

FORM B – BUILDING

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

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

2-8

Marion

E

MRN.80

Town/City: Marion

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

Address: 510 Point Road

Historic Name: William H. Ellis House

Uses: Present: Residential

Original: Residential

Date of Construction: Ca. 1903

Source: Visual analysis, marriage date

Style/Form: Colonial Revival

Architect/Builder: Possibly William H. Ellis

Exterior Material:

Foundation: Not visible

Wall/Trim: Wood shingle / Wood

Roof: Asphalt shingle

Outbuildings/Secondary Structures:

Stable (1987)

Photograph



Locus Map



Major Alterations (*with dates*):

Garage addition (20th c.)

Condition: Excellent

Moved: no yes **Date:**

Acreage: 2.32

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

510 Point Road

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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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.

510 Point Road occupies a trapezoidal lot on the west side of Point Road and faces east. The house is deeply set back from the street and fronts a gravel driveway that enters the property from Point Road and ends in a circle at the façade; a spur accesses the attached garage at the north elevation. The area surrounding the dwelling is maintained in lawn dotted generously with shrubs and tall trees. The western half of the parcel is heavily vegetated. A horse paddock enclosed by a rail fence occupies the northeast portion of the parcel, where a large stable is sited. A row of tall pines borders the eastern property line at Point Road. The driveway entry is framed by segments of low drystone wall.

This large Colonial Revival style house was built ca.1905 and retains a moderate degree of architectural integrity. It comprises a two-story, hip-roofed, six-bay-by-four-bay, side-gabled main block with a two-story garage addition at the north elevation. The dwelling is clad in wood shingles and has an asphalt shingle roof. According to the MHC Area Form MRN.E for the property, the house has a rubble stone foundation. A large, corbelled brick chimney rises from the west roof slope near the north gable end of the main block.

Trim elements include wide corner and frieze boards and a water table. The symmetrical fenestration pattern at the six-bay-wide façade (east elevation) is disturbed by the imposing, off-center main entry at the third-most northerly bay. Single windows with flat surrounds occupy all locations. The first story windows contain twelve-over-twelve sash and the second story windows, which touch the frieze board, contain eight-over-twelve sash. The main entry comprises a contemporary glass-and-panel door framed by partial height sidelights, a seven-light transom, and a simple, flat surround consisting of pilasters and an entablature. The door surround replaced the simple transomed surround seen in the photograph of the house in the 1998 MHC Form B for the property and a later Colonial Revival-style pedimented surround seen in a 2015 photograph of the house.

The side-gabled, three-bay-by-two-bay garage addition extends from the northwest corner of the main block. Two overhead garage doors and an entry at the southernmost bay occupy the first story. The windows at the second story comprise single and paired, fixed six-light sash. The large, one-story, front-gabled barn sited off the northeast corner of the house faces south. Clad in vertical boards, it has a shallow gabled roof. A wide sliding barn door at the south elevation is surmounted by a hay door, which is surmounted in turn by a beaked hay hood. Four Dutch doors with X-bracing occupy each of the side elevations.

510 Point Road exemplifies 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 boxy form, hipped roof, twelve-over-twelve and eight-over-twelve window sash configurations, and the door surround with its sidelights, transom, pilasters, and entablature.

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.

Continuation sheet 1

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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.



1903 map. General vicinity of subject house.

This house does not appear on the 1855 map. The 1879 and 1903 maps lack clarity, but dwellings are seen in the vicinity of the subject house labeled C. [Charles] Ellis and C.D. [Charles Delano] Ellis, respectively. It seems likely that a house owned by Charles D. Ellis was replaced in the early 20th century by the current Colonial Revival dwelling. The earliest conveyance found for the subject property in a clear chain of ownership was its sale by William Ellis to Alfred F. Ford in 1969. The deed for that transaction references earlier conveyances via probate from Joel Ellis to Stephen Ellis and then to his son, Charles Delano Ellis.

The subject house is located across the street and north of the Joel Ellis House at 501 Point Road (ca.1786, MRN.78). The parcel on which it stands was once part of the large Sippican Neck farm of Joel Ellis (1745-1834). The son of William Ellis and Patience Mendall, he was married to Tabitha White (1747-1839) in 1786. A farmer, Joel Ellis served in both the Revolutionary War and the War of 1812. The couple had one son who survived to adulthood, Stephen Ellis (1793-1874), who inherited the property. He was married in 1818 to Lucy Delano (1796-1887). Two of the couple's children, Charles Delano Ellis (1826-1911) and Hannah Moore Ellis (1833-1927), appear to have been devised some or all of the Ellis property.

Although the subject property stayed in the Ellis family until 1969, Hannah Moore Ellis disposed of many acres of the family farm through sales of land to wealthy Bostonians who built grand houses along Point Road during the first decade of the 20th century. Her brother Charles Delano Ellis, a farmer like his father and grandfather, acquired the subject property via probate. He was married to Hannah Ward Minor, with whom he had two sons who lived to adulthood, Archibald Ward Ellis (1881-1963), the likely builder of 502 Point Road (MRN.79), and William H. Ellis (1878-1975), the likely builder of the subject house. Both men were house carpenters and builders. William H. Ellis was first married in 1905 to Amy Volkes (1876-1912), and after her death to Margaret M. Bellin (1888-1943).

The conveyance of the property from Albert F. Ford II to Ulysses Grant Keener and his wife Janice in 1969 includes the following reference concerning his title and earlier ownership of the property:

“For my title see deed of William H. Ellis to me, dated June 24, 1969, recorded with Plymouth County Deeds in Book 3528, page 533. See also deed of Joel Ellis to my great-great grandfather Steven Ellis dated March 14, 1818; Article IV of the last will of Stephen Ellis; [and] estate of Charles D. Ellis (my great-grandfather), Plymouth County Probate #19417.”

The appearance of this Colonial Revival style house suggests that it was constructed in the early 20th century by carpenter William H. Ellis, perhaps around the time of his first marriage in 1905. He owned the property until 1969, when it was sold to Albert F. Ford II of Marion, who sold it the following year to Ulysses Grant Keener (1918-2008) and his wife Janice of Waban. U. Grant Keener, a graduate of Columbia College who grew up in Brazil, was a professor at Bridgewater University.¹ The property was purchased by the current owners in 2017.

Title Research

Date	Book-Page (Certificate)	Grantor	Grantee
12-20-2017	49321-177	Linden Sprague Associates, LLC	Jeffrey W. Hallahan II
11-18-2014	45001-69	Helen B. Sittler	Linden Sprague Associates, LLC

¹ Ulysses Grant Keener obituary at <https://www.currentobituary.com/obit/50764>.

