

**Architectural & Historical Report
for
6 Center Street
Siasconset, Massachusetts**

January 25, 2022
Revised June 2023

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 6 Center Street known as Sunnyside and In and Out, 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 6 Center Street 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 6 Center Street is significant as an early 19th-century example of the typical 'Sconset village T-plan house with its central living area and bedrooms at the southern end. It has retained its footprint, walls and roof, its interior plan together with construction materials and details. With additions to the north and the south of the original footprint, the original middle section has survived. Also known as a boat's crew cottage, a whale or fish house, and medieval hanging-loft house, its original function was to house a boat's crew. Its T-plan is unique to the early 'Sconset village.

Also known as Sunnyside and In and Out, this house is distinguished by long family ownerships of the

3. HISTORICAL INFORMATION

ca 1830, 6 Center Street: Sunnyside, In and Out

The cottage at 6 Center Street on the south side of Pump Square was in the busy center of nineteenth-century Siasconset. The well just north of the cottage was dug in 1776, and the surrounding square became the scene of daily activity. Captain Charles P. Swain (1797–1884) owned the cottage in the mid-nineteenth century. Although no deed to Swain is on record, he was known to be resident there as early as 1858, when his name appears on the map of 'Sconset drawn by H.F. Walling that year. Swain had an early whaling career, sailing out of Plymouth, Massachusetts on two voyages as captain of the *Plymouth* (1825–29; 1829–32). Later, he was a captain in the coasting trade. Active in community affairs, he served at various times as tax collector, postmaster, and a member of the school board. During Swain's ownership, the cottage was known as Sunnyside, purportedly for its yellow-painted shingles. Portraits of Charles P. Swain and his wife, Lydia Coffin Swain (1807–86) are in the collection of the Nantucket Historical Association.

The history of 6 Center before Swain's ownership is unclear. The often repeated history of the house recounted by Edward F. Underhill in "Old Houses on 'Sconset Bank," oral history statements first published in the short-lived newspaper 'Sconset Pump in 1888, (collected and published by Henry Chandlee Forman in 1961) is not supported by documentary or physical evidence. Underhill states that one William Gardner lived year-round in the cottage in 1814, a date based upon the recollections of Edward C. Joy, who was nine years old in 1814. Underhill claims that Joy was "favored with a marvelously retentive memory, he is able to vividly recall the conditions of the village and the ownership of the old houses at that date." Underhill interviewed Joy in 1888, when Joy was eighty-four years old. (Forman, Underhill's *The Old Houses on Sconset Bank* p. 18) As there were at least six men named William Gardner living on Nantucket in 1814, it is impossible to determine which William Gardner may have lived at 6 Center Street.

One of the earliest, although cryptic keys to owners of 'Sconset cottages is the 1835 Proprietors map of the village, which features the initials of the owner of each house lot. The cottages had been built on, or moved to, common land that was not apportioned to specific owners until the privatization of the commons that began around 1815. Since a change of cottage ownership on common land did not include a land transfer, it was not necessary to record a deed. Prior to the 1830s, most cottages in the village of Sconset passed from owner to owner without registration in the Nantucket Registry of Deeds. By the 1830s, a major set-off of

'Sconset property was initiated by cottage owners/inhabitants who implored the Proprietors of the Common and Undivided Lands to grant them the land "under and around their houses" in exchange for sheep commons or other land or assets. Although Siasconset had been a place of "resort" for Nantucketers for decades, the 1830s were a time of village expansion when a number of Nantucket's wealthy families built cottages along Main Street.

In 1835, someone with the initials J.M. was resident at 6 Center Street. J.M. also owned property at the site of the current 'Sconset Market and has been identified with that location as James Macy. (Forman, *Early Nantucket*, p. 136) Possibly the same James Macy owned the cottage at 6 Center. An even earlier representation of the village, David Augustus Leonard's 1797 etching of a scene that encompasses the cottages in the village as well as offshore fishing boats, depicts no houses west of the west side of Broadway. The well/pump is shown, as is one cottage south of what is now 2 Center. Forman identified many of the cottages shown in Leonard's etching, and believed it to be accurate. If so, the cottage at 6 Center was built after 1797.

Captain Charles P. Swain told Edward F. Underhill that he remembered the cottage from 1806, and that it was known to be very old at that time (Forman, *Underhill's The Old Houses*, p. 27). It is possible that an earlier cottage, built or moved to the site after 1797, was removed and the existing cottage was built circa 1830, as is supported by evidence discussed in the architectural section of this report.

The middle portion of the cottage is the oldest section of the building. It features a living room with a coved ceiling of unknown date. The north shed kitchen addition, shown in photographs from the 1880s, was enlarged to one and three-quarter stories in height in 1890 by Charles P. Swain's daughter, Elizabeth C. Easton (1826—1906), who acquired the property in 1886. (I&M 4/19/1890). Sanborn Insurance Company maps of the property in 1898, 1904, 1909, 1923, and 1949 show no further changes to the footprint of the dwelling. Sometime in the mid-twentieth century the cottage was renamed In and Out. Easton's heirs owned the property until 1949, when it was sold to Alan L. and Althine H. Lemain. In 1966, Dorothy L. Wiley purchased 6 Center and it remained in the Wiley family until 2011, when it was purchased by 'Sconset House Realty Trust (Hepworth). Douglas and Cecelia Hepworth also owned 2 Center Street, Takeitezie, and envisioned the two cottages as an integral compound. Alterations were made to 6 Center in 2013, as per plans by Botticelli & Pohl, architects. A pair of dormers was added to the second floor on both the east and west sides, and interior changes were made, as discussed in the architectural section of this report.

4. ARCHITECTURAL INFORMATION

4.1 Description

This early 19th-century house immediately south of Pump Square at 6 Center Street is a small, wood-framed, structure. Nearly 1250 square feet of living area sits under three sections of gable roofing: a one-and-three-quarter section at the north with an east/west roof ridge, an original mid-section with its roof ridge running north/south, and a southern section with an east/west gable roof ridge combined with a connector roof with a north/south roof ridge. A brick chimney is located near the roof ridge at the northern end of the original mid-section of the house. The one-and-three-quarter northern section features a gable roof with overhangs at the gable ends and eaves - a typical feature for its 1890 construction date.

Located between Center and Shell Streets, its footprint covers most of its .03 acres including two bedrooms, a loft, two bathrooms, utility room, a living room with fireplace (closed in), and a kitchen and dining room. There are door entrances for both street frontages at the east (2) and west as well as the north.

The original mid-section of the house includes two entrances into a living room (what Forman describes as a 'Great Room') from Center and Shell Streets. The Center Street/east entrance is at the chimney with a board-and-batten door. There are many original materials and details in this mid-section of the house, although there have been many changes. It is certain that the north wall contained the existing off-center fireplace as its source of heat and possibly for cooking. The fireplace surround is plain, flat painted wood with a mantelshelf and plaster wall above. The wall ends as a knee wall for a loft space with no built-in access.

The existing cathedral ceiling, the curved structural beam above the fireplace, the southern wall of vertical

planks leading into original bedrooms, and the loft above the bedrooms - all have stories to tell with interesting possibilities. Was there a full loft in place of the existing cathedral ceiling? What was the original access to the loft - a stair or a ladder? Did the decay of east and west structural sills cause the descent, the lowering of the door openings along with the beam above that created out-of-level conditions?

What is distinctive is the painted wood moulding that frames the adjoining closet door openings. It is less than two inches in width, installed flush to the plaster with a much-flattened curve derived from the Grecian ovolo or echinus. It typically represents a ca. 1830 date (or later), often aligned with the Greek Revival style. The moulding under the mantelshelf is the same profile. This moulding is original or very early, included with an interior elevation drawing by Forman, *Early Nantucket*, p. 198, but drawn incorrectly. This is a significant detail that provides a story from a ca 1830 period, not from 1806. This moulding profile was not used as early as 1806.

Questions also abound at the southern end of this original living space. The wall is a typical vertical wood plank wall which was never intended to be plastered. It is a typical interior wall for 18th and early 19th-century homes on Nantucket. Changes in the wall have occurred in the location of the door openings into the bedrooms, making it difficult to discover what location was original. Was there an extension to the west bedroom to match the roof extension at the east? While it would have been typical as Forman, *Early Nantucket*, p. 206 proposes, the west/Shell Street side did not include much land. There is no physical evidence to support this idea. From Wiley's floor plan, we can conclude that an earlier north/south vertical plank wall, labeled as 'old paneling' on his plan, was removed or moved further to the west, allowing for a larger east bedroom. Above what is now a single bedroom is a loft with a combination plastered knee wall with wood railing above, accessed by a ladder from the living room. One of the door openings in this wall has become a closet. This room has wide board flooring with a natural wood finish.

Beyond the first floor bedroom is a bathroom and utility room. The southernmost utility room appears to have been a small gabled outbuilding or a privy. It is found in photo PH53-36, page 24 as a freestanding, gabled structure next to another structure of similar size. The original one-and-a-half story house has a connector addition to this earlier outbuilding/privy.

There is a high eave line at the central portion of the original one-and-a-half story house with an extended roof at the east side, bringing the eave line to within four feet of the ground.

In the northernmost 1890 section of the house is a dining room, kitchen, and stair to an upper level bedroom and bathroom. While the arrangement of spaces may have remained the same, there have been 1992 and 2013 renovations by the Wiley and Hepworth families plus probable improvements since its 1890 construction.

The Center Street entry/east elevation includes a door in the central section as well as a door into the southernmost addition. There is an assortment of window types including two 6/6 windows (living room), large 6/6 windows (dining room and upper bedroom), 6-light windows in the addition at the south, and in the bedroom. Shed dormers added in 2013 have 4-light sash that serve the loft and living room.

The north/Pump Square elevation includes a door into the kitchen, large 6/6 windows at the dining room and kitchen and 3/3 windows in the upper bedroom, bathroom and a 4-light window in the upper hall.

The Shell Street/west elevation includes large 6/6 windows in the kitchen and bathroom, an entry door into the central living room with one 6/6 window, a matching 6/6 window in the hall, adjoining 6-light windows in the bathroom and one 4-light window in the utility room at the southern end of the house.

The west/Shell Street 6/6 living window is of early plank frame construction together with the two east windows, also in the living room. There is one 6/6 living room window in the south gable of the loft and in the west elevation of the first floor bedroom. The interior trim/casing in the loft window and the west living room window is an early and possibly original construction detail.

There is no basement and no exposed foundation. Wood trellis covers most of the north and east elevations and east gable roof.

4.2 Alterations/Evolution

The evolution of the house at 6 Center Street has undergone at least four major events. While Forman and Underhill have written definitively about this house, there is little to no evidence or architectural detail to support their conjectures. However, the plan and architectural details do support an early 19th-century date for its construction at this site. Future restoration work could uncover more information.

The four major changes include: 1. a rectangular, one-and-a-half story house built by the early 19th century; 2. a one-story shed addition built at the north side; 3. a one-and-three-quarter story addition built enlarging upon the location of the earlier shed addition at the north; 4. one-story additions (possibly in phases) built at the south end which may have incorporated an earlier privy. These four changes do not account for interior plan changes. These additions would have occurred during the ownership of three families: the Swain/Easton/Conable family, early-19th century to 1949, the LeMain family, 1949-1966, and the Wiley/Cosby family, 1966-2011.

This house has evolved from an early 19th-century 'Sconset village house with a variation on the typical T-plan of rooms: bedrooms at the wider, southern end of the "T" in an east-west direction, with a common room with fireplace to the north. The variation is found at the southern "T" where the west side of the "T" does not exist. Instead, the common room with the two bedrooms forms an "L" shape and not a "T".

The footprint increased in the typical northern direction for 'Sconset village houses which, for 6 Center Street, was toward Pump Square. The most substantial late 19th-century change was a vertical expansion. This change created a one-and-three-quarter story addition at the northernmost portion of the house. The eave line is higher than the original one-and-a-half story structure, but not providing a full two-story head height. The early shed addition at the northern end of the site was replaced with this new one-and-three-quarter structure.

While there are surviving original features described below, many are no longer extant, visible, or discernible. The following study of changes, therefore, has largely drawn upon a wealth of historic maps and photographs to describe this evolution.

- The original rectangular floor plan of this house consisted of two bedrooms at the south with a common room with fireplace at the northern end. Forman refers to the common room, now known as the living room, as the Great Room. The fireplace was located at the north, to the west side of the gable roof ridge. Forman's conjectural plan, page 6, proposes an extension at the west bedroom which, while typical for the period, does not have any supporting physical, map survey, or photographic evidence.
- Changes are assumed to have occurred in the treatment of the ceiling in the original living room. The possibilities that were typical for the early 19th century include: a steep stair or ladder access to the loft at the loft edge or near the fireplace chimney and a full flat or coved ceiling. The plastered knee walls and railing are believed to be recent 21-century additions. It would be unusual to have a cathedral ceiling for heat conservation and use of space in a small dwelling. A full ceiling, coved at the eave line, may have existed similar to the ceiling at 14 Broadway, The Maples.
- A one-story shed-roofed addition at the north was added as seen in photo NHA GPN2539a on page 20. This addition near Pump Square extended from the west corner past the east corner of the north elevation. A fabric awning existed at the east entrance.
- A privy-like gabled structure was added on with a connector at the south end of the original house. As a separate structure, it appears in photo PH453-36 page 24.
- The north shed addition, shown in photos on pages 19 and 20, was reconstructed to one and three-quarter stories in height in 1890 by Charles P. Swain's daughter, Elizabeth C. Easton, who acquired the property in 1886. (I&M 4/19/1890). Interior improvements are known to have been made in 1992 and 2013.
- A three-horizontal board fence existed along the north and east property as seen in photo NHA GPN2539a on page 20. The current fence is a painted capped picket fence with gates at the east and

north.

4.3 Character-Defining Features

The character-defining features at 6 Center Street include:

- The original 19th-century modified T-plan of a 'Sconset village house with its common room at the north and bedrooms at the southern end;
- Survival of early, possibly original moulding trim in the central living area of the original structure. This trim surrounds door openings and details the fireplace mantelshelf;
- Three plank frame windows at both east and west sides of the central living room, which may be original.
- There are early interior and exterior board-and-batten doors with lift bar assemblies
- A wealth of historic photographs resulting from its prominent location near Pump Square

4.4 Outbuildings

One small freestanding privy-like structure appears in photo PH53-36 on page 24. At some time it was connected to the southern end of the main house. There are no other outbuildings.

5. PROPERTY INFORMATION

5.1 Property Identification: 6 Center Street, Nantucket Assessor's Map: 73.3.1, Parcel 31, .03 acres, zone SOH.

6. SOURCES OF INFORMATION

6.1 Published and Archival Sources

Forman, Henry Chandlee. *Early Nantucket and Its Whale Houses*. (Nantucket: Mill Hill Press, second edition, 1991) Note: This resource is recognized and valued as an extensively detailed study completed in 1966. Where Forman's architectural and construction terminology is not found elsewhere in historic Nantucket resources, its use is not continued in this report.

Forman, Henry Chandlee. *Underhill's The Old Houses on Sconset Bank* (Nantucket: Myacommet Press, 1961) Note: This report focuses on definitive research as much as possible. Conjectural 74-year old dating based on third-party memory from Underhill, Forman and Joy has been considered together with a greater emphasis on more detailed analysis.

May, Michael. *'Sconset House by House*. (Nantucket Preservation Trust, 2018)

Inquirer and Mirror: 1/12/1884 - Charles P. Swain obituary; 9/1/1888 – Underhill's Old Houses on 'Sconset Bank; 4/19/1890 – Easton is enlarging her house; 10/9/1948 – Florence Easton Conable obituary

MACRIS, Nantucket Island Architectural and Cultural Resources Survey NAN 2253, 1989

6.2 Further Study

Further study into the lives of people who owned and lived in this house is recommended, including: Charles and Lydia Swain, James Macy/"J.M.", and Elizabeth C. Easton and her heirs.

6.3 Historical Maps & Plans

Forman, Henry Chandlee. *Early Nantucket and Its Whale Houses*. (New York: Hastings House, 1966), Conjectural Floor Plan, page 206.

Map of the Village of Siasconset, 1835. Proprietors Records Book No. 2, Folio 205.

Walling, H.F. *Siasconset* detail from *Map of Nantucket*, 1858.

Stoner, J.J. *Siasconset* detail from *Bird's-Eye View of the Town of Nantucket*, 1881.

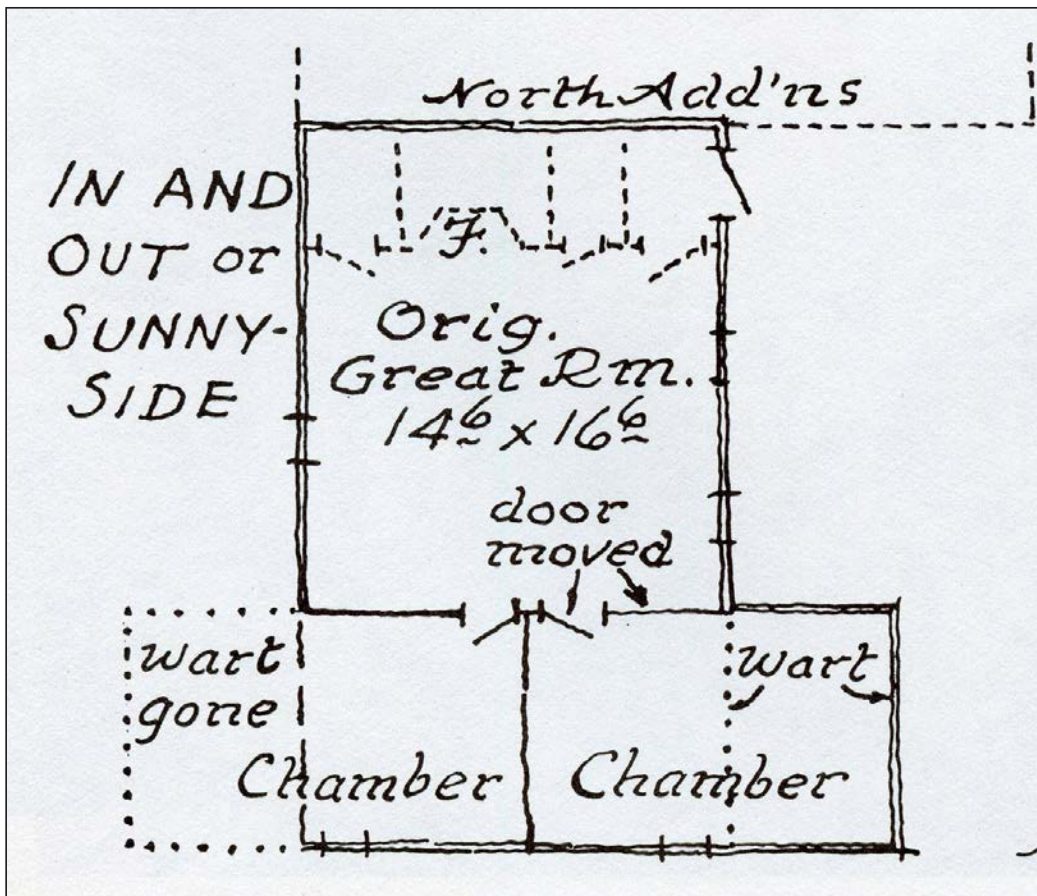
Platt, Harry *Map of the Village of Siasconset on the Island of Nantucket*, published by E. T. Underhill & Co., New York, 1888.

Wm. F. Codd. *Siasconset*. Compiled from the Assessor's map of 1892 by J. B. Snow and from Surveys by H.M. Waitt and Wm. F. Codd to date, 1896.

Sanborn Insurance Company: July 1898, sheet 14; October 1904, sheet 18; August 1909, sheet 20; October 1923, sheet 24; October 1949, sheet 24

Site Plan, 2-4-6 Center, Island Surveyors, 2011

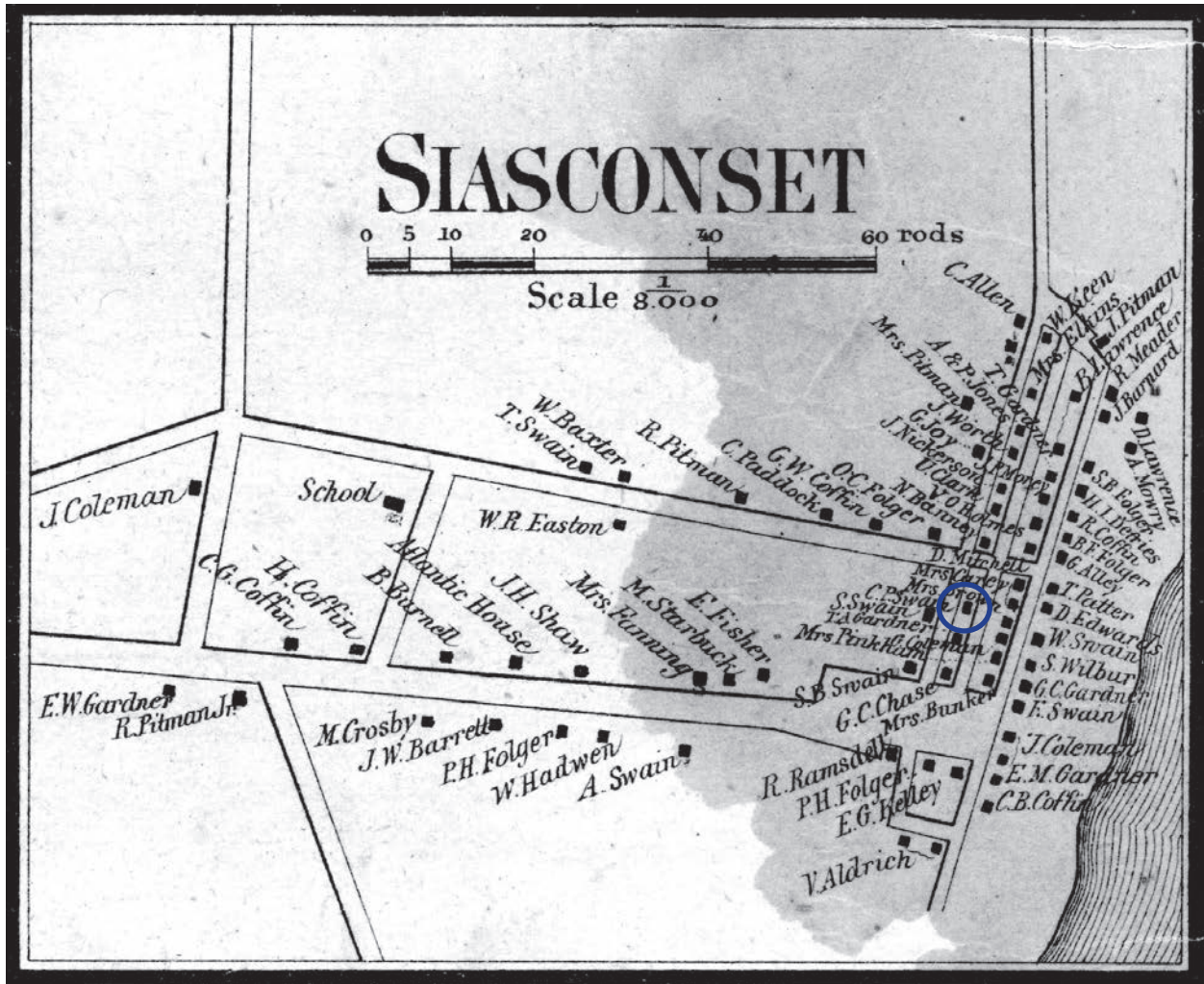
Botticelli & Pohl Architects, elevations, 2013



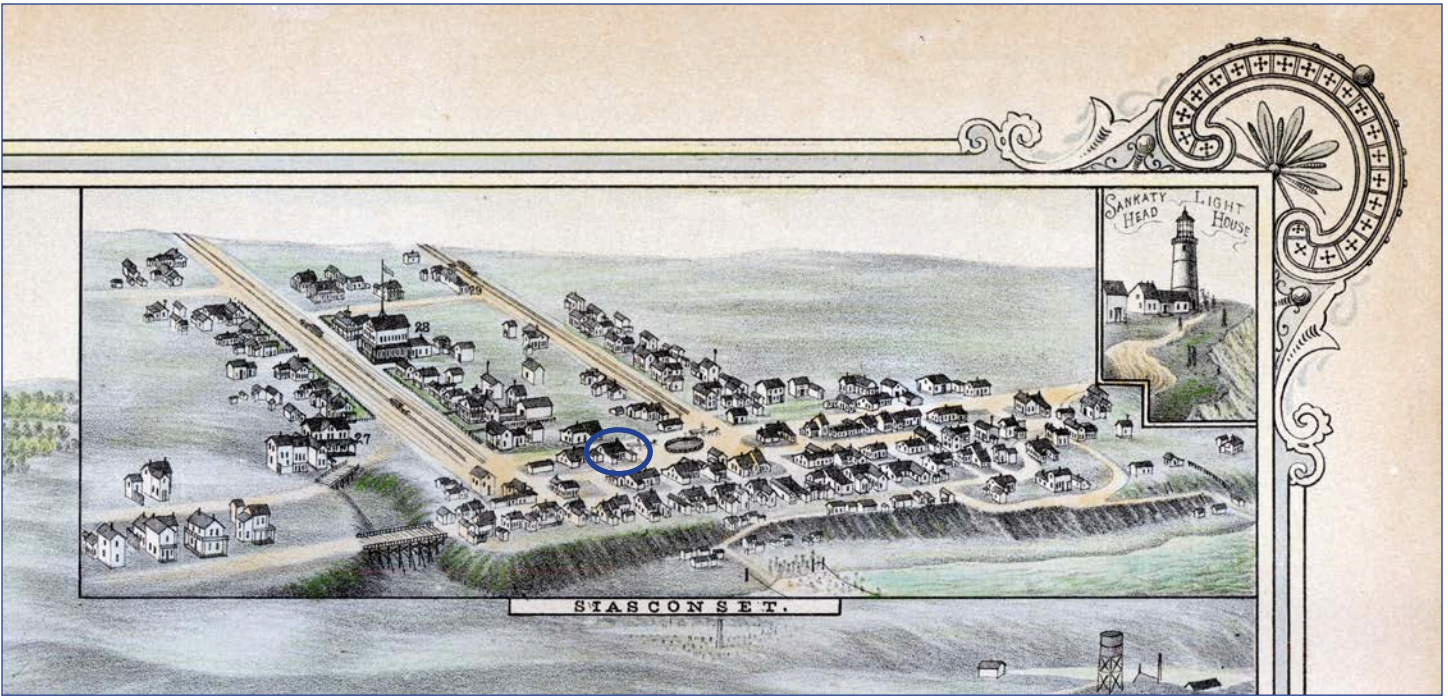
Early Conjectural Floor Plan, Forman, *Early Nantucket*, p. 206



Map of the Village of Siasconset, 1835
 JM, owner



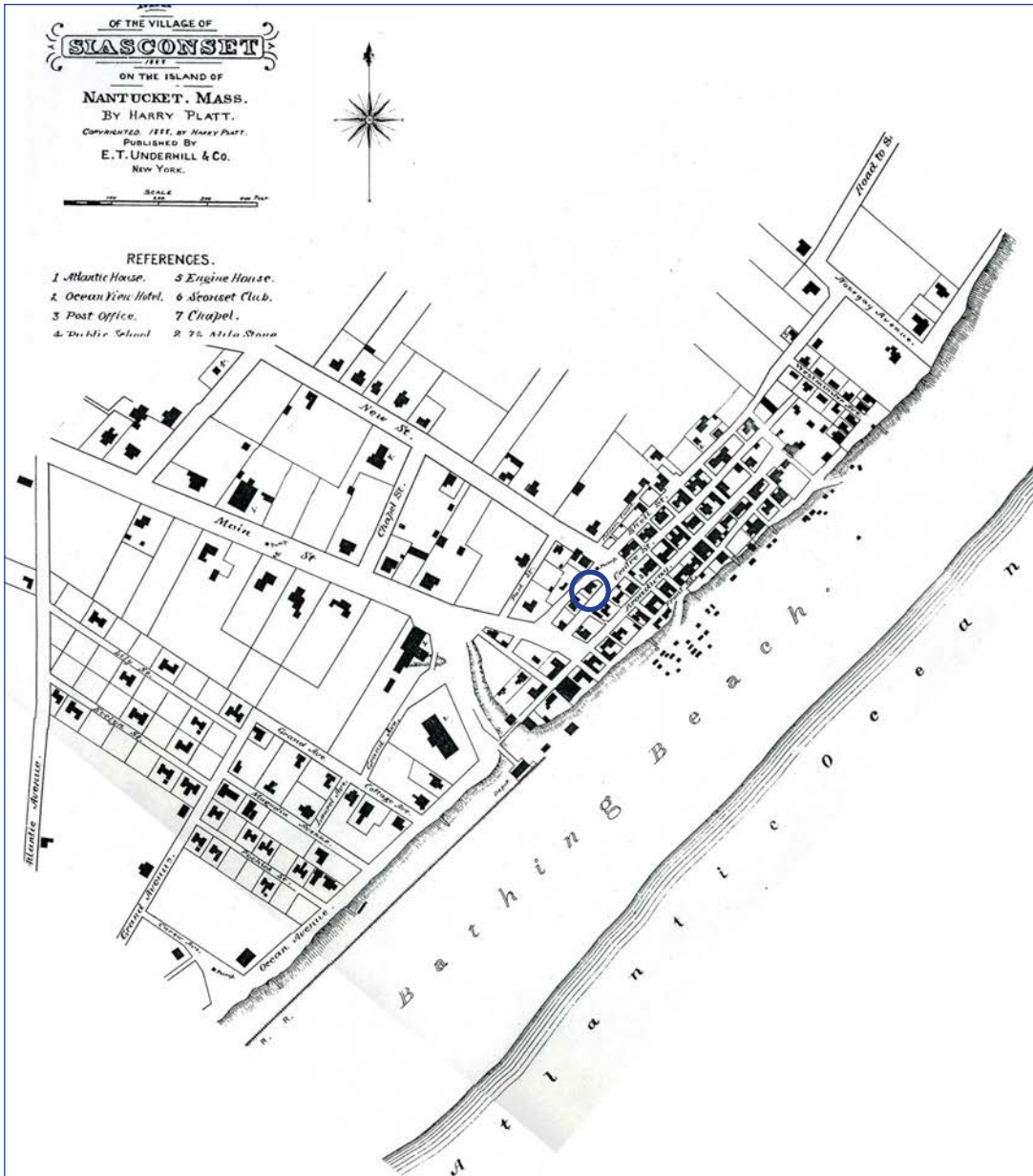
Siasconset detail from Map of Nantucket, by H. F. Walling, 1858.



Siasconset detail from *Bird's-Eye View of the Town of Nantucket*, by J. J. Stoner, 1881
Sarah M. Cathcart, owner



Enlarged detail of above property.
Bird's Eye View by Stoner



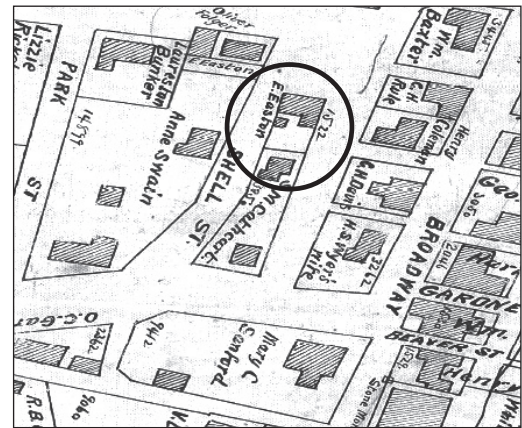
Harry Platt Map of the Village of Siasconset, 1888



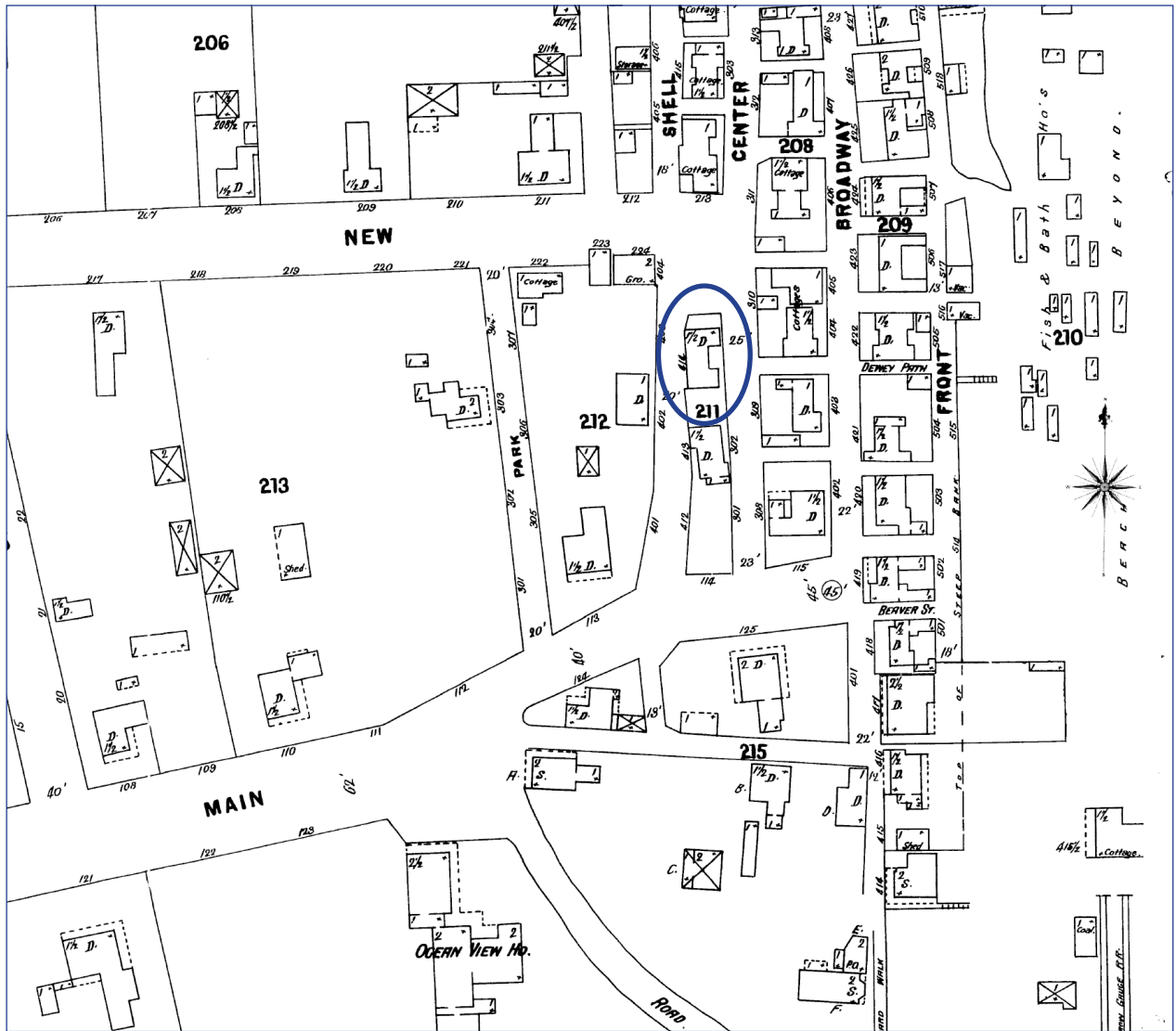
Enlarged detail of 1888 Platt map.



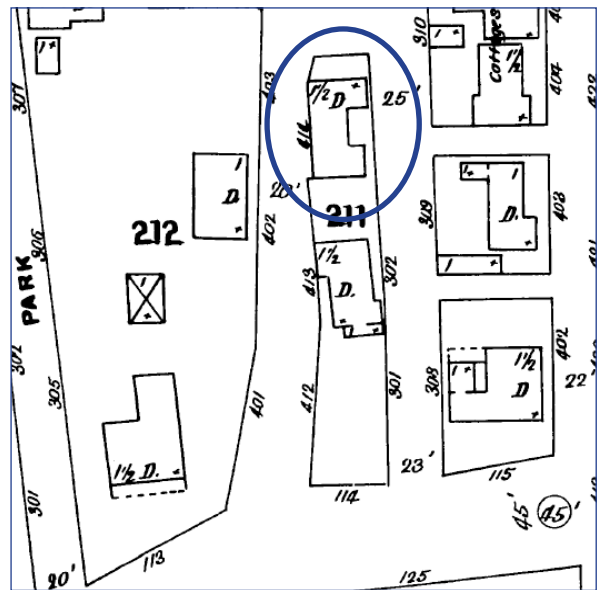
Wm. F. Codd. Siasconset. 1896.



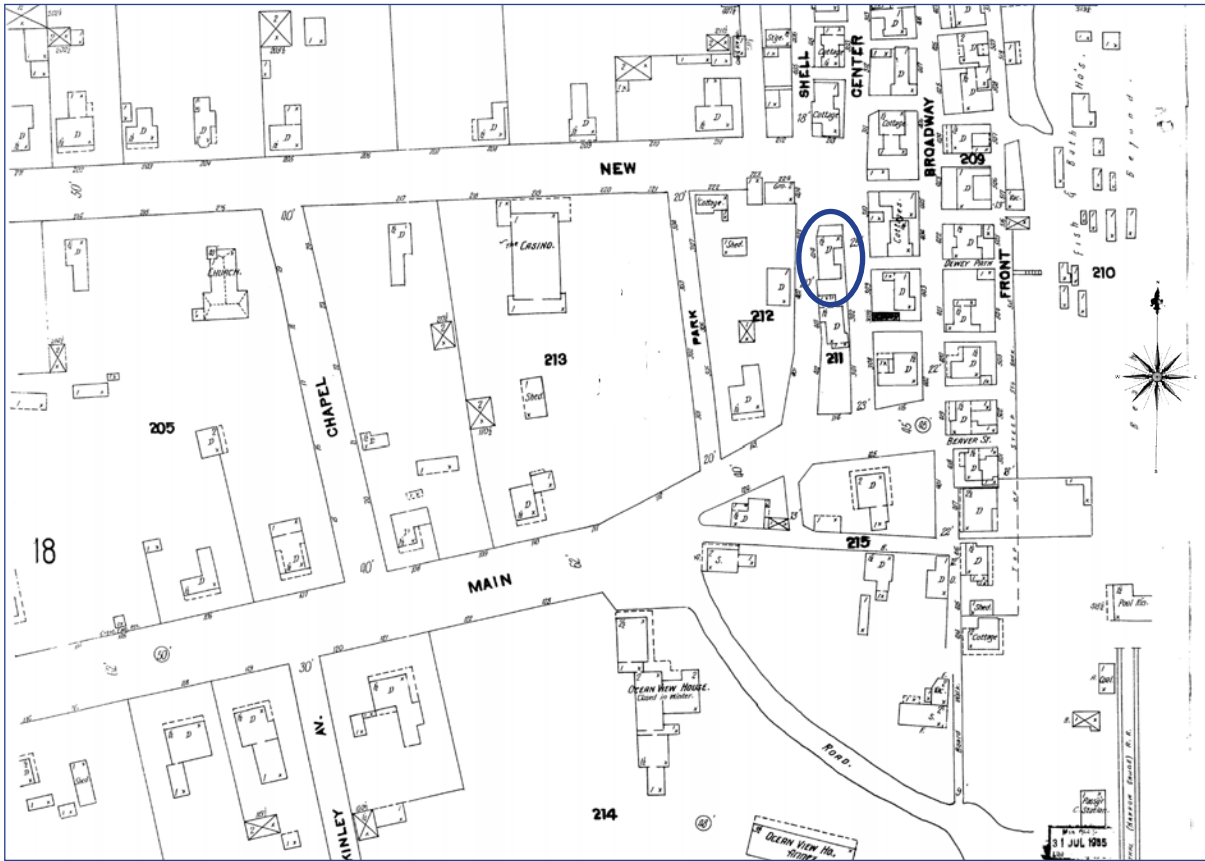
Enlarged detail of 1896 Codd map



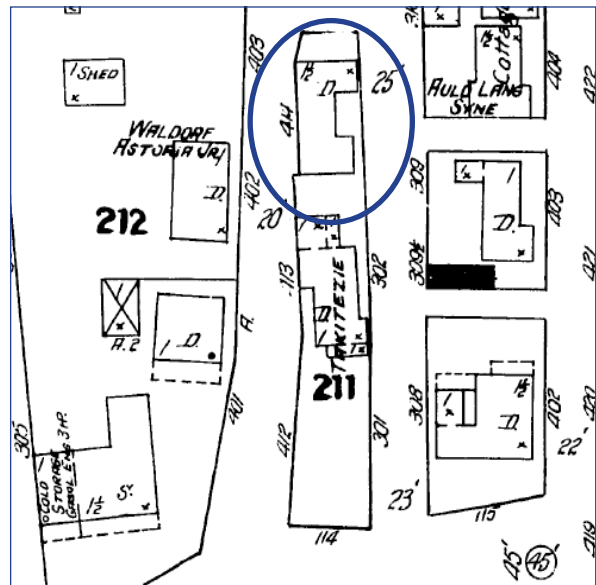
Sanborn Insurance Company : July 1898



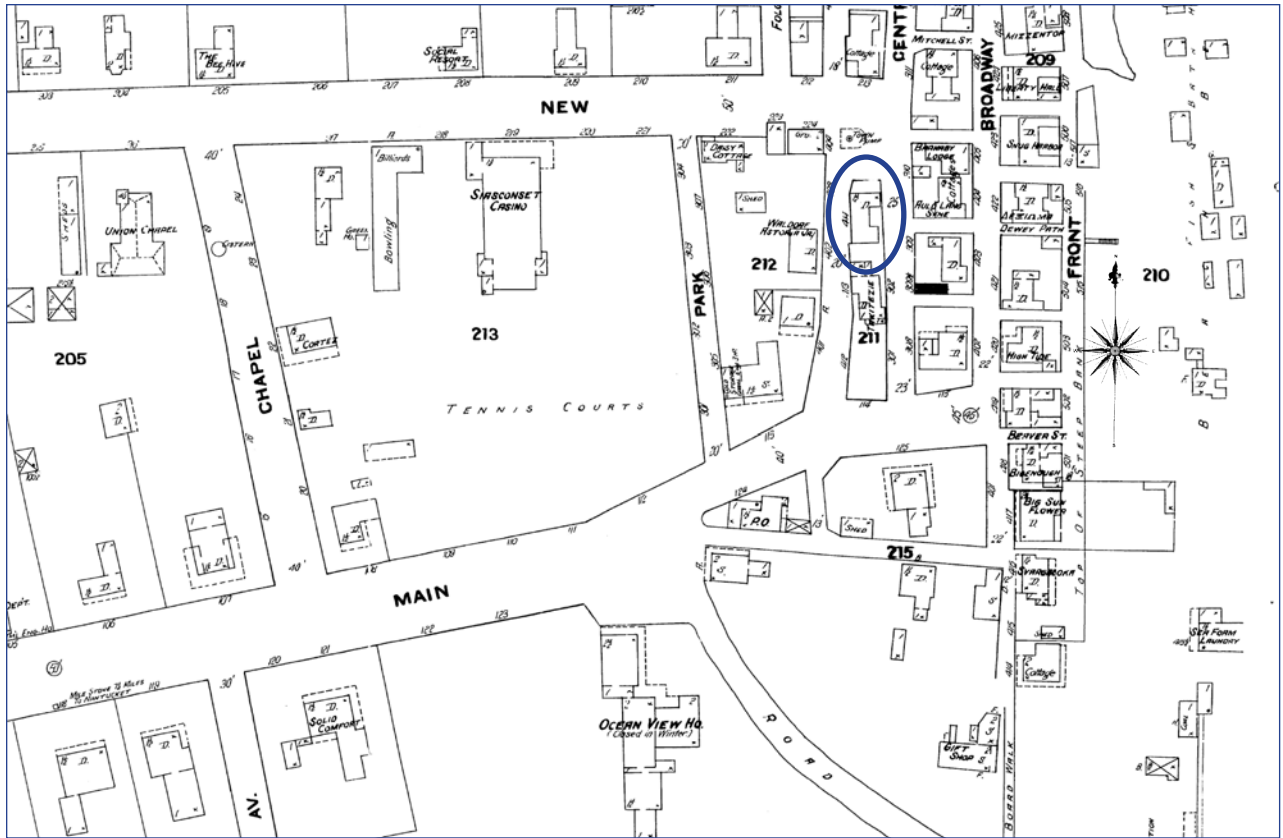
Enlarged detail of 1898 Sanborn map



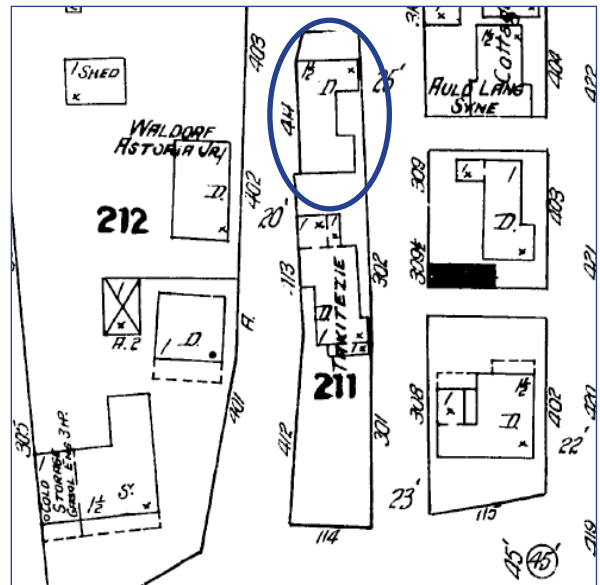
Sanborn Insurance Company :October 1904



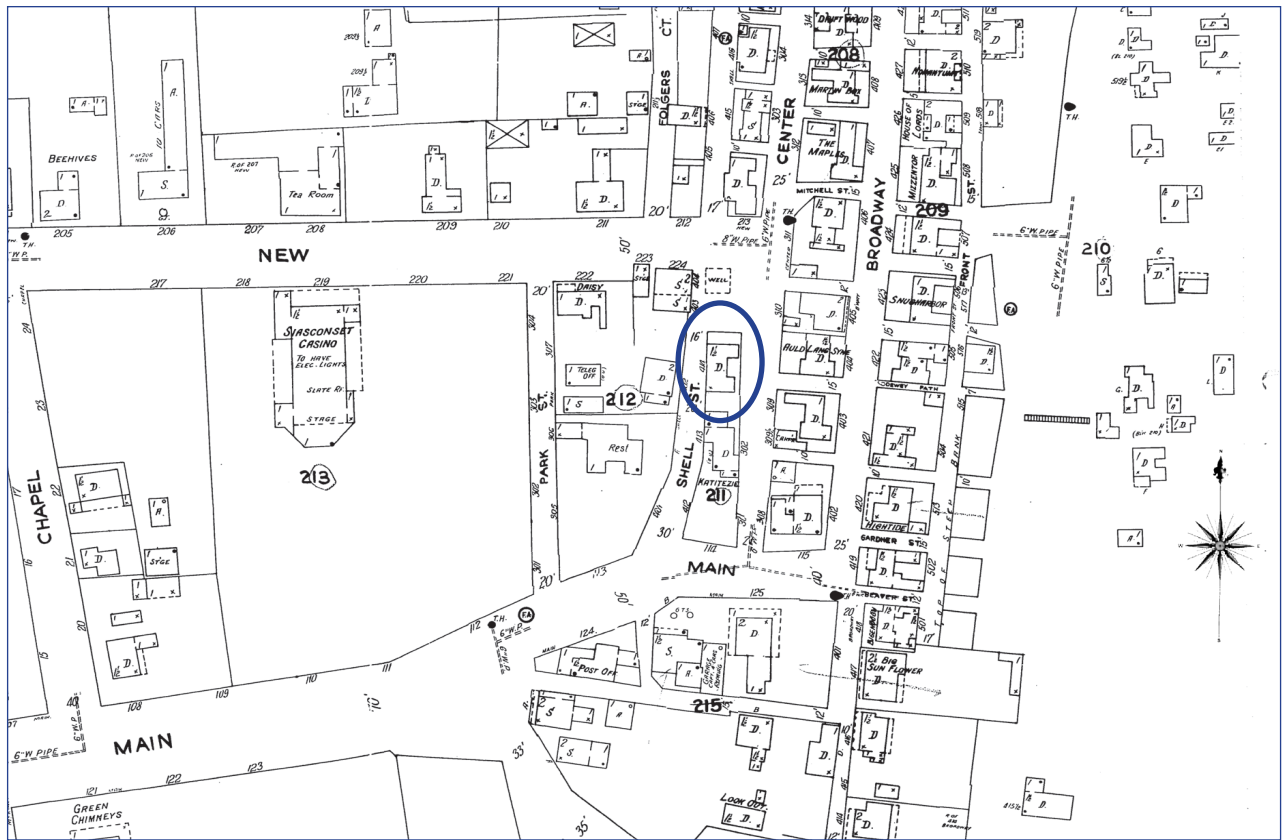
Enlarged detail of 1904 Sanborn map



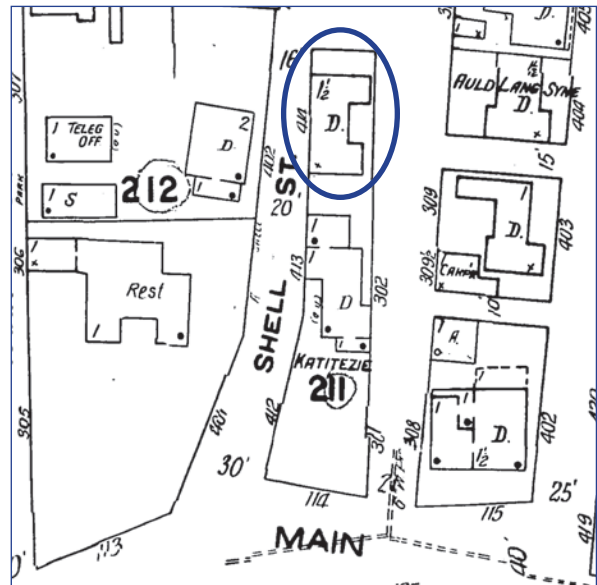
Sanborn Insurance Company :October 1909



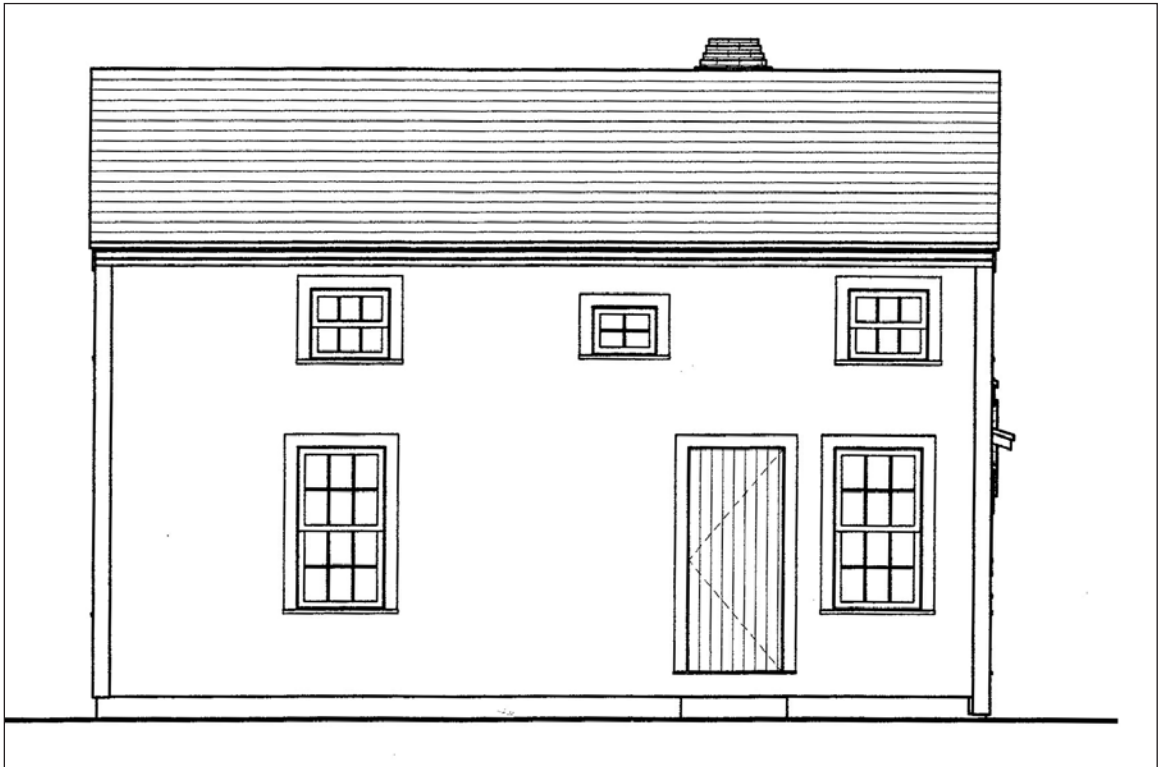
Enlarged detail of 1909 Sanborn map



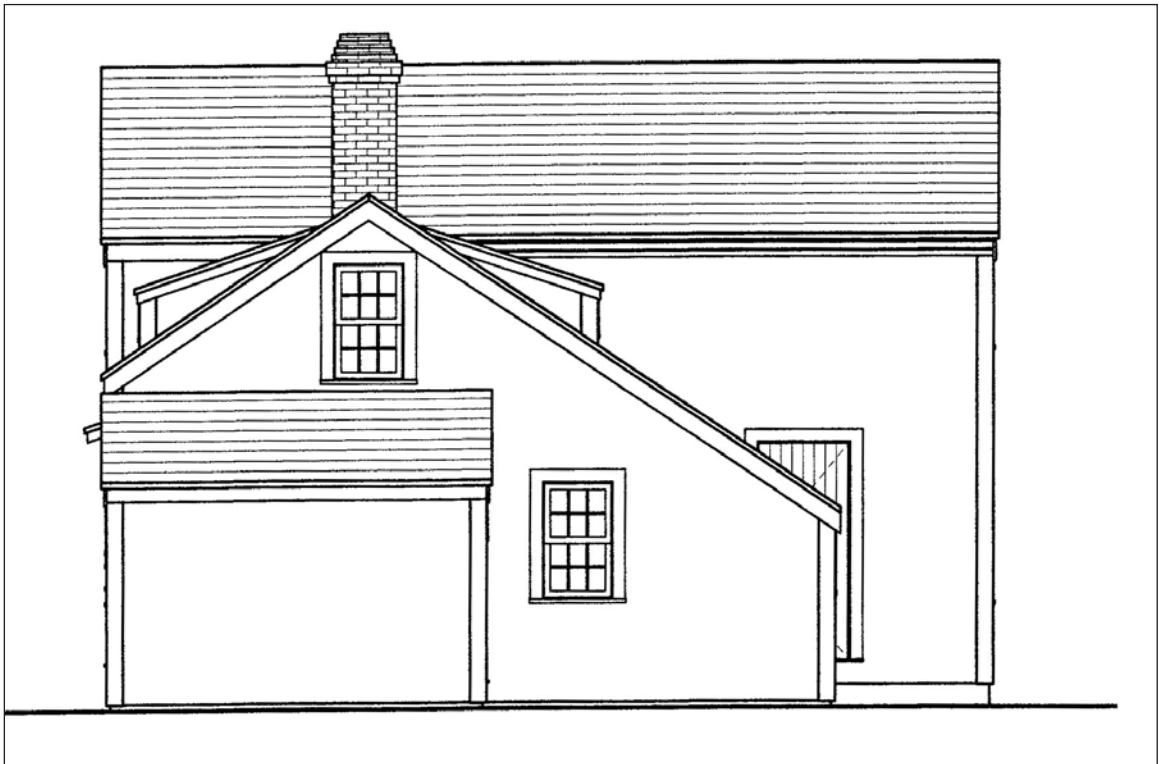
Sanborn Insurance Company: October 1923 with October 1949 update



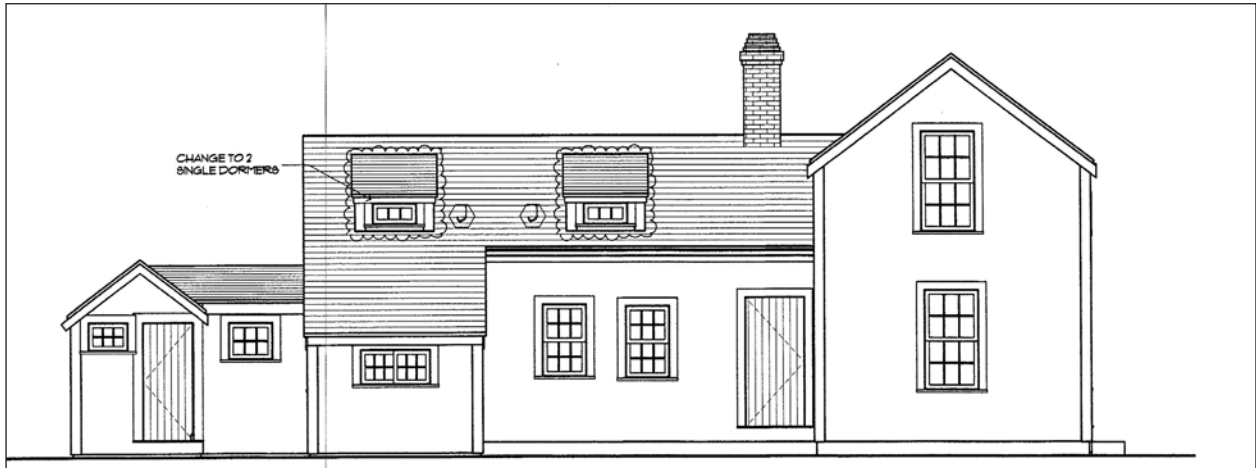
Enlarged detail of 1923/1949 Sanborn map



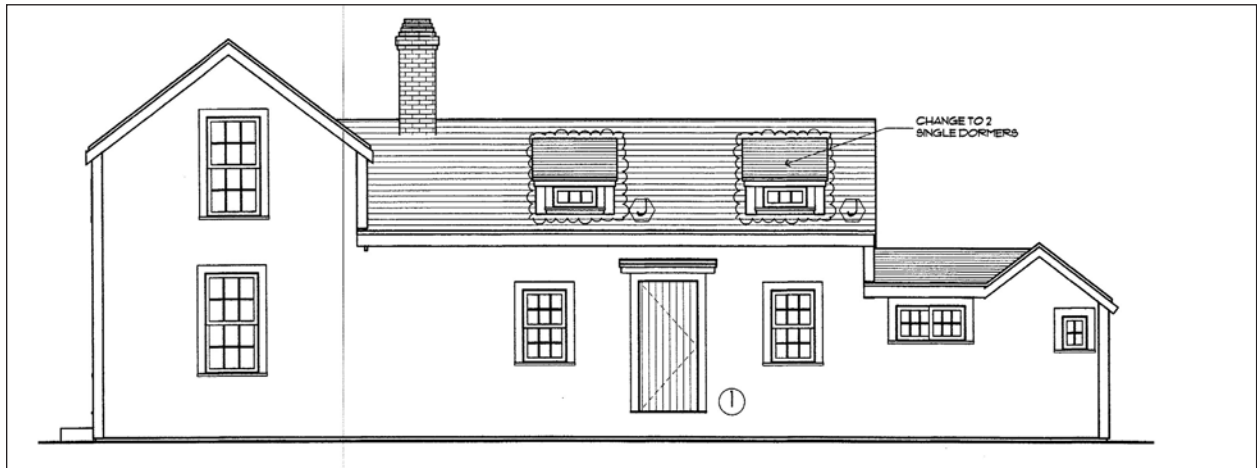
North Elevation
2013 Measured Drawing by Botticelli & Pohl Architects



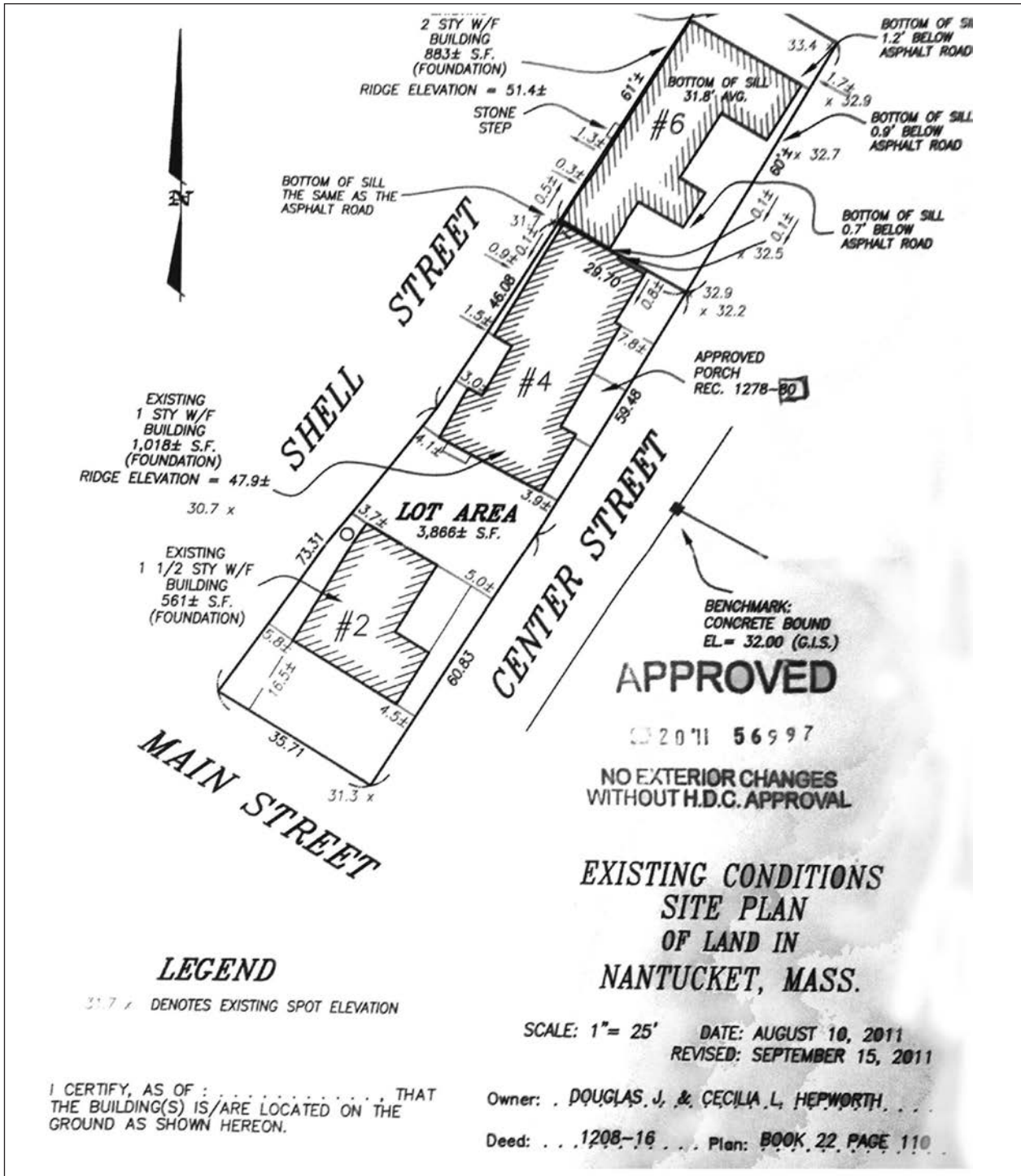
South Elevation
2013 Measured Drawing by Botticelli & Pohl Architects
Note: New shed dormers



East Elevation
2013 Measured Drawing by Botticelli & Pohl Architects
Note: New shed dormers



West Elevation
2013 Measured Drawing by Botticelli & Pohl Architects
Note: New shed dormers



Site Plan, 2011

6.4 Historical Photographs: Forman, *Early Nantucket* and courtesy of the Nantucket Historical Association (with dates approximated by NHA)

Pump Square: North and West Elevations, Forman, *Early Nantucket and Its Whale Houses*, p 204 (also see NHA P2609, a decayed image)

Pump Square: North and West Elevations, Forman, *Early Nantucket and Its Whale Houses*, p 171

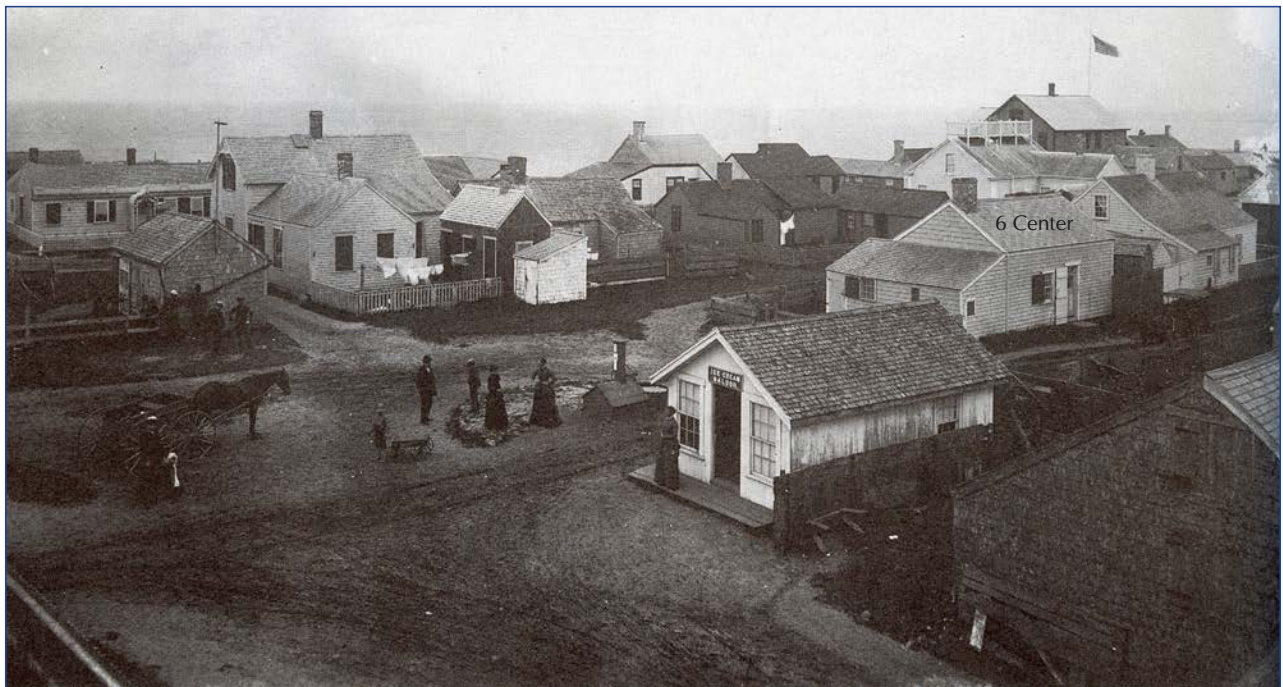
NHA GPN2539a, Pump Square, 1890s

GPN558: Looking north on Shell Street, south and west elevations of 6 Center Street

NHA F142, aerial view, 1924

PH53-36: Looking north on Shell Street, west and south elevations

NHA GPN3201, Shell Street looking north, 1920s



Pump Square: North and West Elevations

Forman, *Early Nantucket and Its Whale Houses*, p 204



Pump Square: North and East elevations

Forman, *Early Nantucket and Its Whale Houses*, p 204



NHA GPN2539a, Pump Square, 1890s
North and East Elevations



GPN558: Looking north on Shell Street, south elevation of 6 Center Street



NHA F142, aerial view, 1924

6.5 Year 2021 Photographs



Center Street South and East Elevations



Center Street East Elevation



Center Street North and East Elevations



Shell Street West and South Elevations



PH53-36: Looking north on Shell Street, west and south elevations, showing early south additions



GPN3201: Looking northeast on Shell Street, 1920s. Note telephone poles



Center Street East and South Elevation



North Elevation of Living Room



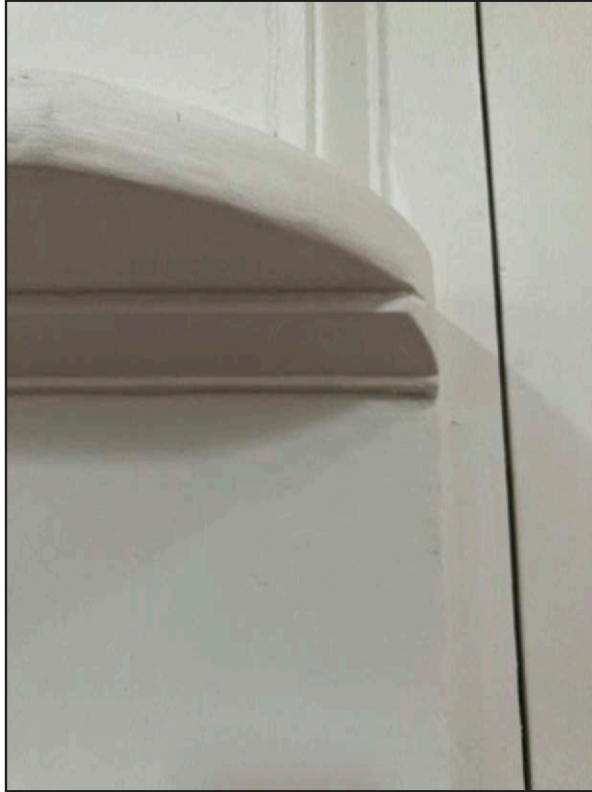
South Elevation of Living Room and Loft



Looking North from Loft



Early/original Door Trim Moulding in Living Room



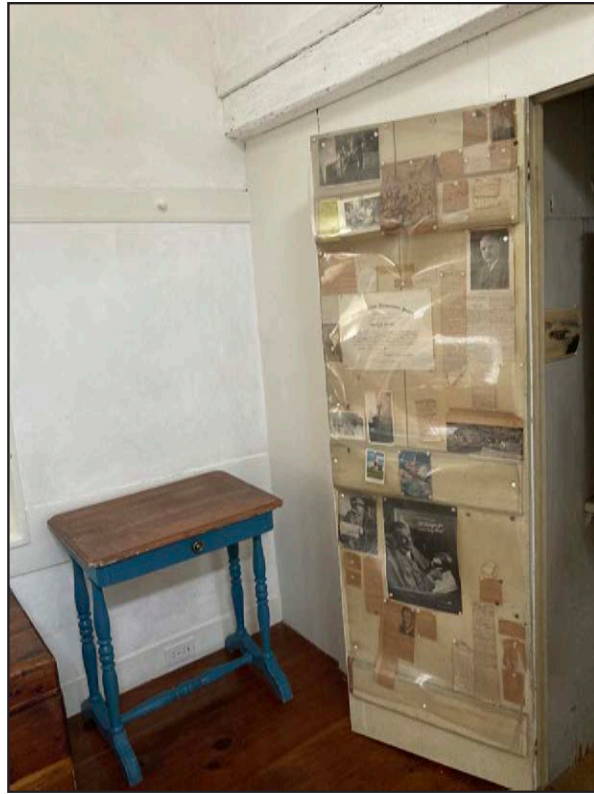
Early/original Mantelshelf Moulding in Living Room



Board-and-Batten Door with Lift Bar Assembly



Board-and-Batten Door with Lift Bar Assembly



History Collage on Back of Door in Living Room



Vertical Plank Interior Wall Between Living Room and Bedroom



Vertical Plank Interior Wall in Bedroom



First Floor Bathroom



Early Typical Window Casing



Utility Room



Dining Room



Kitchen



Second Floor Bathroom

6.6 Chain of Title

Nantucket Registry of Deeds Book = NRD

- 1886 Swain to Easton
NRD Book 70, p. 473: Arthur Swain to Elizabeth C. Easton
- 1909 Clark to Conable
NRD Book 89, p. 551: Mabel Easton Clark to Florence E. Conable
- 1912 Conable to Conable
NRD Book 112, p. 259: Florence Easton Conable to Morris Easton Conable, (recorded 1949)
- 1949 Conable to Lemain
NRD Book 112, p. 259: Morris Easton Conable to Alan L. and Althine H. Lemain
- 1966 Williams/Lemain to Wiley
NRD Book 129, p. 323: Fay W. Williams, executor to Althine H. Lemain to Dorothy F. Wiley
- 1985 Wiley to Wileys
NRD Book 232, p. 273: Dorothy F. Wiley to William Lee Wiley (son); Mary Ross Wiley (daughter-in-law); William L. Wiley, Jr. (grandson); Cosby Ford Wiley (granddaughter)
- 1989 Wiley to Wileys
NRD Book 337, p. 61: Mary Ross Wiley to William Wiley Jr.(son) and Cosby Wiley (daughter), 2/25 each
- 1991 Wiley to Wileys
NRD Book 374, p. 296: Mary Ross Wiley to William L. Wiley Jr. (son) and Cosby Ford Wiley (daughter), 2/25 each
- 2001 Wiley to George
NRD Book 689, p. 279: William L. Wiley to Cosby Wiley George (all interest being 50%)
- 2011 Wiley to Glidden
NRD Book 1292, p. 195: Cosby Ford Wiley aka Cosby Wiley George to Jessie M. Glidden, Trustee of Sconset House Realty Trust (Douglas and Cecelia Hepworth)