

FORM B – BUILDING

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

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

6-37	Marion		MRN.644
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Town/City: Marion
Place: (*neighborhood or village*): Sippican Neck

Address: 548 Point Road
Historic Name: David Sisson House
Uses: Present: Residential
Original: Residential

Date of Construction: 1875-1885
Source: Title research, visual analysis
Style/Form: Queen Anne
Architect/Builder: Unknown

Exterior Material:
Foundation: Concrete (replacement)
Wall/Trim: Wood shingle / Wood
Roof: Asphalt shingle

Outbuildings/Secondary Structures:
Garage

Major Alterations (*with dates*):
Enclosed porch (late 19th/early 20th c.)
Shed-roofed addition

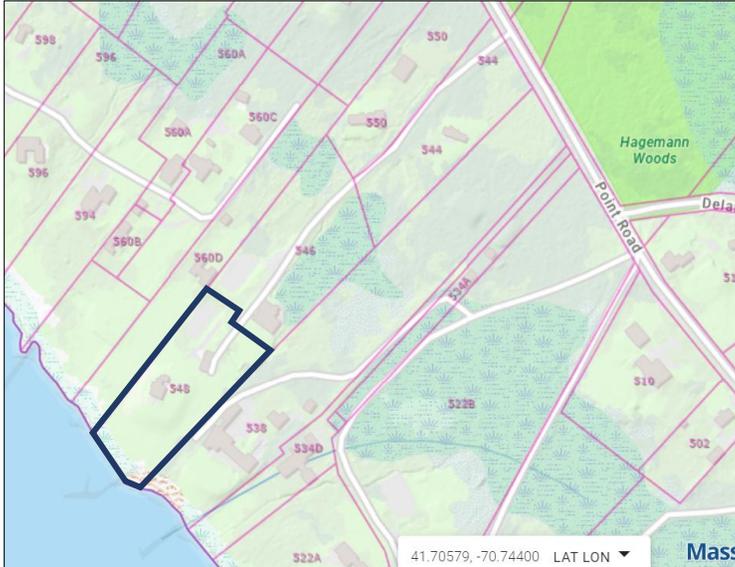
Condition: Good
Moved: no yes **Date:**
Acreage: 2.08

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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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.

548 Point Road occupies a polygonal waterfront lot on the west side of Point Road. The parcel is deeply set back behind several adjacent parcels to the east and is joined to the road via a long, shared driveway. The house is positioned near the center of the property and faces west towards Blankenship Cove, where a dock extends into the water. The parcel, which drops gently towards the shoreline, is maintained in lawn dotted sparsely with shrubs and trees. The driveway ends at a parking area and three-car garage sited east of the dwelling. A stone pathway leads from the parking area to the rear (east) elevation of the house. A tennis court occupies the northeast corner of the property. The main entry at the west elevation fronts a large pergola.

This wood-frame house was built in the Queen Anne style ca. 1885 and retains a moderate degree of architectural integrity. The two-story building has a cross-shaped plan incorporating one-bay-wide wings. A one-story enclosed porch wraps the façade (west elevation) and a one-story shed-roofed addition extends from the rear elevation. The house rests on a concrete replacement foundation and is clad in wood shingles. The steep roof is surfaced with asphalt shingles and carries a corbelled brick chimney at the roof ridge of the east-west wing.

Trim is limited to a deep open cornice. The shingles cladding the shed-roofed porch at the west elevation flare slightly at the base. This flare is a Shingle Style touch suggesting that the porch was originally open and was enclosed in the late 19th or early 20th century. The porch is three bays wide at the façade with openings including single and paired two-over-two windows with narrow flat surrounds. The main entry at the southernmost bay contains a contemporary glass-and-panel door. The door fronts a shallow wooden stoop and step that lands at the lawn. What appears to be a late 19th century, two-leaf glass-and-panel door at the north elevation of the porch has been converted to a window. A tripartite two-over-two window occupies the south elevation of the porch.

The other windows at the house include single and paired, one-over-one, four-over-four, and six-over-six sash framed by narrow flat surrounds. The vertically-oriented six-over-six sash have shed hoods with flat-sawn curved brackets. An entry occupies the north elevation of the north-south wing. The one-story block at the east elevation has a steep shed roof. It aligns with the north wall of the east-west wing and extends beyond the south wall of the wing. It has a north-facing recessed entry at the northwest corner and contains six- and four-light fixed sash.

The one-story, side-gabled, five-bay-by-one-bay garage faces north. It is clad in vertical boards. The openings at the north elevation include three paneled overhead garage doors with integrated transoms and two six-over-six windows.

548 Point Road is a simple iteration of Queen Anne, the predominant style for domestic architecture in the United States between 1880 and 1900. Devised by a group of English architects and based on the visual vocabulary of late Medieval models, Queen Anne encompasses a wide range of architectural features from several stylistic traditions. The style gained popularity after being seen at the Philadelphia Exposition of 1876 and was disseminated by the country's leading architectural magazine and by pattern books and mail-order house plans. Identifying features of the Queen Anne style seen in this house include its asymmetrical plan and massing, steeply pitched roof, full-width porch, bracketed window hoods, two-leaf former door, and multi-light window sash.

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.



1855 map.

The 1855 map shows a building in the approximate location of the subject house owned by F.B. [Capt. Frederick Bartlett] Bolles. A building in a similar location on the 1879 map is labeled D. Sisson. On the 1903 map the owner is shown as I.H.[Isaac Henry] Lionberger. The appearance of this Queen Anne-style house suggests that it was built in the last quarter of the 19th century, probably by David Sisson to replace an earlier dwelling on the property.

Capt. Frederick Bartlett Bolles (1807-1860), the son of Capt. Obed Bolles and Anna Sophia Briggs, 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 75-acre parcel and its buildings to David Sisson. The property was described in the deed as "the Homestead Farm on which widow Drucilla L. Bolles formerly resided." Since Sisson appeared as the owner on the 1879 map, it is possible that he built the house on property that he had been leasing prior to its purchase.

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, including the subject

building, to Charles Allerton Coolidge. From this point on the subject property was used as a seasonal residence. American architect Charles Allerton Coolidge (1858-1936) was born in Boston and graduated from Harvard College in 1877. He studied architecture at the Massachusetts Institute of Technology and first worked with Boston architects Ware & Van Brunt. He joined the firm of Henry Hobson Richardson in 1883 and after Richardson's death 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 1892 Charles Coolidge sold a parcel of his Marion estate to John Rutledge Shepley, a St. Louis lawyer who was the father of his partner George Shepley. Born in Maine, John Shepley (1817-1884) was the son of Ether Shepley, a United States Senator and Chief Justice of the Maine Supreme Court. John Shepley practiced law in Maine before moving to St. Louis, where he enjoyed a long and successful career in the law. He was married to Mary August Clapp in 1855. Shepley sat on the board of directors of Washington University and was vestryman of Christ Church Cathedral.¹

Coolidge sold another portion of his 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.² Both Coolidge and Lionberger had close connections with the Shepley family. Coolidge was married to Julia Shepley (1856-1935), the older sister of his partner, George Shepley. Lionberger was married to Mary Louise Shepley (1863-

¹ Shepley, John Rutledge," *The National Cyclopedia of American Biography* (New York: James T. White, 1937), 26:257.

² "Isaac H. Lionberger," *St. Louis Globe-Dispatch*, St. Louis, MO, September 14, 1948.

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1910), another sister of George Shepley. Lionberger's law partner, John Foster Shepley (1858-1930), was George Shepley's brother. In 1886 Lionberger commissioned a house to be designed by Henry Hobson Richardson in St. Louis, which was completed a short time before the architect's death. The construction of that house (1886-1888) was likely supervised by George Shepley.³

In 1930 the estate of Mary A. Shepley (1831-1908) and John Foster Shepley conveyed the subject property to a trust under the control of Charles A. Coolidge, Jr. and John S. Lionberger. They sold the property in 1942 to Isaac Lionberger's daughter Louise Lionberger Amory and her husband Roger. Louise Amory (1892-1979) was first married in 1914 to St. Louis stockbroker, John Austin Amory (1885-1938). One year after John Amory's death his widow married his brother Roger Amory (1887-1960). A Boston banker, Roger Amory served as a trust officer for the National Shawmut Bank of Boston.⁴ In 1946 Louise Amory conveyed the property to her daughter, Leita Amory Hagemann (1917-1997) and her husband H. Frederick Hagemann. H. Frederick Hagemann, Jr. was the former president of State Street Bank and Trust Company.

The property was devised to the couple's daughter Leita Hagemann Luchetti, the current owner.

Title Research

Date	Book-Page (Certificate)	Grantor	Grantee
12-12-2021	(133208)	Leita Luchetti	Robert & Leita Luchetti, Trustees
09-28-1998	(94268)	Hagemann Realty Trust	Leita Luchetti
06-02-1993	(84688)	Leita A. Hagemann	Hagemann Realty Trust
07-09-1946	(10806)	Louise L. Amory	Leita A. Hagemann
10-06-1942	(8181)	Charles A. Coolidge, Jr. & John S. Lionberger	Louise L Amory
08-21-1931	(4411)	Land Court Decree	Charles A. Coolidge, Jr. & John Lionberger, Trustees
07-05-1930	16031-96	Estate of Mary A. Shepley	Charles A. Coolidge, Jr. & John Lionberger, Trustees
12-27-1892	674-539	Charles Coolidge	Mary A. & John R. Shepley
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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Map of the Town of Marion, Plymouth County, Massachusetts 1855 H.F. Walling
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 Rosbe, Judith. *Marion*. Charleston, SC: Arcadia Publishing, 2000.
 Rosbe, Judith. *Marion in the Golden Age*. Charleston, SC: The History Press, 2009.
 Sippican Historical Society: online database
 Smith, Pete. (ed.) *A Picture Postcard History of Marion, Massachusetts*. New Bedford, MA: Spinner Publications, 2008.
 Somers, Olive Hill. *Three Centuries of Marion Houses*. Marion, 1972.

³ Oschner, Jeffrey Karl. *H.H. Richardson, Complete Architectural Works*, MIT Press, Cambridge, MA (1982) pp. 425-6.

⁴ "Roger Amory, Boston Banker and Trustee," *The Boston Globe*, Boston, MA, November 24, 1960.

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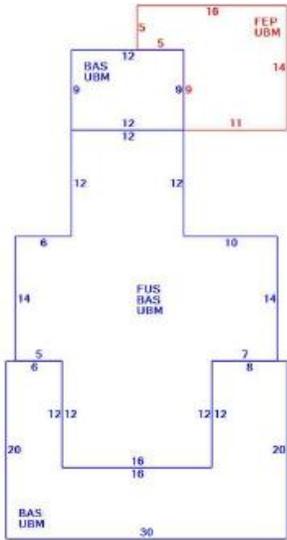
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Assessor's card plan



North and west (facade) elevations.