

FORM B – BUILDING

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

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

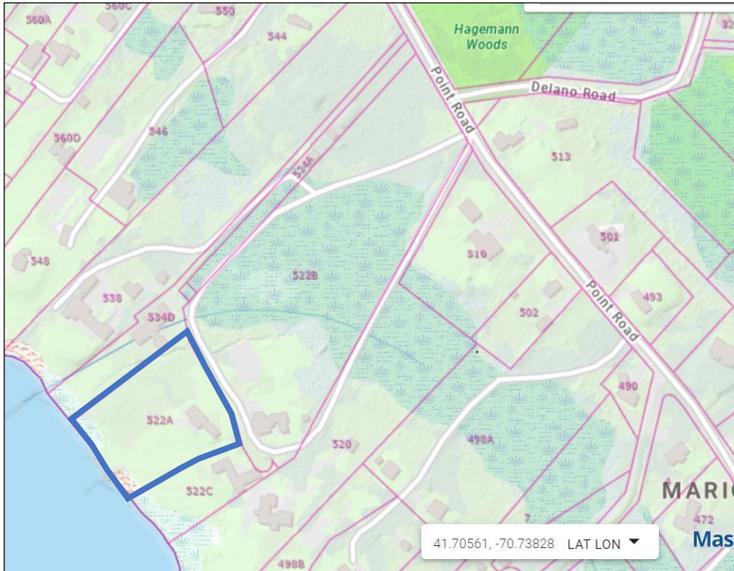
6-39	Marion		MRN.640
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Town/City: Marion
Place: (*neighborhood or village*): Sippican Neck
Address: 522A Point Road
Historic Name: Frank & Susan Sweetser House
Uses: Present: Residential
Original: Residential
Date of Construction: Ca. 1900
Source: Title research, visual analysis
Style/Form: Shingle Style / Colonial Revival
Architect/Builder: Possibly Winslow, Wetherill & Bigelow
Exterior Material:
Foundation: Fieldstone
Wall/Trim: Wood shingle / Wood
Roof: Asphalt shingle
Outbuildings/Secondary Structures:
None

Photograph



Locus Map



Major Alterations (*with dates*):
None apparent
Condition: Excellent
Moved: no yes **Date:**
Acreage: 2.43

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

522A 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.

522A Point Road occupies a polygonal lot on the west side of Point Road and faces east. The parcel is deeply set back from the street and accessed by a long gravel driveway that enters the adjacent parcel (522B) to the east near its southeast corner, loops past the subject house, and returns to Point Road. The property is maintained almost entirely in lawn dotted sparsely with shrubs and trees. The parcel drops gently from east to west, where it meets the shoreline and a dock that extends into Blankenship Cove. The façade (east elevation) is bordered by low shrubs and specimen trees.

This gambrel-roofed dwelling 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, five-bay-by-two-bay, side-gabled main block with a gambrel cross gable, and a two-story ell at the south elevation. Small hip-roofed screened porches occupy the east and west walls at the ell. The west (waterfront) elevation of the main block is spanned by a shed-roofed open porch. The dwelling rises from a fieldstone foundation and is clad in wood shingles. The roof is surfaced with asphalt shingles and carries two brick chimneys at the roof ridge.

Trim elements at the main block include narrow rake boards and a molded band course where the second story overhangs the first story. The overhang is ornamented with rafter tails at the cross gable. The wide, off-center, gambrel-roofed cross gable is the focal point at the façade. It contains a tall, Palladian-style window comprising stacked, tripartite multi-light sash capped by an arched blind transom with keystone molding. This window is flanked by eight-over-two sash framed by molded surrounds. The off-center main entry at the second-most northerly bay is sheltered by a pedimented open portico with square posts and slat-work railings. The wide door, which is flanked by partial-height sidelights, fronts a shallow stone terrace that ends at the lawn. The windows at the first story include six-over-six and eight-over-one sash and a tripartite window. A one-bay shed dormer occupies the lower roof slope at the northern-most bay.

The two-story ell at the south elevation is four bays wide and one bay deep. It aligns with the façade of the main block and is set back one bay from the rear (west elevation). A hip-roofed screened porch projects from the southern-most two bays at the façade. A wide, two-bay shed dormer is set off-center at the lower east roof slope.

A shed-roofed porch with slender Doric columns spans the west elevation of the house facing the waterfront. It is open for most of its length apart from the northernmost portion, which extends beyond the north elevation of the main block and is enclosed. Openings at the first story include two entries, a semi-hexagonal bay window, and single and triple-mulled eight-over-one and six-over-one sash. A cross gable flanked by contiguous shed dormers is centered on the lower roof slope. Two one-bay gable dormers occupy the upper roof slope. A river rock wall encloses a courtyard on the south side of the porch at the junction of the main block and south ell.

522 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 asymmetry and the multi-light window sash configurations. The Colonial Revival (1880-1955) features of the house include the gambrel roofs, pedimented entry portico, and stylized Palladian window. The shed dormers and rafter tails at the main cross gable 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, who owned it until 1990 when it was purchased by the current owner.

Title Research

Date	Book-Page (Certificate)	Grantor	Grantee
12-28-1990	(81021)	Charlotte P. Sudduth	Michael Craffey, Trustee
06-01-1983	(67616)	Andrew S. Pratt	Charlotte P. Sudduth
12-29-1979	(63125)	Edwin H.B. Pratt, Jr.	Andrew S. Pratt (¼ interest) Charlotte P. Sudduth (3/24 interest)
12-27-1979	(59362)	Andrew S. Pratt & Charlotte P. Sudduth	Edwin H.B. Pratt
12-12-1977	(59362)	Wendy P. Hinds	Edwin H.B. Pratt & Charlotte P. Sudduth
Probate	117,654	Estate of Edwin H.B., Sr. & Aileen K. Pratt	Wendy P. Hinds
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

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

INVENTORY FORM B CONTINUATION SHEET

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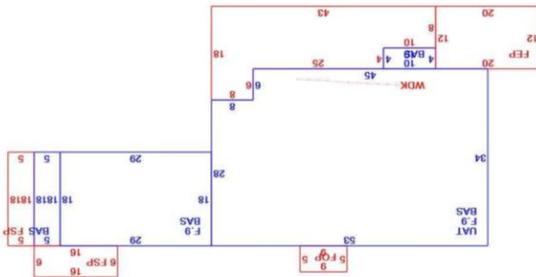
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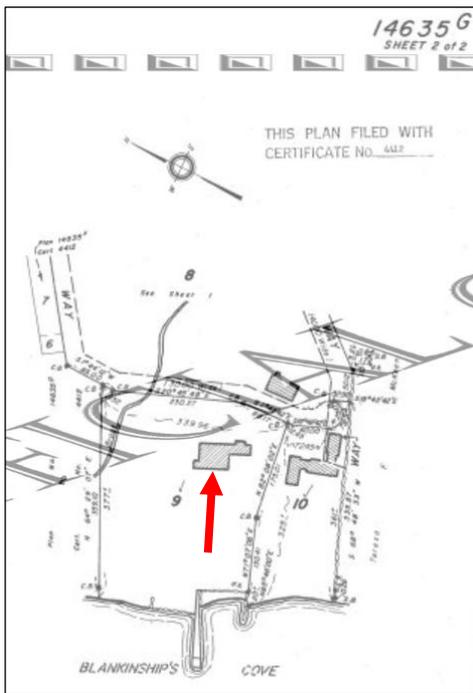
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Assessor's card plan



West and south elevations.



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