

**Architectural & Historical Report
for
10 Everett Lane
Siasconset, Massachusetts**

October 1, 2021 Revised 7.5.23

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.

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1. SUMMARY AND PROJECT SCOPE

Built in the Old Historic District of Siasconset, the property at 10 Everett Lane known as Albatross 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 10 Everett Lane and establish its architectural and cultural significance. This study includes a survey and study of the architecture, form and materials of the existing structure, a survey of historical maps and photographs of the property, an examination of the records on file at the town of Nantucket Registry of Deeds, Probate Court and Planning and Land Use Services (PLUS) records, as well as published and archival sources.

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

2. STATEMENT OF SIGNIFICANCE

The house at 10 Everett Lane is significant as an early 20th-century summer home built in a simple, cottage style in the historic district of Siasconset. It is a home that came to serve as a long-term, year-round home for the Finch family for fifty years.

It is rare that the builder's name is known. As a 'Sconset builder, William B. Gardner built this home as well as others in the historic district. He relied upon materials appropriate for the period, including narrow-width, natural wood finish horizontal beadboard for the interior walls, four-panel wood doors and distinctive hardware, which have survived intact. Gardner was able to maximize second floor bedroom space with a high eave line and long shed dormers. He introduced unusual sliding glass windows in the dormers which appear in the ca. 1910 photograph.

3. HISTORICAL INFORMATION

10 Everett Lane: Albatross, built in 1907 by William B. Gardner for Belle Hollingsworth

Everett Lane was originally known as Miner Street, named after Ellen Miner Round who had acquired the land on both sides of the street, from Atlantic Avenue (now Morey Lane) to Grand Avenue (now McKinley Avenue), and south to Carew Avenue. A plan of her property divided into twenty house lots was surveyed by H. M. Waitt in 1883. Two late-nineteenth-century cottages were built at the east end of Round's tract of land: Kansas Dugout, the home of actress Agnes Everett, at 15 McKinley Avenue, and Dewey or Don't We, built for George Sawyer at 17 McKinley Avenue. The remainder of the tract was not built upon until the twentieth century. Miner Street was officially renamed Everett Lane in 1953, in honor of Agnes Everett who lived at the corner of the lane for more than seventy years.

In 1901, Charles M. Hollingsworth (1848-1915), an inventor and author, of Newburgh, New York, purchased lots 10 and 11 of Round's subdivision and William B. Gardner (1833-1919), a 'Sconset contractor, builder, and real estate agent built his cottage, The Knoll, at what is now 4 Everett Lane. Gardner purchased the remainder of the 20-lot tract from Round in 1907 and quickly began to market the property and build cottages for the new owners. In 1907, he sold five lots to Mrs. C. M. (Belle) Hollingsworth and built the second Hollingsworth cottage, called Albatross, at 10 Everett Lane in 1907, the same year he built the house at 28 Morey Lane, south of the Hollingsworths, for Herbert Buttrick, as well as the cottage Kolelemook for Mrs. H.P. Burney on the north side of Everett Lane. Gardner was a prolific builder in 'Sconset, with many of his houses in the Morey Lane neighborhood, including his own cottage, The Vale of Rest, at 15 Morey Lane. The typical cottages Gardner built in this area of 'Sconset were one-and-a-half stories, with shed dormer/s, and a front porch—larger than the Underhill cottages just north of Everett Lane on Pochick, Lily, and Evelyn Streets, but smaller than those in the earlier Sunset Heights development on the south bluff.

The Hollingsworths moved to Washington D.C. before 1910. Charles M. died in that city in 1915. The 1920 U.S. Federal Census lists Belle as head of a household that included her son Leonard (age 20) and two roomers. Her occupation was saleswoman at a candy stand. Belle Hollingsworth sold Albatross cottage and property to Irene Pinder Kerwin of Lowell, Massachusetts, in 1925. The Kerwins—Irene, her husband attor-

ney James J. Kerwin, and daughter Shelia—were ‘Sconset summer residents for twenty years. In 1945, the property at 10 Everett Lane was sold to Donald D. and Jane W. Grimason of Chicago. The Grimasons sold to John Wallace Finch and Madeline Fernandez Finch in 1962.

Sanborn Insurance Company maps dated 1909, 1923, and 1949 show the same building footprint. An updated Sanborn Insurance Company map for 1956 shows a penciled-in southwest addition with the property labeled ‘Grimason’. No garage or outbuilding appears on any of the maps.

The Finch family owned Albatross cottage for more than fifty years. John Wallace Finch (d.2002) was a professor of English and Theatre at Dartmouth College, and wrote crosswords for *The New York Times*. He and his wife, Madeline (d. 2020), settled In Siasconset year-round after retirement. Current owner Laura Jan Hedrick purchased the property in 2020.

4. ARCHITECTURAL INFORMATION

4.1 Description

This early twentieth-century house is a one-and-three-quarter-story, wood-framed house with its gable ridge parallel to Everett Lane. Nineteenth-century maps and photographs confirm its existing and original rectangular form with a covered porch the full width of the front facade, an off-center entrance door flanked by two windows on the east side and a single window west of the door. A small brick chimney is located off-center at the gable peak. The first floor level is several feet above grade on piers.

The first floor of the house includes a stair-hall entry, a living room with a brick fireplace, a dining room, sunroom, kitchen, bathroom/laundry room, and bedroom. The second floor includes three bedrooms, a stairhall, and two bathrooms. The interior has its original wood paneled walls and ceilings, exposed wood floor joists, door and window trim, built-in cabinets, wood floors, and four-panel doors with mineral door knobs.

The house is largely intact as it was built in 1907. Changes to the house have been made to the original front and rear (north & south) dormers as well as sash changes. A first floor sunroom was also added to the footprint at the southwest. The original exterior trim does not appear to have been painted while the window sash was painted a dark color.

4.2 Alterations/Evolution

All maps consistently show a rectangular form with the same footprint and a small rear addition at the south-east. Exterior alterations may be compared in ca. 1910 photo #P10110, page 10 and 2021 photo page 11.

- The fenestration of the original front/north shed dormer was altered by replacing the sliding window sash with 3/3, smaller window sash;
- The fenestration of the original rear/south shed dormer was altered by replacing the sliding window sash with diamond-paned window sash;
- Diamond-paned window sash was added in many locations throughout both floors of the house: in the second floor east bedrooms and at the west walls of the living and dining rooms. Such diamond-paned sash includes double hung, casement, and sliding windows;
- A small sunroom at the southwest corner of the first floor was added by 1956 when it appears penciled-in on an updated Sanborn Insurance Company map;
- A first floor bedroom was altered with veneer-wood paneled walls added and an adjoining bathroom;
- The brick chimney retains its size and shape with some modification from the original corbeling inward to two courses corbeled outward with added brick courses supporting a chimney cap. The living room fireplace appears in its simple, original form;
- The original wood shingle roof material has been replaced with asphalt shingles. A gutter and downspout was added to the front dormer;
- Original vertical board foundation skirting has been replaced by a combination of square wood lattice and solid cement board with original foundation piers not visible;
- Originally no porch lattice or railings existed;

- The original front stair had five risers compared to the current seven risers with horizontally-wood paneled sides, suggesting that the grade has changed;
- The second floor bedroom walls and ceilings are finished with a painted fiberboard with wood battens at their seams. Because they co-exist with the altered, smaller 3/3 dormer windows, this finish material may be an alteration also, although it would have been appropriate for the 1907 construction date;
- What may have been a single bedroom at the east side of the second floor was divided into two bedrooms with shed-roofed additions built on the front porch roof and rear/southern slope;
- The second floor stairhall wood ceiling is a replacement ceiling that does not match the original beadboard walls;
- The claw-foot tub and sink in the second floor north bathroom maybe original to 1907;
- The wood paneling in the first floor east bedroom, second floor bathroom, and all louvered closet doors are not original to the house.

4.3 Character-Defining Features

This house is a simple one-and-three-quarter-story gable form with its character-defining features in the interior, including:

- original, natural wood finish, window and door trim, floors, staircase, built-in cupboards, exposed floor joists framing the second floor, and narrow horizontal beadboard for walls;
- original, natural wood finish, four-panel doors with dark, mineral and decorative door knobs;
- distinctive natural finish wood newel post;
- built-in kitchen floor cabinets with early, possibly original beadboard cabinets and hardware. This north wall of cabinets include a white porcelain sink, a lower cabinet height, no toe kicks, wall-mounted kitchen faucet fixtures, and a later countertop material.

4.4 Outbuildings

The post-1956 garage located to the east of the house does not appear on the updated 1956 Sanborn Insurance Company map. There are double wood garage doors alongside a single entry door at the north elevation.

5. PROPERTY INFORMATION

5.1 Property Identification: 10 Everett Lane, Nantucket Assessor's Map: 73.3.2 3, .23 acres, zone SOH.

After 1909 and before 1923, the property lines were established from the properties to the south and east on the Sanborn maps. The earlier 1909 map does not show a division among the properties.

6. SOURCES OF INFORMATION

6.1 Published and Archival Sources

Inquirer and Mirror:

September 7, 1901: William B. Gardner sold two lots to C. M. Hollingsworth, near Kansas Dugout

February 3, 1907: W. B. Gardner buys land south of Underhill

November 9, 1901: W. B. Gardner building Hollingsworth cottage

June 15, 1907: Hollingsworth cottage under construction

December 25, 1915: obituary of C.M. Hollingsworth, author and inventor

March 8, 1919: William B. Gardner obituary

August 11, 1928: Kerwin and family at their cottage Albatross

August 15, 1953: dedication of Everett Lane (formerly Miner Street)

April 21, 1988: Madeline Finch and Morey Lane development

June 7, 1990: Jane W. Grimason obituary

January 12, 1995: chimney fire

June 20, 2002: John Wallace Finch obituary

MACRIS Nan 2084; HDC Survey, 10 Everett Lane, 9/13/1989

6.2 Further Study

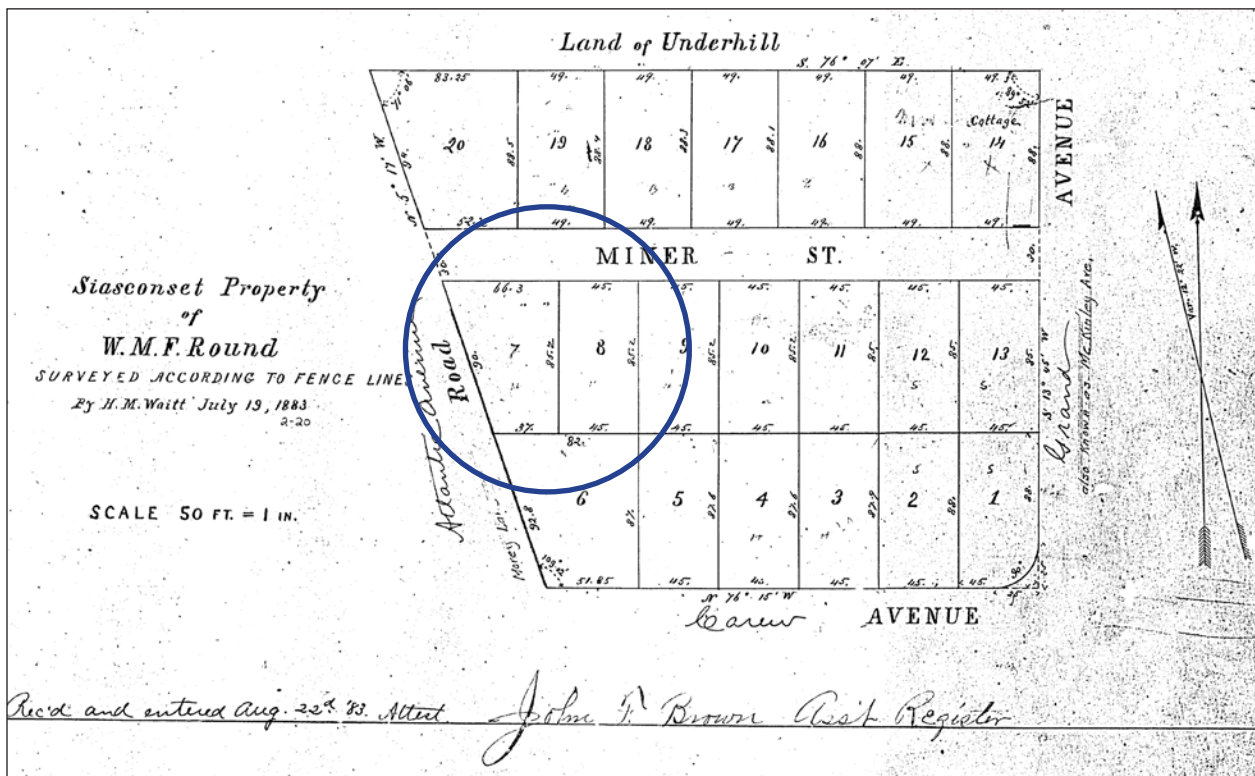
Research *Inquirer* and *Mirror* digitized records for rental information citing who may have rented Albatross from the Hollingsworths during the summers from 1907 to 1925. During this period Robert Hilliard, a famous matinee idol, owned the houses across the street -- Sleepy Eye and Wide Awake-- at 23 and 27 Morey Lane. Although Albatross was not part of his "compound" and Hilliard never owned 10 Everett Lane, it is neighborhood lore that friends of his stayed there.

6.3 Historical Maps & Plans

"Siasconset Property of W.M.F. Round, surveyed according to fence lines by H. M. Waitt, July 13, 1883." Nantucket Registry of Deeds, Plan Book 2, p. 20

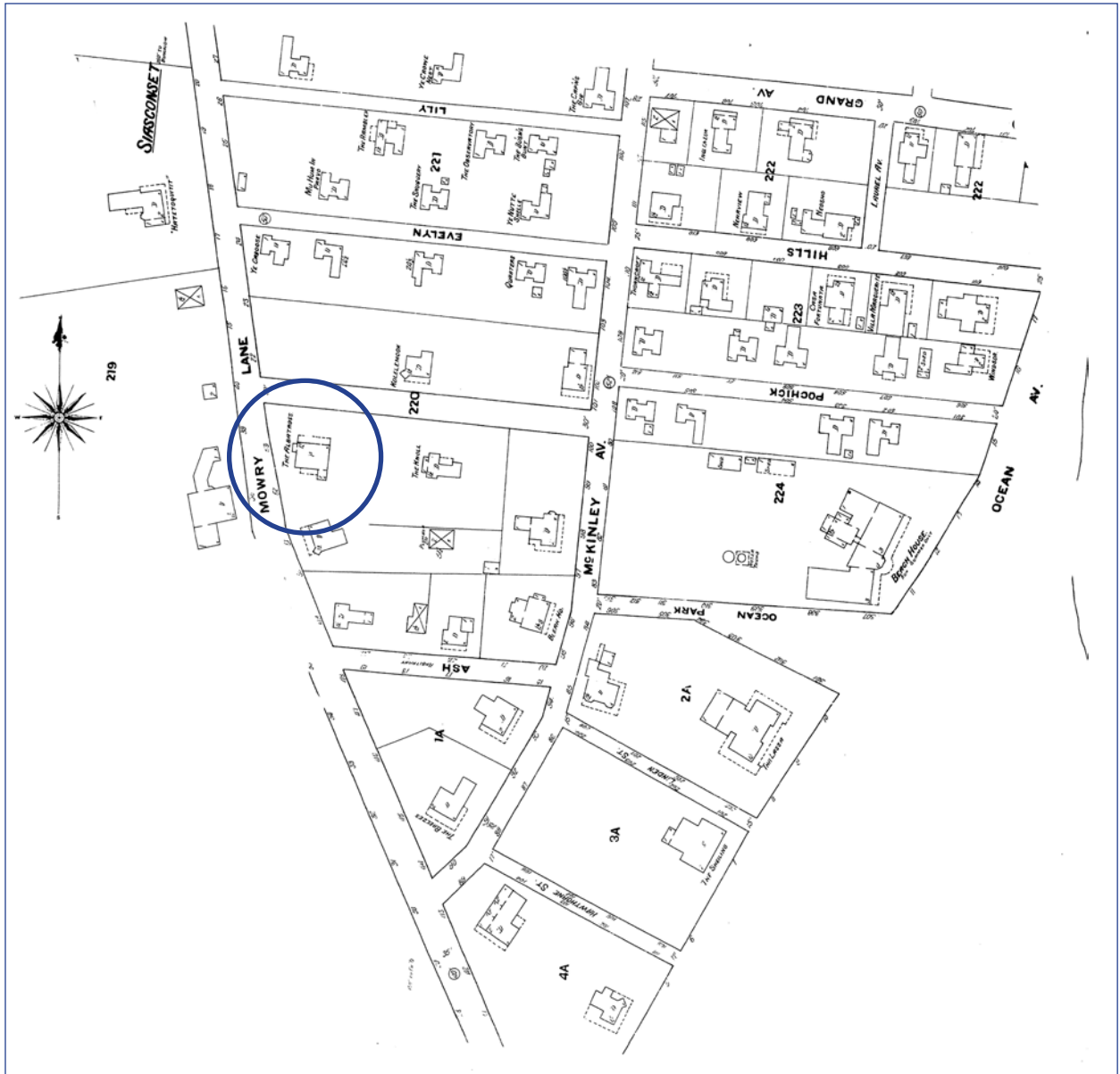
Sanborn Insurance Company Maps: 1909, 1923, 1949, 1956 updated (owned by Marsha L. Fader)

"Perimeter Plan of Land in Siasconset, Nantucket Island, MA prepared for John W. and Madeline F. Finch, October 17, 2000." Nantucket Registry of Deeds Plan 2000-24.

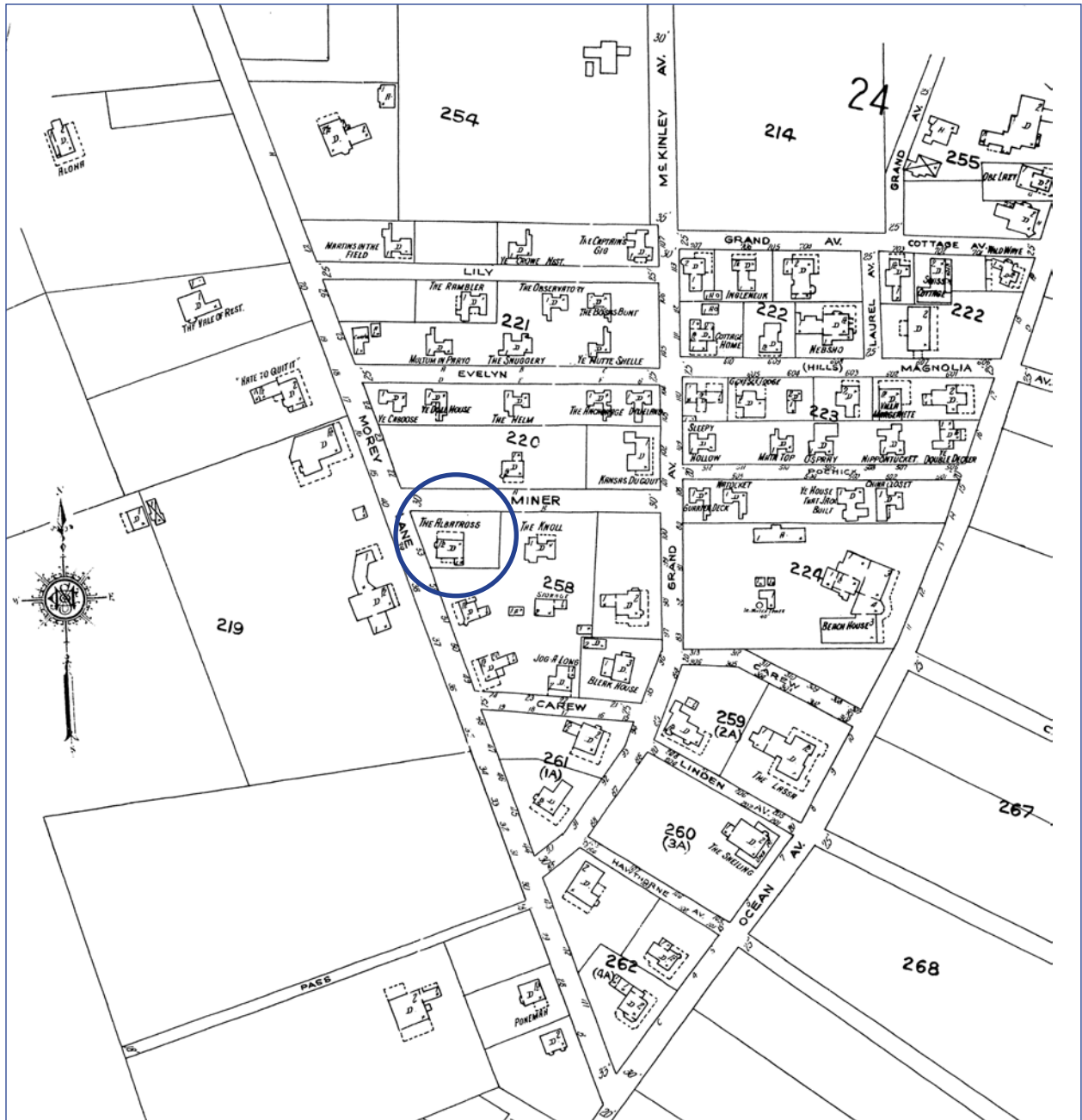


"Siasconset Property of W.M.F. Round, surveyed according to fence lines by H. M. Waitt, July 13, 1883." Nantucket Registry of Deeds, Plan Book 2, p. 20

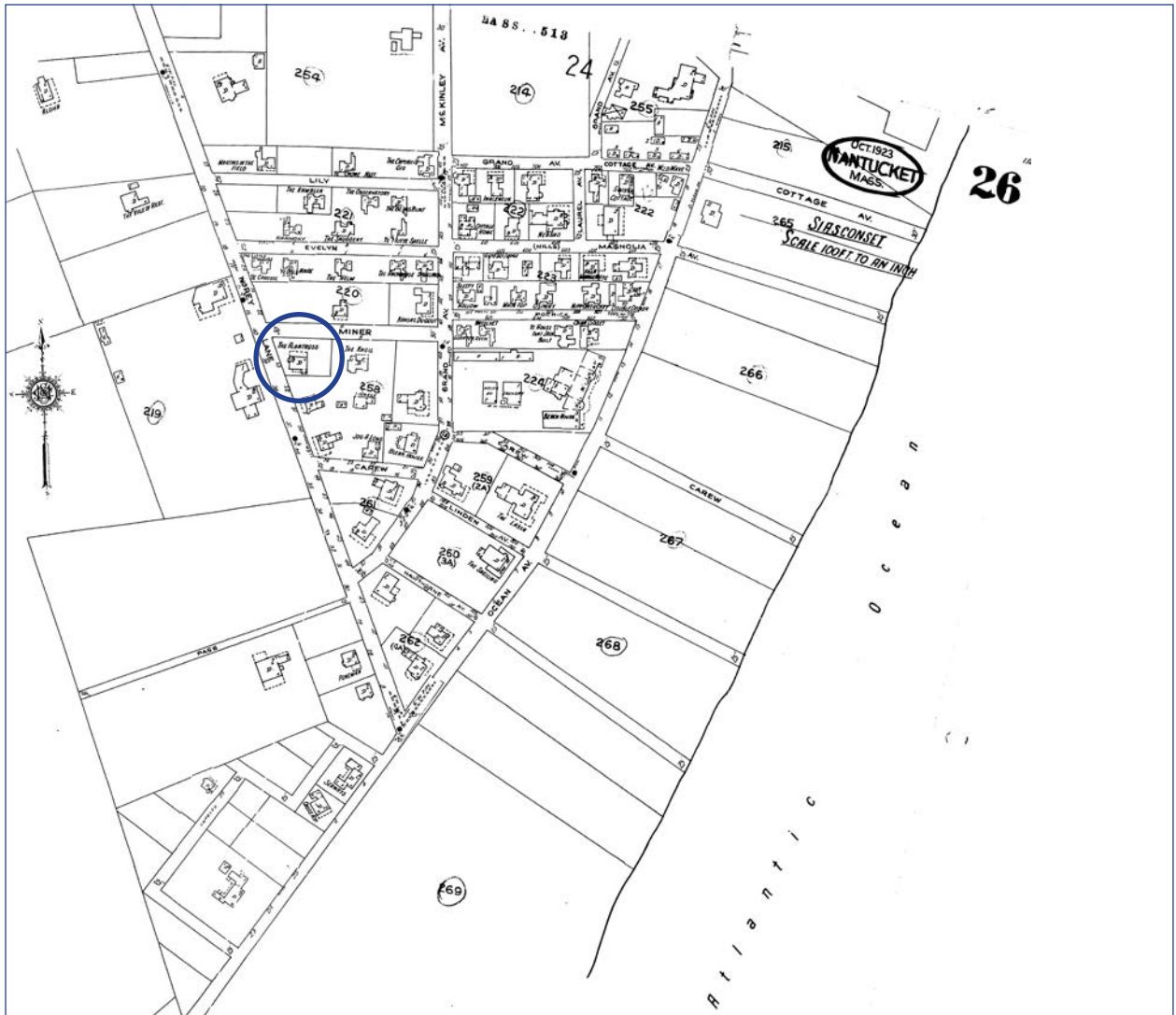
Lot #'s 7 & 8 represent the current 10 Everett Lane, formerly known as Miner Street



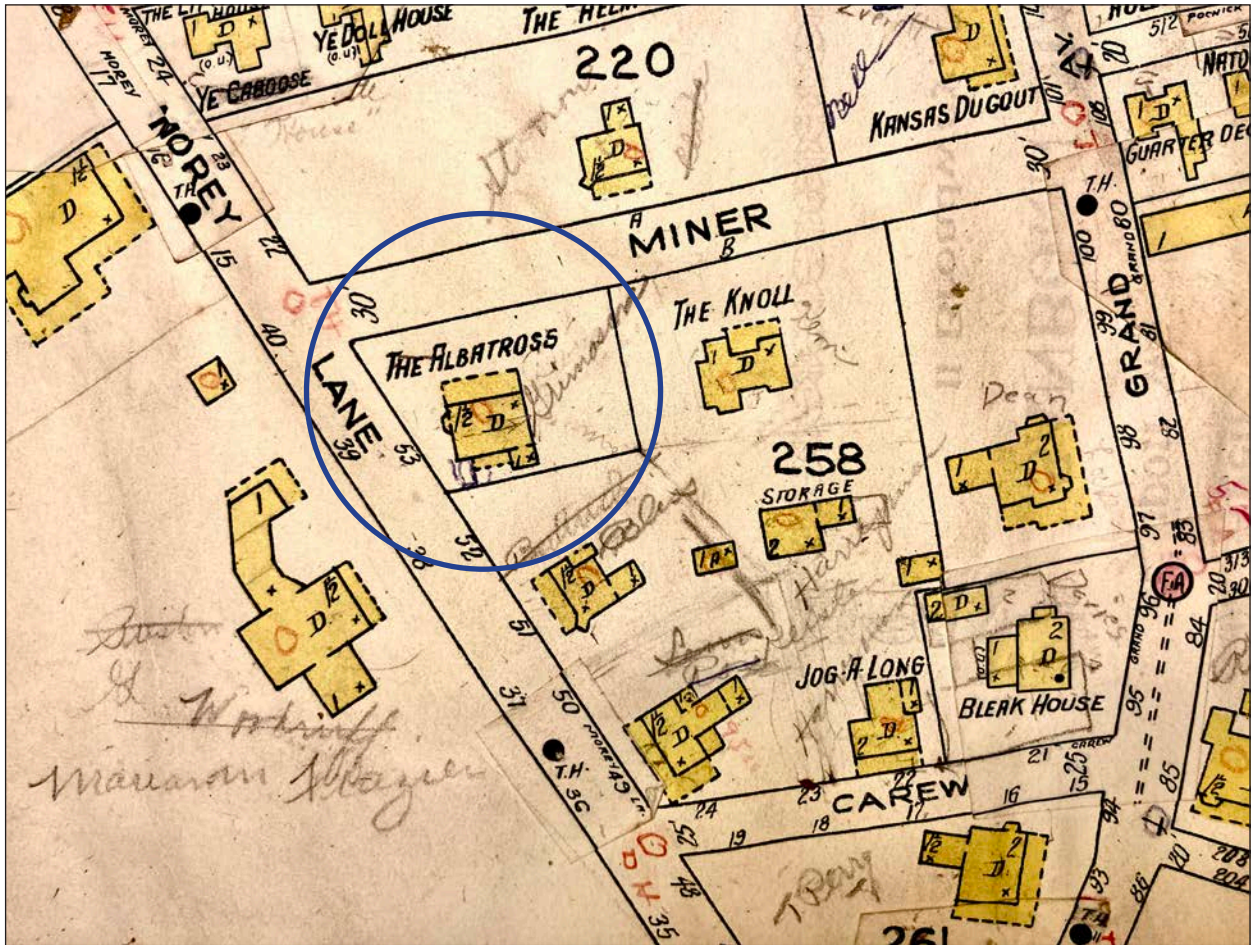
Sanborn Insurance Company 1909



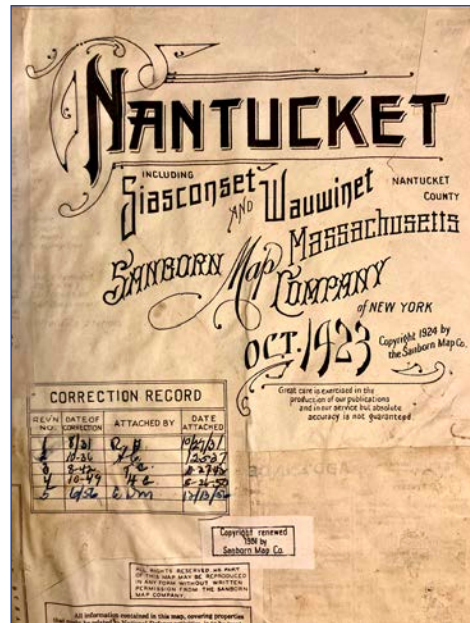
Sanborn Insurance Company 1923



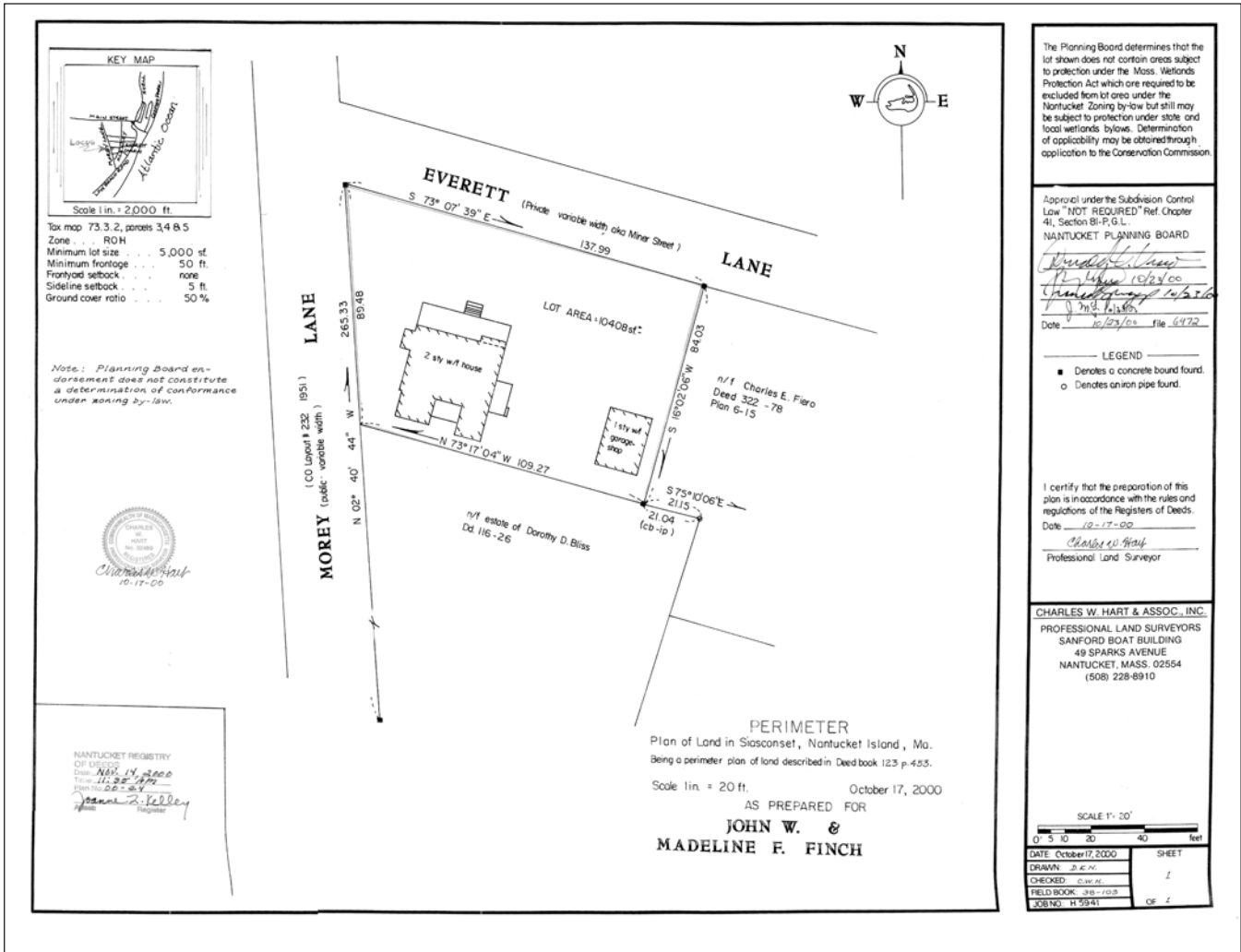
Sanborn Insurance Company 1949



Sanborn Insurance Company 1956



Sanborn Insurance Company 1956
 Map ID



“Perimeter Plan of Land in Siasconset, Nantucket Island, MA prepared for John W. and Madeline F. Finch, October 17, 2000.”
Nantucket Registry of Deeds Plan 2000-24.

6.4 Historical Photographs: Courtesy of the Nantucket Historical Association

P10110: 10 Everett and 28 Morey, c 1910



P10110: 10 Everett and 28 Morey, c 1910
North and West Elevations

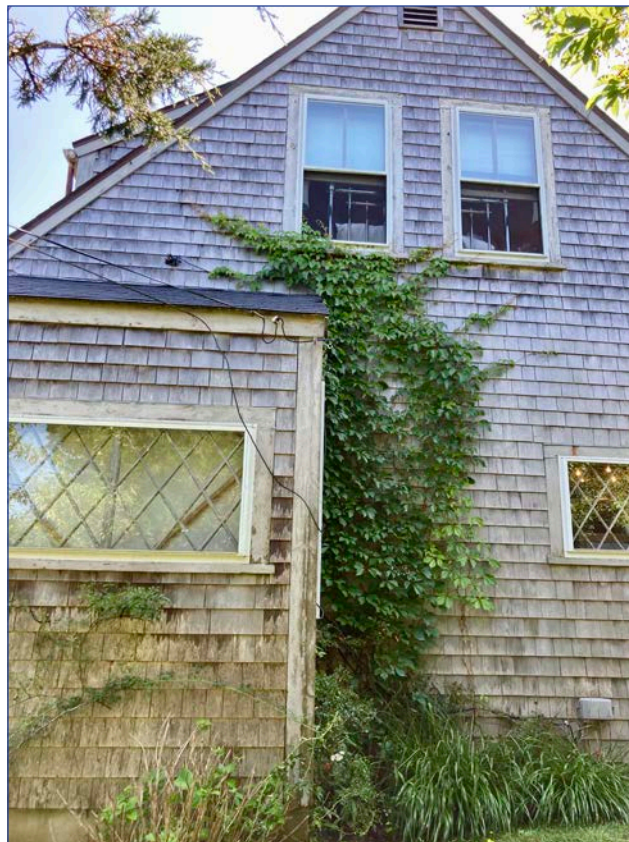
6.5 Year 2021 Photographs



North/Street Elevation



North & West Elevations



Partial West Elevation



Partial West Elevation



South Elevation, West Sunroom



West Elevation



East side of North Elevation



East Elevation



South side of East Elevation



South side of East Elevation showing second floor addition



East side of sunroom



South & East Walls at South Deck



West side of Southeast second floor addition



West side of Southeast corner Laundry Room



East Elevation Second Floor looking North



East Elevation looking North



Front/South Porch looking West



Entry Stairhall



First Floor Bedroom looking southeast



First Floor Bedroom looking northwest



Stairhall into Living Room, looking southwest



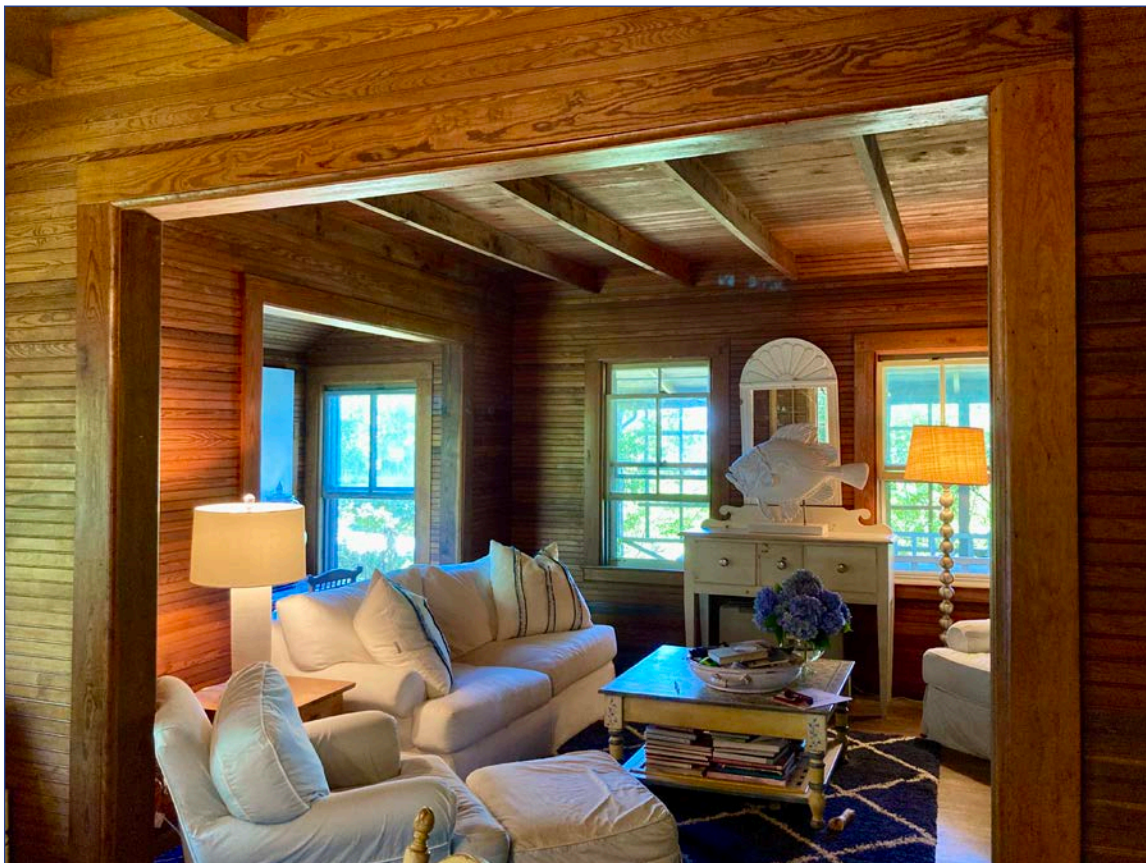
Stairhall into Living Room, looking west



Fireplace, east wall, Living Room



Living Room looking northeast to Stairhall



Living Room looking northwest



Dining Room looking southwest



Dining Room Built-in Cupboard, southeast corner



Dining Room Built-in Cupboard, northeast corner, behind furniture



Kitchen Cabinets, looking east



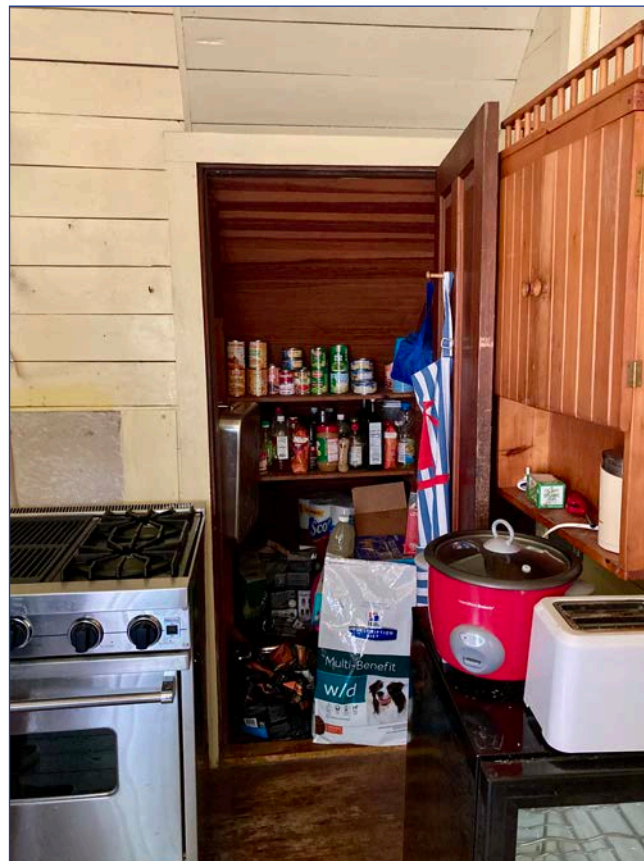
Kitchen Cabinets looking south



Kitchen Cabinet Hardware



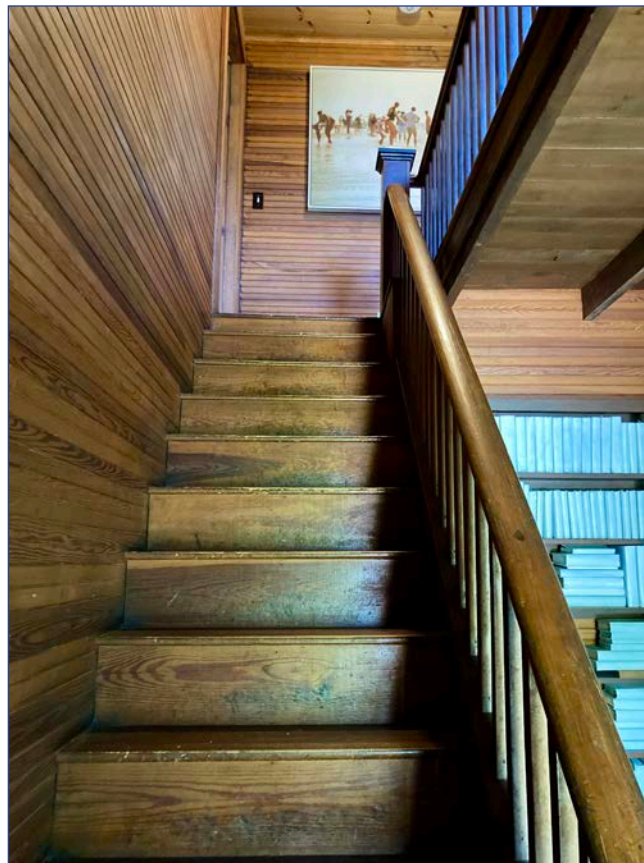
Kitchen looking west



Kitchen Closet under Front Stair



Kitchen Looking east



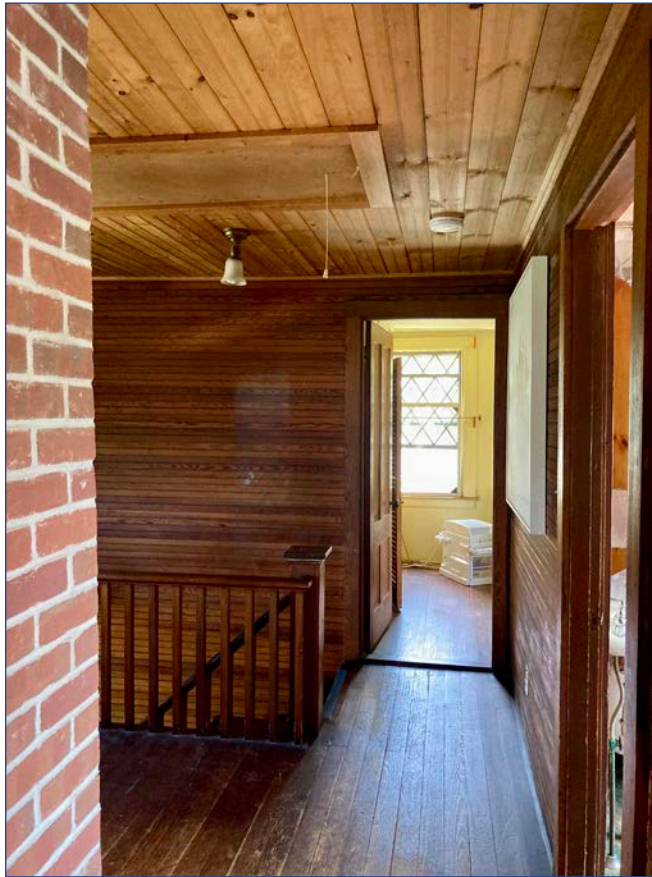
Stair to Second Floor



Second Floor Stair Landing looking south



Second Floor Stair Landing looking west



Second Floor Stair Landing looking east



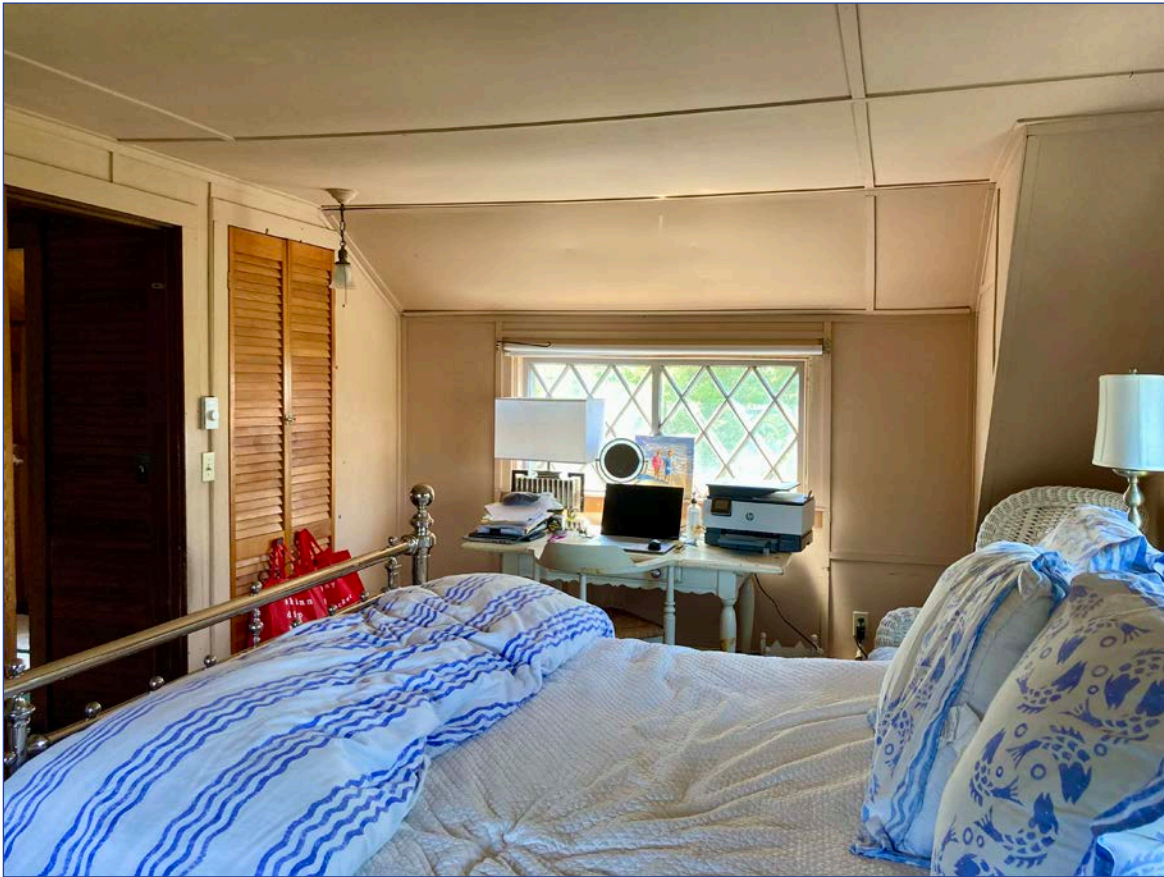
Stair to First Floor



West Bedroom looking west



West Bedroom looking northwest



West Bedroom looking south



Southeast Bedroom looking south



Southeast Bedroom looking southeast



Southeast Bedroom looking northwest



Northeast Bedroom looking northeast



Northeast Bedroom looking northwest



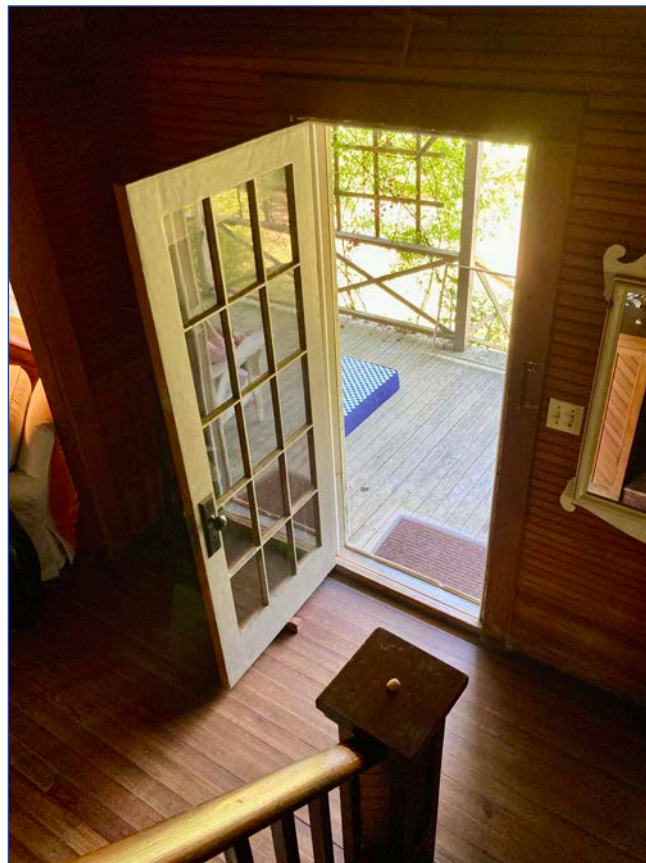
Northeast Bedroom looking southeast



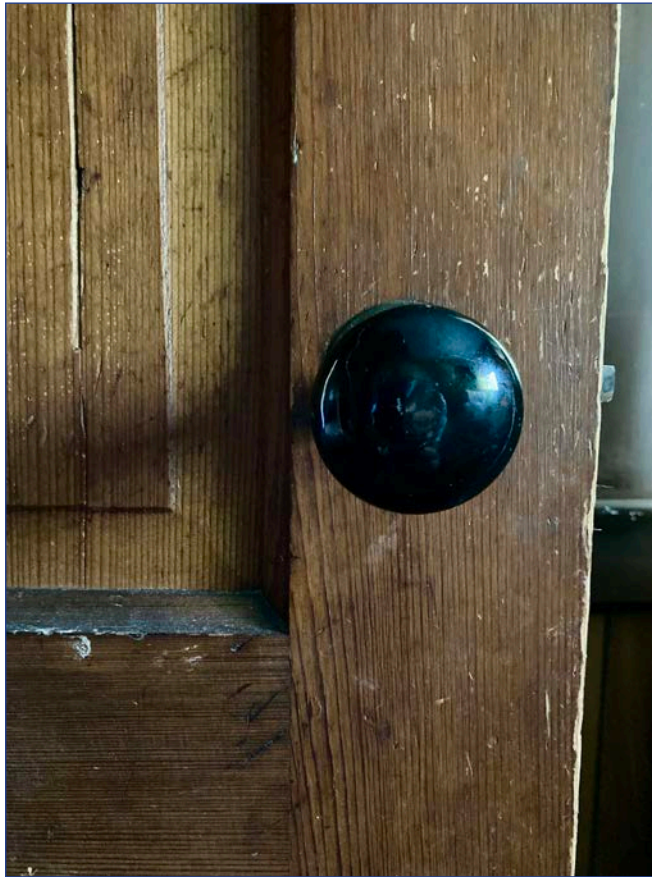
Second Floor Bathroom looking southeast



Second Floor Bathroom looking northeast



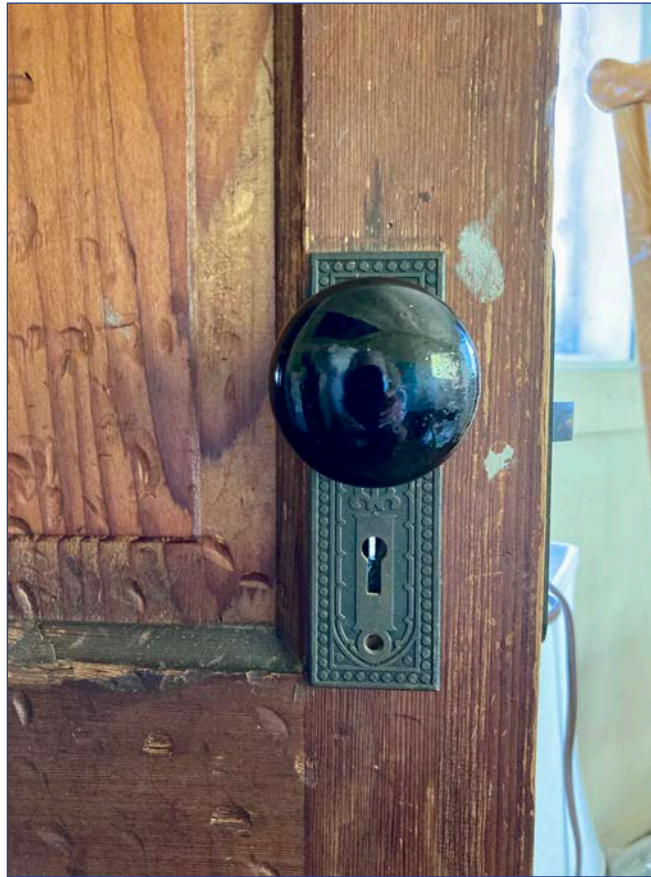
Front Door to North Entry Porch



Mineral Door Knob, typical



Decorative Embossed Door Knob



Mineral Door Knob, Embossed Escutcheon



Garage, east end of house

6.6 Chain of Title

NRD Book 87, pp. 547-49: Ellen Miner Round to William B. Gardner, 1907

NRD Book 87, pp. 549-50: William B. Gardner to Belle Hollingsworth, 1907

NRD Book 102, p. 253: Belle Hollingsworth to Irene Pinder Kerwin, 1925

NRD Book 110, p. 404: Irene Pinder Kerwin to Donald D. and Jane W. Grimason, 1945

NRD Book 123, p. 453: Donald D. and Jane W. Grimason to John Wallace Finch and Madeline Fernandez Finch, 1962

NRD Book 633, p. 57: John Wallace Finch and Madeline Fernandez Finch to John Wallace Finch, 1/2 interest, 1999

NRD Book 663, pp. 66-69: John Wallace Finch to Ten Everett Lane Nominee Trust, 1999

NRD Book 1658, p. 296: Madeline Fernandez Finch, Trustee of Ten Everett Lane Nominee Trust, to Madeline Fernandez Finch, 2018

NRD Book 1771, p. 327: Sarah F. Alger, Representative of the estate of Madeline Fernandez Finch, to Laura Jan Hedrick, 2020