

# FORM B – BUILDING

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

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

16-182A

Marion

N,  
AC

MRN.408

**Town/City:** MARION

**Place:** (*neighborhood or village*): Marion Village -  
Upper Pleasant Street (MRN.AC)

## Photograph



**Address:** 67 Pleasant Street

**Historic Name:** Roland C. and Annie Luce House

**Uses:** Present: Single Family Dwelling House

Original: Single Family Dwelling House

**Date of Construction:** [1900-1903]

**Source:** Census records, 1903 Atlas

**Style/Form:** Queen Anne

**Architect/Builder:** Unknown/ Roland Luce

**Exterior Material:**

Foundation: Granite

Wall/Trim: Wood clapboard, wood shingles/ Wood

Roof: Asphalt shingles

**Outbuildings/Secondary Structures:**

Pool and cabana (2021)

Garage (poss. pre-1933)

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

Rear deck and enclosed porch (ca. 2000)

Rear addition (2020)

\*Based on Property Card and/or observation

**Condition:** Good

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

**Acreage:** 0.30 acres

**Setting:** This house is located on the east side of Pleasant Street, near the intersection with South Street. This northern section of Pleasant Street has a collection of 19<sup>th</sup> and early-20<sup>th</sup> century houses on varying-sized lots, most set close to the street. This house is also set fairly close to the street. The parcel around the house is open but for a few trees, and is landscaped with lawn and foundation plantings. A gravel driveway leads along the north side of the house.

## Locus Map



Aerial Imagery, 2021

**Recorded by:** Eric Dray, Preservation Consultant

**Organization:** Sippican Historical Society

**Date** (*month / year*): February 2023

# INVENTORY FORM B CONTINUATION SHEET

MARION

67 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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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.*

This house, built in ca. 1900-1903, can be characterized as an example of the Queen Anne style. The style, popular from ca. 1880-1910, employed different roof shapes and surface materials to enliven a building's elevations and create a more "picturesque" effect than earlier more formal styles.

The form of this house consists of the two-story, gable-front main block, with a two-story, cross-gable that is flush with the left (north) elevation, and a two-story, cross-gabled ell opposite on the right (south) elevation which extends slightly beyond that elevation. Queen Anne-inspired "animation" of this house, in addition to the cross gables, include the bay on the front elevation, the recessed bay under the ell on the right (south) elevation, and the different siding materials, most notably the sawtooth shingle pattern in the front gable.

The house rests, like most historic houses in the village, on a raised, granite block foundation. The elevations are clad with wood clapboard on the front elevation, the sawtooth-patterned shingles in the front gable peak, and wood shingles on the side elevations. The roof is clad in asphalt shingles (wood shingles originally), and has a molded box cornice with partial returns across the gable ends. The roof of the one-story front bay extends across the elevation over the front door.

The front door and door surround have been replaced. Fenestration includes wood, 2/1 double-hung sash set in molded surrounds. There are a few windows of interest, including the Palladian window in the front gable peak, the wide windows in the front bay with 3/3 double-hung sash, and the diamond-paned fixed sash on the north elevation that likely lights an interior stairway.

A comparison of the Assessor sketch (Figure 1) to the 1933 Sanborn Fire Insurance Map (Figure 2) shows that there was a one-story ell angled off the back of the house onto which the current large porch was attached, and the rear 1½-story ell was expanded to two stories (likely in 2020). The 1933 Sanborn map also shows an outbuilding in the location of the garage. It is unknown if the current garage is that outbuilding.

## 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.*

While there had been some economic activity and residential development in Sippican Village prior to the Revolution, residential development accelerated in the early-1800s, as happened in many coastal Massachusetts towns, with boat building, whaling, coastal schooner trade, and the salt industry driving the economy. The construction of the First Congregational Meeting House in 1799, now Marion General Store (140 Front Street, MRN.22), also helped make Sippican Village the center for spiritual and civic life.<sup>1</sup> Residential (and limited commercial) development was initially concentrated along the Front Street/Main Street axis, and the harbor became the site for maritime-related utilitarian buildings and wharfs. By the time the 1855 Walling Map was prepared, additional streets had been laid out, but Main Street from the harbor west to Pleasant Street was the most densely developed street in the village. Pleasant Street had been in place since the early-19<sup>th</sup> century, leading to Converse Point (then referred to as Charles Neck), but no buildings are shown on an 1830 map. By the time the 1855 Walling Map had been prepared, however, a number of houses had been built at this northern end (Figure 3).

This house was built on a portion of land that was owned by Capt. Rowland Luce, Jr. He was the son of Maj. Rowland Luce. Rowland Luce (1756-1835) and Elizabeth (Clark) Luce (1762-1833). Tisbury-born Maj. Rowland Luce married Elizabeth Clark

<sup>1</sup> Marion was first settled in 1679 as Sippican, a district of Rochester, and was not incorporated as a separate town until 1852. The name Sippican Village continues to be used interchangeably with Marion Village.



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Photo 2. View from Pleasant Street, looking southeast.

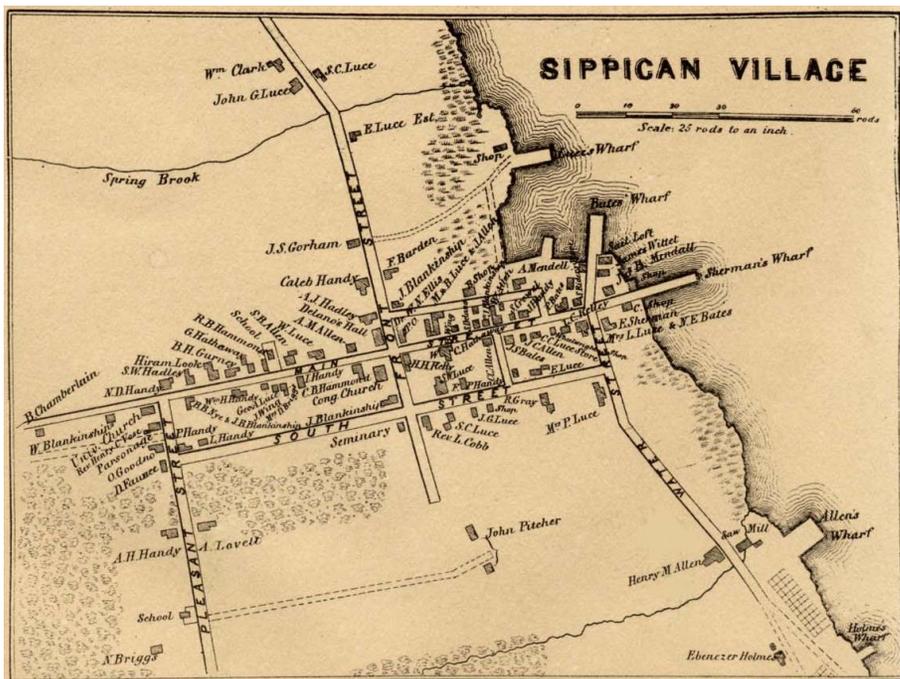


Figure 3. 1855 Walling Map of Marion, Sippican Village Inset Map.



Figure 4. Detail of 1903 Plymouth County Atlas.

**National Register of Historic Places Criteria Statement Form**

Check all that apply:

- Individually eligible       Eligible **only** in a historic district
- Contributing to a potential historic district       Potential historic district

Criteria:     **A**     **B**     **C**     **D**

Criteria Considerations:     **A**     **B**     **C**     **D**     **E**     **F**     **G**

Statement of Significance by\_\_Eric Dray, Preservation Consultant for Sippican Historical Society  
*The criteria that are checked in the above sections must be justified here.*

This property is a contributing resource in the combined Areas of Wharf Village-Sippican Village (MRN.N) and Water Street (MRN.L), hereinafter referred to as Marion Village.\*

Marion Village is recommended as eligible for listing at the local level under Criterion A in the area of Maritime History. Marion Village contains the great majority of buildings connected to Marion’s historical maritime development beginning in the late-18<sup>th</sup> century. With the rise of saltmaking, shipyards, and whaling, maritime activity increased dramatically into the mid-19<sup>th</sup> century, as did residential development in Marion Village. In addition to the houses built by those in the maritime industry, Marion Village contains numerous buildings and structures associated with maritime industrial activity, including a chandlery, sail loft, cooperage, and wharves. As Marion Village’s prosperity became linked to Sippican Harbor, Marion Village also became the commercial, political and institutional center of the town.

Marion Village is also recommended as eligible for listing at the local level under Criterion A in the area of Entertainment/ Recreation. Starting in the mid-19<sup>th</sup> century, maritime activity declined significantly. The decline in maritime activity was eventually replaced by the rise in the 1870s of a summer colony as Marion Village emerged as an elite summer resort. This was facilitated by the arrival of train service in the 1854. Summer visitors, including artists and writers, were drawn Sippican Harbor’s beauty and tranquility. A large hotel, the Sippican Hotel, was located at the corner of South and Water Streets, and a few houses were converted to inns. While the hotel was town down in 1929, a large livery complex built by the Hiller Brothers at 147 Front Street (MRN.216) is extant. They provided horse-drawn vehicles to summer visitors registered at the Sippican Hotel, and ferried guests back and forth between the hotel and the train depot. In Marion Village, ownership (or occupancy through rental) of many houses began to shift from local maritime families to seasonal residents, including nationally-noteworthy politicians, businessmen, artists and writers. During this period, Marion Village also saw the addition of high style, architect-designed summer cottages and recreation resources.

Marion Village is recommended as eligible for listing at the local level under Criterion C in the area of Architecture. Marion Village is a remarkably intact historic town center, including a compact collection of historic dwellings, along with a few churches, schools, commercial buildings and recreation buildings. Marion Village contains a great concentration of Federal and Greek Revival houses; and examples of later Victorian-era styles, including high-style examples of summer house architecture along Sippican Harbor and large institutional buildings not found elsewhere in Marion.

The great majority of resources in Marion Village retain substantial integrity of location, setting, materials, workmanship, design, feeling, and association.

\*The potential Marion Village district boundaries include surveyed areas within the boundary of MRN.N completed in 2020-2022 for Barden-Hiller (MRN.Y), Cottage Street (MRN.Z), Main Street (MRN.AA), South Street (MRN.AB), Upper Pleasant Street (MRN.AC), and Upper Main Street (MRN.AH).