



MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices and agenda** must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

Committee/Board/s | Nantucket Historical Commission

Day, Date, and Time | Friday, August 18, 2023 10:00 AM – 12:00 PM

Location / Address | HYBRID MEETING REMOTE PARTICIPATION AND IN PERSON at 131 Pleasant Street, Nantucket

Signature of Authorized Person | Angus MacLeod (Chair)

WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!

Angus MacLeod (Chair), Rita Carr (Vice Chair, Abby De Molina (Secretary), George Butterworth, Clement Durkes, Thomas M. Montgomery, Milton Rowland

Staff Liaison: Holly Backus

Join Zoom Meeting

<https://us06web.zoom.us/j/94332358504?pwd=N25KSGR2QldOeWFuc2tKUXcvaERGdz09>

Meeting ID: 943 3235 8504

Passcode: 770019

One tap mobile

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AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

- Approval of minutes
 - July 21th 2023 NHC meeting
- Public Comment
- Staff Update
 - Ongoing Survey of Historic Resources – Review of Fish Lots Batch III Form Bs
 - [LINK TO FORMS HERE](#)
- 5 Surfside Rd. Historic Preservation Tax Credit Application – Request for Letter of Support
- CPC grant application (for September)
 - Main Street Sidewalk Rehabilitation Plan
 - PIN/NHC/COMDIS Revise and resubmit 2021 grant application
 - Historic Home Preservation Subgrant program – Letter of Intent
- National Alliance of Preservation Commissioners (NAPC) review
 - Discussion of timeline and project deliverables/ NHC participation
- Appeal of Demolition of 9 Sherburne Way (to Select Board)
- Other Business

Nantucket Historical Commission

July 21, 2023 Meeting
10AM
131 Pleasant Street, Nantucket

Attendees:

Angus MacLeod
Abby De Molina
Holly Backus
Rita Carr
Clement Durkes
George Butterworth

Mary Bergman – NPT
Cleary Larkin – PIN
Erika Mollen – PIN
Hillary Hedges Rayport
Mickie Rowland – online
Tom Montgomery – online
Kimberley Rose – online

Agenda

- Election of Officers
 - *Re-election of Angus MacLeod as Chair*
 - *Election of Rita Carr as Vice Chair*
 - *Election of Abby De Molina as Secretary*
- Approval of minutes
 - June 16th 2023 NHC meeting – *approved*
 - Nov. 2021 CLG meeting – *approved*
- Public Comment – *none*
- Preservation Institute Nantucket / NPT Presentation on Historic Street and Sidewalk Survey *Introduction of new director Cleary Larkin – has gotten to know a lot of the groups on island and is excited be a part of the team*
 - *Wants to collaborate with Town and NPT*
 - *Introduced Erika Mollen – her doctoral student who will be with us for four more years (welcome!)*
 - *Wants to work with Town on CPC grants*
 - *Presentation – grant with PIN and NPT and Kim Rose (project manager) – full report last fall and will share final presentation*
 - *Historic Streetscapes Master Plan*
 - *Lived on Nantucket for 2 years and was preservation manager*
 - *Thanked key parties including NHC and Holly Backus*
 - *Goal: comprehensively document streetscapes with the goal of developing strategies and form a plan to address issues*
 - *Focused on five goals: inclusivity, safety, public health, historical appropriate aesthetics, and economics*
 - *Inclusivity – ensuring ADA is considered*
 - *Safety – focus should be on safe movement*
 - *Public health – resilience and air quality and tranquility of surroundings (shade of trees) – water movement*
 - *Historically Appropriate aesthetics – follow Secretary of Interior standards and incorporates*

- appropriate materials and views everything holistically
 - *Economics – Regular maintenance vs deferred maintenance – when maintaining regularly there is support the previous four goals as well as access and benefits for usage*
- *Context statement – focuses on the design and material authenticity – ex. Of concrete being replaced with brick to emphasize connection with the past*
- *Visual Preference Survey – 2/28/22-3/14/22 focus on material and design integrity and pedestrian experiences*
 - *Findings*
 - *Closer to historic material, the better*
 - *Slope is uncomfortable*
 - *People did not understand split sidewalks which protect from flooding and make them closer to ADA compliant (but need handrails and clear passage)*
 - *Centre/Broad St – not safe but people think it is charming*
 - *3 key take aways*
 - *Expertise – engage experts at the beginning to mitigate issues*
 - *Training – have the right resources and ensure people follow the right process*
 - *Context – make sure you are matching the area and look at it holistically*
 - *Considerations*
 - *Streetscape planning – historic streetscapes and tree design guidelines and urban forest management plan*
 - *Survey and documentation – gather details on cisterns, bollards, and drainage stones and use digital documentation to survey vertical deviations*
 - *Managing change – try to comply with ADA and 521 CMR but also retain original fabric and minimize changes*
- *Conclusion: streetscapes do not exist in a vacuum and they are the arteries for the town. Nantucket has taken a lot of time over the past to protect the street – design needs to include and be collaborative while also protecting the historic fabric of the community.*
- *Comment by Hillary – thanks to everyone and encourage to bring to other groups in town including the Rights and Ways committee, Transportation Planner (Mike Burns) and the Planning Board. Mentioned a tree tour – when we lose*

a big elm, there is hole so they leave it open to replace but Faraway was bricked over after that storm.

- *Kim mentioned it is a recommendation to work with non-profits such as Land Bank and Land Council to determine their priorities.*
- *Cleary mentioned the possibility of adaptation – planting things in the green spaces so the consideration of short-term and long-term so it does not get covered. Permeable surfaces are important on the island. May be a nice design solution.*
- *George asked question is if there is resistance to removing to bricks to put a tree in? (Question for DPW – **Holly will follow-up with DPW**)*
 - *Tom mentioned it was one of the best and well-done presentations that he has seen in his 5 years on the NHC – hopes the groups will take it to heart (Kim thanked him). Shared by all members.*
- *CPC grant application opportunity (for September)*
 - *Possible target projects for grant application*
 - *Main Street Sidewalk Rehabilitation Plan*
 - *Revise and resubmit 2021 grant application Holly has not spoken to Ken – who is on a hiatus for health reasons – Town is understanding and knows maintenance is important. Was asked to look at Main Street and met with DPW and looking at what we can do short-term and long-term solutions. Meeting was informal and they wanted her perspective since they have been receiving complaints. Not a formal plan – reach out preservation engineer (Matthew). Plan is to do the whole town but should consider to make it targeted – would it be more palatable (suggestion by Mickie)? Tom also agreed that the pilot may get more buy-in on the plan. Town is on board – and will kick over to Cleary at PIN. Had worked on a prior grant 2 years ago for 3D view of sidewalks on Main Street. PIN will resubmit the grant and will need to revise it – no faculty to do 3D scanning but can still build the model and revisit the town priorities. Cleary will work with Holly to get it in line with Town aligned with their needs. Discussion on what CPC can fund and not – but Cleary and Holly will work together to get it appropriately submitted. The documentation and research are key. Kim also mentioned she has a list of recommendations – streets that should be documented and priorities. Holly mentioned prior CPC meeting last week that they mentioned they are open to receiving preliminary proposals **Holly will 1) follow-up and connect with Cleary (and DPW) on next steps to send CPC a letter of intent that they want to resubmit upon discussion with key stakeholders. Holly will also 2) touch base with Chuck and Matthew.***

- Jetties Beach Pavilion Holly is not the project manager but staff liaison as project is Park & Recs but is part of coastal resiliency plan. Two historic town-owned structures as they are eligible for tax credits and income-eligible. Consultants are well-aware (Weston and Sampson). Both structures need to be raised, as well as the ground. They are going to schedule a preliminary meeting with HDC and Con Com before they move forward and then meet with Select Board. CPC could be a matching for a federal grant such as Paul Bruhn for the prep work but also the actual work being done. NHC can help on certain phases including support letters so Holly will let us know when we can help. Mickie asked about the roof on the Jetties that was approved for a 3-year COA – was submitted by occupant but they do not want to pay so it is not going forward. Key is adapting it appropriately. Building is from 1960. Holly indicates there would be a further review from a historical perspective. Holly mentioned there are things that HDC will approve things that we may not like and will find out more about COA. Goal is to utilize the MPPF based on timing.
 - Seed funding revolving loan fund for preservation maintenance program Abby has worked closely in the spring with Ken to understand what is eligible or not and will work with Holly to draft the letter of intent to submit preliminarily to CPC.
 - Winter Street cobblestone restoration Question on what the CPC funds will be used for on the project. Separate question on when they will do Lily Street, etc. **Holly will follow-up with David Gray on what they put in their sewer force main project bid package and then work on a letter of intent to send as well.**
 - Other targets? Holly will be looking into CPC funds for surveys. 1989 surveys are not completely accurate on contributing/non-contributing. Money is not sufficient because of complexities of Nantucket. Clearly mentioned comments from Marsha Fader and Betsey about surveys in Sconset – create a working group that discusses best practices, methodologies, etc. and get it on paper for Form B. NPT, Sconset Trust, PAL, PIN on where to start looking and create a process outline. Suggestion to ask the Town for money first before asking CPC.
- Ongoing Program of Surveying Historic Resources (Holly Backus)
 - Brant Point Batch 2 Form B review Comments about redundancies and Nantucket Harbor vs Atlantic Ocean. Alterations are helpful. A lot of boilerplate/repetition based on neighborhood. PAL was able to do some deed research. They may want to note which buildings have been elevated (3 Walsh). Ex of photo on 6 Walsh (shed photo). Some word choice issues. Note that there will be additional bibliographies for certain neighborhood. PIN will be assisting on New Guinea area. **Commissioners should email Holly if they have any additional comments.**
- Follow up from CLG meeting – CONTINUED FROM JUNE
 - Schedule separate focused NHC discussion of MOU with HDC (Review and comment on 2021 draft) No updates from Holly – the chairs should reach out to the HDC chairs. Question on re-electing officers but has been brought to attention to team by staff.

- Scheduling a focus group/training session with Jen Doherty on policies and practices of demolition/partial demolition
 - *Public comment from Hillary: Nantucket is losing historic structures to demolition. Example: 126 Main Street is an 18th century contributing structure that was permitted by HDC for a renovation and has been effectively demolished. The HDC should be denying these demolitions. Other example: HDC permitted 19th century house on bluff 9 Sherburne Way to be demolished and would not allow consideration of newly uncovered historic information. Owner demolished house despite HDC's decision being the subject of an appeal. Meaning that the appeal process is insufficient to prevent demolition once HDC's determination has been made. Asked what NHC can do to protect Historic Structures. **Need to schedule a training session on demolition practices with MHC in coordination with the NACP independent review of the HDC, which is scheduled for fall 2023.***
 - NHC Advocacy for protection of Historic Structures
- Other Business
- *Motion to adjourn at 12:14PM*

**Massachusetts Historic Rehabilitation Tax Credit
Letter Request Form
Repeat Applications**

This form is to expedite the information sharing process for projects seeking letters of support from the **Nantucket Historical Commission**, for application to the Massachusetts Historic Rehabilitation Tax Credits **for repeat applications**. This form helps us keep up to date with the project and track MHRTC data on Nantucket.

The Nantucket Historical Commission generally meets on the third Friday of every month. The meeting schedule is posted on the Nantucket Historical Commission Town of Nantucket website. **In order to place your project on our agenda for discussion, we must receive this completed form at least one week before a scheduled meeting. We require three business days after a meeting to generate your support letter.** Please plan accordingly, to ensure the support letter for your application is ready before the deadline (January 15th, April 30th, or August 31st). **Requests received too late to allow time for review and response may not be ready before the deadline.**

Please note all letters will be emailed to the requestor electronically and a hard copy will be mailed to the MHC.

Submit this form, your Part I and Part II application (if completed), and any applicable MHC comments you've received to Holly Backus, Preservation Planner, Town of Nantucket:
hbackus@nantucket-ma.gov

Questions? Please call Holly Backus at (508) 325-7587 x7026

1. Requestor Name, Phone, and Email:

Erin Doherty
Epsilon Associates, Inc.
(978) 461-6279
edoherty@epsilonassociates.com

2. Project Name: Grimes House

3. Project Street Address: 5 Surfside Road

4. Project Proponent (Developer): Frank Glaser, 5 Surfside Road LLC

5. What is the status of the Massachusetts Rehabilitation Tax Credit Application? (check all appropriate):

- ☒ Part 2 approved by MHC ☒ Part 2 approved by NPS
- ☒ Part 2 Amendments Submitted to MHC ☒ Part 2 Amendments Submitted to NPS
- ☒ Part 2 Amendments Approved by MHC ☒ Part 2 Amendments Approved by NPS
- ☐ Part 3 submitted to MHC ☐ Part 3 approved by MHC
- ☐ Part 3 approved by NPS ☐ Other _____

6. Have you received a review and recommendation comment from the MHC?

(circle one) YES **NO**

If yes, please submit a copy of the comment(s).

7. Estimated Total Project Cost: \$4,825,497

8. Estimated Rehabilitation Cost: \$2,526,167

9. Total MAHRTC Requested/Eligible: \$505,233.40

10. Has the project received an award in a previous round?

Yes / No

If yes, please list amounts and dates of award

April 21, 2023 - \$20,000 award

11. Please summarize how the project has been revised since last request for letter of support from NHC (or indicate no change)

No changes since last request for letter of support from NHC.

Category	Goal	Description	Priority	Key Dates	Previous Status	Current Status
Grants	MHC Grant for local survey plan	Apply for MHC grant to continue survey work for fish lots and Brant Point – Phase III work has begun Batch 3 sent 8/11 for review	High	9/10/2023		
Grants	CPC Grant for local fund	Create a subgrant program for historic preservation – first apply for CPC funds, then federal/state funds Letter sent 8/14; Draft for meeting	Medium	9/9/2023		
Grants	CPC Grant for local Structures	Support the historic preservation of beach concession stand structures – first apply for CPC funds, then federal/state funds To be reviewed at Aug meeting	Medium	9/9/2023		
Grants	Support CPC Grants	Support CPC Grants underway for Winter Street cobblestone project; Meeting with PIN and DPW is on 8/16	Medium	9/9/2023		
Grants	NPS Grants	Explore the possibility of utilizing NPS funds for local projects – Materials being incorporated into CPC grant applications	Medium	9/9/2023		
CLG	Governance	Set-up meeting for members of CLG (HDC) to complete requirements to maintain the status – Follow-ups not until after NAPC review in Q4	High	12/1/2023		
CLG	Tax Credits	Review any Historic Tax Credit Applications	Medium	Ongoing		
CLG	Education	Summarize <i>Building with Nantucket in Mind</i> - create a short video with correct/incorrect samples and post on website Recommend 10/31	Medium	10/31/2023		
Education	NHC/CLG education	Continuing education for commissioners from MHC – Abby has been serving training captain to streamline relevant material	Low	Ongoing		
Education	Community education	Partner with Egan Maritime to educate the public about the recent shipwreck discovery – Holly still waiting to contact Carlisle J after hearing from state archaeologist David Robinson	Medium	Summer 2023		
Education	Workshop	Propose a historic structure/disaster resiliency workshop with NHA – Discussions underway – proposed timing is 10/31	Medium	10/31/2023		
Engagement	Engage peer organizations	Ongoing collaboration with our private cohorts (NPT, PIN, Sconset Trust, NHA, etc.) and reach out to minority groups	Medium	Ongoing		

 = on track

 = with risk

 = Past due

 = Not started

 = Complete

ANDERSON KREIGER

PAUL M. KOMINERS
pkominers@andersonkreiger.com
T: 617.621.6538

July 11, 2023

BY EMAIL

emooney@nantucket-ma.gov
Nantucket Town Administration
16 Broad Street
1st Floor
Nantucket, MA 02554

Re: *Appeal of Partial Demolition Permit for 9 Sherburne Way (HDC-2023-02-7909)*

Dear Select Board:

I represent the Nantucket REAL Fund, an organization dedicated to preserving the authentic historic structures of Nantucket and their context.

Windyside, the structure at 9 Sherburne Way, is a traditional Colonial Revival Nantucket summer cottage and a contributing structure to the historic district. The oldest building element dates at least to 1923 and likely to the 19th century, and the building's silhouette and footprint have been mostly consistent since 1938. The Nantucket Historic District Commission recently approved an application to demolish almost all of the building to create a more open view from the owner's abutting property. However, both procedural and substantive errors undermined the HDC's decision. By permitting the removal of one of the few remaining traditional Nantucket summer cottages in the former Sherburne Bluffs neighborhood, a subdivision and summer colony location developed at the end of the 19th century for Nantucket's growing seasonal tourism industry, the HDC's decision sets a dangerous precedent and threatens the historic fabric of Nantucket.

The Select Board should vacate and remand the HDC's decision, because:

- Mr. Pohl, the Chair of the HDC, should not have participated on the reviewing board. He initially stated he would recuse himself, apparently because his architecture firm is working on a project on an abutting lot. In fact, he recused himself from the prior demolition application for 9 Sherburne Way in 2022 (HDC #2022-03-5844). Mr. Pohl decided to participate on and chair the reviewing board only after the applicant's agent related that his (Mr. Pohl's) client supported the demolition application.

Nantucket Select Board
July 11, 2023
Page 2

- The HDC erred in interpreting the historic information before it. The HDC reached different conclusions about the structure in 2022 and 2023 even though the applicant presented largely similar evidence.
- The HDC declined to use additional information showing the property's historic significance because the applicant's attorney asserted that the applicant would claim a constructive grant otherwise. However, there is no constructive grant "where mutual agreement has been reached for an extension of the time limits," and the agreement need not be in writing. HDC Act § 9(f). Here, the applicant's agent agreed verbally at the March 28 meeting that he would return with a site plan showing the site after the partial demolition. This was an agreement to continue the case at least until the agent presented a site plan at an HDC meeting. The HDC should have rejected the applicant's contentions about a constructive grant, and considered the additional evidence of the property's historic significance.

The Select Board should remand the application for a new process free from conflict of interest and including full, fair consideration of Windyside's value to the Nantucket Historic District.

We reserve the right to file additional materials prior to the Select Board hearing.

Thank you.

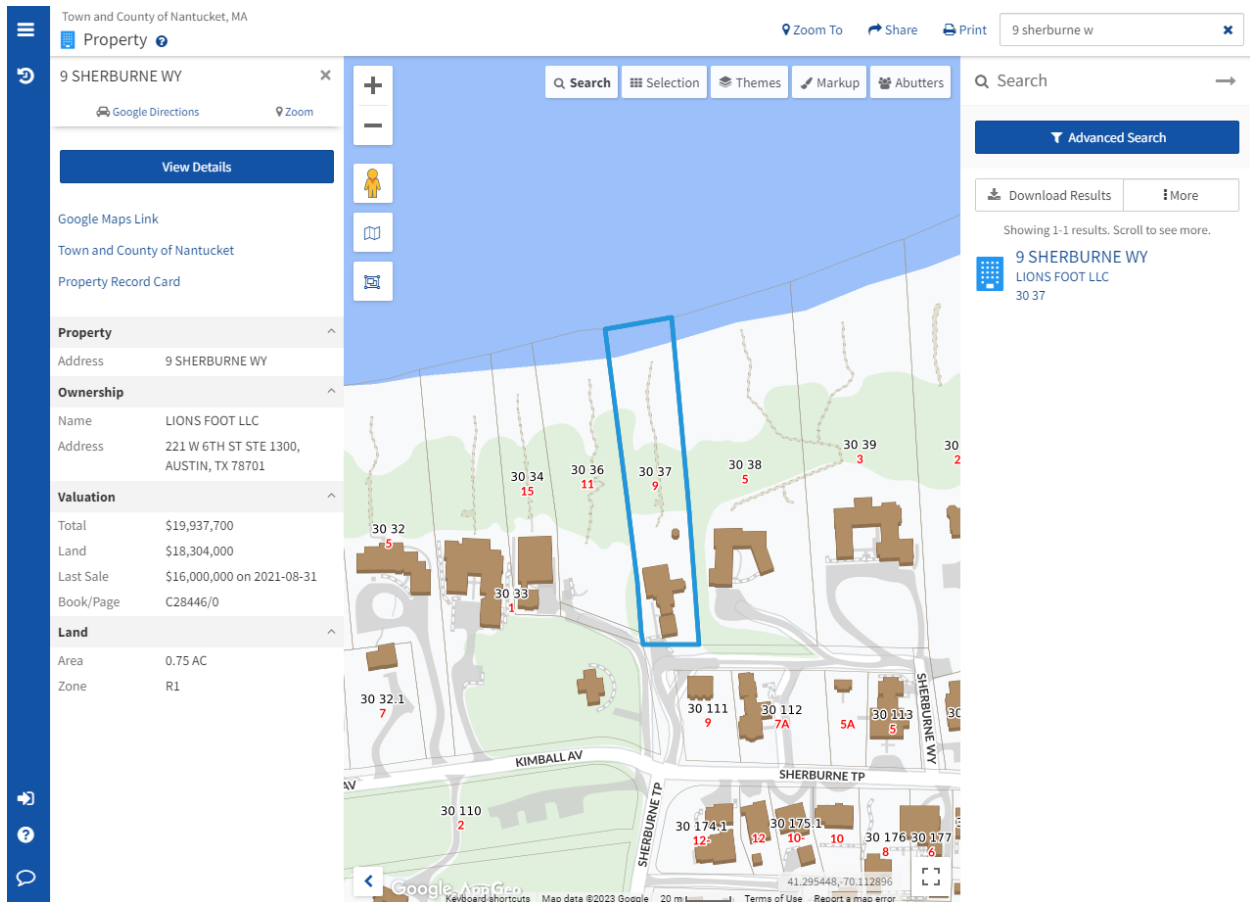
Sincerely,

/s/ Paul M. Kominers

Paul M. Kominers

enclosures

Addendum A: Parcel Map from Nantucket GIS



Addendum B: Statement of Availability

Meeting Date	Availability
8/2	Unavailable
8/16	Unavailable
9/6	Unavailable
9/13	Unavailable
9/20	Available
9/27	Available
10/4	Available

Addendum C: Collected Meeting Minute Excerpts

- 2022-04-05 Meeting Minutes
- 2022-07-05 Meeting Minutes
- 2022-07-12 Meeting Minutes
- 2022-09-27 Meeting Minutes
- 2023-02-21 Meeting Minutes
- 2023-03-28 Meeting Minutes
- 2023-04-04 Meeting Minutes
- 2023-04-11 Meeting Minutes
- 2023-04-18 Meeting Minutes
- 2023-05-02 Meeting Minutes
- 2023-05-09 Meeting Minutes
- 2023-05-16 Meeting Minutes
- 2023-05-23 Meeting Minutes



Historic Information Nantucket's First Summer Cottages and 9 Sherburne Way¹

Introduction and Purpose

9 Sherburne Way is proposed for demolition, with a small ell to be retained and relocated on site, converted to a guest cottage for the owner's neighboring estate.

The current structure is large and highly visible from the public way. This historic information is respectfully submitted for consideration by the reviewing board. It demonstrates that Windyside was one of the very early summer cottages built on Nantucket for tourism, c. 1885-1888, that it was connected to people of local and regional importance, and that such a structure should not be a candidate for demolition in the Historic District of Nantucket.

Nantucket in the 1870's

Nantucket's popularity as a summer resort began climbing in the 1870s. See the attached plan of "Sherburne Bluffs" from 1876, which shows the location of Windyside. While this subdivision plan was never realized, many cottages were constructed. See the following references from the press at the time, which are representative.

¹ Image: 9 Sherburne Way, known as "Windyside" Photo credit: Great Point Properties.

—Sherburne Heights and the Cliff are destined to be the favorite building sites for summer residences, there can be no doubt. In addition to the dwelling which is to be moved to the Heights, Mr. Chas. H. Robinson purposes putting up a large, handsome cottage near by. The cottage is all framed and in readiness to put together.

Source: Inquirer and Mirror, October 3, 1877.

The Cliff Cottages.

On the Cliff, between the summer dwellings occupied by Rev. Mr. Allen and by Mrs. Isaac Hall, of Cambridge, Mr. James H. Gibbs is putting the finishing touches upon a new cottage which commands a grand expanse of harbor and Sound, and of the eastern part of the Island. The house is quite commodious, and is excellently arranged to accommodate a family during the warm season. There are five rooms on the lower floor, and the same number above. Extending up the front is a two-story bay-window, giving a beautiful view, and a wide, covered piazza spreads out in front. The house is supplied with a large cistern and all the conveniences. This is now the sixth house upon the Cliff.

Source: Inquirer & Mirror, March 9, 1878

Windyside's connection to Charles O'Connor

Nantucket received a publicity boost as a summer resort of choice when Mr. Charles O'Connor, known as America's most famous lawyer and a former presidential candidate, moved to Nantucket as a fulltime resident at the advanced age of 74, and in poor health. Mr. O'Connor made a miraculous recovery from the health-giving environs. He purchased property on the bluff in 1880 (see attached deed research, provided by Nantucket Preservation Trust) and in 1881 built a grand house which became a Nantucket landmark.

Real estate has decidedly felt the impulse of the increase of popular favor, especially in the most desirable localities, and a large number of lots have been sold. A number of houses have already been built, and a still larger number are contracted for. Charles O'Connor's house on the cliff is nearly completed, and he has already taken possession of it. It is one of the most expensive and thoroughly-built houses on the island, and the view from its piazzas and observatory is unsurpassed. His library building which is fireproof, is nearly completed. Several other houses are to be built near to Mr. O'Connor's, and the work of preparation has already commenced. Others are to be built between the Cliff and Brant Point, among them one for Rev. Mr. Cobb will soon be begun, and several are

Source: I&M Dec. 22, 1881

Lincoln Heights.

THE subscribers offer a number of superior lots on the Cliff which need no ecomium. The professional and literati make it a first-class place for summer residences. Even O'Connor placed his house on the very apex to get the most invigorating air for health. This is one of the healthiest locations to be found. As respects scenery it commands a magnificent view by land and water, also of harbor and sound. Please call for we have house lots at all prices.

FRANCIS MITCHELL, }
Cor. Gay and Westminster Sts., } Nantucket,
ROBERT MITCHELL, } Mass.
Centre St., }

H. M. WAITT,
5650 Monroe Ave., Hyde Park, Ill.

1889



Home of Charles O'Connor b. 1881, later known as "Sea Crest". Razed 1961. Source: NHA archive

O'Connor was reported to have been involved in every design detail of the fantastic house and its freestanding brick library which housed his priceless collection of books and papers. Also resident in the Cliff neighborhood was Eastman Johnson, whose portrait of Charles O'Connor is in the collection of the New York City Bar Association.



Portrait of Charles O'Connor by Eastman Johnson, 1880



Eastman Johnson in his studio, O'Connor portrait in upper left. As published in "Eastman Johnson, Painter," *Scribner's Magazine*, 1906

Despite O'Connor's extreme intelligence, his rags to riches story as an Irish immigrant who attained wealth and stature in America, and the wide respect he commanded during his life, his legacy includes having been a proponent of slavery.

Parker Mann, The Hills Family, and Windyside

In October 1883, O'Connor divided a small slice of land from his estate and gifted it to his adopted niece and heir, Miss Julia Pardow Mullany (see attached deed research). This is the future site of Windyside, discussed below.

O'Connor died in 1884 and left his estate and its contents to Miss Mullany. He left bequests to the Nantucket individuals who had assisted him during his life, and also paid off the outstanding debt of the Town. It was a magnanimous act which sealed the brusque, intellectual O'Connor in the heart of Nantucket.

Miss Mullany married Mr. Parker Mann on Nantucket in June 1884, one month after Mr. O'Connor's death. Mr. and Mrs. Parker Mann constructed Windyside, and subsequently sold it to Caroline Hills, Mr. Mann's mother.

Parker Mann was a native of Rochester, New York and the son of Mrs. Caroline Hills and the stepson of Mr. Isaac Hills of Rochester. Mr. Eastman Johnson was also a resident of Rochester and one of a number of New York families who began summering on Nantucket at the end of the 19th century.

Parker Mann was a landscape artist and member of the Hudson River School. He helped establish the Washington Society of Artists. He was an amateur architect and designed the Nantucket cottage called Rochester Lodge, owned by his stepfather, Isaac Hills.

It is possible that Mr. Mann also designed Windyside. The January 1, 1944 edition of the Inquirer and Mirror included a "remembrances" account of early summer homes on the bluff which reads: "in 1886 the Hills of Rochester came to Nantucket and built the Rochester Lodge and Windyside."



Rochester Lodge at 23 Cliff Road 1890s. (Razed in 1935
Built by The Hills (from Rochester) who also built Windyside.
Source: NHA archive and Nantucket I&M September 3, 1892.

The earliest currently known reference to Windyside is the advertisement for rent in June of 1888, just before Mrs. Parker Mann sold Windyside to her mother-in-law, Mrs. Caroline Hills in October 1888 (see deed research). The advertisement indicates that Mrs. Parker Mann's father-in-law, Isaac Hills, was managing the seasonal rental.

TO RENT—For the season of 1888, "Windy-
side." This cottage is in excellent repair, and
is completely furnished. The situation and view
are unsurpassed. Apply to ISAAC HILLS, North
Avenue. je9tf

The above appeared June 30, 1888.

COTTAGES RENTED.—Mrs. Caroline Hills' cottage, "Windy Side," on the Cliff, will be occupied again this year by Rev. James M. Bruce and family, of 309 West 23d street, New York.

Mr. Isaac Hills' cottage, "Genesee Lodge," in Sconset, is rented for the season to Mrs. Julia Griffith, of Rochester, N. Y.

Source I&M May 4, 1889

FOR RENT

Nantucket Town and Siasconset

Rochester Lodge,
Inselruhe,
Villa Marguerite.
Genesee Lodge,

Windyside,
Rudder Grange,
Casa Fortunata,
Thornycroft.

Eight to twelve rooms. Completely furnished. Situations unsurpassed. Rents from \$200 to \$1000. Address or apply to

ISAAC HILLS, Siasconset, Mass.

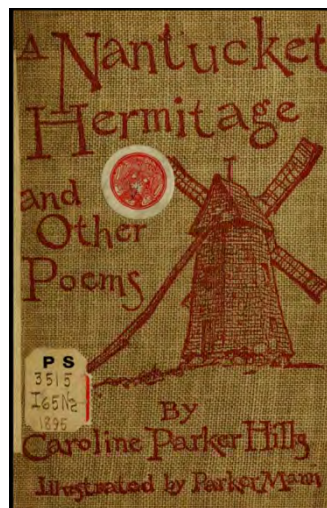
Source: I&M December 21, 1901

Caroline Parker [Mann] Hills, Windyside's second owner, lived on Nantucket until her death. She built a primary residence on North Street (today's Cliff Road) and was known locally for her poetry and published a volume of her poems about Nantucket, including the experience of life on Sherburne Bluff. The book was illustrated by her son, Parker Mann. Her grandson, Isaac "Bobsie" Hills, was a colorful Nantucketer known at one time as "the hermit of Madaket". The NHA library includes collected papers from the Isaac Hills family.

In addition to Rochester Lodge Mr. Parker Mann designed a notable residence in Washington DC known as "Tanglebank." This fanciful house (since razed) was reported on in minute detail in the Inquirer and Mirror on March 7, 1891, with the introduction "*We reprint from the Washington Star the following concerning Mr. Parker Mann's new residence. Mr. and Mrs. Mann are well known here and we think the article will be interesting to our readers.*"



Tanglebank circa 1920. Library of Congress.



Nantucket Cliff.

High on a cliff, o'erlooking land and sea,
A cottage, vine-clad, woos the summer skies ;
The robins freely give their minstrelsy,
The meadow-lark from hidden covert flies.

The hay-fields, ripening, waft their fragrant breath,
In verdant contrast with the sea's vast deep ;
And here the farmer gleans the aftermath,
And there the white-sailed shallops glide or sleep.

How silver-toned the distant village bell,
That rings the matin and the vesper chime !
Like blissful dream, the lingering sounds that tell
The onward flight of swift-eluding time.

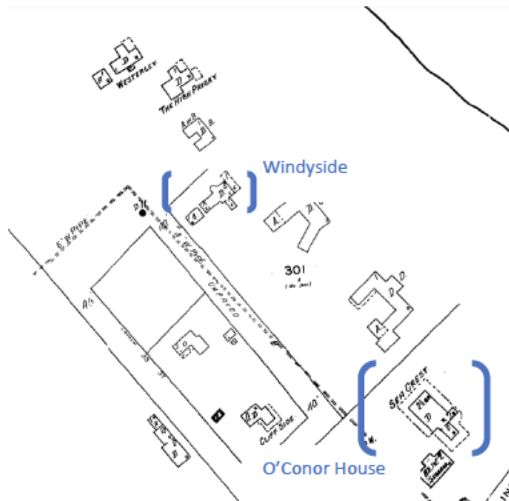
O, days so brightly blest, so amply crowned ;
O, nights where ocean breezes blandly play !
Could way-worn pilgrim better shrine have found
Than where the sea-tern takes her devious way ?

Though storms, ere long, may dark above them lower,
Yet He who guides the bird through mist and foam,
Will not forget to shelter with His power
The happy dwellers in their island home.

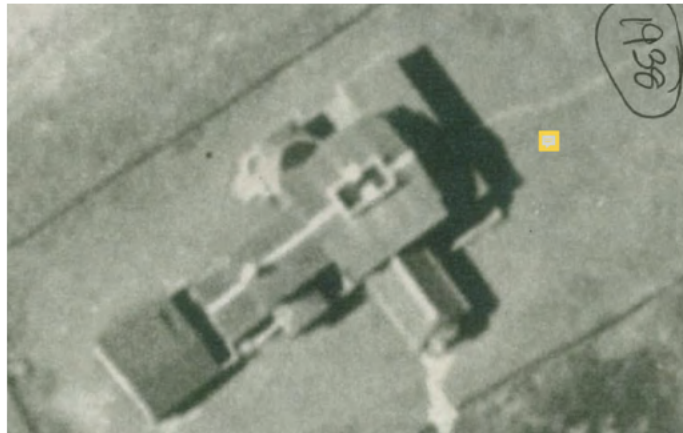
Sonnet by Caroline Parker Hills, Owner of Windyside
A Nantucket Hermitage, 1895

Conclusions

It is beyond a shadow of a doubt that Windyside is one of the very early Nantucket summer cottages, c. 1885-1888, built by newly enriched residents of America's industrialized (and polluted) cities, who were seeking the peace and clean seaside air Nantucket offered. They were drawn to Nantucket because of its natural beauty but also its popularity with people of culture and taste such as Eastman Johnson and Charles O'Connor. Windyside was owned by the Hills Family, who were important regionally and connected to Nantucket's most illustrious early summer residents. It may have been designed by American artist Parker Mann, who designed other houses of note. It would have been constructed, as all of these cottages were, by skilled island builders with names familiar to anyone with a passing curiosity in Nantucket History.



1923 Sanborn Map



1938 Aerial photograph

Analysis of Building Integrity

Interior photos provided by the applicant to the HDC show full dimension stock consistent with older construction. They also show newer stock consistent with maintaining an old home over time. The heart pine and soft wood floor are face nailed with a soft wood sill, which is typical of 19th century or early teens construction. Additional analysis of construction methodology, such as joinery, saw marks, and other evidence of age, was requested by the HDC but not completed.

The 1923 Sanborn map (above) shows Windyside with components largely similar to what we see in place today. The 1938 aerial photograph shows again the largely similar structure. The shadow of the roofline is clearly a gambrel roof.

Included in the applicant's historic research is one building permit from 1986 which shows construction of a tiny (162 sq. ft) addition and repairs to the structure. That the house has a very small modern addition and has replacement windows or other parts does not justify demolition of the entire structure for loss of integrity.

In summary, the applicant contends that the building has been substantially reconstructed and that the dining room ell is older than the rest of the structure, but there is no physical evidence supporting this conclusion.

A Duty to Preserve Nantucket's History

The study of Windyside reveals that it is a most historic and important home, from the early days of Nantucket as a summer resort. As the applicant's materials point out, many of the historic estates on Sherburne Bluff have been razed and redeveloped or demolished through neglect. This makes Windyside all the more important to save.

On March 28, 2023 the Nantucket HDC provisionally approved the owner's application to demolish Windyside, saving only a small ell (circled below) to be relocated on site and converted to a guest cottage for the owner's neighboring property. There is no evidence that the structure has lost its integrity, or that one part of it is more "historic" than another – this one part is simply the portion the owner fancies to use as a guest cottage for her neighboring estate.

The Town of Nantucket recently completed a [Historic Resources Survey Plan](#) which identified the number one threat to historic resources as being demolition and redevelopment.

The HDC is Nantucket's only defense against the loss of our historic structures. Historic structures along the coast are the most vulnerable, being valuable and attractive to owners who appreciate their location but not their history or architecture. Without education, and without the HDC exercising its power to prevent demolition, they will disappear; something that is contrary to the intent of the Historic District Act.

As long as we do have a Historic District on Nantucket, it is our duty to carry out its purpose, which is to retain the historic structures and historic context of Nantucket.



Should the current application be approved by the HDC, the small ell circled here is what will remain of Windyside.

*Research completed by Hillary Hedges Rayport
Deed research from Nantucket Preservation Trust
Compiled in May 2023.*

9 Sherburne Way: Windyside

Nantucket Registry of Deeds

Registered Land

Document 170825

August 2021

Emma G. Ginley, Windyside Reality Trust
to Lion's Foot LLC

W: by land now or formerly of Laura M. Kimball, registered in Case NO. 9009, measuring on the upland about 417 feet;

N: by Nantucket Sound;

E: by land now or formerly of Katherine C. Noyes, measuring on the upland about 420.48 feet;
and

S: by the northerly line of land shown on the upland, hereinafter mentioned as a Way, 81.48 feet.

Shown on plan 16685-A, dated 1937, filed with Cert. 2416.

Parcel 37 on Assessor's Map 30

C23645

September 2010

Thomas H. Ginley Jr., Emma G. Ginley, Deborah F. Ginley Lewis, and Vanessa N. Ginley
to the Trustees of **Windyside** Reality

Document 017547

October 1976

Gertrude B. Bush, owner of the life estate, and Jane Bush Thurber, owner of the remainder in fee
to Thomas H. Ginley and Emma F. Ginley

\$135,000. Each an undivided $\frac{1}{2}$ interest in the land bounded and described as follows:

Westerly by land now of formerly of Laura M. Kimball, registered in Case No. 9009, measuring on the upland about 417 feet;

Northerly by Nantucket Sound;

Easterly by land now or formerly of Katherine C. Noyes, measuring on the upland about 420.48 feet; and

Southerly by the northerly line of land shown on the plan hereinafter mentioned as a Way, 81.48 feet.

All of said boundaries, except the water line, are determined by the Court to be located as shown upon plan numbered 16685-A...November 1937

Recorded Land

Book 107, Page 507

June 1935

Franklin M. Elms to John H. Bush
\$10,000

All that certain tract of land, together with all buildings thereon, situated in Nantucket at a place called "Sherburne Bluffs" near the Cliff, described as follows:

Beginning at the southeast corner of Block D on a plan of Sherburne Bluff (Plan Book 1), at the point of intersection on a certain projected but now rejected road called Clyde and Central Avenue, both so-called on said plan, thence running westerly along a similar projected but now rejected road similarly called Central Avenue, said Atlantic Avenue. Hence, northerly by said Atlantic Avenue, continuing in a straight line along said Atlantic Avenue to the Sea or Sound, thence easterly along the Sea or Sound in a point where the said Clyde Avenue, if retained and extended, would strike the Sea or Sound, thence southerly by said Clyde Avenue to the point of the beginning.

Together with all of the rights,...as set forth in a deed from Charles O'Connor to Julia Pardow Mullany dated Oct 6, 1883...Book 68, Page 422.

Being the same property devised to me by Isabel F. Elms by will

Book 72, Page 419

September 1888

Julia Mann and Parker Mann to Caroline Parker Hills

That certain tract of land at a place called "Sherburne Bluff," near the Cliff, described as follows, beginning at the SE corner of Block D on a plan of Sherburne Bluffs, at the point of intersection of a certain projected but now rejected road called Clyde and Central Ave, both so called on said plan, thence running Westerly along a similar projected but now rejected road similarly called Central Ave to said Atlantic Ave, thence northerly by said Atlantic Ave, continuing in a straight line by said Atlantic Ave to the Sea or Sound, thence Easterly along the sea or sound to a point where the said Clyde Ave, if retained and extended, would strike the sea or sound, thence S by said Clyde Ave to the point of the beginning.

Book 68, Page 422

October 1883

Charles O'Connor to Julia Pardow Mullany

Situated in a place called "Sherburne Bluff" near the Cliff, described as follows:

Beginning at the southeast corner of Block D on a plan of Sherburne Bluff (Plan Book 1) at the point of intersection of a certain projected but now rejected road called Clyde and Central Avenues, both so called on said plan, thence running westerly along a similar projected but now rejected road similarly called Central Avenue to said Atlantic Avenue, by said Atlantic continuing in a straight line along said Atlantic Avenue to the Sea or Sound, thence easterly along the sea or sound to a point where the said Clyde Ave, if retained and extended, would strike the sea, thence running southerly by said Clyde Ave to the point of the beginning.

And a way to and from the said premises along and over said Atlantic Avenue to any road which is or shall be laid out or granted by said O'Connor...along the Southerly side of any land owned by him or Eastham Johnson or Elizabeth Johnson, as it now is or may be extended from Hinckely's farm on the West to the Avenue on the East called Clifton Avenue on the map of Clifton Springs, number 2 (Book 68, Page 481)

Book 68, Page 415

October 1883

Alexander H. McGuffey and Caroline L. McGuffey to Charles O'Connor

A place called "Sherburne Bluff" near the Cliff, described as follows:

Beginning at the Southeast corner of Block D on the plan of Sherburne Bluffs, recorded in the Nantucket Registry of Deeds at the point of intersection of Clyde and Central Ave, thence running Westerly In the North line of Central Ave to Atlantic Ave, thence Northerly in the East line of Atlantic Ave, continuing in a straight line across Averett Ave, to the edge of the bluff, thence easterly to the line of the Bluff as it runs, to a point where the west line of Clyde Avenue, if extended would strike the edge of the bluff, thence southerly in said line across Averett and in the west line of Clyde Ave to the point of the beginning. The portion of Averttee Avenue enclosed within the aforesaid lines being included and hereby conveyed, being a portion of the land set off to Henry Coffin and Matthew Barney by the Proprietors...

The property having been conveyed to the said Caroline L McGuffey by Henry R. Lockwood and Ellen M. Lockwood

Book 66, Page 396

December 1880

Henry R. Lockwood and Ellen M. Lockwood to Caroline McGuffey

Same SE corner of Block D description

Nantucket Inquirer & Mirror

1888: Mrs. Parker Mann to Mrs. Caroline P. Hills “has purchased the Cliff cottage, “Windyside”

1890: Rev. Leighton Parks, of Boston, will occupy Mrs. Caroline Hills’ cottage, Windyside, this season.

1891: The Cliff Cottage of Mrs. Caroline Hills, known as “Windyside,” has been rented for the season of 1892 to Mrs. Charles H. Langdon, Elizabeth, New Jersey.

1908: Isaac Hills has rented Mrs. Caroline P Hills’ cottage, “Windyside,” to Harry L. Pangborn, of New York, for the season of 1909.

A Nantucket Hermitage and Other Poems.

n.p. : Byron S. Adams, Printer., c1895.

Creator

- Hills, Caroline Parker. Illustrated by Parker Mann.
- Mann, Parker.

Call number

NAN FIC 81 I H55

Subject

- Poetry--Nantucket. ([browse 69 records](#))

Physical description

64p | 8 cm

98

98

Entered for Record Aug. 26. 1876
 Attest. Esco. W. Jenkins
 Sur. Register.

PLAN OF **SHERBURNE BLUFFS** NANTUCKET MASS.

Scale 100 Feet an Inch.

FOR TERMS, PLANS & C. ADDRESS.

HENRY COFFIN.
 C.H. ROBINSON.
 MATHW BARNEY.

NANTUCKET MASS.

CHAS. F. COFFIN.
 41 1/2 INDIA ST. BOSTON.

CHAS. H. COFFIN.
 48 CAMBRIDGE ST. BOSTON.
 J. DAVIS ROBINSON ARCHT.

