FORM B – BUILDING

Assessor's Number	USGS Quad	Area(s)	Form Number
29 4	Nantucket	NAN.C, D	NAN.151 NAN.152 NAN.153 NAN.154

LHD 6/4/1970 NRDIS NHL 11/13/1966

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

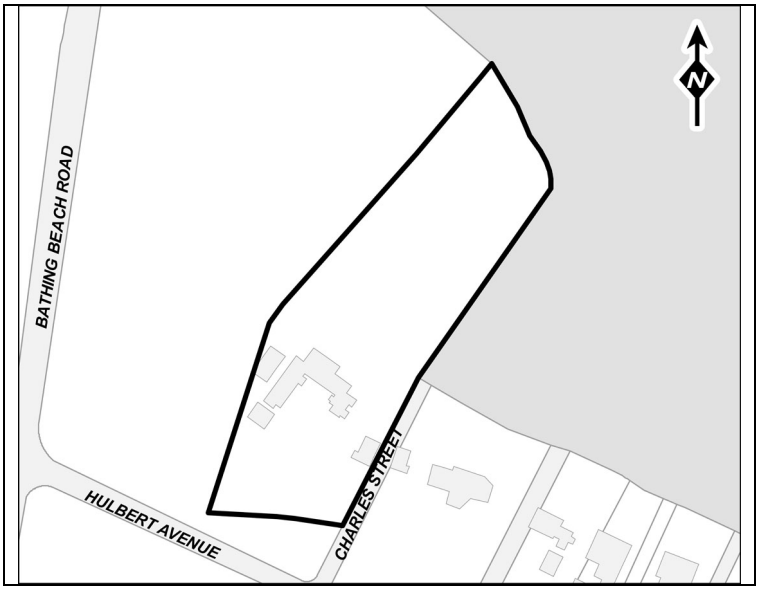
see notes

Photograph



Photo 1. 75 Hulbert Avenue, looking east.

Locus Map



Nantucket Harbor

Recorded by: E. Boyce, K. Whitehill, V. Adams; PAL

Organization: Nantucket Historical Commission

Date (*month / year*): June 2023

Town/City: Nantucket

Place: *(neighborhood or village)*: Brant Point

Address: 75 Hulbert Avenue "Duneover"

Historic Name: George W. and Agnes F. Fraker House

Uses: Present: Single Family Dwelling

Original: Single Family Dwelling

Date of Construction: 1928

Source: *Inquirer and Mirror* 1928; NCRD Cert. 1452

Style/Form: Colonial Revival

Architect/Builder: Stuart McCall Turner (architect)

Exterior Material:

Foundation: Concrete

Wall/Trim: Wood shingle/Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures: Guest House/Garage, ca. 1928 (NAN.152); Boathouse, ca. 1928 (NAN.153); Guest House ca. 1928 (NAN.154)

Major Alterations *(with dates):* Demolition of original 1-story wing that extended from east elevation of central wing, 1989–1994; erection of 1-story addition to east elevation of wing, 1989–1994; replacement wood-shingle cladding, late 20th–early 21st c.; replacement wood sash windows, late 20th–early 21st c.; replacement asphalt-shingle roof, late 20th–early 21st c.

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 4.50 acres

Setting: The building occupies a roughly rectangular beachfront parcel on the north side of Hulbert Avenue, east side of Charles Street, and west side of Charles Street. It is bounded by the Atlantic Ocean to the north and roads to the east and south. A manicured lawn surrounds the house and separates the main dwelling from the guest house, garage, and boathouse. The right-of-way for Charles Street extends north from Hulbert Avenue through the property, forming its east boundary. It functions as a driveway and is paved with crushed clamshells. The west and south boundaries are surrounded by dense trees and shrubs.

☐ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION

The George W. and Agnes F. Warren Fraker House, 75 Hulbert Avenue (1928, NAN.151) is an east-facing, 1-story, C-shaped, Colonial Revival-style, wood-frame dwelling. It consists of a 6-bay-by-2-bay, side-gable main block with a long 8-bay-by-2-bay, side-gable central wing extending from the northeast corner of the main block. The dwelling has an asphalt-shingle roof and is clad with wood shingles with plain corner boards. It rests on a low concrete foundation. A massive brick chimney projects from the roof of the wing at the center ridgeline. The main entrance occupies the second southmost bay on the facade (east) elevation of the main block. It contains a paneled wood door framed by sidelights and is shielded by a 1-story, 1-bay porch with a front-gable roof supported by square wood columns set on a raised concrete deck. A single window flanks the main entrance to the north, and a mix of four single, paired, and ribbon windows are arranged across the facade (east) elevation of the main block to the south of the main entrance. A 1-bay-by-1-bay, side-gable bay projects from the side (south) elevation of the main block. A 1-story, multi-bay, shed-roof, enclosed porch with ribbon windows is located on the rear (north) elevation of the wing. A secondary entrance containing a half-light paneled wood door is centered on the side (east) elevation of the enclosed porch. an irregular-shaped, 4-bay-by-2-bay, front-gable ell. Two east-facing, projecting, cross-gable bays extend from the side (east) elevation of the addition, and a 3-bay, projecting, front-facing bay extends from the front (south) elevation of the addtion. Fenestration consists predominantly of a mix of double-hung, 6/6 and 2/2 wood sash windows set within wood plank surrounds with narrow rectangular wood sills.

The Guest House/Garage (ca. 1928, NAN.152) sits immediately south of the dwelling. The 1-story, 4-bay-by-2-bay, Colonial Revival-style, wood-frame dwelling faces south towards Hulbert Avenue. It has a side-gable roof covered with asphalt-shingles and is clad with wood shingles with plain corner boards. A large exterior brick chimney is located on the side (west) elevation. The main entrance occupies the second westmost bay on the facade (south) elevation and is flanked by a single window to the west and two windows to the east. The entrance is not easily visible from the public right-of-way. Two overhead multi-light paneled garage doors enclosed by simple wood plank surrounds are centered on the side (east) elevation. Fenestration throughout consist of double-hung, 6/6 wood sash windows with simple wood plank surrounds and narrow rectangular wood sills.

The Boathouse (ca. 1928, NAN.153) immediately abuts the rear (west) elevation of the main block of the George W. and Agnes Warren Fraker House. The east-facing, 1-story, 3-bay-by-2-bay, Colonial Revival-style, wood-frame building is not easily visible from the public right-of-way. It has a side-gable roof covered with asphalt shingles and is clad with wood shingles with plain corner boards. An interior brick chimney projects from the center ridgeline above the side (south) elevation. The main entrance occupies the southmost bay on the facade (east) elevation with two window openings to the north. A secondary entrance containing an overhead, multi-light paneled garage door is centered on the side (north) elevation.

A west-facing, 1-story, 2-bay-by-3-bay, astylistic, wood-frame Guest House (ca. 1928, NAN.154) is at the northeast corner of the property. It has an asphalt-shingle, side-gable roof and is clad with wood shingles with plain corner boards. An exterior brick chimney is located on the side (east) elevation. The dwelling rests on a raised concrete foundation. The main entrance is centered on the front (west) elevation of a 1-story, 1-bay-by1-bay, front-gable enclosed pavilion that extends from the southwest corner of the dwelling. Access is via a wood staircase with wood picket railings. The entrance is not visible from the public right-of-way. A 1-story, shed-roof, enclosed porch spans the side (north) elevation of the dwelling. Three triple windows are evenly spaced across the porch. Fenestration consists predominantly of double-hung, 6/6 wood sash windows set within simple wood plank surrounds with narrow rectangular wood sills.

The George W. and Agnes F. Warren Fraker House is an example of an early 20th century, Colonial Revival-style dwelling on Nantucket that has been altered. While the main block and central wing retain their original form, orientation, massing, and fenestration pattern, the side wing that originally extended diagonally from the southeast corner of the central wing was demolished and replaced with the 1-story, irregular-shaped addition sometime between 1989 and 1994 (Figure 1) (NETR 1994;

NHDC 1989). The asphalt-shingle roof, wood-shingle cladding, and double-hung wood sash windows are historically appropriate replacements.

Hulbert Avenue runs northwest-southeast along Nantucket Harbor

HISTORICAL NARRATIVE

Hulbert Avenue is six blocks from Nantucket Harbor and runs northwest-southeast from Easton Street, terminating at Bathing Beach Road and continues northwest as a dirt road The street sits within the Brant Point neighborhood of the Nantucket Historic District (NAN.D, LHD 6/4/1970, NRDIS NHL 11/13/1966), which remained undeveloped, apart from the Brant Point Light Station (NAN.A, NRDIS 9/28/2987), into the late 19th century. The neighborhood is north of Nantucket town center and developed as a haven for summer residents beginning in the late 19th and early 20th centuries when Nantucket's economy shifted from whaling to tourism and was originally known as "Beachside." Construction reached its peak in the mid-20th century as new dwellings were constructed on vacant lots, larger properties were subdivided for new development, and earlier houses were replaced with new ones. The neighborhood contains some fine examples of late 19th and early 20th century summer cottages and larger houses, but it is characterized by a mix of building forms and styles, reflecting its long period of development. Most of the dwellings continue to serve as summer residences (A.G. Souza Associates 1989; Lancaster 1993; NPT n.d.).

The George W. and Agnes F. Warren Fraker House, 75 Hulbert Avenue (1928, NAN.151) was constructed for George W. (1874–1951) and Agnes F. Warren Fraker on property they purchased from Nathaniel E. Lowell in 1928 (FindaGrave 2016; *Inquirer and Mirror* 1927:4, 1928:4; NCRD 1928:Cert. 1452). At that time, the property contained a couple of wood-frame buildings known as the Lowell Beach Bathing House. George W. and Agnes F. Warren Fraker razed the old bathing houses to erect a summer residence in 1928 (*Inquirer and Mirror* 1927:4, 03/1928:2). According to a 1927 newspaper article, the couple hired New York City-based architect Stuart McCall Turner of the architecture firm of Turner & Bowden to design the dwelling, which they christened "Duneover" (*Inquirer and Mirror* 1927:4; Sanborn Map Company 1949). George W. Fraker was born in Oshkosh, Wisconsin, and worked as the vice president of the National City Bank of New York in New York City; Agnes F. Warren Barker was a homemaker (*The Courier – News* 1951:17). George and Agnes F. Warren Barker married in Illinois in 1899, and the couple had six children (U.S. Marriage Index 1899; AgnesU.S. Census 1920).

Stuart McCall Turner (1883–1963) was a well-respected architect in New York City and New York State. He was a partner in the New York City-based architecture firm of Turner & Bowden in the 1920s before establishing his own firm, where he specialized in Dutch Colonial-style designs, around 1931. Stuart McCall Turner operated the firm for 25 years until his retirement in 1956. Among his most notable commissions were the Blodgett Memorial Library and the Protection Engine Company fire house in Fishkill, New York, and the First Presbyterian Church in Beacon, New York. Stuart McCall Turner was born in Red Bank, New Jersey, to Thomas E. and Jane Louise McCall Turner and studied architecture at New York University (*Inquirer and Mirror* 1927:4; *Poughkeepsie Journal* 1963). Stuart McCall Turner lived in the Fishkill for approximately 25 years prior to his retirement in 1956. Prior to moving to Fishkill, he resided on Nantucket. Stuart McCall Turner died in Utica at the age of 79 (FindaGrave 2010). There are currently no buildings in attributed to Turner in MACRIS.

In 1947, George W. and Agnes F. Warren Fraker sold "Duneover" to Gwynne and Eugenie S. Evans (*Inquirer and Mirror* 1947a:2, 1947b:2). They, in turn, sold the property to John Bruce Bredin in 1956 (NCRD 1956:Cert. 4074). The dwelling remained in the Bredin family until 2007, when the current owner, Duneover LLC, acquired it (NCRD 2004:Cert. 21086, 2007:Cert. 22524, 2007:Cert. 22573). The property has served as a summer residence for most of its history.

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PHOTOGRAPHS



Photo 2. 75 Hulbert Avenue, looking northwest.



Photo 3. Garage, looking northwest.



Photo 4. 75 Hulbert Avenue and Boathouse, looking southwest.



Photo 5. Guest House, looking southwest.



Photo 6. Guest House, looking northeast.

FIGURES



Figure 1. 75 Hulbert Avenue, 1989 (NHDC 1989).

FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
29 5	Nantucket	NAN.C, D	NAN.149 NAN.150 NAN.905

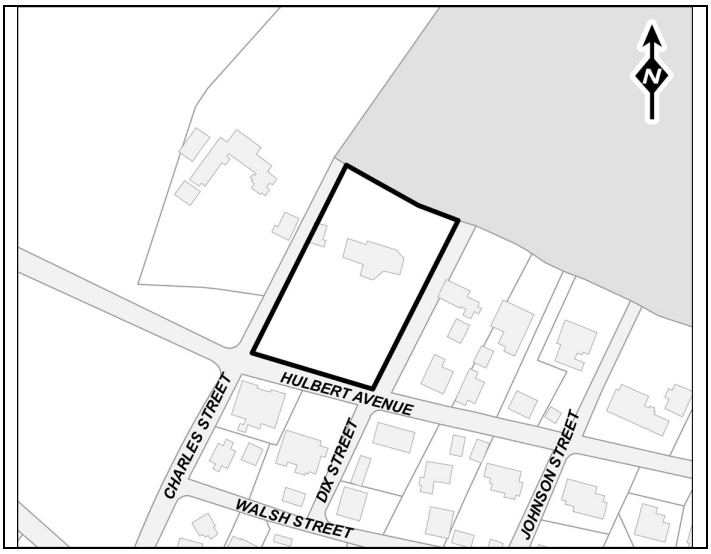
LHD 6/4/1970 NRDIS NHL 11/13/1966

Photograph



Photo 1. 73 Hulbert Avenue, looking southwest.

Locus Map



Recorded by: E. Boyce, K. Whitehill, V. Adams; PAL

Organization: Nantucket Historical Commission

Date (*month / year)*: June 2023

Town/City: Nantucket

Place: *(neighborhood or village)*: Brant Point

Address: 73 Hulbert Avenue

Historic Name: Edwin J. and Frances Hulbert House

Uses: Present: Single Family Dwelling

Original: Single Family Dwelling

Date of Construction: 1881

Source: *Inquirer and Mirror* 1881; Reeves 1969
Style/Form: Shingle Style
Architect/Builder: James H. Gibbs (builder)
Exterior Material:
Foundation: Not visible
Wall/Trim: Wood shingles/Wood
Roof: Asphalt shingles

Outbuildings/Secondary Structures: Guest House, 1975–1978 (NAN.150); Gazebo, 1975–1978 (NAN.905)

Major Alterations *(with dates):* East and west wings added, 1880s–1904; rear ell constructed, 1880s–1904; original chimneys removed and new chimneys built, 1880s–1910s; gabled dormers modified, 1910s– 1930s; rear ell chimney removed, 1930s–1960s; west section of porch enclosed, 1930s–1960s; chimneys rebuilt, 1975–1978; patio doors on facade installed, late 20th–early 21st c.; wood-shingle cladding, wood sash windows, wood-shingle roof all replaced, late 20th–early 21st c.

Condition: Good

Moved: **no** ☐ **yes** ☒ **Date:** 1975–1978

Acreage: 1.52 acres

Setting: The building occupies a roughly rectangular beachfront parcel on the north side of Hulbert Avenue between Dix Street on the east and Charles Street on the west. It is bounded by the Atlantic Ocean on the north and the roads on the east, south, and west. A manicured lawn surrounds the house and separates the main dwelling from the Guest House and Gazebo. A tennis court sits at the southwest corner of the property, and a swimming pool is at the southeast corner. The right-of-way for Charles Street extends north from Hulbert Avenue through the property, forming its west boundary. It is paved with crushed clamshells and provides access to a driveway at the northwest corner of the property. Dense rows of trees and shrubs line the property's east and south boundaries.

☐ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION

The Edwin J. and Frances Hulbert House, 73 Hulbert Avenue (1881, NAN.149) is a north-facing, asymmetrical, 1.5-story, Shingle-style, wood-frame dwelling with an irregular plan. It consists of a 3-bay-by-2-bay main block with a 1-story, 2-bay-by-2-bay rear ell flanked on the west by a 2-bay-by-1-bay wing and on the east by a 1-bay-by-1-bay wing. The dwelling has a multi-directional hip roof covered with wood shingles and is clad with wood shingles. It rests on piers, which are not visible from the public right-of-way and obscured by wood lattices. A shed dormer containing a single window is centered on the facade (north) elevation of the main block and flanked by hipped dormers containing paired windows on either side. On the rear (south) elevation, the main block has a shed dormer with paired windows flanked on either side by hipped dormers with single windows. Two hipped dormers pierce the roof on the front (north) elevation of the west wing, and a single hipped dormer extends from the roof on the front (north) elevation of the east wing. Gabled dormers containing single windows are evenly spaced across the side and rear elevations of the side wings. Three corbelled interior brick chimneys with terracotta chimney pots pierce the roof, two on the west wing and one on the east wing. A fourth brick chimney projects from the south roof slope on the rear ell. The main entrance is centered on the facade (north) elevation of the main block and flanked by a sliding wood patio door with decorative muntins to the east and west. The main entrance contains a half-light paneled wood door. A sliding wood patio doors with decorative muntins is centered on the front (north) elevation of the east wing. The west wing was obscured by tarps at the time of survey. A 1-story wraparound porch spans the facade and wraps around the side (east and west) and rear (south) elevations of the side wing. It has a hip roof supported by turned wood posts with scalloped brackets and decorative wood railings. The west section of the porch on the west wing has been enclosed and contains a secondary entrance filled with a multi-light wood door. Additional secondary entrances are located on the rear (south) elevations of the west and east wings. A wood deck with decorative wood railings matching those on the porch wraps around the rear ell. Fenestration consists predominantly of double-hung, 6/6 wood sash windows.

An east-facing 1-story, 4-bay-by-2-bay, astylistic, wood-frame Guest House (1975–1978, NAN.150) is west of the dwelling at the northwest corner of the property. It has a wood-shingle, side-gable roof with clipped gables pierced by a corbelled brick chimney with terracotta chimney pots at the center ridgeline and is clad with wood shingles. Two shed dormers project from the roof on the rear (west) elevation, and three shed dormers extend from the roof on the facade (east) elevation, which is not visible from the public right-of-way. The foundation is not visible. Two paired windows are evenly spaced across the first floor on the side (south) elevation and surmounted by a single paired window surmounted by a round arched fanlight on the second floor. The westmost first-floor window is shielded by a shed-roof overhang supported by brackets. The northmost dormer on the rear (west) elevation contains a secondary entrance filled with a half-light paneled wood door that provides access to a deck that spans the side (north) elevation on the second floor. The deck has square wood newel posts topped by turned wood finials and decorative wood railings. Access is via north-facing and south-facing wood staircases with decorative wood railings. Sliding wood patio doors with decorative muntins provides interior access from the deck on the second floor of the side (north) elevation. Fenestration consists predominantly of double-hung, 6/6 wood sash windows set within wood plank surrounds with rectangular wood sills.

A 2-story, hexagonal, wood-frame Gazebo (1975–1978, NAN.905) stands south of the Edwin J. and Frances Hulbert House. It has a conical hip roof covered with wood shingles supported by turned wood posts and is enclosed by decorative wood railings on the second floor. The first floor is enclosed and clad with wood shingles. A half-light paneled wood door is centered on the side (west) elevation and provides access to the interior.

The Edwin J. and Frances Hulbert House is a good example of a late 19th century Shingle-style dwelling on Nantucket that has been expanded and experienced multiple alterations. Originally constructed in 1881, the dwelling was roughly tripled in size and had reached its current configuration by 1904 with the addition of the east and west wings and rear ell (Figures 1 and 2) (Sanborn Map Company 1904). The removal of the original chimneys and the construction of corbelled brick chimneys with terracotta chimney pots likely occurred during this period (see Figures 1 and 2). The gabled dormers on the facade (north) and rear (south) elevations were modified to accommodate larger windows sometime between the 1910s and 1930s (Figures 2 and

3). The chimney was removed from the rear ell, and the west section of the porch was enclosed sometime between the 1930s and 1960s (Figures 3 and 4). Between 1975 and 1978, the dwelling was moved closer to the Atlantic Ocean to accommodate a pool, the Guest House, and the Gazebo. During the move, the interior of the dwelling was completely gutted and renovated (*Inquirer & Mirror* 1978:16). The chimneys were presumably reconstructed after the dwelling was moved, and the current chimneys likely date from between 1975 and 1978. The chimney on the rear ell was also reconstructed during this period. The wood-shingle cladding, wood sash windows, and wood-shingle roof are historically appropriate replacements and likely date from the late 20th or early 21st century. The wood patio doors on the facade (north) elevation were also likely installed around the same time.

HISTORICAL NARRATIVE

Hulbert Avenue is six blocks from Nantucket Harbor and runs northwest-southeast from Easton Street, terminating at Bathing Beach Road and continues northwest as a dirt road The street sits within the Brant Point neighborhood of the Nantucket Historic District (NAN.D, LHD 6/4/1970, NRDIS NHL 11/13/1966), which remained undeveloped, apart from the Brant Point Light Station (NAN.A, NRDIS 9/28/2987), into the late 19th century. The neighborhood is north of Nantucket town center and developed as a haven for summer residents beginning in the late 19th and early 20th centuries when Nantucket's economy shifted from whaling to tourism and was originally known as "Beachside." Construction reached its peak in the mid-20th century as new dwellings were constructed on vacant lots, larger properties were subdivided for new development, and earlier houses were replaced with new ones. The neighborhood contains some fine examples of late 19th and early 20th century summer cottages and larger houses, but it is characterized by a mix of building forms and styles, reflecting its long period of development. Most of the dwellings continue to serve as summer residences (A.G. Souza Associates 1989; Lancaster 1993; NPT n.d.).

The Edwin J. and Frances Hulbert House, 73 Hulbert Avenue (1881, NAN.149) was constructed for Edwin J. (1829–1910) and Frances C. Harbach Hulbert (1832–1887) on a tract of land they purchased from Elijah H. Alley, Henry Coleman, and Charles C. Mooer in 1880 (*Inquirer and Mirror* 1881:2; NPT 2019:16; Reeves 1969). At the time, the property formed part of a large parcel of land known as "Beachside" that belonged to Elijah H. Alley, Henry Coleman, and Charles C. Mooer. The men laid out new roads, including Hulbert Avenue, and subdivided Beachside into 25 parcels, which they distributed among themselves (Plot of Land at North Shore 1880). Several of the parcels maintained joint ownership between the three men, including the block bounded by the Atlantic Ocean, Hulbert Avenue, and Charles and Dix streets on which the Edwin J. and Frances C. Harbach Hulbert House currently stands (Plot of Land at North Shore 1880). A newspaper article reported that supplies had been shipped to builder James H. Gibbs in July 1881 for the construction of a dwelling for Edwin J. and Frances C. Harbach Hulbert; the dwelling, which was known as "Sandanwede," was one of the first houses to be constructed in the Brant Point neighborhood (*Inquirer and Mirror* 1881:2, 2009:20; NPT 2019:16; Reeves 1969).

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After Edwin H. Hublert's death, ownership of "Sandanwede" appears to have passed to his grandson, Allen S. Hulbert (1888–1972) who then gave the property to his mother Mary Allen Hulbert (1864–1939) (*Hartford Courant* 1939:4; *Inquirer and Mirror* 1915:2; Reeves 1969; U.S. Death Records, 1972). The property did not go directly to Allen S. Hulbert's father, Thomas H. Hulbert because he died of an aneurysm in 1889 (Canada Deaths, 1889). In 1916, Mary Allen Hulbert sold the property to Mary Gould Luther. She, in turn, sold it to Carl F. Stiefel in 1920. The Stiefel family retained ownership of the property for over 50 years, selling it to J. Seward and Joyce H. Johnson, Jr. in 1973 (NCRD 1926:Cert. 1301; 1934:Cert. 2103, 1970:Cert. 6111, 1973:Cert. 6964; Reeves 1969). The couple moved "Sandanwede" from its location closer to the Atlantic Ocean and erected the Guest House and Gazebo between 1975 and 1978 (*Inquirer and Mirror* 1978:16). In 1991, Joyce H. Johnson received sole ownership of the property and placed it in a trust, 73 Hulbert Ave. Nominee Trust, which is the current owner (NCRD 1991:C15114; 1991:C15115). The property has served as a summer residence for most of its history.

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PHOTOGRAPHS



Photo 2. 73 Hulbert Avenue, looking south.



Photo 3. 73 Hulbert Avenue, looking east.



Photo 4. Guest House, looking southwest.



Photo 5. Guest House, looking west.



Photo 6. Guest House, looking northeast.



Photo 7. Gazebo, looking north.

FIGURES



Figure 1. 73 Hulbert Avenue, 1880s (courtesy the Nantucket Historical Association).



Figure 2. 73 Hulbert Avenue, 1910s (courtesy the Nantucket Historical Association).



Figure 3. 73 Hulbert Avenue, 1930s (courtesy the Nantucket Historical Association).



Figure 4. 73 Hulbert Avenue, 1960s (courtesy the Nantucket Historical Association).

FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
29 5	Nantucket	NAN.C, D	NAN.149 NAN.150 NAN.905

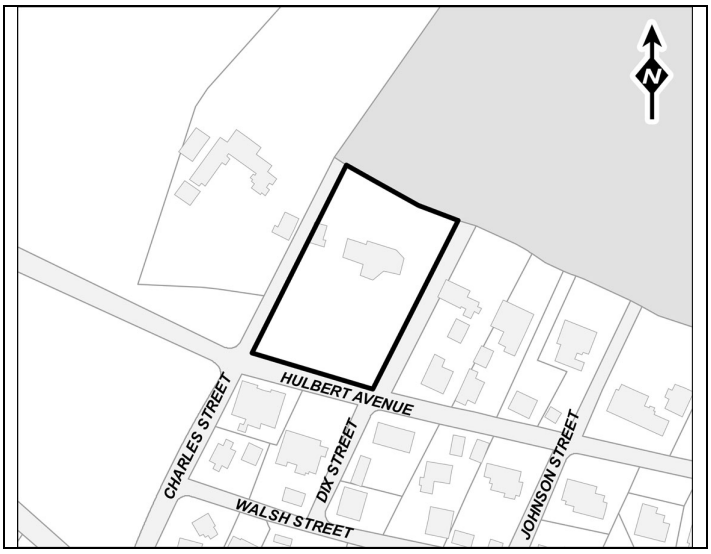
LHD 6/4/1970 NRDIS NHL 11/13/1966

Photograph



Photo 1. 73 Hulbert Avenue, looking southwest.

Locus Map



Recorded by: E. Boyce, K. Whitehill, V. Adams; PAL

Organization: Nantucket Historical Commission

Date (*month / year)*: June 2023

Town/City: Nantucket

Place: *(neighborhood or village)*: Brant Point

Address: 73 Hulbert Avenue

Historic Name: Edwin J. and Frances Hulbert House

Uses: Present: Single Family Dwelling

Original: Single Family Dwelling

Date of Construction: 1881

Source: *Inquirer and Mirror* 1881; Reeves 1969
Style/Form: Shingle Style
Architect/Builder: James H. Gibbs (builder)
Exterior Material:
Foundation: Not visible
Wall/Trim: Wood shingles/Wood
Roof: Asphalt shingles

Outbuildings/Secondary Structures: Guest House, 1975–1978 (NAN.150); Gazebo, 1975–1978 (NAN.905)

Major Alterations *(with dates):* East and west wings added, 1880s–1904; rear ell constructed, 1880s–1904; original chimneys removed and new chimneys built, 1880s–1910s; gabled dormers modified, 1910s– 1930s; rear ell chimney removed, 1930s–1960s; west section of porch enclosed, 1930s–1960s; chimneys rebuilt, 1975–1978; patio doors on facade installed, late 20th–early 21st c.; wood-shingle cladding, wood sash windows, wood-shingle roof all replaced, late 20th–early 21st c.

Condition: Good

Moved: **no** ☐ **yes** ☒ **Date:** 1975–1978

Acreage: 1.52 acres

Setting: The building occupies a roughly rectangular beachfront parcel on the north side of Hulbert Avenue between Dix Street on the east and Charles Street on the west. It is bounded by the Atlantic Ocean on the north and the roads on the east, south, and west. A manicured lawn surrounds the house and separates the main dwelling from the Guest House and Gazebo. A tennis court sits at the southwest corner of the property, and a swimming pool is at the southeast corner. The right-of-way for Charles Street extends north from Hulbert Avenue through the property, forming its west boundary. It is paved with crushed clamshells and provides access to a driveway at the northwest corner of the property. Dense rows of trees and shrubs line the property's east and south boundaries.

☐ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION

The Edwin J. and Frances Hulbert House, 73 Hulbert Avenue (1881, NAN.149) is a north-facing, asymmetrical, 1.5-story, Shingle-style, wood-frame dwelling with an irregular plan. It consists of a 3-bay-by-2-bay main block with a 1-story, 2-bay-by-2-bay rear ell flanked on the west by a 2-bay-by-1-bay wing and on the east by a 1-bay-by-1-bay wing. The dwelling has a multi-directional hip roof covered with wood shingles and is clad with wood shingles. It rests on piers, which are not visible from the public right-of-way and obscured by wood lattices. A shed dormer containing a single window is centered on the facade (north) elevation of the main block and flanked by hipped dormers containing paired windows on either side. On the rear (south) elevation, the main block has a shed dormer with paired windows flanked on either side by hipped dormers with single windows. Two hipped dormers pierce the roof on the front (north) elevation of the west wing, and a single hipped dormer extends from the roof on the front (north) elevation of the east wing. Gabled dormers containing single windows are evenly spaced across the side and rear elevations of the side wings. Three corbelled interior brick chimneys with terracotta chimney pots pierce the roof, two on the west wing and one on the east wing. A fourth brick chimney projects from the south roof slope on the rear ell. The main entrance is centered on the facade (north) elevation of the main block and flanked by a sliding wood patio door with decorative muntins to the east and west. The main entrance contains a half-light paneled wood door. A sliding wood patio doors with decorative muntins is centered on the front (north) elevation of the east wing. The west wing was obscured by tarps at the time of survey. A 1-story wraparound porch spans the facade and wraps around the side (east and west) and rear (south) elevations of the side wing. It has a hip roof supported by turned wood posts with scalloped brackets and decorative wood railings. The west section of the porch on the west wing has been enclosed and contains a secondary entrance filled with a multi-light wood door. Additional secondary entrances are located on the rear (south) elevations of the west and east wings. A wood deck with decorative wood railings matching those on the porch wraps around the rear ell. Fenestration consists predominantly of double-hung, 6/6 wood sash windows.

An east-facing 1-story, 4-bay-by-2-bay, astylistic, wood-frame Guest House (1975–1978, NAN.150) is west of the dwelling at the northwest corner of the property. It has a wood-shingle, side-gable roof with clipped gables pierced by a corbelled brick chimney with terracotta chimney pots at the center ridgeline and is clad with wood shingles. Two shed dormers project from the roof on the rear (west) elevation, and three shed dormers extend from the roof on the facade (east) elevation, which is not visible from the public right-of-way. The foundation is not visible. Two paired windows are evenly spaced across the first floor on the side (south) elevation and surmounted by a single paired window surmounted by a round arched fanlight on the second floor. The westmost first-floor window is shielded by a shed-roof overhang supported by brackets. The northmost dormer on the rear (west) elevation contains a secondary entrance filled with a half-light paneled wood door that provides access to a deck that spans the side (north) elevation on the second floor. The deck has square wood newel posts topped by turned wood finials and decorative wood railings. Access is via north-facing and south-facing wood staircases with decorative wood railings. Sliding wood patio doors with decorative muntins provides interior access from the deck on the second floor of the side (north) elevation. Fenestration consists predominantly of double-hung, 6/6 wood sash windows set within wood plank surrounds with rectangular wood sills.

A 2-story, hexagonal, wood-frame Gazebo (1975–1978, NAN.905) stands south of the Edwin J. and Frances Hulbert House. It has a conical hip roof covered with wood shingles supported by turned wood posts and is enclosed by decorative wood railings on the second floor. The first floor is enclosed and clad with wood shingles. A half-light paneled wood door is centered on the side (west) elevation and provides access to the interior.

The Edwin J. and Frances Hulbert House is a good example of a late 19th century Shingle-style dwelling on Nantucket that has been expanded and experienced multiple alterations. Originally constructed in 1881, the dwelling was roughly tripled in size and had reached its current configuration by 1904 with the addition of the east and west wings and rear ell (Figures 1 and 2) (Sanborn Map Company 1904). The removal of the original chimneys and the construction of corbelled brick chimneys with terracotta chimney pots likely occurred during this period (see Figures 1 and 2). The gabled dormers on the facade (north) and rear (south) elevations were modified to accommodate larger windows sometime between the 1910s and 1930s (Figures 2 and

3). The chimney was removed from the rear ell, and the west section of the porch was enclosed sometime between the 1930s and 1960s (Figures 3 and 4). Between 1975 and 1978, the dwelling was moved closer to the Atlantic Ocean to accommodate a pool, the Guest House, and the Gazebo. During the move, the interior of the dwelling was completely gutted and renovated (*Inquirer & Mirror* 1978:16). The chimneys were presumably reconstructed after the dwelling was moved, and the current chimneys likely date from between 1975 and 1978. The chimney on the rear ell was also reconstructed during this period. The wood-shingle cladding, wood sash windows, and wood-shingle roof are historically appropriate replacements and likely date from the late 20th or early 21st century. The wood patio doors on the facade (north) elevation were also likely installed around the same time.

HISTORICAL NARRATIVE

Hulbert Avenue is six blocks from Nantucket Harbor and runs northwest-southeast from Easton Street, terminating at Bathing Beach Road and continues northwest as a dirt road The street sits within the Brant Point neighborhood of the Nantucket Historic District (NAN.D, LHD 6/4/1970, NRDIS NHL 11/13/1966), which remained undeveloped, apart from the Brant Point Light Station (NAN.A, NRDIS 9/28/2987), into the late 19th century. The neighborhood is north of Nantucket town center and developed as a haven for summer residents beginning in the late 19th and early 20th centuries when Nantucket's economy shifted from whaling to tourism and was originally known as "Beachside." Construction reached its peak in the mid-20th century as new dwellings were constructed on vacant lots, larger properties were subdivided for new development, and earlier houses were replaced with new ones. The neighborhood contains some fine examples of late 19th and early 20th century summer cottages and larger houses, but it is characterized by a mix of building forms and styles, reflecting its long period of development. Most of the dwellings continue to serve as summer residences (A.G. Souza Associates 1989; Lancaster 1993; NPT n.d.).

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[1] Nothing is known about her other then she was accused of influencing Edwin J. Hulbert to change his will. She does not appear on any census with the family.

Nantucket to Isaac Thompson and Deidamia Elliot Thompson (FindaGrave 2011). Together the couple had four children, with only one surviving to adulthood (FindaGrave, 2011). Charlotte M. Thompson kept house, and James H. Gibbs worked as a carpenter (U.S. Census 1880). In addition to the Edwin J. and Frances C. Harbach Hulbert House, James H. Gibbs worked on a dwelling for Joseph B. Macy, the Atlantic Hall (the present-day Dreamland Theater at 17 South Water Street), and a barn for Robert B. Coffin (*Inquirer and Mirror* 1876:2; *Inquirer and Mirror* 1877a:2, 1877b:2). No properties are currently attributed to James H. Gibbs in MACRIS.

After Edwin H. Hublert's death, ownership of "Sandanwede" appears to have passed to his grandson, Allen S. Hulbert (1888–1972) who then gave the property to his mother Mary Allen Hulbert (1864–1939) (*Hartford Courant* 1939:4; *Inquirer and Mirror* 1915:2; Reeves 1969; U.S. Death Records, 1972). The property did not go directly to Allen S. Hulbert's father, Thomas H. Hulbert because he died of an aneurysm in 1889 (Canada Deaths, 1889). In 1916, Mary Allen Hulbert sold the property to Mary Gould Luther. She, in turn, sold it to Carl F. Stiefel in 1920. The Stiefel family retained ownership of the property for over 50 years, selling it to J. Seward and Joyce H. Johnson, Jr. in 1973 (NCRD 1926:Cert. 1301; 1934:Cert. 2103, 1970:Cert. 6111, 1973:Cert. 6964; Reeves 1969). The couple moved "Sandanwede" from its location closer to the Atlantic Ocean and erected the Guest House and Gazebo between 1975 and 1978 (*Inquirer and Mirror* 1978:16). In 1991, Joyce H. Johnson received sole ownership of the property and placed it in a trust, 73 Hulbert Ave. Nominee Trust, which is the current owner (NCRD 1991:C15114; 1991:C15115). The property has served as a summer residence for most of its history.

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PHOTOGRAPHS



Photo 2. 73 Hulbert Avenue, looking south.



Photo 3. 73 Hulbert Avenue, looking east.



Photo 4. Guest House, looking southwest.



Photo 5. Guest House, looking west.



Photo 6. Guest House, looking northeast.



Photo 7. Gazebo, looking north.

FIGURES



Figure 1. 73 Hulbert Avenue, 1880s (courtesy the Nantucket Historical Association).



Figure 2. 73 Hulbert Avenue, 1910s (courtesy the Nantucket Historical Association).



Figure 3. 73 Hulbert Avenue, 1930s (courtesy the Nantucket Historical Association).



Figure 4. 73 Hulbert Avenue, 1960s (courtesy the Nantucket Historical Association).

FORM B – BUILDING

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

see notes

Assessor's Number	USGS Quad	Area(s)	Form Number
42.4.1 56	Nantucket	NAN.C, D	NAN.XXX NAN.XXX

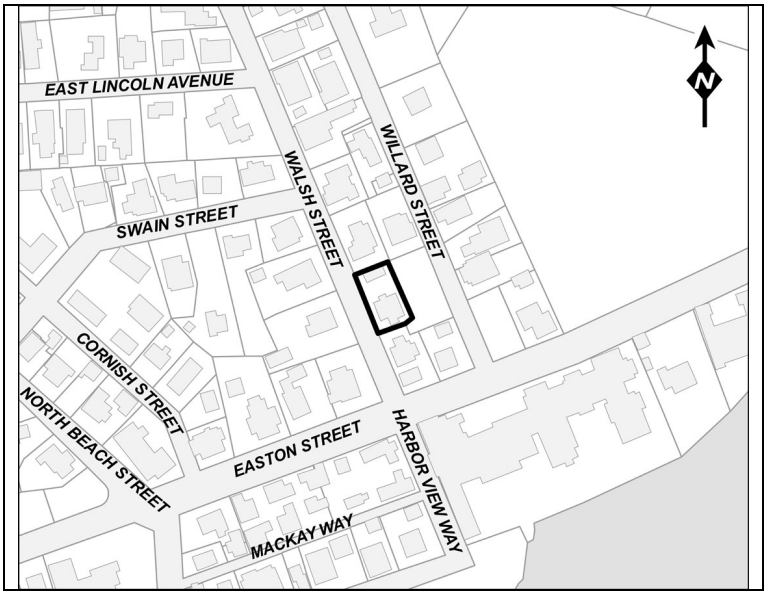
LHD 6/4/1970 NRDIS NHL 11/13/1966

Photograph



Photo 1. 3 Walsh Street, looking southeast.

Locus Map



Recorded by: E. Boyce, K. Whitehill, V. Adams; PAL

Organization: Nantucket Historical Commission

Date (*month / year*): June 2023

Town/City: Nantucket

Place: *(neighborhood or village)*: Brant Point

Address: 3 Walsh Street

Historic Name: Bertha C. and Henry M. Gardiner House

Uses: Present: Single Family Dwelling

Original: Single Family Dwelling

Date of Construction: By 1923

Source: Sanborn Map Company 1923

Style/Form: Craftsman/Bungalow

Architect/Builder: Unknown

Sears, Roebuck & Co.

Exterior Material:

Foundation: Brick

Wall/Trim: Wood shingles/Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures: Garage/Guest House (NAN.XXX), 1995–2003

Major Alterations *(with dates):* 1-story addition to side (south) elevation, 1995–2003; asphalt-shingle roof, late 20th–early 21st c.; replacement wood-shingle siding, late 20th–early 21st c.; replacement windows, late 20th–early 21st c.

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.13 acres

Setting: The building occupies a rectangular shaped parcel on the east side of Walsh Street. It is bounded by the road to the west, early to mid-20th century residential properties to the north and south, and a gravel parking lot to the east. Dense rows of hedges enclose the property on all sides. A clamshell driveway is located at the northwest corner of the property in front of the Garage/Guest House. A dense row of hedges separates it from the dwelling.

☐ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION

The Bertha C. and Henry M. Gardiner House, 3 Walsh Street (by 1923, NAN.XXX) is a southwest-facing, 1-story, square-shaped, Craftsman-style, wood-frame bungalow consisting of a 3-bay-by-2-bay, side-gable main block and a 2-bay-by-2-bay, side-gable, addition on the south. The building has an asphalt-shingle roof pierced by two shed dormers with deeply overhanging eaves and exposed rafter tails on the facade (west) and rear (east) elevation of the main block. The walls are clad with wood shingles with plain corner boards. The dwelling appears to rest on brick piers, which are obscured by wood lattices. The front entry is centered on the facade of the main block and consists of a paneled wood door enclosed by a flat wood surround. The entrance is flanked by a single paired window to the north and south. The dormer has three windows above the first-floor openings. A 1-story porch spans the facade (west) elevation of the main block. It is recessed beneath the roof of the main block, which is supported by square wood columns set on wood-shingled piers and enclosed by wood-shingled railings. Access is via a brick, granite, and wood staircase with wood picket railings. Fenestration consists predominantly of double-hung, 6/1 wood sash enclosed by simple molded wood surrounds.

A 1.5-story, 1-bay-by-3-bay, front-gable, astylistic, wood-frame Garage/Guest House (1995–2003, NAN.XXX), erected between 1995 and 2003, is north of the house. The southwest-facing building has an asphalt-shingle roof with deeply overhanging eaves and exposed rafter tails and is clad with wood shingles with plain corner boards. An entry containing a multi-light paneled wood garage door is centered on the facade (west) elevation and surmounted by a single window on the second floor. Window openings are evenly spaced across the side (north and south) and rear (east) elevations. A 1-story, 1-bay-by-1-bay, wood-shingled wing extends from the side (south) elevation at the rear of the building. It is topped by a shed-roof overhang that extends beyond the wall surface of the wing and is supported by square wood posts. An L-shaped wood staircase wraps around the southeast corner of the building and appears to provide access to a second-story deck on the rear (east) elevation. Fenestration is a mix of double-hung, 6/6 wood sash windows, 6-light wood casement windows, and 10-light fixed wood windows,

The Bertha C. and Henry M. Gardiner House is a good example of an early 20th century, Craftsman-style bungalow in the Brant Point neighborhood of Nantucket with minimal alterations. It largely retains its original orientation, form, massing, and fenestration pattern, apart from the 1-story addition to the side (south) elevation. The asphalt-shingle roof, wood-shingle cladding, and double-hung wood windows are historically appropriate replacements and likely date from the late 20th or early 21st century. It is one of a cluster of three adjacent, early 20th century Craftsman-style bungalows on Walsh Street, along with the Edward and Florence Chase Thomas Rental House, 6 Walsh Street (by 1915, NAN.369) and the Edward and Florence Chase Thomas Rental House, 8 Walsh Street (by 1913, NAN.371).

HISTORICAL NARRATIVE

Walsh Street is two blocks from Nantucket Harbor and runs northwest-southeast from Easton Street, then runs east-west before terminating at Charles Street. The street sits within the Brant Point neighborhood of the Nantucket Historic District (NAN.D, LHD 6/4/1970, NRDIS NHL 11/13/1966), which remained undeveloped, apart from the Brant Point Light Station (NAN.A, NRDIS 9/28/2987), into the late 19th century. The neighborhood is north of Nantucket town center and developed as a haven for summer residents beginning in the late 19th and early 20th centuries when Nantucket's economy shifted from whaling to tourism and was originally known as "Beachside." Construction reached its peak in the mid-20th century as new dwellings were constructed on vacant lots, larger properties were subdivided for new development, and earlier houses were replaced with new ones. The neighborhood contains some fine examples of late 19th and early 20th century summer cottages and larger houses, but it is characterized by a mix of building forms and styles, reflecting its long period of development. Most of the dwellings continue to serve as summer residences (A.G. Souza Associates 1989; Lancaster 1993; NPT n.d.).

According to preexisting secondary sources, the Bertha C. and Henry M. Gardiner House, 2 Walsh Street (by 1923, NAN.XXX) was constructed on the east side of Walsh Street in the early 20th century (Chase-Harrell and Pfeiffer 2012). The dwelling's form, massing, and style are consistent with this date of construction. It appears on a 1923 Sanborn Map, which depicts it with a square-shaped layout closely resembling its current configuration (Sanborn Map Company 1923). The early ownership history remains unclear from readily available sources. A complete chain of title is necessary to determine this information and to pinpoint a more precise date of construction.

The earliest identified owner of the property was Bertha C. Gardiner. The dwelling formed part of a larger property she subdivided in 1947 (Swift 1947). Bertha E. Chase Gardiner (1895–1991) was born in Avon, Massachusetts to George C. (1858–1919) and Ada J. Chase (1870–1966) (FindaGrave, 2013a, 2013b, 2013c; U.S., Birth Records 1895). By 1900, her family had moved to Nantucket (U.S. Census 1900). In 1921, Bertha and Henry Marshall Gardiner married on Nantucket and together they moved to Daytona Beach, Florida (Town and Vital Record, 1921, U.S. Census 1930). Henry Marshall Gardiner (1883–1942) was born in York, Canada, to William Henry and Louise East Gardiner (*Ontario Births* 1883). By 1900, the Gardiners had emigrated to the United States, and they had moved to Daytona, Florida, by 1910 (U.S. Census 1900, 1910). Henry Marshall Gardiner was a photographer, and Bertha E. Chase Gardiner was a homemaker. Together the couple had three children: Mildred L. (1922–2014), Janet P. (b. 1925), and Ethel G. (b. 1930) (U.S. Census 1930, 1940). In 1947, Bertha E. Chase Gardiner sold the property to her daughter and son-in-law Janet and Robert Harrington (NCRD 1947:111/549). By 1958, Richard E. and Barbara E. Kotalac had acquired the property as they were selling it to Joseph J. & Florinda Sylvai (NCRD 1958:118/108). During the ensuing decades, the property changed hands multiple times, and the current owner, the Rein 3 Walsh Nominee Trust, acquired it in 2012 (NCRD 1964:128/150; 1973:143/01; 1974:147/298; 1984:216/57; 1986;266/150; 1993:425/88; 2012:1363/191). The property has served as a summer residence for most of its history.

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Continuation sheet 2

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PHOTOGRAPHS



Photo 2. 3 Walsh Street, looking north.



Photo 3. Garage/Guest House, looking northeast.

Continuation sheet 4

FORM B – BUILDING

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

see notes

Assessor's Number	USGS Quad	Area(s)	Form Number
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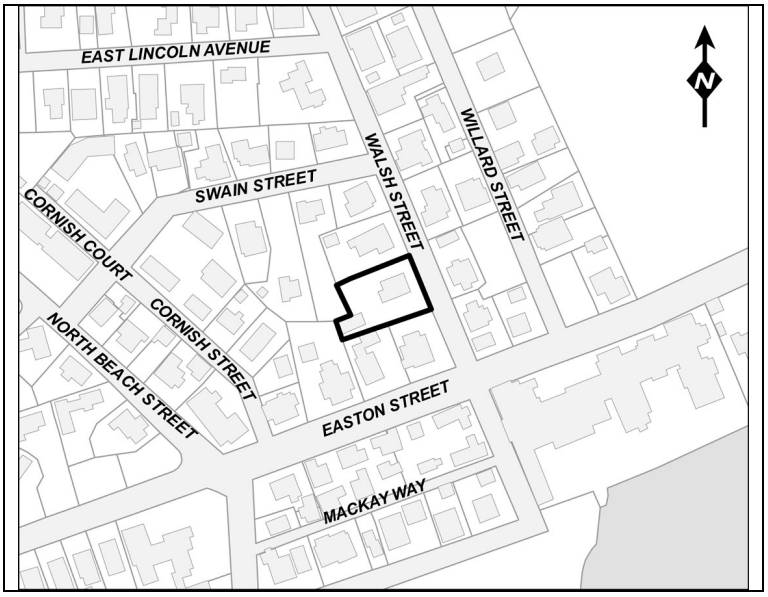
LHD 6/4/1970 NRDIS NHL 11/13/1966

Photograph



Photo 1. 6 Walsh Street, looking northwest.

Locus Map



Recorded by: E. Boyce, K. Whitehill, V. Adams; PAL

Organization: Nantucket Historical Commission

Date (*month / year*): June 2023

Town/City: Nantucket

Place: *(neighborhood or village)*: Brant Point

Address: 6 Walsh Street

"Fair Winds"

Historic Name: Edward and Florence Chase Thomas Rental House

Uses: Present: Single Family Dwelling

Original: Single Family Dwelling

Date of Construction: By 1915

Source: *Inquirer and Mirror* 1915:4

Style/Form: Craftsman/Bungalow

Architect/Builder: Unknown

Exterior Material:

Foundation: Brick piers

Wall/Trim: Wood shingles, wood clapboards/Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures: Guest House (NAN.370), by 1923; Shed, 1985–1994

Major Alterations *(with dates):* Front porch enclosed, before 1989; front porch restored, after 1989; asphalt-shingle roof, late 20th–early 21st c.; replacement wood-shingle siding, late 20th–early 21st c.; replacement windows, late 20th–early 21st c.

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.24 acres

Setting: The building occupies an L-shaped parcel on the west side of Walsh Street near the intersection with Walsh Street. It is bounded by the road to the east and a mix of early andmid-20th century residential properties to the north, south, and west. Dense rows of hedges enclose the property along Walsh Street and the north and south. A manicured lawn surrounds the dwelling and separates from the Guest House and Shed at the rear of the property. A crushed clam shell driveway with a Belgian block apron abuts the dwelling on the north, and a bluestone paver walkway connects it to the dwelling's main entrance.

☐ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION

The Edward and Florence C. Thomas Rental House, 6 Walsh Street (by 1915, NAN.369) is an east-facing, 1-story, 4-bay-by-3-bay, rectangular, Craftsman-style, wood-frame bungalow. It has a steeply-pitched, side-gable, roof with deeply overhanging eaves that is flared on the facade (east) elevation. The roof is covered with asphalt shingles and pierced by a large 2-bay shed dormer on the facade (east) elevation, which forms the second floor. A second shed dormer is centered just below the roof center ridgeline, and a brick chimney extends from the east slope of the roof next to the second-floor dormer. The dwelling is clad with wood clapboards on the facade (east) elevation and wood shingles with plain corner boards on the side (north and south) and rear (west) elevations. The dwelling appears to rest on brick piers, which are obscured by wood lattices. The main entrance is off center on the facade (east) elevation and consists of a multi-light wood door enclosed by a flat wood surround with a molded wood crown. The entrance is flanked by a single window to the north and two windows to the south. A 1-story porch spans the facade (east) elevation of the main block. It is recessed beneath the roof of the main block, which is supported by Doric wood columns and enclosed by wood picket railings. Access is via a wood staircase with wood picket railings. Fenestration consists predominantly of double-hung, 6/1 wood sash enclosed by simple wood plank surrounds with molded wood crowns. A 3-sided, rectangular, wood-shingled bay with a shed roof with deeply overhanging eaves extends from the (north) side elevation, and a 1-story, shed-roof, wood-shingled rear ell projects from the rear (west) north elevation.

A 1-story, 2-bay-by-1-bay, astylistic, wood-frame Guest House (by 1923, NAN.370) is west of the house. The east-facing building has a side-gable roof and is clad in wood shingles with plain corner boards. A side-hall entrance containing a half-light paneled wood occupies the southmost bay on the facade (east) elevation and is flanked by a bay window to the north. The entrance is accessed via a wood staircase. The foundation is not visible from the public right-of-way.

A 1-story, wood frame Shed, erected between 1985 and 1994, is north of the house. The east-facing building has a front-gable roof covered with asphalt shingles and is clad with wood shingles. An entry containing a vertical wood plank door with iron hardware is centered on the facade (east) elevation.

The Edward and Florence C. Thomas Rental House is a good example of an early 20th century, Craftsman-style bungalow in the Brant Point neighborhood of Nantucket with minimal alterations. It largely retains its original orientation, form, massing, and fenestration pattern. The dwelling has not been enlarged with any additions. A late 20th century photograph shows that the full-width front porch was enclosed with double-hung, 1/1 windows prior to 1989, but these have been removed and the porch restored to its original appearance; the Doric columns and wood picket railings are original (Figure 1). A secondary entrance that originally occupied the westmost bay on the side (south) elevation of the main block adjacent to the rear ell was removed sometime after 1989 and converted into a window (see Figure 1). The asphalt-shingle roof, wood-shingle cladding, and double-hung wood windows are historically appropriate replacements and likely date from the late 20th or early 21st century. It is one of a cluster of three adjacent, early 20th century Craftsman-style bungalows on Walsh Street, along with the Bertha C. and Henry M. Gardiner House, 3 Walsh Street (by 1923, NAN.XXX) and the Edward and Florence Chase Thomas Rental House, 8 Walsh Street (by 1913, NAN.371).

HISTORICAL NARRATIVE

Walsh Street is two blocks from Nantucket Harbor and runs northwest-southeast from Easton Street, then runs east-west before terminating at Charles Street. The street sits within the Brant Point neighborhood of the Nantucket Historic District (NAN.D, LHD 6/4/1970, NRDIS NHL 11/13/1966), which remained undeveloped, apart from the Brant Point Light Station (NAN.A, NRDIS 9/28/2987), into the late 19th century. The neighborhood is north of Nantucket town center and developed as a haven for summer residents beginning in the late 19th and early 20th centuries when Nantucket's economy shifted from whaling to tourism and was originally known as "Beachside." Construction reached its peak in the mid-20th century as new dwellings were constructed on vacant lots, larger properties were subdivided for new development, and earlier houses were replaced with new ones. The neighborhood contains some fine examples of late 19th and early 20th century summer cottages and larger houses,

Continuation sheet 1

but it is characterized by a mix of building forms and styles, reflecting its long period of development. Most of the dwellings continue to serve as summer residences (A.G. Souza Associates 1989; Lancaster 1993; NPT n.d.).

According to preexisting secondary sources, the Edward and Florence C. Thomas Rental House, 6 Walsh Street (by 1915, NAN.369) was constructed on the west side of Walsh Street in 1915 (NHDC 1989). The dwelling's form, massing, and style are consistent with this date of construction. It appears on a 1923 map of Nantucket, which depicts it with a rectangular layout closely resembling its current configuration and identifies it as "Fair Wind" (Sanborn Map Company 1923). A 1915 newspaper article reported that the dwelling had been leased to a tenant, which indicates that it was built prior to 1915 (*Inquirer and Mirror* 1915:4). The early ownership history remains unclear from readily available sources. A complete chain of title is necessary to determine this information and to pinpoint a more precise date of construction.

The earliest identified owners of the property were Edward (1858–1919) and Florence Chase Thomas (1860–1957). In 1912, Edward Thomas conveyed the property to his wife Florence C. Thomas (NCRD 1912:93/142). At the time, the property extended south to Easton Street and encompassed the premises currently occupied by the dwelling at 53 Easton Street and the neighboring Edward and Florence Chase Thomas Rental House, 8 Walsh Street (by 1913, NAN.371), which was historically known as "Quiet Corner" (NCRD 1912:93/142, 1933:107/114). It appears that Florence C. Thomas owned "Fair Wind" jointly with Bryon E. Pease, for newspaper articles identified them both as owners of the rental cottage (*Inquirer and Mirror* 1915:4, 1916:6, 1917:1). It is likely that Edward and Florence C. Thomas had "Fair Wind" constructed, though an interior inspection and a complete chain of title would be required for confirmation. Edward Thomas was born on Nantucket to Peter and Eliza J. Thomas (U.S. Census 1860). Florence Chase Thomas was born on Nantucket to Francis B. (1823–1907) and Mary H. Chase (1832–1887) (FindaGrave 2013b, 2013c.; Tyler ca. 1998; U.S. Census 1870). The couple married in 1880 and had four children (U.S. Marriage Records 1880). Edward Thomas worked a painter, and he and Florence Chase Thomas lived with their children at 8 Chester Street (U.S. Census 1910, 1920).Iin 1933, Florence Chase Thomas subdivided her property on Walsh Street. She retained ownership of 53 Easton Street and conveyed "Fair Wind" and "Quiet Corner" to Bryon E. Pease NCRD 1933:107/114).

Bryon E. Pease (1862–1946) was born in Edgartown, Massachusetts, to Peter (1821–1877) and Abbie Frances Tanner Pease (1827–1897) (FindaGrave 2013a; U.S. Census 1870). In 1895, Bryon E. Pease and Lillian E. Murphey (1873–1962) married on Nantucket (Findagrave 2013d; U.S Marriage Records, 1895). Lillian E. Murphey was born on Nantucket to Josiah Fitch (1843–1931) and Avis N. Folger Murphey (1850–1917). Lilian E. Murphey and Bryon E. Pease lived on Nantucket at 14 Federal Street and had four children (U.S. Census 1910, 1920, 1930). Lillian E. Murphey Pease was a homemaker and Bryon E. Pease was a proprietor (U.S. Census 1910, 1920, 1930). After purchasing "Fair Wind" and "Quiet Corner" from Florence Chase Thomas, he likely continued to lease the cottages as summer residences.

In 1950, Lillian E. Pease sold the property to Walter L. and Ruth Houghton (NCRD 1950:113/51, 1952:114/35). The Houghton family retained ownership of the dwelling until 1988, when they sold it to Fair Wind Partners (NCRD 1988:312/26). In 2007, the current owner, Joseph J. and Marianne L. Hegenbart III, purchased the dwelling (NCRD 2007:1120/29). The property has served as a summer residence for most of its history.

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PHOTOGRAPHS



Photo 2. 6 Walsh Street, looking southwest.



Photo 3. Guest House, looking southwest.



Photo 4. Shed, looking southwest.

FIGURES



Figure 1. 6 Walsh Street, 1989 (NHDC 1989).

FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
29 36	Nantucket	NAN.C, D	NAN.310

LHD 6/4/1970 NRDIS NHL 11/13/1966

Town/City: Nantucket

Place: *(neighborhood or village)*: Brant Point

Address: 22 Walsh Street

Historic Name: Joseph and Ethel C. King House

Uses: Present: Single Family Dwelling

Original: Single Family Dwelling

Date of Construction: 1938–1949

Source: NETR 1938; Sanborn Map Company 1949

Style/Form: No Style/Cape

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete blocks

Wall/Trim: Wood shingles/Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures: None

Major Alterations *(with dates)*: Addition of 1-story rear ell, 1949–1969; asphalt-shingle roof, late 20th–early 21st c.; replacement wood-shingle siding, late 20th–early 21st c.; replacement windows, late 20th–early 21st c.

Condition: Good

Moved: **no** ☒ **yes** ☐ **Date:**

Acreage: 0.11 acres

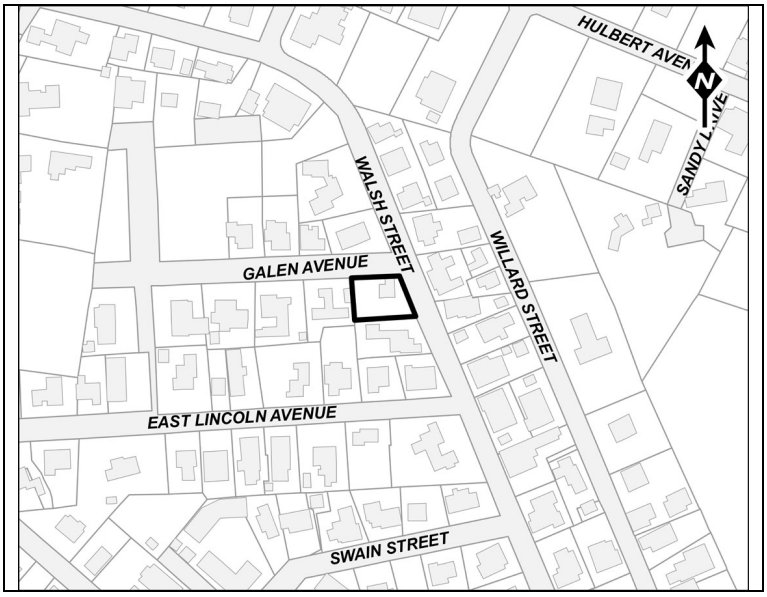
Setting: The building occupies a roughly square-shaped parcel at the southwest corner of the intersection of Walsh Street and Galen Avenue. It is bounded by the streets to the north and east and mid-20th century dwellings to the south and west. Dense rows of hedges and shrubs enclose the property on all sides, and a manicured lawn surrounds the dwelling on the south and east. A bluestone paver and raised wood walkway connect Walsh Street to the front entrance.

Photograph



Photo 1. 22 Walsh Street, looking northwest.

Locus Map



Recorded by: E. Boyce, K. Whitehill, V. Adams; PAL

Organization: Nantucket Historical Commission

Date (*month / year)*: June 2023

☐ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION

The Joseph and Ethel C. King House, 22 Walsh Street (1938–1949, NAN.310) is a south facing, 1-story, L-shaped, astylistic revival, cape-type, wood-frame dwelling consisting of a 4-bay-by-2-bay, side-gable main block and a 1-bay-by-1-bay, front-gable rear ell. The house has an asphalt-shingle roof and is clad with wood shingles with plain corner boards. An exterior brick chimney is located on the side (east) elevation of the main block. The dwelling rests on a concrete-block foundation. The facade (south) elevation has two entrances, one in the westmost bay and the second in the eastmost bay, enclosed by simple flat wood surrounds and separated by two windows. The eastmost entrance contains a paneled wood door, and the westmost entrance holds a half-light paneled wood door. A wood deck with wood picket railings spans the entire length of the facade and allows access to the entrances. Fenestration throughout consists of double-hung, 6/6 wood sash enclosed by simple wood plank surrounds.

The Joseph and Ethel C. King House is a good example of a mid-20th century, astylistic, cape-type dwelling in the Brant Point neighborhood of Nantucket. It largely retains its original orientation, form, massing, and fenestration pattern, though the dwelling was expanded with the addition of the rear ell sometime between 1949 and 1969 (NETR 1969; Sanborn Map Company 1949). A late 20th century photograph indicates that the dwelling has not experienced any recent alterations (Figure 1). The asphalt-shingle roof, wood-shingle cladding, and double-hung wood windows are historically appropriate replacements and likely date from the late 20th or early 21st century.

HISTORICAL NARRATIVE

Walsh Street is two blocks from Nantucket Harbor and runs northwest-southeast from Easton Street, then runs east-west before terminating at Charles Street. The street sits within the Brant Point neighborhood of the Nantucket Historic District (NAN.D, LHD 6/4/1970, NRDIS NHL 11/13/1966), which remained undeveloped, apart from the Brant Point Light Station (NAN.A, NRDIS 9/28/2987), into the late 19th century. The neighborhood is north of Nantucket town center and developed as a haven for summer residents beginning in the late 19th and early 20th centuries when Nantucket's economy shifted from whaling to tourism and was originally known as "Beachside." Construction reached its peak in the mid-20th century as new dwellings were constructed on vacant lots, larger properties were subdivided for new development, and earlier houses were replaced with new ones. The neighborhood contains some fine examples of late 19th and early 20th century summer cottages and larger houses, but it is characterized by a mix of building forms and styles, reflecting its long period of development. Most of the dwellings continue to serve as summer residences (A.G. Souza Associates 1989; Lancaster 1993; NPT n.d.).

The Joseph and Ethel C. King House, 22 Walsh Street (1938–1949, NAN.310) was built sometime between 1938 and 1949 for Joseph (1884–1960) and Ethel C. Jones King (1889–1944) on a tract of land they purchased in 1931 (NCRD 1931:106/240). The dwelling does not appear on a historic 1938 aerial photograph, but it is present on a 1949 map of Nantucket (NETR 1938; Sanborn Map Company 1949). Joseph King was born in Portugal to Joseph and Frances A Serpa King (Massachusetts Town and Vital Records, 1921). He worked as a fisherman most of his life (U.S. Census 1900, 1930, 1940, 1950). Ethel C. Jones was born in Nantucket to John C. (1856–1929) and Sarah E. Jones (1862–1929) (FindaGrave 2013b, 2013c, 2013e; U.S. Census 1900). She grew up on Nantucket and married Allen D. Sewall (1882–1954) in Nashua, New Hampshire, in 1910 (U.S. Marriage Records 1910). Ethel C. Jones and Allen D. Sewall had divorced by 1920, when the federal census listed her as living with her parents on Nantucket and working as a bookkeeper (U.S. Census 1920). Ethel C. Jones and Joseph King were married on Nantucket in 1921 and resided on Fair Street until Ethel C. Jones King's death (FindaGrave 2013d; Massachusetts Town and Vital Records, 1921; U.S. Census 1930, 1940). After her death, Joseph King married Charlotte Griffin (1901–1985) in 1944, and they lived on Hussy Street (FindaGrave 2013a; U.S. Census 1950). Charlotte Griffin was born in Nantucket to Thomas H. (1868–1946) and Charlotte Coffin Nye Griffin (1870–1901) (U.S. Birth Records, 1901). Charlotte Griffin was a social worker (U.S. Census 1940). Neither Ethel C. Jones or Charlotte Griffin had children with Joseph King. The King family likely rented the property out.

The property stayed in the King family until 1961, when Charlotte G. King sold it to Arthur U. and Estelle E. Cordoza (NCRD 1961:121/398). In 2008, Estelle E. Cordoza sold the property to its current owners, Eric R. and Linda Johnson (NCRD 1999:653/311; 2008:1145/170; 2014:1445/257). The property has served as a summer residence for most of its history.

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PHOTOGRAPHS



Photo 2. 22 Walsh Street, looking southwest.



Photo 3. 22 Walsh Street, looking south.

John FORM B – BUILDING

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

see notes

Assessor's Number	USGS Quad	Area(s)	Form Number
29 82	Nantucket	NAN.C, D	NAN.301

LHD 6/4/1970 NRDIS NHL 11/13/1966

Town/City: Nantucket

Place: *(neighborhood or village)*: Brant Point

Address: 24 Walsh Street

Historic Name: William R. and Clara Fisher Morris House

Uses: Present: Single Family Dwelling

Original: Single Family Dwelling

Date of Construction: 1840

Source: NHDC 1989

Style/Form: Typical Nantucket

Architect/Builder: Unknown

Exterior Material:

Foundation: Brick

Wall/Trim: Wood clapboards and shingles/Wood

Roof: Wood shingles

Outbuildings/Secondary Structures: Shed, 2012–2014

Major Alterations *(with dates)*: Front porch removed, 1949–1971; 1-story addition to rear elevation, 1969–1971; gabled dormers added to facade, 1985–1989; brick foundation, after 1989; wood clapboards on facade, after 1989; 1-story bay on south elevation removed, after 1989; southmost two bays of rear addition raised to 2 stories, 2012–2014; porch addition, 2012–2014; roof walk, 2012–2014; wood-shingle roof, late 20th–early 21st c.; replacement wood-shingle siding, late 20th–early 21st c.; replacement windows, late 20th–early 21st c.;

Condition: Good

Moved: no ☐ yes ☒ **Date:** Between 1923 and 1938

Acreage: 0.11 acres

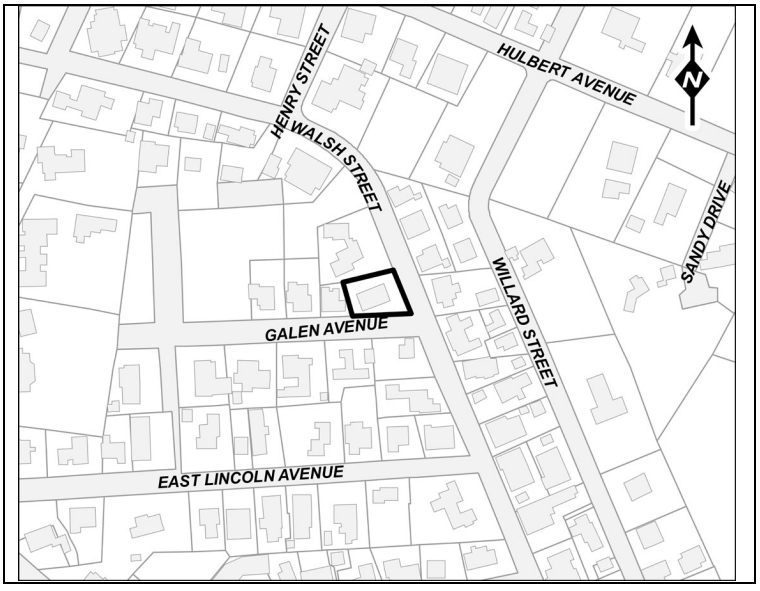
Setting: The building occupies a roughly square shaped parcel at the northwest corner of the intersection of Walsh Street and Galen Avenue. It is bounded by roads to the east and south and a mix of early to mid-20th century residential properties to the north and west. A manicured lawn surrounds the dwelling and separates from the Shed at the rear of the property. Dense rows of hedges line the north and south property boundaries. A wood split rail fence spans the property along Walsh Street, and a modern wood privacy fence runs along the rear property line. A bluestone paver walkway connects Walsh Street to the dwelling, and a crushed clamshell driveway abuts the dwelling on the west off of Galen Avenue.

Photograph



Photo 1. 24 Walsh Street, looking southwest.

Locus Map



Recorded by: E. Boyce, K. Whitehill, V. Adams; PAL

Organization: Nantucket Historical Commission

Date (*month / year*): June 2023

☐ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION

The William R. and Clara Fisher Morris House, 24 Walsh Street (1840, NAN.301) is an east facing, 2-story, 4-bay-by-5-bay, rectangular, wood-frame, Typical Nantucket-type dwelling. It has a side-gable roof covered with wood shingles and pierced by a brick chimney at the center ridgeline. A roof walk with wood picket railings encloses the chimney, and two gabled dormers extend from the roof on the facade (east) elevation. The walls are clad with wood clapboards on the facade (east) elevation and wood shingles on the side (north and south) and rear (west) elevations with plain corner boards. The dwelling rests on a raised brick foundation pierced by wood louvers on the facade (east) elevation. The off center main entrance occupies the second northmost bay on the facade (east) elevation and consists of a paneled wood door flanked by paneled Tuscan pilasters and surmounted by a molded wood pediment. Access is via a south-facing wood staircase with wood picket railings. The entrance is flanked by a single window to the north and two windows to the south. Three windows are arranged across the second floor above the first-floor openings. A 2-story, 2-bay-by-2-bay, front-gabled, wood-shingled addition extends from the southmost two bays on the rear (west) elevation of the dwelling. A 1-story, 2-bay-by-2-bay, shed-roof, wood-shingle addition projects from the northmost two bays on the rear (west) elevation of the dwelling. A partial-width, 1-story, shed-roof porch with square wood posts and wood picket railings extends from the side (north) elevation of the main block. Fenestration throughout consists of double-hung, 6/6 wood sash windows enclosed by simple molded wood surrounds with raised wood sills and lintels.

A 1-story, 1-bay-by-1-bay, side-gable, wood-frame Shed, erected in 2012–2014, is northwest of the house. The south-facing building has a wood-shingle roof and is clad with wood shingles with plain corner boards. A single entry containing double-leaf, vertical wood plank doors is centered on the front (south) elevation.

much of its (or) its

The William R. and Clara Fisher Morris House is an example of a mid-19th century Typical Nantucket-type dwelling that was moved to the Brant Point neighborhood of Nantucket from an unspecified location between 1923 and 1938. The dwelling largely retains much its original form, massing, and fenestration pattern, though it has experienced multiple alterations and additions. The 1-story porch that spanned the facade (east) elevation was removed sometime between 1949 and 1971 (NETR 1971; Sanborn Map Company 1949). A 1-story, shed-roof addition was constructed off of the rear (west) elevation between 1969 and 1971, and the southmost two bays of this addition were raised to their current two story, front gable configuration between 2012 and 2014 (NETR 1969, 1971, 2012, 2014). A late 20th century photograph shows that the dwelling also experienced numerous alterations in the 1980s (Figure 1). The gabled dormers that pierce the front roof slope were added between 1985 and 1989, while the raised brick foundation was installed sometime after 1989 and replaced a parged rubble foundation (see Figure 1) (NETR 1985). A 1-story, 3-sided bay that extended from the side (south) elevation of the dwelling was removed sometime after 1989. The wood clapboards on the facade (east) elevation also post-date 1989. The porch that projects from the side (north) elevation of the dwelling and the roof walk enclosing the chimney were built between 2012 and 2014 (NETR 2012, 2014). The wood-shingle roof, wood-shingle cladding, and double-hung wood windows are historically appropriate replacements and likely date from the late 20th or early 21st century.

HISTORICAL NARRATIVE

Walsh Street is two blocks from Nantucket Harbor and runs northwest-southeast from Easton Street, then runs east-west before terminating at Charles Street. The street sits within the Brant Point neighborhood of the Nantucket Historic District (NAN.D, LHD 6/4/1970, NRDIS NHL 11/13/1966), which remained undeveloped, apart from the Brant Point Light Station (NAN.A, NRDIS 9/28/2987), into the late 19th century. The neighborhood is north of Nantucket town center and developed as a haven for summer residents beginning in the late 19th and early 20th centuries when Nantucket's economy shifted from whaling to tourism and was originally known as "Beachside." Construction reached its peak in the mid-20th century as new dwellings were constructed on vacant lots, larger properties were subdivided for new development, and earlier houses were replaced with new ones. The neighborhood contains some fine examples of late 19th and early 20th century summer cottages and larger houses, but it is characterized by a mix of building forms and styles, reflecting its long period of development. Most of the dwellings continue to serve as summer residences (A.G. Souza Associates 1989; Lancaster 1993; NPT n.d.).

According to preexisting secondary sources, the William R. and Clara Fisher Morris House, 24 Walsh Street (1840, NAN.301) was constructed in 1840 (NHDC 1989).[1] The dwelling's form and massing are characteristic of a Typical Nantucket dwelling and consistent with an early to mid-19th century date of construction. Preexisting secondary sources report that the dwelling was moved to the west side of Walsh Street from an unspecified location on Nantucket, and the dwelling appears on the property sometime between 1923 and 1938 (NETR 1938; NHDC 1989; Sanborn Map Company 1923). The dwelling is not present on a 1923 map of Nantucket, but it does appeart on a 1938 historic aerial photograph, which depicts it with a roughly rectangular layout resembling its current configuration (NETR 1938; Sanborn Map Company 1923).

The lot on which the dwelling currently stands originally formed part of a tract of land that belonged to Isabella A. Orr (1845–1896) in the late 19th century. Isabella A. Orr acquired the parcel, which contained between 7 and 8 acres of land between present-day Walsh and North Beach streets, from her brother Galen Orr (1838–1883) in 1881 (NCRD 1881:66/502). After purchasing the parcel, Isabella A. Orr subdivided it into 48 building lots for sale and platted four new streets west of Walsh Street, including present-day East Lincoln and Galen avenues. The building lots had approximately 50 feet of street frontage and measured between 76 and 130 feet deep (Harris 1884). The property at 24 Walsh Street formed part of Lot 41 on Isabella A. Orr's plan; however, the property remained vacant until sometime between 1923 and 1938 (NETR 1938; Sanborn Map Company 1923). The ownership history after Isabella A. Orr remains unclear from readily available documentation. A complete chain of title is necessary to determine this information and to more closely pinpoint the date when the William R. and Clara Fisher Morris House was moved to the property.

The next known owner of the property after Isabella A. Orr was John R. Killen (1874–1942), who is identified as the property owner by an 1890 map of Nantucket (Codd, 1890; FindaGrave 2012b). It is unknown from readily available documentation how long John R. Killen retained ownership of the property, but Edgar V. Anderson had acquired it by 1931, when he conveyed it to William R. Morris (1860–1945) (NCRD 1931:106/244). At the time, the property extended north and west along Walsh Street beyond the intersection with Northern Avenue and roughly encompassed the premises of present-day 24, 30, 32, 36, and 38 Walsh Street (Swift 1931). William R. Morris subdivided the property in 1932, reconveying a parcel containing present-day 30 and 32 Walsh Street to Edgar V. Anderson and retaining ownership of a parcel at the northwest corner of the intersection of Walsh Street and Galen Avenue on which the William R. and Clara Fisher Morris House currently stands (NCRD 1932: Cert. 1942, 1932: Cert. 1944; Swift 1931). The 1931 transfer deed between Edgar V. Anderson and William R. Morris does not mention a dwelling, so it is likely that William R. Morris moved the dwelling to the property after he acquired it (NCRD 1931:106/244).

A native of Nantucket, William R. Morris was the son of Captain Benjamin F. (1831–1901) and Mary S. Crosby Morris (b. 1839). He worked for the United States Life-Saving Service as a young man before leaving to pursue other careers, including as a carpenter. William R. Morris and Clara Fisher married on Nantucket in 1888, and the couple had at least two children: Chester E. Morris (1891–1936) and Beatrice Louise Morris Walters (1869–1979) (FindaGrave 2013). Like her husband, Clara Fisher Morris grew up on Nantucket. She was the daughter of Washington I. (1844–1904) and August W. Baker Fisher (b. 1844) and attended school on the island before her marriage. After their marriage, William R. and Clara Fisher Morris moved to Springfield, Massachusetts, where they lived with their family until they returned to Nantucket in 1914. The couple actively invested in Nantucket real estate and owned properties in various places on the island, including the dwelling at 32 Lilly Street, where they lived in the 1920s through the 1940s (*Inquirer and Mirror* 1945:4, 1957:4; Tyler ca. 1998; U.S. Census 1920, 1940). William R. and Clara Fisher Morris presumably used the property on Walsh Street as an investment property and leased it to tenants.

It appears that the Morris family retained ownership of the dwelling after William R. Morris's death n 1945, though a complete chain of title is necessary for confirmation. William R. and Clara Fisher Morris's daughter, Beatrice Louise Morris Walters, had obtained title to the property by 1959, when she advertised an "eleven room furnished house and garage on Walsh" Street for sale (*Inquirer and Mirror* 1959:5). In 1960, Beatrice Louise Morris Walters sold the dwelling to Howard Weber Enterprises, Inc. (NCRD 1960:Cert. 4445). During the ensuing decades, the property changed hands multiple times before being acquired by its current owners, Barnett D. and Kate F. Osman in 2015 (NCRD 1965:Cert. 5148; 1966:Cert. 5227; 1968:Cert. 5588; 1969:Cert. 5723; 1973:Cert. 6982; 1985:Cert. 11856; 2013:Cert. 24902; 2014:Cert. 25335; 2015:Cert. 25681). The property has served as a summer residence for most of its history.

[1] The National Historic Landmark nomination for the Nantucket Historic District provides a conflicting date of construction of ca. 1930 for the dwelling (Chase-Harrell and Pfeiffer 2012). An inspection of the framing would be necessary to confirm if the dwelling was constructed in the early to mid-19th century or the early 20th century.

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Continuation sheet 3

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PHOTOGRAPHS



Photo 2. 24 Walsh Street, looking northwest.



Photo 3. 24 Walsh Street, looking northeast.



Photo 4. Shed, looking north.

FIGURES



Figure 1. 24 Walsh Street, ca. 1989 (NHDC 1989).

FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
29 102	Nantucket	NAN.C, D	NAN.285

LHD 6/4/1970 NRDIS NHL 11/13/1966

Town/City: Nantucket

Place: *(neighborhood or village)*: Brant Point

Address: 42 Walsh Street

Historic Name: Earle D. and Florence D. Tobey House

Uses: Present: Single Family Dwelling

Original: Single Family Dwelling

Date of Construction: 1923–1927

Source: Sanborn Map Company 1923; *Inquirer and Mirror* 1927:2

Style/Form: No Style/Bungalow

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete

Wall/Trim: Wood shingles/Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures: None

Major Alterations *(with dates)*: 1-story addition to east elevation, 1949–1971; 2-story addition to west elevation, 1971–1985; replacement asphalt-shingle roof, late 20th–early 21st c.; replacement wood-shingle cladding, late 20th–early 21st c.; replacement wood sash windows, late 20th–early 21st c.

Condition: Good

Moved: **no** ☒ **yes** ☐ **Date:**

Acreage: 0.16 acres

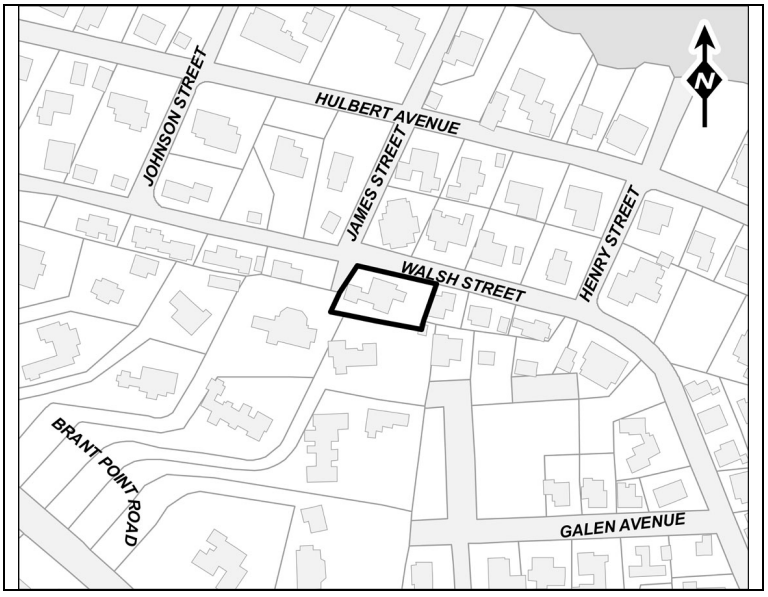
Setting: The building occupies a roughly rectangular parcel on the south side of Walsh Street roughly opposite the intersection with James Street. It is bounded by road to the north and mid- to late 20th century residential properties to the east, south, and west. A manicured lawn surrounds the dwelling, and dense rows of hedges enclose the property along Walsh Street and the east and south. Dense rows of trees bound the property along the west and south. A brick driveway connects Walsh Street to the garage, and a brick walkway leads to the main entrance.

Photograph



Photo 1. 42 Walsh Street, looking southeast.

Locus Map



Recorded by: E. Boyce, K. Whitehill, V. Adams; PAL

Organization: Nantucket Historical Commission

Date (*month / year)*: June 2023

☐ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION

The Earle D. and Florence D. Tobey House, 42 Walsh Street (1923–1927, NAN.285) is a northeast-facing, symmetrical, 1-story, 3-bay-by-2-bay, rectangular, astylistic, wood-frame bungalow. It has a steeply-pitched, side-gable roof covered with asphalt shingles and pierced by a shed dormer on the facade (north) elevation and is clad with wood shingles with plain corner boards. A brick chimney projects from the center ridgeline of the roof above the shed dormer. The dwelling rests on a concrete foundation. The center-hall main entrance occupies the middle bay on the facade (north) elevation. It contains a paneled wood door with a simple molded wood surround and is flanked by a triple window to the east and west. A triple window is centered in the shed dormer. A 1-story, full-width porch spans the facade (north) elevation. It is recessed beneath the main roof block, which is supported by square paneled wood Doric columns and enclosed by wood picket railings. A 2-story, 3-bay, irregular-shaped, wood-shingled addition extends from the side (west) elevation. The addition terminates in a 2-story, projecting, front-facing cross gable housing a garage on the first floor. A wood-frame deck enclosed by wood picket railings spans the addition on the second floor, and a secondary entrance filled with a half-light paneled wood door occupies the eastmost bay on the front (north) elevation of the addition. A second 1-story, 2-bay-by-1-bay, side-gable, wood-shingled addition with an exterior brick end chimney extends from the side (east) elevation of the dwelling. Fenestration consists of a mix of double-hung, 2/1 and 6/6 wood sash windows enclosed by simple molded wood surrounds.

The Earlie D. and Florence D. Tobey House is an example of an early 20th century vernacular bungalow on Nantucket that has been altered. The dwelling largely retains its original form, orientation, massing, and fenestration pattern, though it was expanded with a 1-story addition to the side (east) elevation sometime between 1949 and 1971 and a 2-story addition to the side (west) elevation sometime between 1971 and 1985 (NETR 1971, 1985; Sanborn Map Company 1949). The asphalt-shingle roof, wood-shingle cladding, and double-hung wood sash windows are historically appropriate replacements and likely date from the late 20th or early 21st century.

HISTORICAL NARRATIVE

Walsh Street is two blocks from Nantucket Harbor and runs northwest-southeast from Easton Street, then runs east-west before terminating at Charles Street. The street sits within the Brant Point neighborhood of the Nantucket Historic District (NAN.D, LHD 6/4/1970, NRDIS NHL 11/13/1966), which remained undeveloped, apart from the Brant Point Light Station (NAN.A, NRDIS 9/28/2987), into the late 19th century. The neighborhood is north of Nantucket town center and developed as a haven for summer residents beginning in the late 19th and early 20th centuries when Nantucket's economy shifted from whaling to tourism and was originally known as "Beachside." Construction reached its peak in the mid-20th century as new dwellings were constructed on vacant lots, larger properties were subdivided for new development, and earlier houses were replaced with new ones. The neighborhood contains some fine examples of late 19th and early 20th century summer cottages and larger houses, but it is characterized by a mix of building forms and styles, reflecting its long period of development. Most of the dwellings continue to serve as summer residences (A.G. Souza Associates 1989; Lancaster 1993; NPT n.d.).

The Earle D. and Florence D. Tobey House, 42 Walsh Street (1923–1927, NAN.285) was constructed on the south side of Walsh Street sometime between 1923 and 1927. The dwelling's form, massing, and style are consistent with this date of construction. It does not appear on a 1923 map of Nantucket (Sanborn Map Company 1923). According to newspaper articles and city directories, the dwelling stood on the property by 1927 (*Inquirer and Mirror* 1927:2; Union Publishing Company 1927:119). In 1880, the property formed part of a large parcel of land known as "Beachside" that belonged to Elijah H. Alley, Henry Coleman, and Charles C. Mooer. The men laid out new roads, including Hulbert Avenue, and subdivided Beachside into 25 parcels, which they distributed among themselves (Plot of Land at North Shore 1880). Among the parcels received by Elijah H. Alley was the block on the south side of Walsh Street and bounded by Henry and James streets, which encompassed the premises currently occupied by the Earle D. and Florence D. Tobey House (Plot of Land at North Shore 1880). The ownership history after Elijah H. Alley remains unclear from readily available sources. A complete chain of title is necessary to determine this information and to pinpoint a more precise date of construction.

The earliest identified owner of the property was Fred L. Allen, who subdivided the land on the south side of Walsh Street between James and Henry streets into building lots, including the premises currently occupied by the Earle D. and Florence D. Tobey House, in 1925 (Swift 1925). By 1927, Fred L. Allen had sold the property to Earle D. and Florence D. Tobey, who are listed as residents of Walsh Street in a 1927 city directory (Union Publishing Company 1927:119). It is unknown from readily available documentation whether the dwelling was constructed for Fred L. Allen or Earle D. and Florence D. Tobey. Earle D. Tobey (1883–1935) was born in Poughkeepsie, New York, to Arthur G. (1850–1911) and Flora Deyo Tobey (1855–1930) (FindaGrave 2016; U.S. Passport Application, 1923). He worked for the *Sunday Courier* and worked his way up to publisher in the company (U.S. Census 1910, 1920, 1930). Earle D. Tobey and Florence Dudley (b. 1890) married in Poughkeepsie in 1911 and, they had three children (U.S. Marriage Index, 1911; U.S. Census 1920, 1930). Florence Dudley was born in Poughkeepsie to Marion Felton Dudley (1853–1935) (FindaGrave 2007).[1]

It is unknown from readily available documentation how long the Tobey family retained ownership of the property, but George W. Fraker, Jr. had acquired the property by 1957, when he sold it to George W. and Barbara Fraker (NCRD 1957:117/207). The couple owned the property for 11 years and sold it to William C. Cox, Jr. in 1968 (NCRD 1961:121/396, 1961:121/397). During the ensuing decades, the property changed hands several times before coming to the Mary Jane Belber in 1983 (NCRD 1968:132/481, 1974:148/198, 1983:209/014). The property has remained in the Belber family since 1983 and is currently owned by Katherine M. Belber, Stephen L. Belber, Jonathan M. Belber, and Anthony L. Belber (NCRD 1996:Cert. 17232, 2009:116/256, 2009:Cert. 17232, 2011:1304/256). The dwelling currently serves as a seasonal residence.

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[1] There is little available on Florence Dudley. Her father does not appear on any census records.

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PHOTOGRAPHS



Photo 2. 42 Walsh Street, looking southwest.

FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
29 65	Nantucket	NAN.C, D	NAN.292

LHD 6/4/1970 NRDIS NHL 11/13/1966

Town/City: Nantucket

Place: *(neighborhood or village)*: Brant Point

Address: 45 Walsh Street

Historic Name: Herbert J. and Fannie J. Ball

Uses: Present: Single Family Dwelling

Original: Single Family Dwelling

Date of Construction: 1890–1923

Source: Codd, 1890; Sanborn Map Company 1923

Style/Form: Victorian Eclectic

Architect/Builder: Unknown

Exterior Material:

Foundation: Not visible

Wall/Trim: Wood shingles/Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures: None

Major Alterations *(with dates)*: Asphalt-shingle roof, late 20th–early 21st c.; replacement wood-shingle siding, late 20th–early 21st c.; replacement windows, late 20th–early 21st c.;

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.22 acres

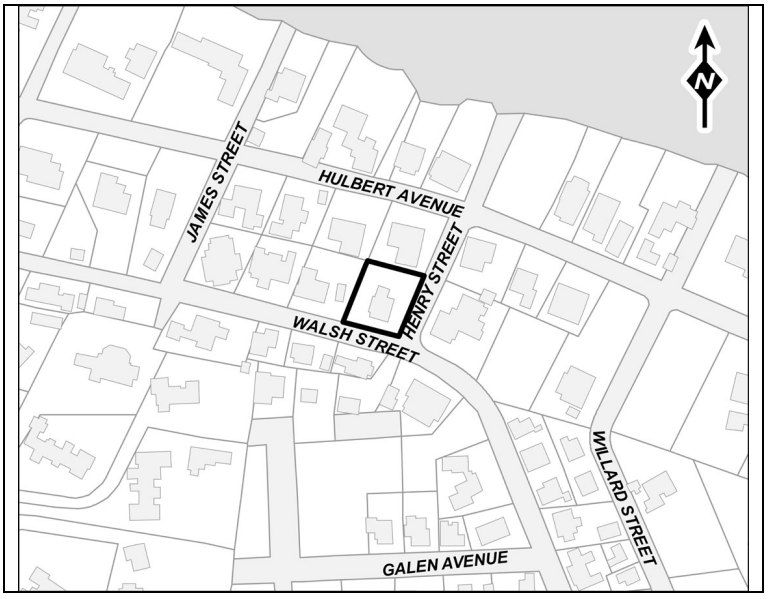
Setting: The building occupies a square-shaped parcel at the northwest corner of the intersection of Walsh and Henry streets. It is bounded by the roads on the south and east and mid- to late 20th century dwellings on the north and west. A manicured lawn surrounds the dwelling, and dense shrubs and trees enclose the entire parcel.

Photograph



Photo 1. 45 Walsh Street, looking northeast.

Locus Map



Recorded by: E. Boyce, K. Whitehill, V. Adams; PAL

Organization: Nantucket Historical Commission

Date (*month / year*): June 2023

☐ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION

The Herbert J. and Fannie J. Ball House, 45 Walsh Street (1890–1923, NAN.292) is a southwest-facing, 1.5-story, modest Victorian Eclectic-style, wood-frame dwelling consisting of an T-shaped, 3-bay-by-1-bay, cross-gable main block and a 2-story, 1-bay-by-1-bay, front-gable rear wing extending from the northwest corner of the main block. The building has an asphalt-shingle roof with deeply overhanging eaves pierced by a brick chimney on the northeast slope where the cross-gables meet. The walls are clad with wood shingles with plain corner boards. The main block and side wing rests on a raised foundation, which is obscured by wood paneling. The front entry is centered on the facade (south) elevation of the main block and consists of double-leaf, half-light, paneled wood doors with stained glass lights set within a simple wood plank surround and flanked by a single window to the east and west. A 1-story porch spans the facade (south) elevation of and wraps around the side (east and west) elevations of the main block, terminating at the side-facing gables. It has a hip roof supported by square wood posts with simple wood brackets set on wood-shingled railings. Access is via a southwest-facing staircase with wood picket railings. The east section of the porch has been enclosed with wood shingled walls. The rear ell has a two-slope, front-gable roof which shelters a porch on the side (east) elevation of the ell and a secondary entrance on the rear (north) elevation of the main block. A 1-story, 1-bay-by-1-bay, shed-roof, wood-shingled addition extends from the rear (north) elevation of the ell. Fenestration throughout consists of double-hung, 2/1 wood sash enclosed by wood plank surrounds with narrow rectangular wood sills.

The Herbert J. and Fannie J. Ball House is a good example of a Victorian Eclectic-style dwelling in Nantucket with minimal alterations. It retains its original orientation, form, massing, and fenestration pattern. The 1-story addition to the rear (north) elevation of the rear ell was constructed sometime between 1971 and 2012 has minimally impacted the original exterior fabric (NETR 1971, 2012). The asphalt-shingle roof, wood-shingle cladding, and double-hung wood windows are historically appropriate replacements and likely date from the late 20th or early 21st century.

HISTORICAL NARRATIVE

Walsh Street is two blocks from Nantucket Harbor and runs northwest-southeast from Easton Street, then runs east-west before terminating at Charles Street. The street sits within the Brant Point neighborhood of the Nantucket Historic District (NAN.D, LHD 6/4/1970, NRDIS NHL 11/13/1966), which remained undeveloped, apart from the Brant Point Light Station (NAN.A, NRDIS 9/28/2987), into the late 19th century. The neighborhood is north of Nantucket town center and developed as a haven for summer residents beginning in the late 19th and early 20th centuries when Nantucket's economy shifted from whaling to tourism and was originally known as "Beachside." Construction reached its peak in the mid-20th century as new dwellings were constructed on vacant lots, larger properties were subdivided for new development, and earlier houses were replaced with new ones. The neighborhood contains some fine examples of late 19th and early 20th century summer cottages and larger houses, but it is characterized by a mix of building forms and styles, reflecting its long period of development. Most of the dwellings continue to serve as summer residences (A.G. Souza Associates 1989; Lancaster 1993; NPT n.d.).

The Herbert J. and Fannie J. Ball House, 45 Walsh Street (1890–1923, NAN.292) was constructed on the north side of Walsh Street sometime between 1890 and 1923. The dwelling's form, massing, and style are consistent with this date of construction. It does not appear on an 1890 map of Nantucket, but it is present on a 1923 map of Nantucket, which depicts it with an irregular-shaped layout resembling its current configuration (Codd 1890; Sanborn Map Company 1923). In 1880, the property formed part of a large parcel of land known as "Beachside" that belonged to Elijah H. Alley, Henry Coleman, and Charles C. Mooer. The men laid out new roads, including Hulbert Avenue, and subdivided Beachside into 25 parcels, which they distributed among themselves (Plot of Land at North Shore 1880). Among the parcels received by Elijah H. Alley was the block bounded by Hulbert Avenue and James, Walsh, and Henry streets, which encompassed the premises currently occupied by the Herbert J. and Fannie J. Ball House (Plot of Land at North Shore 1880). The ownership history after Elijah J. Alley remains unclear from readily available sources. A complete chain of title is necessary to determine this information and to pinpoint a more precise date of construction.

An 1890 map of Nantucket identified an unknown member of the Coleman family as the property owner, and it appears that the Coleman family retained ownership until 1922, when Mary A. Coleman sold the property to Herbert J. (1885–1963) and Fannie J. Badcock Ball (b. abt. 1880s) (NCRD 1922:100/298). It is unknown if a dwelling stood on the property in 1922, and it is possible that the dwelling was constructed for either Mary A. Coleman or Herbert J. and Fannie J. Babcock Ball. Herbert J. Ball was born in Cambridge, Massachusetts, to James H. and Stella E. Ball (U.S Birth Record 1885). Herbert J. Ball attended the Massachusetts Institute of Technology where he graduated with a degree in mechanical engineering. He also received a degree in professional accounting from Northeastern University. Herbert J. Ball worked as a professor at the Lowell Technological Institute, where he taught for 57 years (*The Boston Globe* 1963:76). In 1907, Herbert J. Ball and Fannie J. Babcock married in Boston, Massachusetts (U.S Marriage Records, 1907). Fannie J. Babcock was born in Canada and immigrated around 1897 to the Boston, where she worked as a servant prior to her marriage (U.S. Census 1900, 1910).[1] Herbert J. and Fannie J. Babcock Ball had daughter and lived with their family in Lowell, Massachusetts (U.S. Census 1920, 1930).

Herbert J. and Fannie J. Babcock Ball retained ownership of the property until 1946, when they sold it to Edith Bull Miller and Arlyn Bull Sterling (NCRD 1946:111/218). the property changed hands a several times during the ensuing decades and was acquired by the current owner, Marian C. Ellis, in 1956. She placed it in a trust in 1997 (NCRD 1955:15/423; 1956:114/529; 1956:116/540; 1997:554/178; 1997:554/184). The property has served as a summer residence for most of its history.

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[1] Little information about Fannie Babcock could be located from readily available sources.

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PHOTOGRAPHS



Photo 2. 45 Walsh Street, looking northwest.



Photo 3. 45 Walsh Street, looking southwest.



Photo 4. Main entry, looking north.

FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
29 61	Nantucket	NAN.C, D	NAN.286

LHD 6/4/1970 NRDIS NHL 11/13/1966

Town/City: Nantucket

Place: *(neighborhood or village)*: Brant Point

Address: 51 Walsh Street

Historic Name: Sonia de Kallands and Henry Preis House

Uses: Present: Single Family Dwelling

Original: Single Family Dwelling

Date of Construction: 1923–1929

Source: NCRD 1929:104/452; Sanborn Map Company 1923, 1949

Style/Form: No Style

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete

Wall/Trim: Wood shingles/Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures: None

Major Alterations *(with dates):* 1-story addition to rear of main block, 1969–1971; front ell constructed, 1985–1989; 1-story rear addition to side wing, 1985–1994; main block and front ell raised to 2 stories, 1995–2003; 2-story, front-gable rear addition to main block, 1995–2003; 1-story addition to front ell, 1995–2003; replacement asphalt-shingle roof, late 20th–early 21st c.; replacement wood-shingle cladding, late 20th–early 21st c.; replacement wood sash windows, late 20th–early 21st c.

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.17 acres

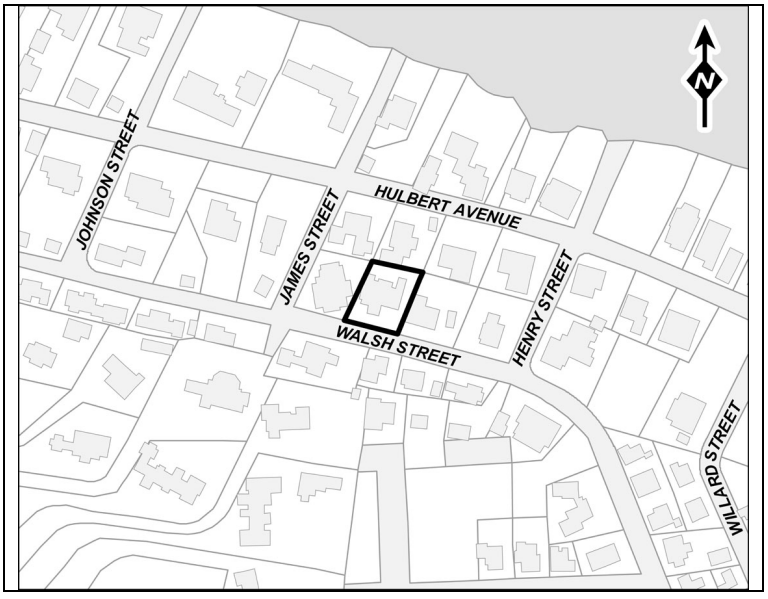
Setting: The building occupies a square-shaped parcel on the north side of Walsh Street roughly equidistant between James and Henry streets. It is bounded by the road to the south and early 20th to early 21st century residential properties to the east, north, and west. A manicured lawn planted with mature trees surrounds the dwelling, and dense rows of hedges enclose the property on all sides. A short crushed clamshell driveway sits in the southeast corner of the parcel, and bluestone paver walkways lead to the entrances.

Photograph



Photo 1. 51 Walsh Street, looking northeast.

Locus Map



Recorded by: E. Boyce, K. Whitehill, V. Adams; PAL

Organization: Nantucket Historical Commission

Date (*month / year)*: June 2023

☐ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION

The Sonia de Kallands and Henry Preis House, 51 Walsh Street (1923–1929, NAN.286) is a south-facing, irregular-shaped, astylistic, wood-frame dwelling consisting of a 2-story, T-shaped, 3-bay-by-2-bay, side-gable main block with a 2-story, 2-bay-by-2-bay, front-gable ell extending from the facade (south) elevation and a 1-story, 3-bay-by-1-bay, side-gable wing extending from the side (east) elevation. The dwelling has an asphalt-shingle roof and is clad with wood shingles with plain corner boards. An exterior brick chimney is located on the side (west) elevation of the main block. The dwelling rests on a concrete foundation. The main entrance occupies the northmost bay on the side (west) elevation of the front ell and consists of a three-quarter-light wood door enclosed by a simple wood plank surround and accessed via a 1-story porch that spans the facade (south) elevation of the main block to the west of the front ell. The porch has a shed roof supported by square fluted Tuscan columns and wood picket railings. A bay window composed of four double-hung, 6/6 wood sash windows is centered on the facade (south) elevation of the main block to the west of the main entrance with two windows evenly spaced across the second floor. Window openings are evenly spaced across each elevation of the front ell. A secondary entrance occupies the eastmost bay on the facade (south) elevation of the main block to the east of the front ell. It contains a three-quarter-light wood door set within a simple wood plank surround and accessed by a 1-story, 1-bay, shed-roof porch with wood picket railings. Three windows are evenly spaced across the front (south) elevation of the side wing. A 1-story, 1-bay-by-2-bay, shed-roof, wood-shingled addition spans the front (south) elevation of the front ell. A 2-story, front-gable, wood-shingle addition extends from the eastmost two bays on the rear (north) elevation of the main block. The addition is not visible from the public right-of-way. A 1-story, 1-bay-by-1-bay, front-gable, wood-shingled addition projects from the northwest corner of the main block and is only partially visible from the public right-of-way. A 1-story, front-gable addition located at the northeast corner of the side wing is also not visible from the public right-of-way. Fenestration consists predominantly of double-hung, 6/6 wood sash windows enclosed by simple wood plank surrounds with raised rectangular wood lintels.

The Sonia de Kallands and Henry Preis House is an example of an early 20th century astylistic dwelling in the Brant Point neighborhood of Nantucket that has been significantly altered. The dwelling retains its original orientation to Walsh Street, but the form, massing, and fenestration pattern have been changed. A review of historic maps indicates that the dwelling was originally one story in height and consisted of the main block and side wing (Sanborn Map Company 1949). The 1-story addition extending from the northwest corner of the main block was erected in 1969–1971 (NETR 1969, 1971). A late 20th century photograph shows that the dwelling consisted of a 1-story, T-shaped building that roughly matches the configuration of the main block, front ell, and side wing by 1989 (Figure 1). The main block and front ell were raised to two stories sometime between 1995 and 2003, and the 2-story, front gable addition to the rear elevation of the main block and the shed-roof addition to the front ell also date from this period. The 1-story rear addition to the side wing was erected between 1985 and 1994 (NETR 1985, 1994). The asphalt-shingle roof, wood-shingle cladding, and double-hung wood sash windows are historically appropriate replacements and likely date from the late 20th or early 21st century.

HISTORICAL NARRATIVE

Walsh Street is two blocks from Nantucket Harbor and runs northwest-southeast from Easton Street, then runs east-west before terminating at Charles Street. The street sits within the Brant Point neighborhood of the Nantucket Historic District (NAN.D, LHD 6/4/1970, NRDIS NHL 11/13/1966), which remained undeveloped, apart from the Brant Point Light Station (NAN.A, NRDIS 9/28/2987), into the late 19th century. The neighborhood is north of Nantucket town center and developed as a haven for summer residents beginning in the late 19th and early 20th centuries when Nantucket's economy shifted from whaling to tourism and was originally known as "Beachside." Construction reached its peak in the mid-20th century as new dwellings were constructed on vacant lots, larger properties were subdivided for new development, and earlier houses were replaced with new ones. The neighborhood contains some fine examples of late 19th and early 20th century summer cottages and larger houses, but it is characterized by a mix of building forms and styles, reflecting its long period of development. Most of the dwellings continue to serve as summer residences (A.G. Souza Associates 1989; Lancaster 1993; NPT n.d.).

The Sonia de Kallands and Henry Preis House, 51 Walsh Street (1923–1929, NAN.286) was constructed on the north side of Walsh Street sometime between 1923–1929 on a parcel of land Sonia de Kallands purchased from Herbert J. Ball in 1924 (NCRD 1924:101/526). The dwelling not appear on a 1923 map of Nantucket, but it stood on the property by 1929, when Sonia de Kallands and Henry Preis sold the property (NCRD 1929:104/452). A 1938 historic aerial photograph and a 1949 map of Nantucket depict a 1-story dwelling with a roughly L-shaped layout resembling its original configuration (NETR 1938; Sanborn Map Company 1949). In 1880, the property formed part of a large parcel of land known as "Beachside" that belonged to Elijah H. Alley, Henry Coleman, and Charles C. Mooer. The men laid out new roads, including Hulbert Avenue, and subdivided Beachside into 25 parcels, which they distributed among themselves (Plot of Land at North Shore 1880). Among the parcels received by Elijah H. Alley was the block bounded by Hulbert Avenue and James, Walsh, and Henry streets, which encompassed the premises currently occupied by the Sonia de Kallands and Henry Preis House (Plot of Land at North Shore 1880).

As previously mentioned, Sonia de Kallands and Henry Preis purchased the property from Herbert J. Ball in 1924. It is unknown from readily available documentation if the dwelling stood on the property in 1924, and a complete chain of title is necessary to determine this information and to pinpoint a more precise date of construction (NCRD 1924:101/526). Sonia de Kallands Preis (b. 1880) was born in Russia to Jennie R. Burdick (1859–1943) and George De Kallands. The family moved back to the United States around 1883 and settled in Michigan (U.S. Census 1900). Sonia de Kallands and Henry Preis (1883–1966) married around 1918. The coupled lived in Westwood, New Jersey, and they had one child (U.S. Census 1930). Henry Preis was born in New Jersey to Elizabeth (1841–1930) and Frank Preis (1836–1890) (U.S. Census 1880, 1920, 1930). Sonia de Kallands and Henry Preis are listed in a 1927 city directory as summer residents of Nantucket and the owners of a summer cottage known as "Weehut," presumably the Sonia de Kallands and Henry Preis House (Union Publishing Company 1927:103). Henry Preis was a carpenter and Sonia de Kallands was a home maker (U.S. Census 1940, 1950).

Sonia de Kallands and Henry Preis sold the property to Mina Smith Jerome in 1929 (NCRD 1929:104/452). Mina Smith Jerome (1866–1962) was born in Minnesota to Robert A. (1827–1913) and Mary E. Smith (1831–1916) (U.S. Census 1870). She was married twice to Arthur Hallet Page (b. 1865), with whom she had three children, and Everett Jerome (1874–1956) (U.S. Marriage Index, 1889; U.S. Census 1900, 1910). Mina and Everett Smith Jerome lived in New York City in 1920 and had moved to Nantucket by 1930 (U.S. Marriage License Index, 1920: U.S. Census 1930). Everett Jerome was born in New York to Addison and Jennie Jerome and was a physician (U.S. Census 1880, 1910).

The property stayed in the Brown family for over 50 years until Mina's granddaughter, Phyllis Brown France, sold it to John D. Sullivan in 1985 (NCRD 1975:151/116; 1985:236/273). During the ensuing decades, the property changed hands multipe times before current owner, G and M Trust, acquired the property in 2008 (NCRD 1987:283/16; 1997:528/329; 1997:528/343; 2008:1140/199; 2008:1140/214; 2008:1156/272). The property has served as a summer residence for most of its history.

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PHOTOGRAPHS



Photo 2. 51 Walsh Street, looking northwest.

FIGURES



Figure 1. 51 Walsh Street, 1989 (NHDC1989).

FORM B – BUILDING

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

see notes

Assessor's Number	USGS Quad	Area(s)	Form Number
29 98	Nantucket	NAN.C, D	NAN.274

LHD 6/4/1970 NRDIS NHL 11/13/1966

Town/City: Nantucket

Place: *(neighborhood or village)*: Brant Point

Address: 56 Walsh Street

Historic Name: Lilian Hayden Hieston House

Uses: Present: Single Family Dwelling

Original: Single Family Dwelling

Date of Construction: 1923–1928

Source: *Inquirer and Mirror* 1928: 5; Sanborn Map Company 1923

Style/Form: Craftsman/Cape

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete

Wall/Trim: Wood shingles/Wood

Roof: Wood shingles

Outbuildings/Secondary Structures: Shed, 2015–2016

Major Alterations *(with dates):* West 1-story addition, 1985–1989; addition of porch to west addition, after 1989; east 2-story addition, 1994–2003; rear 1.5-story addition, 1994–2003; roof walk, 1994–2003; replacement wood-shingle roof, late 20th–early 21st c.; replacement wood-shingle siding, late 20th–early 21st c.; replacement windows,

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.11 acres

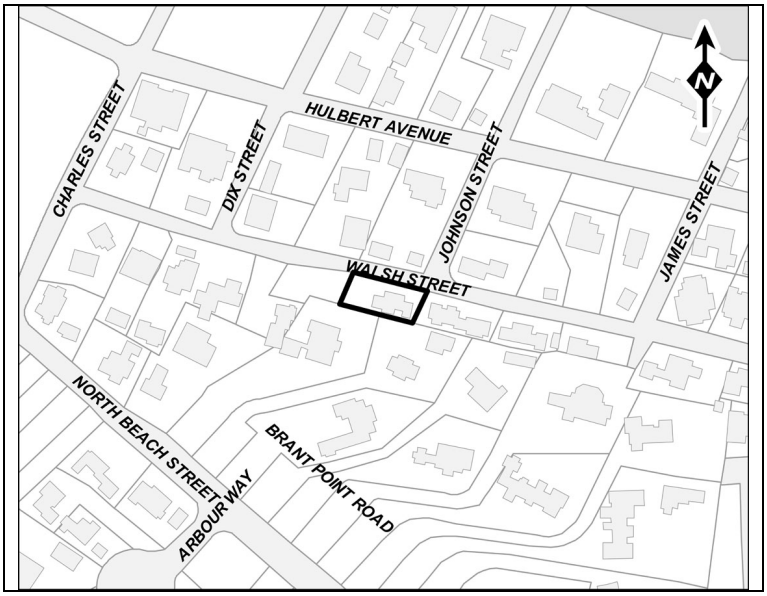
Setting: The building occupies a rectangular parcel on the south side of Walsh opposite the intersection with Johnson Street. It is bounded by the road to the north and mid- to late 20th century dwellings to the east, south, and west. A manicured lawn surrounds the dwelling, and dense rows of hedges enclose the entire parcel. A short crushed clamshell driveway abuts the dwelling at the northeast corner of the property.

Photograph



Photo 1. 56 Walsh Street, looking southwest.

Locus Map



Recorded by: E. Boyce, K. Whitehill, V. Adams; PAL

Organization: Nantucket Historical Commission

Date *(month / year)*: June 2023

☐ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION

The Lilian Hayden Hieston House, 56 Walsh Street (1923–1928, NAN.274) is a north-facing, 1-story, 3-bay-by-2-bay, rectangular, Craftsman-style, wood-frame cape-type dwelling. It has a side-gable roof covered with wood shingles with deeply overhanging eaves and exposed rafter tails is clad with wood shingles with plain corner boards. A 3-bay shed dormer with exposed rafter tails is centered on the facade (north) elevation on the main block. A brick chimney pierces the roof at the center ridgeline and is enclosed by a roof walk with wood picket railings. The dwelling rests on a concrete foundation. The center-hall main entrance occupies the middle bay on the facade (north) elevation and consists of a three-light paneled wood door enclosed by a flat wood surround. The entrance is flanked by a paired window to the east and west, and a triple window and two paired windows are arranged across the shed dormer above the first-floor openings. A 1.5-story, 1-bay-by-3-bay, side-gable, wood-shingled addition housing a garage on the first floor extends from the side (east) elevation. The interior is accessed via double-leaf, side-hung, multi-light, vertical wood plank doors topped by a shed roof supporting a second-floor balcony with wood picket railings. A 1-story, 2-bay-by-2-bay, wood-shingle addition with a multi-sloped side-gable roof extends from the side (west) elevation. A 1-story porch spans the front (south) elevation of the addition. The porch is recessed beneath the roof on the addition and supported by square wood posts. The porch decking wraps around the side (west) elevation of the addition, and two secondary entrances containing multi-light wood French doors are located on the front (north) and side (west) elevations. A 1.5-story, front-gable addition projects from the rear (south) elevation of the dwelling and is not visible from the public right of way. Fenestration consists predominantly of a mix of double-hung, 6/6 and 2/2 wood sash windows enclosed by flat wood surrounds.

A 1-story, 1-bay-by-1-bay, wood-frame Shed, erected in 2015–2016, is west of the house. The east-facing building has a side-gable roof covered with asphalt shingles and is clad with wood shingles. An entry containing a double-leaf sliding wood doors is centered on the front (east) elevation.

The Lilian Hayden Hieston House is an example of an early 20th century, Craftsman-style cape-type dwelling in the Brant Point neighborhood of Nantucket that has been altered. It retains its original orientation, but the form and massing have been altered with the erection of the 1-story west addition between 1985 and 1989 and the 2-story east addition between 1994 and 2003 (NETR 1985, 1994, 2003; NHDC 1989). A late 20th century photograph shows that the roofline of the west addition was altered after 1989 to accommodate the 1-story porch on the front (north) elevation (Figure 1). The 1.5-story, front-gable rear addition and roof walk were added sometime between 1994 and 20043 (NETR 1994, 2003). Despite these alterations, the original fenestration pattern on the facade (north) elevation of the main block remains intact. The wood-shingle roof, wood-shingle cladding, and double-hung wood windows are historically appropriate replacements and likely date from the late 20th or early 21st century.

HISTORICAL NARRATIVE

Walsh Street is two blocks from Nantucket Harbor and runs northwest-southeast from Easton Street, then runs east-west before terminating at Charles Street. The street sits within the Brant Point neighborhood of the Nantucket Historic District (NAN.D, LHD 6/4/1970, NRDIS NHL 11/13/1966), which remained undeveloped, apart from the Brant Point Light Station (NAN.A, NRDIS 9/28/2987), into the late 19th century. The neighborhood is north of Nantucket town center and developed as a haven for summer residents beginning in the late 19th and early 20th centuries when Nantucket's economy shifted from whaling to tourism and was originally known as "Beachside." Construction reached its peak in the mid-20th century as new dwellings were constructed on vacant lots, larger properties were subdivided for new development, and earlier houses were replaced with new ones. The neighborhood contains some fine examples of late 19th and early 20th century summer cottages and larger houses, but it is characterized by a mix of building forms and styles, reflecting its long period of development. Most of the dwellings continue to serve as summer residences (A.G. Souza Associates 1989; Lancaster 1993; NPT n.d.).

Form and massing have been altered, see above

The Lilian Hayden Hieston House, 56 Walsh Street (1923–1928, NAN.274) was constructed on the south side of Walsh Street between 1923 and 1928. The dwelling's form, massing, and style are consistent with this date of construction. The dwelling does not appear on a 1923 map of Nantucket, but it definitely stood on the property by 1928, when Lilian Hayden Hieston (1863–1940) filed a petition to with Nantucket Land Court to register and confirm her title to the property (*Inquirer and Mirror* 1928:5; Sanborn Map Company 1923). A 1938 historic aerial photograph and a 1949 map of Nantucket depict the dwelling with a roughly rectangular layout closely resembling the current configuration of the main block (NETR 1938; Sanborn Map Company 1949). The ownership history prior to Lilian Hayden Hieston remains unclear from readily available sources. A complete chain of title is necessary to determine this information and to pinpoint a more precise date of construction.

Lillian Hayden Hieston was born in Boston, Massachusetts, to William and Louisa A. Dorr Hayden (U.S. Census 1870). She attended Boston University and did graduate work at the Massachusetts Institute of Technology, Columbia University, and the Sorbonne in Paris. She traveled extensively and wrote numerous articles about different cultures and world events for magazines, newspapers, and periodicals throughout the United States (*The Boston Globe* 1940:15). Lillian Hayden and Walter Hieston (1869–1924) married in Boston in 1899 (U.S. Marriage Records, 1899). The couple was divorced by 1910, when Walter was married to Grace Hieston. Lillian Hayden Hieston identified herself as a divorcée in a 1916 passport application (U.S. Passport Application, 1916; U.S. Census 1910).

In 1930, Lilian Hayden Hieston sold the property to John A. and Mary C. Reynolds (NCRD 1930:C1721). It remained in the Reynolds family for almost 40 years before being sold to Gustav E. and Constance Escher, III in 1977 (NCRD 1961:C3135; 1977:7903). The property subsequently changed hands three times between 1982 and 2013, when the 56 Walsh Realty Trust, the current owner, purchased it (NCRD 1982:Cert. 10343; 2000:Cert. 19727; 2013:Cert. 25027). The property has served as a summer residence for most of its history.

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PHOTOGRAPHS



Photo 2. 56 Walsh Street, looking southeast.



Photo 3. Garage, looking southwest.

FIGURES



Figure 1. 56 Walsh Street, ca 1989 (NHDC Survey 1989).

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 0212[illegible]

see notes

Assessor's Number	USGS Quad	Area(s)	Form Number
29 33	Nantucket	NAN.C, D	NAN.43 NAN.44

LHD 6/4/1970 NRDIS NHL 11/13/1966

Town/City: Nantucket

Place: *(neighborhood or village)*: Brant Point

Address: 25 Willard Street

Historic Name: Spotswood Page and Julie Murray Forrest Nelson House

Uses: Present: Single Family Dwelling

Original: Single Family Dwelling

Date of Construction: ca. 1930

Source: NHDC 1989; NETR 1938

Style/Form: Colonial Revival, Craftsman

Architect/Builder: Unknown

Exterior Material:

Foundation: Not visible

Wall/Trim: Wood shingles/Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures: Garage (NAN.44), ca. 1930

Major Alterations *(with dates):* 1-story addition to rear ell, 1949–1971; 1-story addition at southeast corner of rear ell and main block, 1985–2003; replacement asphalt-shingle roof, late 20th–early 21st c.; replacement wood shingle cladding, late 20th–early 21st c.; replacement wood sash windows, late 20th–early 21st c.

Condition: Good

Moved: **no** ☒ **yes** ☐ **Date:**

Acreage: 0.46 acres

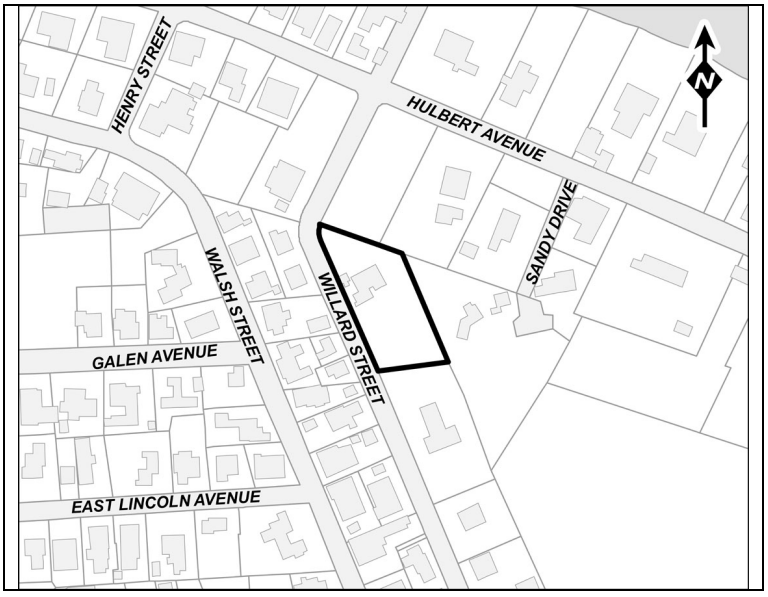
Setting: The building occupies an irregular-shaped parcel on the east side of Willard Street near the intersection with Hulbert Avenue. It is bounded by the road on the west and mid-20th century residential properties on the east, south, and north. A manicured lawn surrounds the house. Dense trees and shrubs enclose the property on the north, east, and south. A mixture of dense shrubs and a modern wood privacy fence run along Willard Street. A crushed clamshell driveway abuts the dwelling on the south, and the Garage sits on the northwest side of the dwelling.

Photograph



Photo 1. 25 Willard Street, looking southeast.

Locus Map



Recorded by: E. Boyce, K. Whitehill, V. Adams; PAL

Organization: Nantucket Historical Commission

Date *(month / year)*: June 2023

☐ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION

The Spotswood Page and Julie Murray Forrest Nelson House, 25 Willard Street (ca. 1930, NAN.43) is a northwest-facing, asymmetrical, 2-story, 3-bay-by3-bay, Colonial Revival-style, wood-frame dwelling with Craftsman-style influences. It has an asphalt-shingle, side-gable roof with deeply overhanging eaves with exposed rafter tails and is clad with wood shingles with plain corner boards. The dwelling rests on piers which are obscured by vertical wood planks. An exterior brick chimney is located on the rear (south) elevation. The main entrance is off-center on the facade (northwest) elevation. It contains a 2-light paneled wood door with a simple wood plank surround and is accessed by a wood staircase with wood picket railings. A single window flanks the entrance to the east and west, and three window are arranged across the second floor above the first-floor openings. A 2-story, 3-bay-by-1-bay, front-gable, wood-shingled rear ell extends from the southwest corner of the main block. A shed dormer pierces the west roof slope of the rear ell. A 1-story, shed-roof porch with square wood posts and wood picket railings spans the side (east) elevation of and partially wraps around the rear (south) elevation of the main block. A narrow 1-story, 5-bay-by-1-bay, hip-roof, wood-shingled addition extends from the rear (south) elevation of the rear ell, and a 1-story, shed-roof, porch addition extends from the southeast corner of the main block and rear ell. Fenestration consists predominantly of double-hung, 6/6 wood sash enclosed by simple wood plank surrounds with narrow rectangular wood sills.

A southwest-facing, 1-story, 1-bay-by-1-bay, astylistic, wood-frame Garage (ca. 1930. NAN.44) sits northwest of the dwelling. It has a front-gable roof covered with wood shingles and is clad with wood shingles with plain corner boards. Interior access is via double-leaf, side-hung, vertical wood plank doors set within a wood plank surround centered on the facade (southwest) elevation.

The Spotswood P. and Julie M. Nelson House is a good example of an early 20th century, Colonial Revival-style dwelling with Craftsman-style influences on Nantucket. It retains its original form, orientation, massing, fenestration pattern, and exposed rafter tails and has experienced minimal alterations, most notably the construction of a 1-story addition to the rear ell sometime between 1949 and 1971 (NETR 1971; Sanborn Map Company 1949). A second 1-story addition was built at the southeast corner of the main block and rear ell between 1985 and 2003 (NETR 1985, 2003). The asphalt-shingle roof, wood-shingle cladding, and double-hung, wood sash windows are historically appropriate replacements and likely date from the late 20th or early 21st century.

HISTORICAL NARRATIVE

This house is on Willard, why is Hulbert being described?

Hulbert Avenue is six blocks from Nantucket Harbor and runs northwest-southeast from Easton Street, terminating at Bathing Beach Road and continues northwest as a dirt road The street sits within the Brant Point neighborhood of the Nantucket Historic District (NAN.D, LHD 6/4/1970, NRDIS NHL 11/13/1966), which remained undeveloped, apart from the Brant Point Light Station (NAN.A, NRDIS 9/28/2987), into the late 19th century. The neighborhood is north of Nantucket town center and developed as a haven for summer residents beginning in the late 19th and early 20th centuries when Nantucket's economy shifted from whaling to tourism and was originally known as "Beachside." Construction reached its peak in the mid-20th century as new dwellings were constructed on vacant lots, larger properties were subdivided for new development, and earlier houses were replaced with new ones. The neighborhood contains some fine examples of late 19th and early 20th century summer cottages and larger houses, but it is characterized by a mix of building forms and styles, reflecting its long period of development. Most of the dwellings continue to serve as summer residences (A.G. Souza Associates 1989; Lancaster 1993; NPT n.d.).

According to preexisting secondary sources, the Spotswood Page and Julie Murray Forrest Nelson House, 25 Willard Street (ca. 1930, NAN.43) was constructed on the east side of Willard Street around 1930 (NHDC 1989). The dwelling's form, massing, and style are consistent with this date of construction. It does not appear on a 1923 map of Nantucket but is present on a 1938 aerial photograph, which depicts the dwelling with a roughly L-shaped layout resembling its current configuration (NETR 1938; Sanborn Map Company 1923). The ownership history remains unclear from readily available sources. A complete chain of title is necessary to determine this information and to pinpoint a more precise date of construction.

The first known owner of the property is William Pepper Constable, who sold it to Spotswood Page (1896–1980) and Julie Murray Forrest Nelson (1894–1990) in 1944 (NCRD 1946:111/20). Spotswood Page Nelson was born in Patton, Alabama, to Robert (1852–1905) and Elvera A. Nelson (1859–1916) and was one of six children (U.S. Census 1900). He grew up in Virginia and later attended Johns Hopkins University and the University of Maryland Law School. During World War I (1914–1918), he served as a first lieutenant in the Army. Spotswood Page Nelson spent most of his career at the Savings Bank of Baltimore, where he started out as the vice-president and worked his way to president and board chairman (*The Baltimore Sun* 1980:10). In 1917, Spotswood Page Nelson and Julie Murray Forest married in Illinois. Together they had two children and lived in Baltimore, Maryland, using the Nantucket house as a summer residence (*The Baltimore Sun* 1917:4; U.S. Census 1930, 1940). Julie Murray Forest was born in La Grange, Illinois, to George (1857–1936) and Mary L. Forrest (1858–1937) (U.S. Census 1900). In her later years, Julie Murray Forrest Nelson volunteered for the American Red Cross and translated books into braille (*The Baltimore Sun* 1990:24).

The Nelson family retained ownership of the property until 1959, when Julie M. Nelson Williams and S. Page Nelson Jr. sold it to George B. and Carolyn duP Gibbons (NCRD 1946:111/20, 1949:112/252, 1959:118/574). The couple placed the property in trust, The Gibbons Company, in 1979, and it transferred the property to the Hellzapoppin Trust, the current owner, in 1993 (NCRD 1979:171/217; 1993:416/208). The property has served as a summer residence for most of its history.

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Continuation sheet 2

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PHOTOGRAPHS



Photo 2. 25 Willard Street, looking east.



Photo 3. 25 Willard Street, looking north.



Photo 4. Garage, looking southeast.


Photo 5. Garage, looking northeast.