen Atkins & William H. Claflin, Jr.

Born in Swampscott, William Claflin, Jr. (1894-1982) was a financier. He was the one-time treasurer of Harvard University, a partner in the Boston investment firm Tucker Anthony, and a director of a number of corporations including the United Fruit Company and the Revere Sugar Company. A trustee of the Rockefeller Foundation, he also served on the boards of the Boston Museum of Fine Arts, Mount Auburn Cemetery, and the Massachusetts Eye and Ear Infirmary.⁷ As noted above, the architects Coolidge & Carlson designed Claflin Hall at Wellesley College. The Claflins owned this house until 1947. In 1958 it was purchased by Katherine Rust Kuehn (1913-2008) and her husband George W. Kuehn (1911-1999) of Chestnut Hill. George Kuehn served as board president of the Robert Brigham Hospital in Boston, now the New England Baptist Hospital. The house was owned by Kuehn family until 2012 when it was purchased by its current owners.

Title Research

Date	Book-Page (Certificate)	Grantor	Grantee
12-14-2012	42397-10	Rosamond K. Williams & Alfred L. Kuehn, II	N. George & Laurie A. Host
08-15-2007	26326-200	Estate of Katherine R. Kuehn	Rosamond K. Williams & Alfred L. Kuehn, II
04-21-1958	2630-478	Roger & Susan A. Mathews	Katherine R. Kuehn
09-28-1955	2451-361	F. William & Elsa O. Marlow	Roger & Susan A. Mathews
04-10-1947	1957-87	Helen Atkins Claflin	F. William & Elsa O. Marlow
10-13-1926	1517-312	Henry Hixon Myer	Helen Atkins & William H. Jr. Claflin
09-29-1926	1517-311	John Philip & Millicent Harwood Hartt	Henry Hixon Myer
04-01-1920	1348-385	Arthur W. Hartt	John Philip Hartt
10-09-1903	883-139	Elizabeth F. & Frederick C. Bowditch	Arthur W. Hartt et al.
09-30-1902	858-327	Hannah W. Ellis	Elizabeth Bowditch
Probate		Estate of Stephen Ellis	Hannah W. Ellis

⁴ "Dudley N. Hartt," *The Boston Globe*, Boston MA.

⁵ "J. Philip Hartt, *The Boston Globe*, Boston, MA, August 12, 1966.

⁶ Philip was a minor under the guardianship of Arthur.

⁷ "William. H. Claflin, Jr., financier," *The Boston Globe*, Boston, MA, March 8, 1982.

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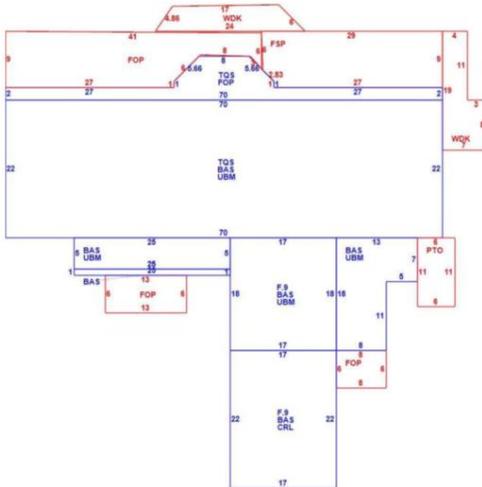
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Assessor's card plan



West and south elevations.

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Guest house (2015), south and east elevations.



Photograph 1998, east elevation (façade). Image courtesy of the Sippican Historical Society.