

# FORM B – BUILDING

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

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

6-36A

Marion

MRN.645

**Town/City:** Marion

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

**Address:** 560A Point Road

**Historic Name:** Obed F. Bolles Barn

**Uses:** Present: Residential

Original: Agricultural

**Date of Construction:** 19<sup>th</sup> century / late 20<sup>th</sup>-21<sup>st</sup> century

**Source:** Town assessor's records, title research

**Style/Form:** Former barn, altered beyond recognition

**Architect/Builder:** Unknown

**Exterior Material:**

Foundation: Concrete block

Wall/Trim: Wood shingle / Wood

Roof: Wood shingle

**Outbuildings/Secondary Structures:**

Garage/barn

## Photograph



## Locus Map



**Major Alterations** (*with dates*):

Conversion to dwelling (late 20<sup>th</sup> c.)

East block (late 20<sup>th</sup>/early 21<sup>st</sup> c.)

West ell (late 20<sup>th</sup>/early 21<sup>st</sup> c.)

**Condition:** Excellent

**Moved:** no  yes  **Date:**

**Acreage:** 1.33

**Setting:** Moderately settled area developed in the late 19<sup>th</sup> and early 20<sup>th</sup> 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

560A 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.*

**560 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 in the western-most portion of the parcel and faces south. A low hedge extends south from the southeast corner of the main block, marking the property line between 560A and 560C Point Road. The area surrounding the house is maintained in lawn dotted with shrubs and small trees. The eastern half of the parcel is densely vegetated. A low drystone wall runs along the northern property line behind the house and encloses a side yard off the west elevation.

According to the property owner, this wood-frame building was originally a 19<sup>th</sup> century barn associated with the former 75-acre farmstead located here. Completed renovated in the late 20<sup>th</sup> century for residential use, it now has the appearance of a Neo-Colonial Revival-style Cape-form dwelling. It comprises a one-and-one-half-story, five-bay-by-two-bay, side-gabled main block with two dependencies. The dependencies include a one-story ell at the west elevation and a one-and-one-half-story block at the east elevation with a semi-gambrel roof. The house rests on a concrete block foundation with a raised rubble-stone "collar" spanning the façade (south elevation). The walls and roof are clad in wood shingles. A substantial, off-center brick chimney occupies the roof ridge of the main block, and a gable-wall chimney rises at the west elevation of the west ell.

The main block has an open cornice and deep eaves. Openings at the first story include six-over-six windows with flat surrounds and a centered entry. The entry comprises a six-panel door framed by full-height sidelights and a blind, elliptical, keystone fanlight. The sidelights contain contemporary paired columns of divided lights. A continuous shed dormer containing four widely spaced six-over-six windows occupies the south roof slope. The entry door fronts a stone stoop and step leading to a stone pathway that turns east through a break in the hedge.

The roof of the one-and-one-half-story east block is gambrel at the south roof slope and gabled at the north roof slope. It has two, fixed four-light sash at the façade. Openings at the east elevation include single and paired, fixed four-light sash at the first story and paired six-over-six sash at the second story. A six-panel door at the northernmost bay fronts a wooden stoop with a two-sided stair and a small stone terrace.

The one-story west ell is deeply set back from the façade of the main block and aligns along the rear elevation. A flat-roofed enclosed porch with a roof deck spans the ell. It has continuous windows and a door that opens to an open deck with a two-sided stair.

560C Point Road reflects the Neo-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 Cape-form house include its side-gabled form, five-bay-wide façade with center entry, sidelights, and blind elliptical fanlight.

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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 19<sup>th</sup> 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, a former barn, 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 and his wife Abbie, who lived in San Francisco, sold the large parcel and its buildings to David Sisson. The deed described the property as "the Homestead Farm on which widow Drucilla L. Bolles formerly resided."

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 19<sup>th</sup> and early 20<sup>th</sup> 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.1895, MRN.55) and others 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.<sup>1</sup> 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 was moved south to what is now 546 Point Road (ca.1892, Isaac H. Lionberger House, MRN.643).



1903 map.

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

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A 1908 land plan for the property (see Plan A below) shows several buildings on the parcel, including the large summer residence in its original location. It is not known if the other structures are still extant or are in the same positions on the property today. The subject house, a barn renovated for use as a residence, seems to appear on this plan and was likely one of the earlier buildings associated with the farmstead.

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 (the subject Parcel #3), 560B, 560C, and 560D Point Road.

In 1954 the heirs of Isaac Lionberger conveyed the subject property (Parcel #3) to Lionberger's daughter, Margaret Lionberger Cutler (1887-1963), who was married to lumber merchant Donald Frederick Cutler (1887-1962). The couple lived in Manchester-by-the-Sea.<sup>2</sup> Donald's father, Frederick B. Cutler, owned a mansion on Water Street in Marion (ca. 1904, Frederick B. Cutler House, MRN.163). The subject property remains in Cutler family ownership.

Title Research

Date	Book-Page (Certificate)	Grantor	Grantee
05-08-2014	(91655)	Frederick W. Shaw, Jr. Trustee	Philip C. Cutler, Trustee
07-01-1997	(91644)	Philip & Rose P. Cutler	Frederick W. Shaw, Jr. Trustee
04-01-1974	(52757)	Rose C. Dana f/n/a Rose C. Ryan & Evelyn Y. Goodhue f/n/a Evelyn Cutler	Philip & Rose P. Cutler
03-27-1974	(52757)	Philip Cutler	Rose C. Ryan & Evelyn T. Cutler
05-26-1964	(35683)	Donald F., Jr. & Richard M. Cutler	Philip & Rose P. Cutler
05-03-1954	(20378)	Katherine C. Field	Margaret L. & Donald F. Cutler (parcel #3)
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

**BIBLIOGRAPHY and/or REFERENCES**

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<sup>2</sup> "Donald F. Cutler, 74," *The Boston Globe*, Boston, MA, Mary 13, 1962.

# INVENTORY FORM B CONTINUATION SHEET

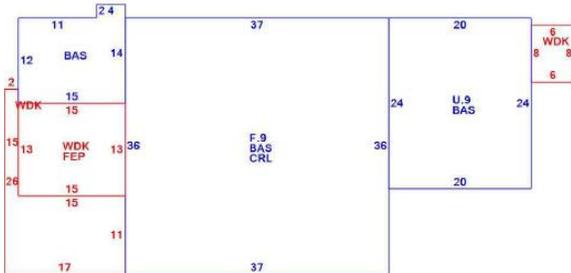
MARION

560A Point Road

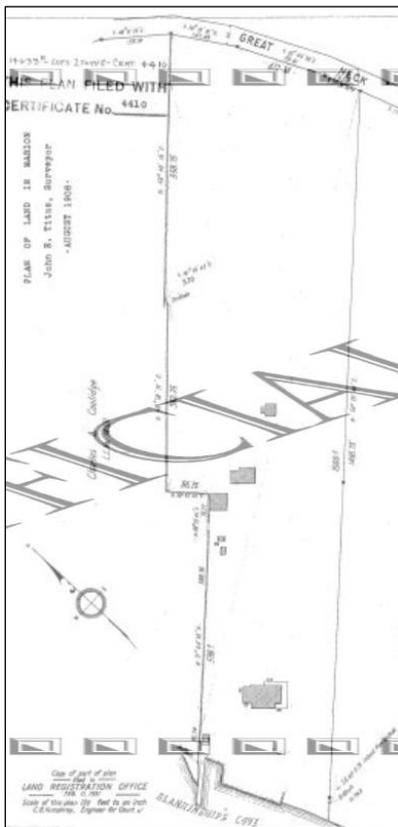
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Assessor's card plan



LCC 14633 Plan A (1908).



West and south (facade) elevations.