

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.647
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Town/City: Marion
Place: (*neighborhood or village*): Sippican Neck

Address: 560C Point Road

Historic Name: Isaac H. Lionberger House

Uses: Present: Residential
Original: Residential

Date of Construction: 1928

Source: Town assessor's records

Style/Form: Colonial Revival

Architect/Builder: Unknown

Exterior Material:

Foundation: Fieldstone
Wall/Trim: Wood clapboard / Wood
Roof: Wood shingle

Outbuildings/Secondary Structures:

Cottage (1910)
Sheds (2)

Photograph



Locus Map



Major Alterations (*with dates*):

Sunroom
Altered fenestration at facade

Condition: Excellent

Moved: no yes **Date:** Possibly, per owner

Acreage: 1.99

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.

Recorded by: Lynn Smiledge

Organization: Marion Historical Commission

Date (*month/year*): June 2024

INVENTORY FORM B CONTINUATION SHEET

MARION

560C Point Road

MASSACHUSETTS HISTORICAL COMMISSION

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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.

560C Point Road occupies a narrow polygonal 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 paved driveway bordered by low drystone walls. The driveway serves the properties at 560A, 560B, 560C, and 560D Point Road. The house is positioned near the east-west midpoint of the parcel on the northern property line and faces west with a view of Blankenship Cove. Low foundation plantings dot the perimeter of the dwelling and a low hedge extends north from the north ell, marking the property line between 560C and 560A Point Road. The area surrounding the house is maintained in lawn dotted with shrubs and small trees. The eastern quadrant of the parcel is densely vegetated. A gravel driveway spur ends in a parking area behind (east of) the house; it serves the subject house, a cottage east of the house, and the adjacent properties at 560A and 560B Point Road.

This wood-frame building was built in the Colonial Revival style ca. 1928 and retains a moderate degree of historic architectural integrity. It comprises a one-and-one-half-story, side-gabled main block with four one-story dependencies. The façade (west elevation) of the main block appears to have originally been five bays wide, but was modified by the addition of a sunroom at the southern-most three bays. The dependencies include north and south ells and an addition at the northeast corner of the north ell. The house rests on a fieldstone foundation and is clad in wood clapboards. The roof is surfaced with wood shingles. A small brick chimney is centered on the roof ridge of the main block.

Trim elements include a box cornice, frieze board, narrow corner boards, and a pediment at the south wall of the main block. Openings at the first story at the façade of the main block include six-over-six windows at the northernmost two bays and a contemporary glass-and-panel door with sidelights visible through the flat-roofed sunroom addition. Two-bay shed dormers flank the chimney on both the east and west roof slopes. The sunroom addition is three-bays-by-three-bays with large arched openings containing single lights. The center opening at the south elevation of the sunroom contains a two-leaf arched glass door that opens to a small, railed porch and a stair leading to the lawn. A small shed-roofed addition projects from the east elevation of the main block.

The one-story, wood-shingled, Craftsman-style cottage sited east of the house was built in 1910 according to town assessor records. On the day of the site visit the property owner stated that it was a garage that had been adapted for residential use. It has a complex roof plan with intersecting hipped, flat, and shed roof components. Enclosed shed-roofed porches project from the east and west elevations. The dwelling has deep overhanging eaves with exposed rafter tails, prominent vertical trim boards, and a variety of window types and sizes including four-over-four, eight-over-eight, and two-over-two sash, plus a distinctive decorative window. A brick eave-wall chimney rises from grade at the south elevation.

560C Point Road is a modified example of 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 its side-gabled form, original fenestration at the façade (since altered), center chimney, and multi-light window glazing.

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

Continuation sheet 1

INVENTORY FORM B CONTINUATION SHEET

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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.

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

1855 map.

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.1895, MRN.55), and several on West Drive.

In 1892 Charles Coolidge sold a portion of his estate, including the subject property, to Isaac Henry Lionberger (1854-1948) of St. Louis, Missouri. Lionberger was a leading lawyer in that city and in 1895 was appointed by President Grover Cleveland to serve as assistant attorney general of the United States.¹ Henry Lionberger built a large Shingle Style/Colonial Revival summer residence for his family near the shoreline at the west end of the property. The property was nearly destroyed in a fire in 1938, was rebuilt, and at some point moved south to what is now 546 Point Road (ca.1892, Isaac H. Lionberger House, MRN.643).



The 1903 map and a 1908 land plan for the property (see Plan A below) show several buildings on the parcel, including the large summer residence in its original location. The complex is also labeled "The Orchard" on the 1903 map. It is not known which, if any, of the other structures are still extant or are in the same positions on the property today. The subject house, a Colonial Revival dwelling that was built in 1928 according to town assessor records, does not appear on the plan and may have been constructed by Isaac Lionberger as a guest house or rental property. On the day of the site visit the current property owner suggested that the house may have been moved from another location, but was not able to provide further details. 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 (the subject Parcel #4), and 560D Point Road.

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

INVENTORY FORM B CONTINUATION SHEET

MARION

560C Point Road

MASSACHUSETTS HISTORICAL COMMISSION

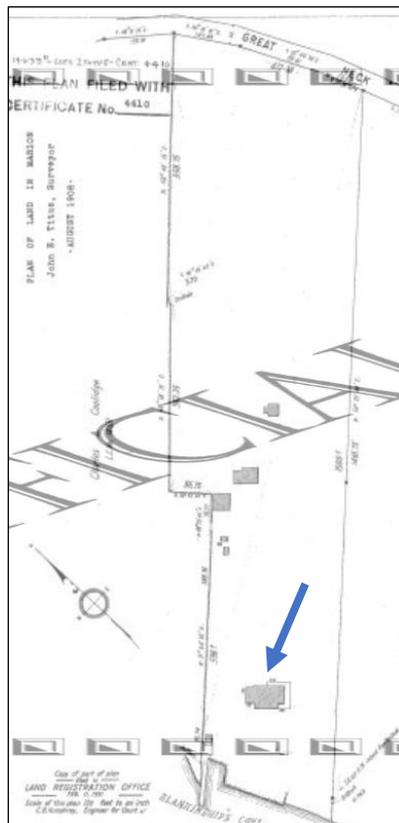
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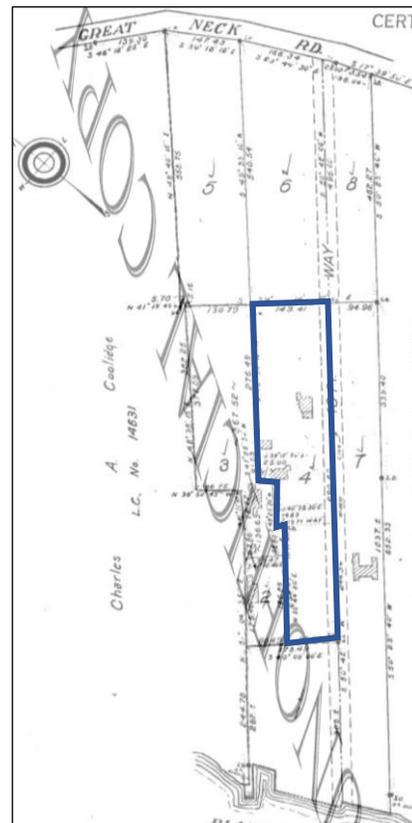
MRN.647



Cottage, west and north elevations.



LCC 14633 Plan A (1908). Main house, later moved to 546 Point Road.



LCC 14633 Plan B (1950), Parcel #4.