

FORM B – BUILDING

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

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

6-36C	Marion		MRN.648
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Town/City: Marion
Place: (*neighborhood or village*): Sippican Neck

Address: 560D Point Road

Historic Name: Isaac H. Lionberger House

Uses: Present: Residential
Original: Residential

Date of Construction: 1928

Source: Town assessor's records

Style/Form: No style

Architect/Builder: Hodgson House (prefabricated)

Exterior Material:
Foundation: Rubble stone

Photograph



Locus Map



Wall/Trim: Wood shingle/ Wood
Roof: Asphalt shingle

Outbuildings/Secondary Structures:
Garage

Major Alterations (*with dates*):
None apparent

Condition: Good

Moved: no yes **Date:**

Acres: 2.27

Setting: Moderately s19th and early 20th centuries with

Recorded by: Lynn Smiledge

Organization: Marion Historical Commission

Date (*month/year*): June 2024

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.

INVENTORY FORM B CONTINUATION SHEET

MARION

560D 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.

560D Point Road occupies a very long, narrow trapezoidal lot on the west side of Point Road. The parcel is set back from the road behind an adjacent parcel to the east and connects to the road via a shared paved driveway bordered by low drystone walls. The driveway serves the properties at 560A, 560B, 560C, and 560D Point Road. The house is roughly centered on the property and faces west towards the shoreline across a broad expanse of lawn. It is closely surrounded by trees. The eastern half of the property is heavily vegetated. A small garage is sited off the northeast corner of the house at the northern property line.

This prefabricated house was built in 1928 and retains a moderate degree of historic architectural integrity. It is a one-story house with an H-shaped plan and a hipped roof with deep eaves. The original Hodgson Company house drawings and rendering were located (see image below) and it can be seen that the dwelling currently conforms generally to that design in plan but not in detail. It may have been modified prior to construction or was altered at a later date. It comprises two two-bay-by-seven-bay wings joined by a three-bay-wide crossbar containing the main entry. The dwelling rests on a rubble stone foundation. It is clad in wood shingles and has an asphalt shingle roof. A large eave-wall chimney rises from grade at the center of the rear (east) elevation of the crossbar.

Trim elements comprise corner and frieze boards. Openings at the three-bay crossbar at the façade (west elevation) include a centered single entry flanked by full-height sliding doors. The main entry, which is boarded over, fronts a small wooden porch and stair that descends to the lawn. Openings at the rear (east) elevation comprise French doors on each side of the chimney. The windows at the north and south wings include double-hung, six-over-six sash with flat surrounds and deep lintels that touch the frieze board. Most of the openings have blinds. A glass-and-panel door at the north wall of the north wing fronts a small wooden porch and stair.

560D Point Road is a simple, unadorned structure that reflects no particular architectural 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. 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.

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.

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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, and the summer residences at 598 Point Road (1891, MRN.56) and 604 Point Road (ca.1895, MRN.55).



1855 map.

A 1908 land plan for the property shows several buildings on the parcel, including the large summer residence in its original location. The subject dwelling, which is shown on the 1950 land plan (see Plan B below), was built in 1928 according to town assessor's records. It was a prefabricated, or "kit," house known as a Hodgson House. The E.F. Hodgson Company, known to make the first true prefabricated houses in America, was founded in 1892 in Dover, Massachusetts and first made chicken coops and other agricultural buildings. By 1904 Hodgson had expanded to garages, summer cottages, and houses. The company's assembly line produced wall panels that could be ordered with a variety of window and door arrangements and were used to construct sectional houses. The panels were shipped to the site and bolted together at the corners with key bolts. Hodgson Company catalogs show a range of mostly one-story, Colonial Revival-style dwellings along with some mid-century modern houses. The plan for the subject house, labeled Hodgson House #3464, is shown in a 1931 catalog (see image below). The company existed until 1948, but continued under other names until 1995.^{2,3}



1903 map.

Isaac Lionberger owned this large property until his death in 1948. It was then devised to his six children, who in 1950 developed a plan to subdivide it (see Plan B below). The resulting parcels now comprise 560A, 560B, 560C, and 560D (the subject Parcels #7 & 8) Point Road.

In 1954 the heirs of Isaac Lionberger conveyed the subject property (Parcels #7 & 8) to Lionberger's daughter Anne Lionberger Lehmann (1896-1991). She was married to John S. Lehmann (d.1967), the co-founder and chairman of the board of the Petrolite

¹ "Isaac H. Lionberger," *St. Louis Globe-Dispatch*, St. Louis, MO, September 14, 1948.

² Prefabricated Hodgson House-Historic New England @<https://kithouses.org/topic/e-f-hodgson/>

³ "Hodgson Houses, the first pre-fabricated homes in the U.S.," @<https://retrorenovation.com/2010/02/14/hodgson-houses-the-first-pre-fabricated-homes-in-the-u-s/>

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Corporation in St. Louis. Anne Lehmann, an artist and art collector, was a philanthropist especially interested in supporting the arts, education, and healthcare.⁴

The property remains in Lionberger family ownership.

Title Research

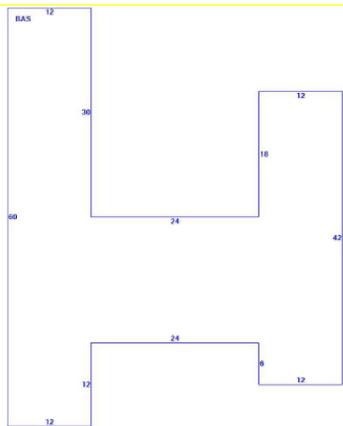
Date	Book-Page (Certificate)	Grantor	Grantee
07-30-2008	(112273)	Erle L. Lionberger	Erle L. Lionberger, Trustee
10-03-1991	(82030)	Anne L Lehmann, Trustee	John S. Lionberger, Jr.
01-02-1975	(54316)	Anne L. Lehmann	Anne L. Lehmann, Trustee**
05-03-1954	(20375)	Kathryn C. Field	Anne L. Lehmann & John S. Lionberger, Jr.
05-03-1954	(20374)	Heirs of Isaac H. Lionberger	Katherine C. Field *
05-01-1954	(4410)	Estate of Isaac H. Lionberger	Heirs of Isaac H. Lionberger
12-27-1892	683-50	Charles Coolidge	Isaac H. Lionberger
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

** Land court case plan 14633 (1950) see below.

* Land court case plan 14633 (1908) see below.

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Assessor's card plan

⁴ “Anne L. Lehmann, 96; Noted for Philanthropy,” *St. Louis Post-Dispatch*, St. Louis, MO., May 29, 1991.

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MARION

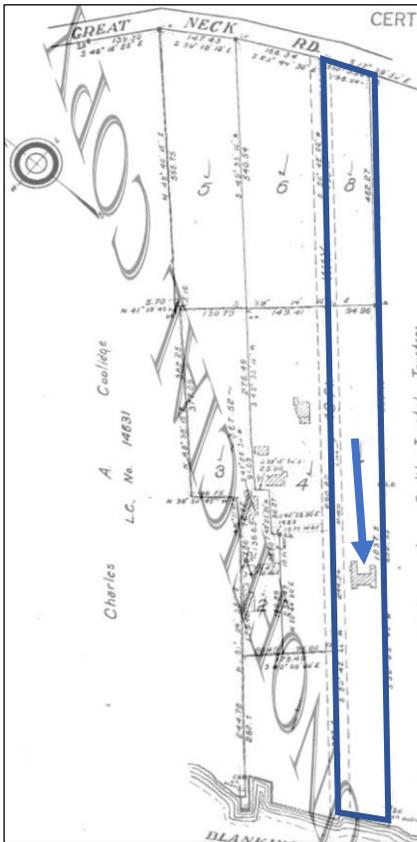
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LCC 14633 Plan B (1950). Parcels #7 & 8. Arrow at subject house.

E. F. HODGSON Co. - Boston and New York

Hodgson Cottage No. 3164 at Fairview, Pa.

No. 3164—Fibre Lined, Single Walls,	\$7,478.00
Arctic Lined, Double Walls,	9,641.00
Wide Colonial Siding, add	629.00

WILMINGTON, DELAWARE.

"In reply to your query as to whether your houses have been satisfactory, I am glad to say they have."

F. V. DUPONT.

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1931 E.F. Hodgson Co. catalog showing plans for the subject house.