

FORM B – BUILDING

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

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

6-39E	Marion		MRN.641
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Town/City: Marion
Place: (*neighborhood or village*): East Marion

Address: 522B Point Road

Historic Name: Frank & Susan Sweetser Barn

Uses: Present: Residential
Original: Agricultural

Date of Construction: Ca. 1900

Source: Visual analysis

Style/Form: Shingle Style / Colonial Revival

Architect/Builder: Unknown

Exterior Material:

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

Outbuildings/Secondary Structures:
Shed

Photograph



Locus Map



Major Alterations (*with dates*):

Conversion to residence
North and south block additions (late-20th to 21st c.)

Condition: Excellent

Moved: no yes **Date:**

Acreage: 8.45

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

522B 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.

522B Point Road occupies a nearly 8.5-acre polygonal lot on the west side of Point Road and faces west. The house (a former barn) is deeply set back from the street at the southwest corner of the parcel. It is accessed by a long gravel driveway that enters the property from Point Road at the southeast corner of the parcel, travels west and then south along the western lot line, loops past the subject house and the house at 522A Point Road, and returns to Point Road. The property is maintained in lawn dotted sparsely with shrubs and trees around the house and is otherwise heavily vegetated. A tennis court is sited on the east side of the driveway off the north elevation of the house.

This gambrel-roofed former barn was built ca.1900 in a blend of the Shingle and Colonial Revival styles and retains a high degree of architectural integrity. It comprises a two-story, three-bay-by-four-bay, side-gabled main block with a wide gambrel-roofed cross gable, and two two-story additions at the north (rear) elevation. The cross gable accommodates a garage door opening at the façade (west elevation). The main block rises from a fieldstone foundation. The house is clad in wood shingles and has an asphalt shingle roof. A brick chimney rises from the roof ridge near the north gable end and the roof carries a shallow, centered roof deck.

Trim elements include narrow rake boards, a molded cornice, and eave returns. The wide, gambrel-roofed cross gable centered at the façade contains an overhead garage door surmounted by a Palladian window at the second story, which is in turn surmounted by a hay hook at the gable peak. The garage door, which replaced the former barn door, is reached by a steep concrete approach. The eave returns at the cross gable are ornamented with flared shingles and corbeled shingle brackets. One-bay shed dormers with eight-over-two windows flank the Palladian window at the lower roof slope. They align with identical windows at the first story and match most of the windows at all other locations at the main block and additions. Doors at the outer bays at the north elevation flank two small, fixed six-light sash. Both doors descend via steps to the gravel parking area off the north elevation. A shed dormer occupies the lower roof slope at the east elevation.

The gambrel-roofed north block is five-bays-by-two-bays and extends from the rough center of the rear elevation. Side-gabled, its north elevation mimics the façade of the main block with a centered cross gable flanked by dormers. A pedimented open portico with square columns and slat-work railings at the east bay of the cross gable matches the main entry at the original house across the driveway at 522A Point Road. A semi-hexagonal oriel occupies the west bay of the cross gable. A square cupola vent caps the north block at the roof ridge. A two-story south block with a full-width porch at its west elevation extends from the south elevation of the north block.

522B Point Road displays a blend of the Shingle and Colonial Revival styles. The Shingle Style is 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. A high-fashion style favored by architects, it 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. In addition to the use of wood shingles, the house exhibits other characteristics of the style including its multi-light window sash configurations. The Colonial Revival (1880-1955) features of the house include the gambrel roofs, symmetry and Palladian window at the main block, and pedimented entry portico at the north block. The shed dormers are identified with the Craftsman style (1905-1930).

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An educator, Edwin Howard Baker Pratt, Sr. (1915-1975) was for 20 years headmaster of Buckingham Browne & Nichols School in Cambridge.⁶ He was married in 1936 to Aileen Kelly (1915-1976), who whom he had four children. The children subdivided the 15-acre property (see the plan below) after the death of their parents. Ownership of the subject property, shown as Parcel 8 on the plan, was taken by their daughter Charlotte Pratt Sudduth. The property remains under Pratt/Suddarth family ownership. It is not known when, or by whom, the barn was converted to a residence and expanded by the north additions.

Title Research

Date	Book-Page (Certificate)	Grantor	Grantee
11-30-1998	94534	Charlotte Sudduth	Cow Barn Limited Partnership
09-01-1992	(83499)	Edwin H.B. Pratt, Jr.	Charlotte Sudduth
12-27-1979	(63124)	Andrew S. Pratt & Carlote P. Sudduth	Edwin H.B. Pratt, Jr.
12-12-1977	(59362)	Wendy P. Hinds	Charlotte Sudduth & Edwin H.B. Pratt
Probate	117,654	Estate of Edwin H.B., Sr. & Aileen K. Pratt	Wendy P. Hinds, Charlotte P. Sudduth, Andrew S. Pratt, Edwin H.B. Pratt, Jr.
03-15-1948	(9448)	Julianna S. Grant	Edwin H.B., Sr. & Aileen K. Pratt
12-26-1944	(9447)	Estate of John A. Sweetser	Julianna S. Grant (widow of William D. Grant)
08-21-1931	(4412)	Land Court Decree	John A. Sweetser
04-04-1929	1572-212	Homer Loring Sweetser et al (heirs of Susan A. Sweetser)	John A. Sweetser
Probate		Estate of Susan A. Sweetser	Homer Loring Sweetser et al (heirs of Susan A. Sweetser)
Probate		Estate of Frank E. Sweetser	Susan A. Sweetser (heir of Frank E. Sweetser)
04-26-1900	801-358	Anita D. Forster	Frank F. Sweetser

BIBLIOGRAPHY and/or REFERENCES

- Ancestry.com and FamilySearch.org: census records, vital records, city directories
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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.
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 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.

⁶ "Former headmaster Pratt of Browne & Nichols, 61," *The Boston Globe*, Boston, MA, March 19, 1975.

INVENTORY FORM B CONTINUATION SHEET

MARION

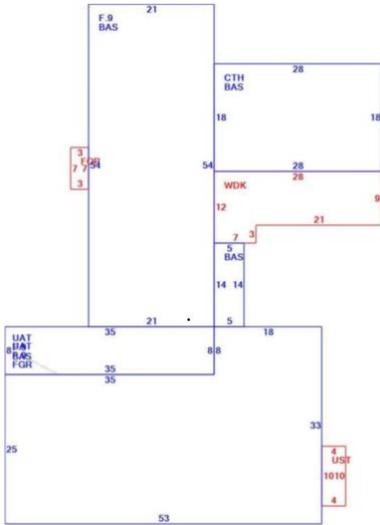
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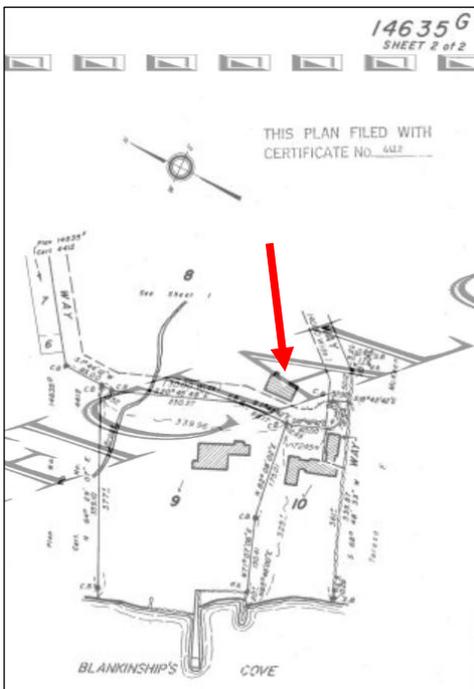
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Assessor's card plan



North elevation.



Land Court Case Plan #14635 Plan G, Page 2. 1977. House (former barn) at red arrow.