

**Architectural & Historical Report
for
8 McKinley Avenue
Siasconset, Massachusetts**

August 4, 2020
Completion Pending Records Access

Prepared by Marsha L. Fader, AIA Architect and
Betsy Tyler, Historian for The 'Sconset Trust, Inc.



THE 'SCONSET TRUST, INC.

Preservation Easements

The 'Sconset Trust preserves the unique character of the east end of Nantucket Island in Massachusetts through conservation of areas of open land and preservation of structures of historical and architectural significance in 'Sconset. The Trust works with the entire island community and collaborates with conservation and historic preservation groups to achieve its goals.

This report was prepared to highlight the important architectural and historic features of this house. The Trust hopes that emphasizing such features will encourage current and future owners of historically significant houses to preserve important interior and exterior building features for future generations. The Trust stands ready to assist homeowners in assessing the appropriateness of tools like preservation restrictions and rights of first refusal, which may include tax benefits.

For more information on how the Trust can help, please contact the Executive Director, Elizabeth G. Grubbs.

The 'Sconset Trust is a registered 501(c)(3) nonprofit. Please visit the web site at sconsettrust.org.

TABLE OF CONTENTS

Introduction: 'Sconset Trust, Inc. Preservation Easements

1. Summary and Project Scope	1
2. Statement of Significance	1
3. Historical Information	1
4. Architectural Information	2
4.1 Description	2
4.2 Alterations/Evolution	3
4.3 Character-Defining Features	4
4.4 Outbuildings	4
5. Property Information	4
5.1 Property Identification	4
5.2 Allowable Ground Cover	4
6. Building Department Records	4
7. Sources of Information	5
7.1 Published and Archival Resources	5
7.2 Historical Maps and Site Plan	5
7.3 Historical Photographs	9
7.4 Current Year 2020 Photographs	15
7.5 Chain of Title	31

1. SUMMARY AND PROJECT SCOPE

Built as a stable in the Sunset Heights neighborhood and remodeled as a residence in 1910, the property at 8 McKinley Avenue in Siasconset is a contributing resource within the Nantucket Historic District, a National Historic Landmark District, which is listed in the State and National Registers of Historic Places as well as a local historic district.

The intent of this study is to present the history of the dwelling at 8 McKinley Avenue and establish its architectural and cultural significance. This study includes a survey and study of the architecture, form and materials of the existing dwelling and a survey of historical maps and photographs of the property, as well as published and archival sources.

Due to the year 2020 COVID-19 closure of all town offices, an examination of the records on file at the town of Nantucket Registry of Deeds (prior to 1930), Probate Court, and Building Department records has not yet been completed. This report is submitted as a temporary and partial completion.

This report was prepared for The 'Sconset Trust, Inc. by Marsha L. Fader, AIA Architect and Betsy Tyler, Historian.

2. STATEMENT OF SIGNIFICANCE

8 McKinley Avenue, also known as "Bedlam" and "Pilot House", is an excellent example of early 20-century architecture. The architectural style is a variation of a turn-of-the-century style known as American Four-square which was popular in the United States from the 1890s through 1930. Representative architectural elements for this style include its hip-roof and dormer, above grade first floor level, boxy shingled shape, irregular fenestration, and front porch.

The footprint, roof, and two-story shape was derived from an earlier stable structure. With minor alterations, the remodeled stable building has survived largely intact with significant interior and exterior character-defining features of form, materials, layout, and trim detail.

3. HISTORICAL INFORMATION

The following information was published in various editions of the *Inquirer & Mirror*:

- *Inquirer and Mirror*, 9/4/1909: "Mrs. M. Rumsey has sold to Mrs. Emma Hayward the stable and land, corner of Grant and McKinley Avenues."
- *Inquirer and Mirror* 9/11/1909: "Mrs. Emma Hayward is contemplating remodeling the stable purchased last week from the Rumsey estate into a cottage."

Emma Frances Hayward (1864–1950), a native Nantucketer, owned several rental properties in 'Sconset. She converted the large, two-story, commodious stable into a vacation home.

Hayward called her house 'The Pilot House' and rented it for the season during the period of her ownership, as noted annually in the *Inquirer and Mirror's* "'Sconset Notes" column. She was the owner of record at the time of her death in 1950. The executor of her estate sold the house to Robert E. Boian.

Robert E. Boian (1906–79) was an executive of GE Corporation and of the International Executives Service Corp of NYC. He was married to Caroline White Boian (1910–99). They summered in 'Sconset with their four children at the house they called Bedlam and participated in the Casino, golf, and other 'Sconset activities as mentioned in "'Sconset Notes" each summer. Caroline deeded the property to her children in 1990. They sold the house in 2013.

- *Inquirer and Mirror*, 8/21/1954: "Mr. Robert Boian has joined his family at their home "Bedlam in 'Sconset."

- *Inquirer and Mirror*, 10/20/1983: "HDC approval for addition, Robert Boian, McKinley Ave., 'Sconset." (Plans and details may be available at the Building Department, not currently open to the public)

Former stable, remodeled by Emma Frances Hayward, 1910

Charles H. Robinson and Dr. F. A. Ellis developed the Sunset Heights neighborhood south of Main Street in 'Sconset beginning in the 1870s. The Ocean View hotel was the first prominent building in Sunset Heights, which featured eighty-seven house lots situated between Grand (now McKinley) Avenue and Ocean Avenue, on streets named Cottage, Laurel, Magnolia, Cypress, Japonica, Linden, Hawthorne, Heliotrope, Carew, and Lilium. Robinson was the architect/builder of the Ocean View hotel and many of the houses in the neighborhood. In contrast to the small fishermen's cottages that comprised the original village clustered on the bluff, the seasonal homes built in Sunset Heights were large, two-story, Victorian-style houses.

The house at what is now known as 8 McKinley Avenue (formerly 14 Cottage Avenue) was originally a stable associated with the house at 9 Ocean Avenue. Both properties were owned by Moses and Marion M. Rumsey of St. Louis. Historical photographs reveal similar architectural details between the house and stable. Deed research will determine if the Rumsey's were the first owners/builders of the stable and house, or if there was a previous owner/s. (The Registry of Deeds is not currently open to the public, and deeds and other records prior to 1910 have not been digitized)

Although automobiles were not allowed on the island until 1918, the Rumsey's no longer needed their stable and sold it in 1909. The house on Ocean Avenue remained in the family until the 1930s, when it was sold to Clem Reynolds and was moved to make way for the Moby Dick cottages.

Following Emma Hayward's remodeling and maintenance of the house for 41 years, the Boian Family stewarded the house for 63 years, from 1950 until 2013. The John and Annie Carter Family purchased the house in 2013 from the Boian Family. With careful aesthetic and historical sensitivity, they have upgraded the kitchen and bathrooms and preserved all of its architectural features.

4. ARCHITECTURAL INFORMATION

4.1 Description

The house at 8 McKinley Avenue, also known as 'Bedlam' and the 'Pilot House', is a hip-roofed, wood-framed house of the early 20th century. It is located on a small corner lot on Cottage and McKinley Avenues with the footprint of the house and small garage covering the greater percentage of the land area. This house was built originally as a stable and remodeled to become a residence with its own distinctive architectural style.

A view of the original stable structure is shown in Photo SG14173 (see pg 9). The stable had the same hip-roofed, boxy, 2-story form as the house. As a stable, it was situated at grade with numerous large dark-colored openings. The hip-roofed cupola, facade/flush shed dormers on the east and west, and a projecting gable dormer on the north confirms that the second floor could have included rooms for housing. Although there is a substantial roof overhang, there is no curve to the roof above the eave line that exists now.

The architectural style of the house (as the remodeled stable), is known as American Foursquare. Popular from 1890 through 1930, the American Foursquare evolved as a reaction to the then-popular Victorian and Revival styles that were viewed by many as overly ornate and whimsical. It is a style known for its boxy, cubic shape, hip roof, raised first floor, and asymmetrical, irregular fenestration with a substantial, classically-balanced aesthetic. Together with such architectural elements, it is also a style that was adapted to many different variations or sub-styles such as the Shingle Style or Craftsman.

The shingle-clad exterior has a deep roof overhang with white-painted, horizontal trim between the first and second floor levels with curved or flared shingle detailing at each level. The Cottage Avenue entrance is off-center and contained within a wrap-around, open, covered porch at the northeast corner. An unusually wide front dutch door with original hardware has 20 lights in its upper half. The porch roof is supported by simple

round columns. The large, round newel posts have distinctive, rounded post caps. There is a 2-story bay window on the west elevation and a 1-story bay window on the single story portion of the house at the west. Situated on the roof of the northeast porch is a segmented-projection with five sides, each with small-paned windows at the eave line. This unique feature is believed to have given the house its early name of 'Pilot House'. All of the different window variations at the second floor level are similarly-located tight to the eave line, under the roof overhang. While the windows throughout the house vary in size and shape, most contain small panes of glass and appear to be original. One west-facing window has diamond panes of glass. The windows in the first floor west bay window have sash that rise up into the wall.

The 2-story, main portion of the house contains two rooms and a staircase in its southwest corner on the first floor and four bedrooms and two bathrooms on the second floor. The 1-story portion at the south contains the kitchen and recently-renovated laundry/mud room/bathroom at the rear.

The pier supports of the house are shown in an early photograph (see Photo P10111, pg 10). An earlier square version of the porch columns is also shown and built-in storage cabinetry to the right or west of the fireplace.

The interior detailing is consistent throughout in being original, in excellent condition, and showcasing classical historical detail appropriate for the American Foursquare style. Two, fluted, classical columns form a partial colonnade dividing the Living Room from the Dining Room. Both rooms have deep cornice mouldings, cased ceiling beams, high battened and capped wainscoting that continues up the two-landing staircase. All woodwork has a dark stain while the wainscoting has been altered to be white. The fireplace mantelpiece has recessed panels and a mantelshelf with dentil woodwork. The fireplace hearth and surround is brick. Wood parquet flooring has simple, crosseted corner designs using narrow-width hardwood. There is a built-in bay window seat with storage underneath.

The Kitchen, located in the 1-story portion of the house, has v-groove wood-paneled ceilings and walls. Stained and painted built-in cabinets and drawers are located under the stairs and along the south wall. They are believed to be original and include their pulls, hinges, and knobs. A metal tool box, marked by its earlier owner, R. E. Boian, is mounted on a north wall.

The second floor bedrooms have painted beadboard walls and ceilings with picture rails and original window and door trim. Three 'Sconset sketch paintings by artist George Thomas (See photos pg 28) have been preserved on the upper beadboard walls of the staircase & hall depicting Sankaty Head Light, waterskiing, and a beach vehicle. The wood stair railing is supported by decorative period iron supports.

4.2 Alterations/Evolution

The original stable footprint and rectangular, 2-story form of the house has survived intact with minor changes. Exterior changes include the following:

- the roof overhang appears to have cased-in what would have been exposed rafters (see southwest roof overhang, right side of Photo P1011, pg 10);
- infill between the foundation of piers;
- closing in the east side of the porch to become part of the interior;
- extending a mid-section of the porch floor to the north;
- relocating the central entry stair at the west entrance.

The original layout of rooms has survived largely intact in 2013 with the following minor changes:

- upgrading the kitchen layout & appliances while retaining all original built-ins;
- changing a first floor rear bedroom into a laundry/mud room/bathroom layout;
- upgrading second floor bathrooms while maintaining the original 4-bedroom design;
- adding closets in the Master Bedroom at the northeast 'Pilot House';
- painting the dark-stained wainscot a white color.

4.3 Character-Defining Features

Character-defining features include:

1. Low-pitched hip (pyramidal) roof with front, central dormer;
2. Deep roof overhang with curved roof line above the eave line;
3. Boxy, cubic shape;
4. Asymmetrical, irregular fenestration;
5. Bay windows
6. Two-sided, wrap-around porch
7. Raised first-floor level
8. Original, detailed painted & stained woodwork trim including door & window casings, fireplace mantelpiece, room-dividing colonnade between the living and dining rooms, wainscoting, window seat, staircase, built-in cabinets & drawers;
9. Original, distinctive period hardware for doors, windows, cabinets, and handrails;
10. Three 'Sconset sketch paintings on the upper beadboard walls of the staircase & hall;
11. Original wall sconces
12. Wide, front dutch door with original hardware

4.4 Outbuildings

A Garage, located at the southeast corner of the property, appears in the Sanborn Company Map of 1923. It straddled the east property line and was labeled as a garage with a metal roof. The 2013 survey shows an increase in the square footage of the property allowing the entire Garage structure to no longer straddle the line.

An addition was made to the Garage in 2014, to include a 1-bedroom apartment.

5. PROPERTY INFORMATION

5.1 Property Identification:

8 McKinley Avenue, Nantucket Assessor's Map: 73.3.1 105, .12 acres (approximately 5227 square feet), zone SOH.

5.2 Allowable Ground Cover:

The house footprint represents 82% of the allowable ground cover in the SOH (Sconset Old Historic).

6. BUILDING DEPARTMENT RECORDS

These records were not available at the August 2020 date of this report draft.

7. SOURCES OF INFORMATION

7.1 Published and Archival Resources

Inquirer and Mirror, 9/4/1909; 9/11/1909; 8/21/1954; 10/20/1983

Zenfolio: 38 photographs by Cary Hazelgrove, 2013

Carter Family Photograph Collection

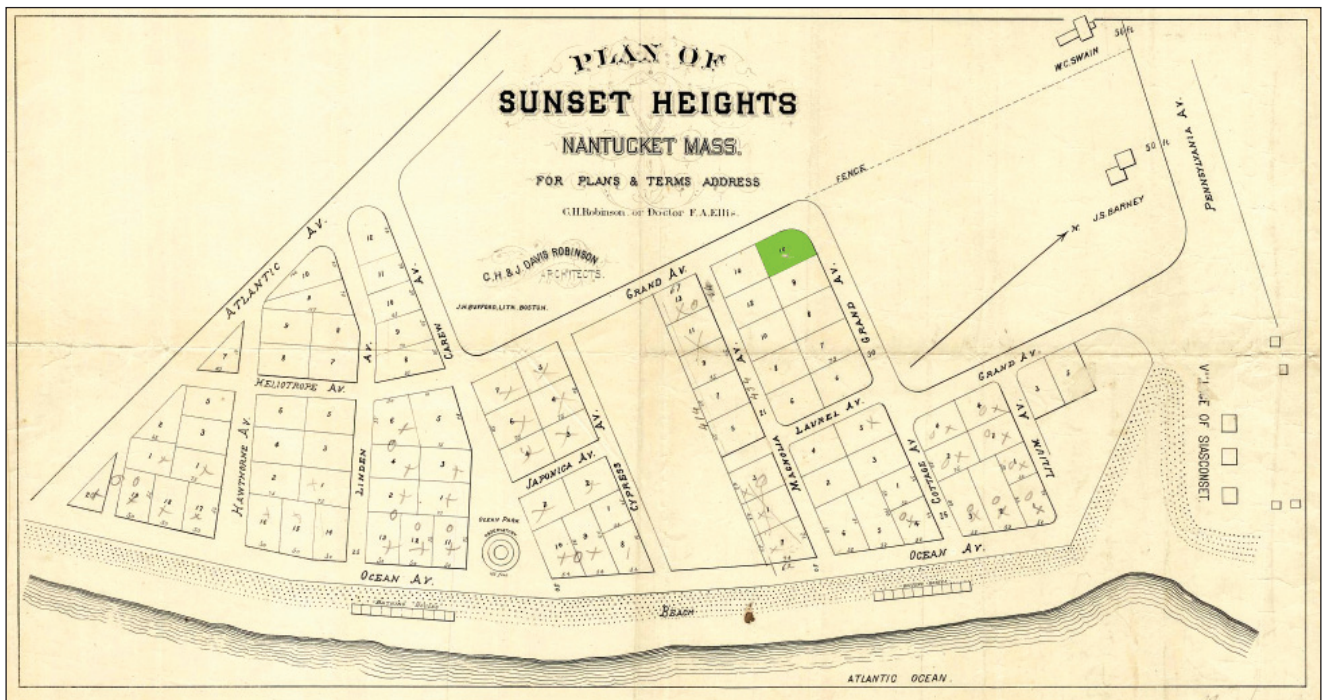
Nantucket Historical Association, digital archive

7.2 Historical Maps & Site Plan

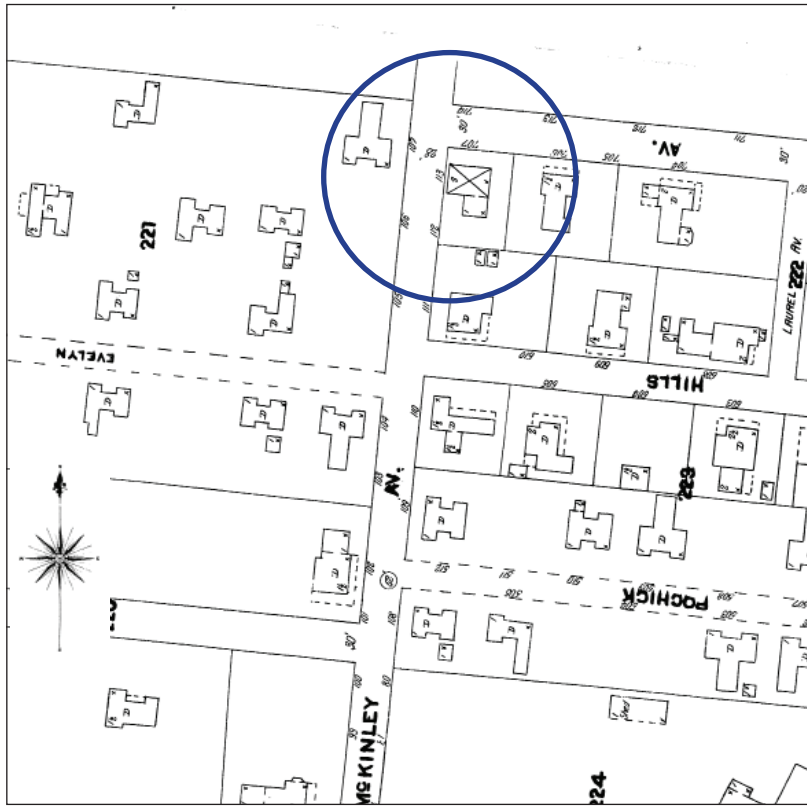
C.H. Robinson and Dr. F. A. Ellis, *Plan of Sunset Heights*, Lot 10

Sanborn Insurance Company Maps: 1904, 1909, 1923, 1949

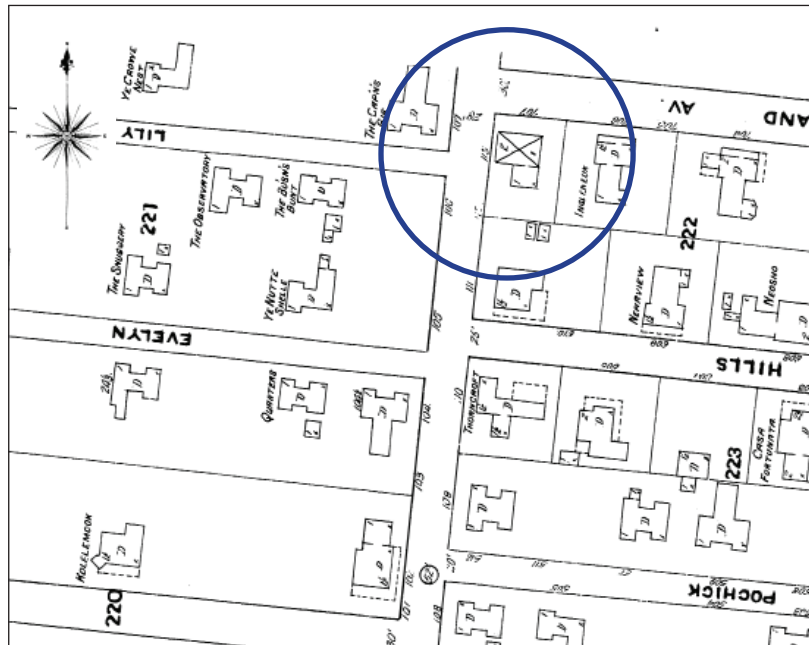
Nantucket Registry of Deeds: Plan 2013-49



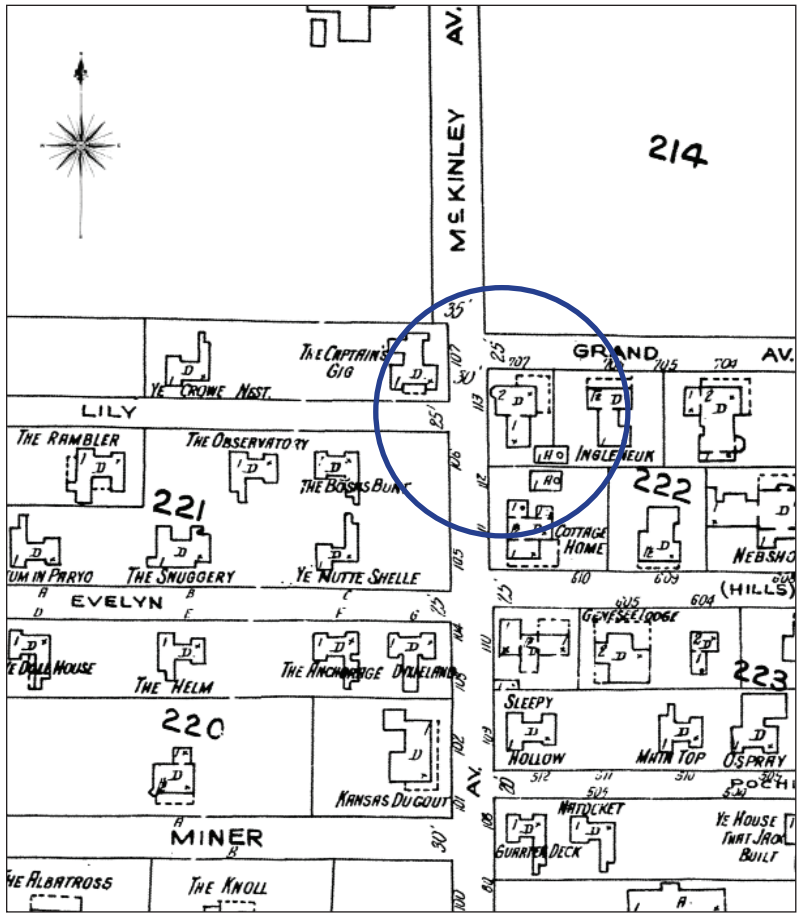
C.H. Robinson and Dr. F. A. Ellis, *Plan of Sunset Heights*, Lot 10



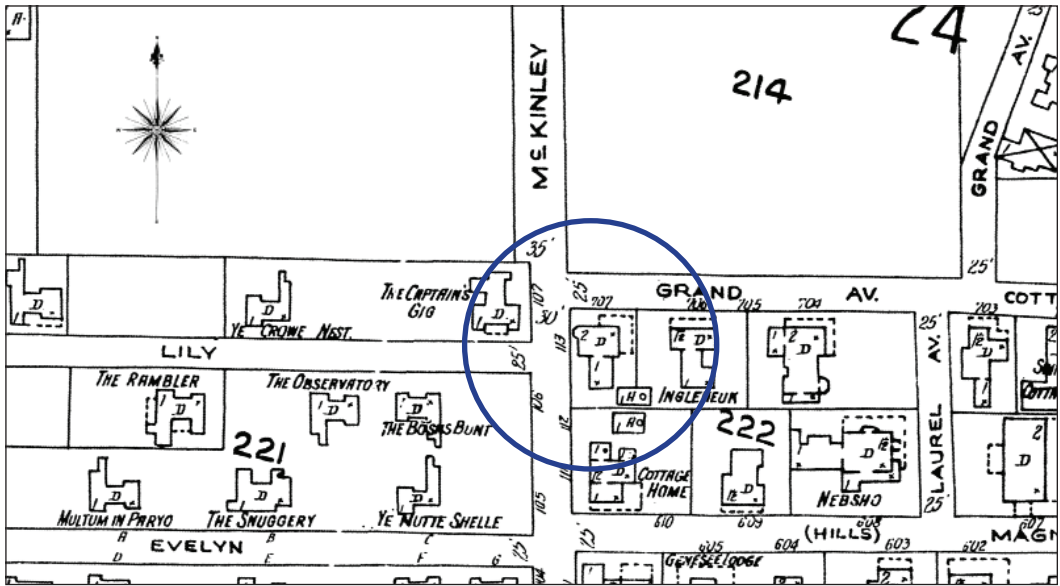
1904 Sanborn Insurance Company Map: Corner of McKinley and Grand Avenues; The "X" and "2" mark denotes the structure as a 2-story stable



1909 Sanborn Insurance Company Map: Corner of McKinley and Grand Avenues



1923 Sanborn Insurance Company Map: Corner of Grand Avenue;
The structure is now a house with a corner porch and Garage



1949 Sanborn Insurance Company Map: Corner of Grand Avenue;
No changes in the house footprint

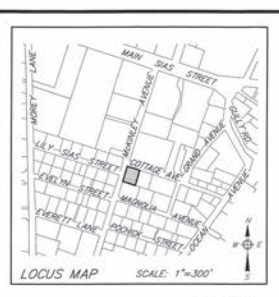
NANTUCKET REGISTRY OF DEEDS
 Date: 06/17/2013
 Time: 9:32 AM
 Plan No: 2013-49
 Sheet 1 of 1

RESERVED FOR REGISTRY USE

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
 I CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

ALAN M. GRADY, PLS
 MASSACHUSETTS REG.
 NO. 37732

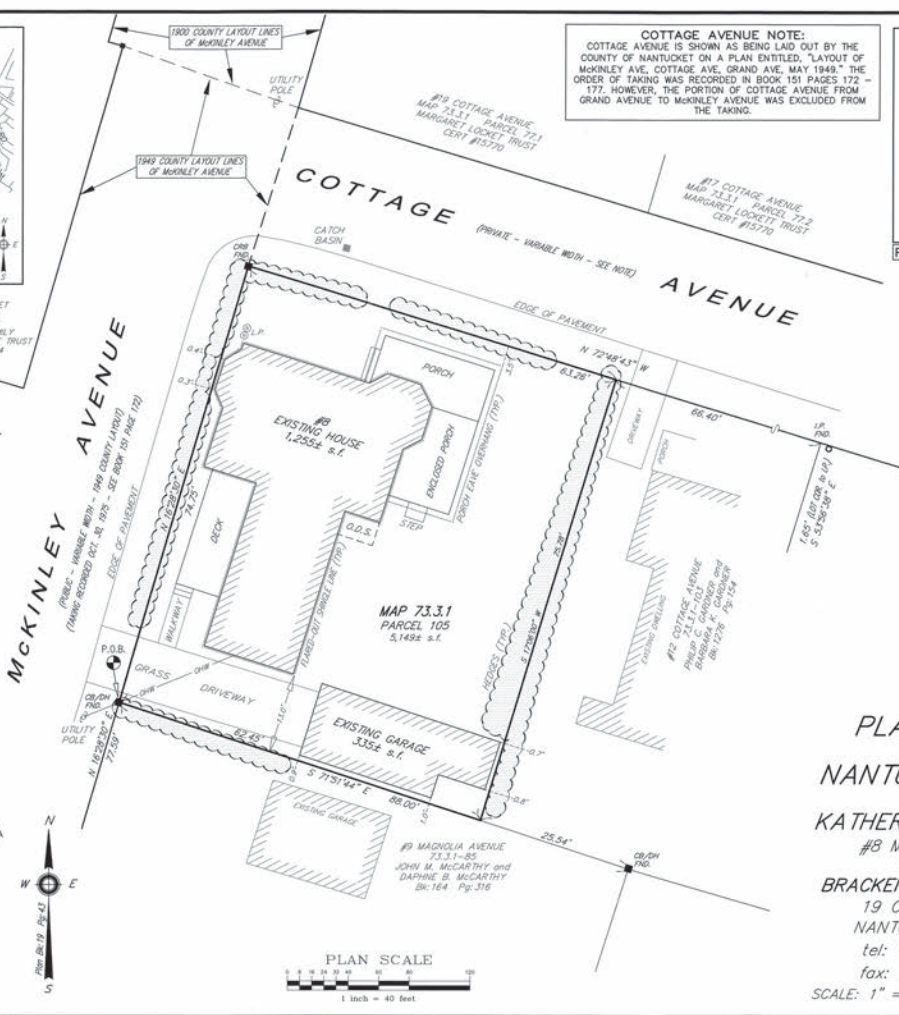
COTTAGE AVENUE NOTE:
 COTTAGE AVENUE IS SHOWN AS BEING LAID OUT BY THE COUNTY OF NANTUCKET ON A PLAN ENTITLED, "LAYOUT OF MCKINLEY AVE, COTTAGE AVE, GRAND AVE, MAY 1949." THE ORDER OF TAKING WAS RECORDED IN BOOK 151 PAGES 172 - 177. HOWEVER, THE PORTION OF COTTAGE AVENUE FROM GRAND AVENUE TO MCKINLEY AVENUE WAS EXCLUDED FROM THE TAKING.



#1 LILY STREET
 MAP 73.3.1
 PARCEL 96
 MERRIMAN FAMILY
 2008 REAL ESTATE TRUST
 CERT #23514

#2 LILY STREET
 MAP 73.3.1
 PARCEL 107
 ELIZABETH WANGLER WHITE
 Bk: 396 Pg: 275

- LOCUS: #8 MCKINLEY AVENUE
 MAP 73.3.1 PARCEL 105
- OWNER: KATHERINE BOIAN KING, et al
 P.O. BOX 486
 WEST FALMOUTH, MA 02574
- DEED REF: Bk:344 Pg:299
- PLAN REF: Road Plan #227
 Road Plan #69
 Plan No:2011-17
 Plan No:54-Y
 Plan Bk:19 Pg:43
 Plan Bk:1 Pg:89
 "As-Built" Plan of 12
 Cottage Avenue on file with the Nantucket Building Dept.
- LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 250230-0003-E dated 11/06/96.
- ZONE: SOH **REQUIRED**
 LOT AREA: 5,000 s.f.
 FRONTAGE: 50'
 FRONT YARD: 0'
 SIDE YARD: 5'
 REAR YARD: 5'
 COVERAGE: 50%



PLAN OF LAND
 IN
NANTUCKET, MASS.
 OWNED BY
KATHERINE BOIAN KING
 #8 MCKINLEY AVENUE
 PREPARED BY
BRACKEN ENGINEERING, INC.
 19 OLD SOUTH ROAD
 NANTUCKET, MA 02554
 tel: (508) 325-0044
 fax: (508) 833-2282
 SCALE: 1" = 40' MARCH 26, 2013

Nantucket Registry of Deeds Plan 2013-49: This plan shows an enlargement of the property to the east which no longer has the Garage straddling the property line; the east portion of the porch enclosed; and relocated stairs at the west deck. Note that the northeast corner bay window as drawn references the second floor, not the first floor footprint.

7.3 Historical Photographs

Courtesy of the *Nantucket Historical Association*:

Photo SG14173: The original stable form of the house, pre-1910.

Photo P10111: Ca. 1910, looking south at the north and west elevations. The house is shown with pier supports and square porch columns. The house may have been under construction at the time of this photo.

Photo P20641: This photo shows the wrap-around porch at the northeast corner before it the east portion was closed in.

Photo SC612-298: This photo shows a ship's steering wheel on the porch roof before the east portion was closed in. Note the darker color of the window sash.

Photo PH23-54_aerial view, looking east, 1930s: The earlier west entrance to the Kitchen wing is shown in this aerial photo.

Courtesy of the Carter Family Photograph Collection:

Living Room Fireplace showing originally-unpainted wainscot woodwork
Dining Room Bay Window showing originally-unpainted wainscot woodwork
Staircase showing originally-unpainted wainscot woodwork
Kitchen original soapstone sinks
Kitchen Table & Stove
Iron Beds in 'Pilot House'/northeast bedroom

Courtesy of the *Nantucket Historical Association*:



SG14173: The original stable is situated behind the barn with open bays.





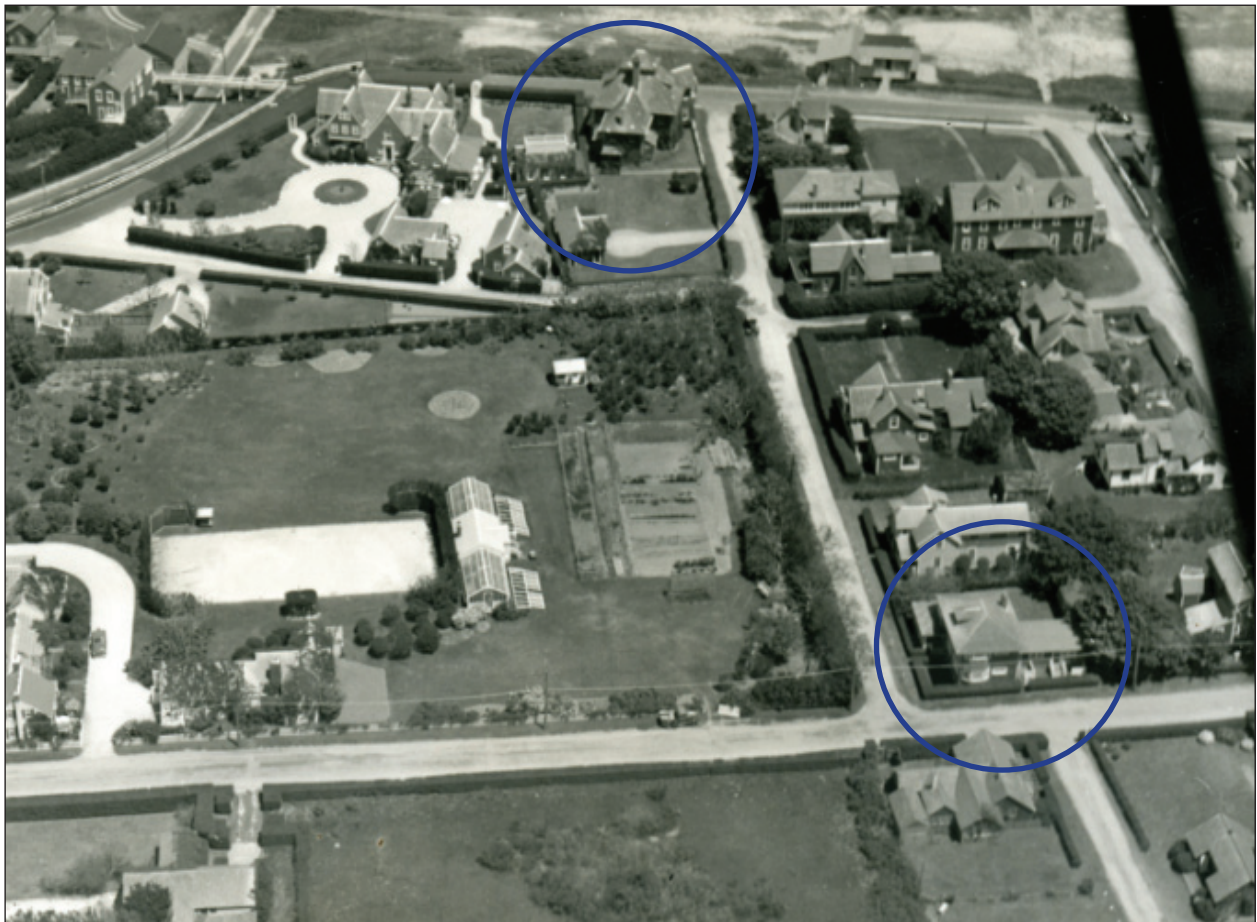
P10111: Ca. 1910, looking south at the north and west elevations. The house is shown with pier supports and square porch columns. The house may have been under construction at the time of this photo.



P20641: This photo shows the wrap-around porch at the northeast corner before the east portion was closed in.



SC612-298: This photo shows a ship's steering wheel on the porch roof before the east portion was closed in. Note the darker color of the window sash.



PH23-54: Aerial view, looking east, 1930s: The earlier west entrance to the Kitchen wing is shown in this aerial photo. Rumsey house associated with the barn prior to 1909 is shown at the east end of Cottage Avenue.

Courtesy of the Carter Family Photograph Collection:



Living Room Fireplace showing originally-unpainted wainscot woodwork



Dining Room Bay Window showing originally-unpainted wainscot woodwork



Staircase showing originally-unpainted wainscot woodwork



Kitchen original soapstone sinks



Kitchen Table and Stove



Iron Beds in 'Pilot House'/northeast bedroom

7.4 Current Year 2020 Photographs

Exterior



North & east streetfront elevations showing the wrap-around porch and the 'Pilot House'



North entrance porch



Partial west elevation showing 2-story bay window



South elevation and west entrance deck



Partial west elevation showing enclosed east porch



East patio area



North elevation of Garage



Porch newel post with round cap



Front Door: wide, 20-light Dutch door with distinctive hardware



Front Door: wide, 20-light Dutch door with distinctive hardware



Front Door lift bar label: "T. Gilbert & Co., No. 106 Washington Street, Boston."



Front Door: wide, 20-light Dutch door with distinctive hardware

Interior



Front Living Room at the entry



Fireplace mantelpice detail in Living Room



Front Living Room looking west to Dining Room



Front Living Room looking west to Dining Room



Front Living Rom with parquet floor detail



Dining Room looking east to Living Room entry door



Dining Room looking south to Kitchen



Dining Room looking south to staircase and Kitchen



Built-in Pantry



Kitchen Cabinets & Drawers



Kitchen Bay Window



Kitchen Tool Box labeled "R. E. Boian", former owner



Kitchen Door Knob



Stair wainscot, handrail & decorative handrail supports



Staircase Sketch Painting on beadboard wall: Sankaty Light
by artist George Thomas



Staircase & Hall Sketch Paintings on beadboard walls
by artist George Thomas



Northwest Bedroom



Southwest Bedroom



North Bedroom



Northeast Master Bedroom: 'Pilot House'



Thumbblatch, second floor

7.5 Chain of Title

From deeds recorded in the Nantucket Registry of Deeds (NRD)

NRD Book ??? : M. Rumsey to Emma Frances Hayward, 1909

NRD Book 113, p. 80: Roy E. Sanguinetti, executor for Emma Frances Hayward to Robert E. Boian, 1950 (Lot 10, Plan of Sunset Heights)

NRD Book 344, p. 299: Caroline W. Boian to Katherine Boian King, Constance Boian Tevebaugh, Barbara Boian Stockton and William Wade Boian, 1990 (14 Cottage Avenue, Lot 10, Plan of Sunset Heights)

NRD Book 1403, p. 69: Katherine Boian King et al to John H. Carter Jr. and Anne Stires Carter, 2013 (land and buildings now known and numbered as 8 McKinley Avenue, Plan 2013-49)

NRD Book 1491, p. 320: John H. Carter and Anne Stires Carter to Anne Stires Carter, trustee of the Anne Stires Carter Revocable Trust, 2015