

## Architectural & Historical Report for Main House at 15 Baxter Road Siasconset, Massachusetts

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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](http://sconsettrust.org).

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## 1. SUMMARY AND PROJECT SCOPE

Built as summer homes in 1911 and 2000, the property at 15 Baxter Road 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 newer of the two dwellings at 15 Baxter Road 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, 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 two houses and garage at 15 Baxter Road are significant for their architectural style, contextual coast-line compatibility, and their historical span of design harmony. Broom House, built in 2000, Broom Cottage and Broom Closet, built in 1911 exemplify the best of Nantucket's bungalow style of architecture. This style allows for an unobtrusive presence, minimizing its profile and footprint on a coastline with minimal vegetation.

The 2000 design for a larger primary home respected and drew its inspiration from the existing, historical bungalow home from 1911. With a thoughtful relocation of the original summer cottage, an unusual extension of significance was created, spanning eighty-nine years.

The character-defining features shared by all three structures include low-profile, hip-roofs with overhanging eaves, asymmetrical fenestration and variations of casement windows, and roofed porches. Bungalows were a popular type of domestic dwelling on Nantucket and early twentieth-century America. Characterized by their small single-family size, they were constructed of building materials of natural color and texture, including unpainted woods, stone, tile, and stucco.

## 3. HISTORICAL INFORMATION

### 15 Baxter Road, Broom House, 2000

The north bluff of 'Sconset was developed beginning in the 1880s. William J. Flagg (1818–98) first acquired land just north of the village, from Nosegay Avenue to Rosaly's Lane, and sold individual house lots; eight houses were built in the area by 1888, as shown on Harry Platt's map of 'Sconset published that year. Flagg then purchased land that eventually encompassed most of the north bluff, from Ann's Lane to Sankaty Light in a development he called Sankoty (Sankaty) Heights. Between Flagg's two developments, from Rosaly's Lane to Anne's Lane were thirty-nine house lots - plus a large lot at the south end labeled "Kate Corbett" - in an area called Aurora Heights, laid out by Robert B. Coffin and Emily P. Rice in 1887. John and Florence Craig built their bungalow at 15 Baxter Road in 1911, on the Kate Corbett lot. See Fader and Tyler, *Architectural & Historical Report for 15 Baxter Road*, 2020, for details of the early development of the property.

Known as Broom House, the larger of the two houses at 15 Baxter Road was built in 2000 for William and Nadine Gibson of Villanova, Pennsylvania. Designed by Nantucket architect Lyman Perry, it was sited where the smaller 1911 bungalow, Broom Cottage, previously stood at the south end of the property. The bungalow was moved to the north side of the lot.

Lyman Perry was a graduate of the University of Pennsylvania's architecture school, where he later taught for fifteen years. His firm, Lyman Perry Architects, was based in Berwyn, Pennsylvania. Perry and his wife summered in a cottage he built in the Nantucket moors, and he became a prominent Nantucket architect in the period 1975–2010, designing and restoring dozens of Nantucket houses, including the 1882 "Sheiling" on Ocean Avenue in Siasconset. Perry's design for the larger secondary dwelling at 15 Baxter Road compliment-

ed the original stucco bungalow and created a harmonious compound that includes a garage, Broom Closet, converted to an art studio by the Gibsons. The small structure was most likely built at the same time as the bungalow. The *1916 Valuation and Tax List* of the town of Nantucket lists the property, at that time owned by Florence Craig, with a dwelling valued at \$4000 and a “building” valued at \$600. The use of the building is not specified, but it predates the advent of automobiles to the island in 1918.

Like all property on the east side of Atlantic Avenue, 15 Baxter includes a portion of the footpath that leads from the village of ‘Sconset to Sankaty Light. The foot path existed long before any houses were built on the north bluff. William J. Flagg, who owned land on the north and south sides of Aurora Heights, included in deeds to his house lots a stipulation that the path remain open for public use. No such restriction is found in deeds to property in the Aurora Heights development. Flagg transferred his ownership of the path to the Proprietors in 1892 so that it might be held in trust for the public. The Proprietors transferred ownership of the path to the Town of Nantucket in 1923. William Swift surveyed the path in 1924 and in 1925 the selectmen voted to petition the Massachusetts Land Court to set off the path. In 1929, the public’s right of way to the path was preserved in perpetuity by the Land Court. The path is accessible from Baxter Road by several public easements, one of which is an extension of Rosaly’s Lane between 13 and 15 Baxter Road.

In 1956, Clare Currier Glazier, daughter of Florence Currier Craig, transferred the Baxter Road property with the 1911 bungalow and all furnishings to her son, William Stewart Glazier. He sold the house to William and Nadine Gibson of Villanova, Pennsylvania in 1998, ending eighty-eight years of continuous family ownership of the property.

Gibson’s application to the Nantucket Building Department for a one-and-a-half-story, 3,927 square foot secondary dwelling with three bedrooms and three and a half baths was approved in October 1999.

The Gibsons sold the property at 15 Baxter Road to Nikos Hecht, founding partner of the hedge fund Aspen Partners, in 2009. Hecht employed architect Thomas Kligerman of Ike Kligerman Barkley (IKB) to reimagine the interiors of both the main house and the bungalow. The award-winning firm - on *Architectural Digest*’s list of the 100 best designers in the country (AD100) numerous times - was based in New York City and the San Francisco Bay area, with projects across the country and internationally. Kligerman’s renovation project at 15 Baxter Road was featured in *Veranda* magazine in 2012.

John Johnson, of Houston, Texas, purchased 15 Baxter Road in 2013. In 2020, the purchased a little more than half an acre at 17 Baxter Road to expand the lawn and gardens on the north side of the bungalow.

## 4. ARCHITECTURAL INFORMATION

### 4.1 Description

The main house and the ‘art barn’ at 15 Baxter Road are the focus of this report. The original 1911 house is described in the 2020 *Architectural & Historical Report for 15 Baxter Road* by Fader and Tyler. Both houses, although nearly a century apart in their construction dates, share the distinctive bungalow style of architecture with its low profile, intersecting hip roofs, and many dormers. Broom House, the primary dwelling, was built in 2000 on the southern portion of the property that the original 1911 house once occupied.

This house is a 1-1/2-story, wood-framed, shingled, bungalow style dwelling with an L-shaped floor plan that includes exterior porches on both the ‘Sconset Bluff ocean and street frontages. It is set back from Baxter Road. The ‘Sconset Foot-Path runs along the ocean-front of the house. The driveway entrance on the south includes a one-car garage and entrance into a Mud Room with an adjoining Laundry Room. The first floor provides an ocean view for the family room, dining room, and kitchen with a connecting hall to a powder-room, sitting room, and playroom. The second floor includes a master bedroom, two bedrooms with private bathrooms, and an office. The original 2000 design by architect Lyman Perry was re-designed by architect Thomas Kligerman of Ike Kligerman Barkley (IKB) primarily maintaining the footprint and building envelope. One brick chimney serves the family room and the second brick chimney serves what is labeled as a play-room.

The house consists of two intersecting, hip-roofed sections with a roof-covered open porch on the west, a deck with a pergola on the east/ocean side, and hip and shed-roofed dormers. There are extended eaves with roof overhangs at all roofs and dormer roofs. The exterior walls are shingled with painted wood trim.

The design of window and door placement combines both asymmetry and symmetry. Some of the roof dormers are centered on the various roof planes, while most of the doors and windows have a more random, asymmetrical placement. Windows are primarily 6-over-1 double-hung windows and a few 4- and 6-light windows on the higher elevations. Many of the windows are grouped together in multiples. The doors are French doors. All trim is painted a pale green color. The roof is wood shingles. The foundation is concrete.

The interior layout positions the garage, mud room, and laundry room closer to Baxter Road, a primary Baxter Road pedestrian entrance set back behind lawn and privet hedges while the east ocean view features the kitchen, dining, and living rooms. It is a house with a street front, an ocean front, and a driveway entrance on west, east, and south elevations.

## 4.2 Alterations/Evolution

Changes were made to the interior walls and finishes by architect Thomas Kligerman of Ike Kligerman Barkley (IKB) in the year 2009. Detailed floor plans showing the changes from the original 2000 Lyman Perry design to the renovation in 2009-2010 may be found on page 7. All interior cabinetry, much of the wall and ceiling materials, trim, plumbing fixtures, and appliances were removed. The living room fireplace was re-oriented to face the east.

## 4.3 Character-Defining Features

The hip roof is a distinctive architectural feature of this house. The hip roof is used on the main portion of the house, as an intersecting roof as well as for many of the dormer roofs. While the hip roof is not the predominant gable roof type on Nantucket, it is known to have performance advantages over the traditional gable roof. Its largest benefit is its resistance to wind and water. With all sides of the roof sloping to the ground, water is easily drained and there is less wind resistance. The hip roof at 15 Baxter Road is ideally-suited to its ocean-front environment.

Character-defining features include:

- A low-profile, hip-roofed dwelling;
- Asymmetrical fenestration and variations of casement windows;
- Roofed porches.

## 4.4 Outbuildings

There are three structures at 15 Baxter Road. Known as Broom House, the primary dwelling was completed in 2000. It is larger than the original relocated 1911 house which is known as Broom Cottage. A third structure, known as Broom Closet, is described as a garage on architect Lyman Perry's 1998 Site Plan. Historic photographs also confirm its original and existing location close to the street. The *1916 Valuation and Tax List* of the town of Nantucket lists the property with a dwelling valued at \$4000 (Broom Cottage) and a "building" valued at \$600. While the use of this \$600 outbuilding is not specified and it predates the advent of automobiles to the island in 1918, it is believed to have been designed and built as a garage. With the original owner's year-round residence in Ithaca, New York, and the established trend for owning and housing automobiles at that time, it is reasonable that the architect for this property designed what the Sanborn Insurance Map company labeled an 'auto house' even though automobiles were not yet allowed on the island. The adjoining property to the south known as Blink Bonnie includes such an 'auto house' with a slate roof on the 1923 Sanborn Map.

Broom Closet, also known as the 'Art Barn' was renovated as a children's art studio. Its original hip roof, overhanging eaves, double wood doors and open stud and rafter framing were retained. New windows and a door were added. Two rafters on the east/ocean side of the hip roof were headed off at some time to form an opening in the roof. The prevailing idea that it may have had a chimney or stove pipe cannot be supported. An early photograph, aerial photographs from 1935 and 1940, and a 1989 photograph do not show a

chimney or stove pipe. The 1989 black-and-white photograph does provide a glimpse of something flat on this east slope of the roof. Sometime after the 1940 aerial, a roof hatch or skylight is believed to have been added to the roof which may have been used for ventilation or natural daylight.

Surviving detached garages on residential property such as Broom Closet, are historic reminders of the advent of the “automobile age” of the early 1900s up until the 1930s when garages began to be incorporated as attached garages. This garage and others on Baxter Road are over 100 years old. The architectural features they share include hip roofs, overhanging eaves, exposed rafters, outward-swinging, and strap-hinged wood doors.

## 5. PROPERTY INFORMATION

**5.1 Property Identification:** 15 Baxter Road, Nantucket Assessor’s Map: 73.1.4 5, 1 acre, zone SR20. More than half of the property is located below the bank and the other portion is above the bank. A separate lot of 0.59 acres known as 17 Baxter Road, adjoins this lot to the north with a contiguous landscape.

## 6. SOURCES OF INFORMATION

### 6.1 Published and Archival Resources

*Fader, Marsha L., AIA, & Betsy Tyler, Historian, Architectural & Historical Report for 15 Baxter Road [Bungalow], December 12, 2020.* Full Report available at <https://www.sconsettrust.org/>

Douglas Brenner, “Above the Surf,” *Veranda Magazine*, August 2012, pp. 66–75.

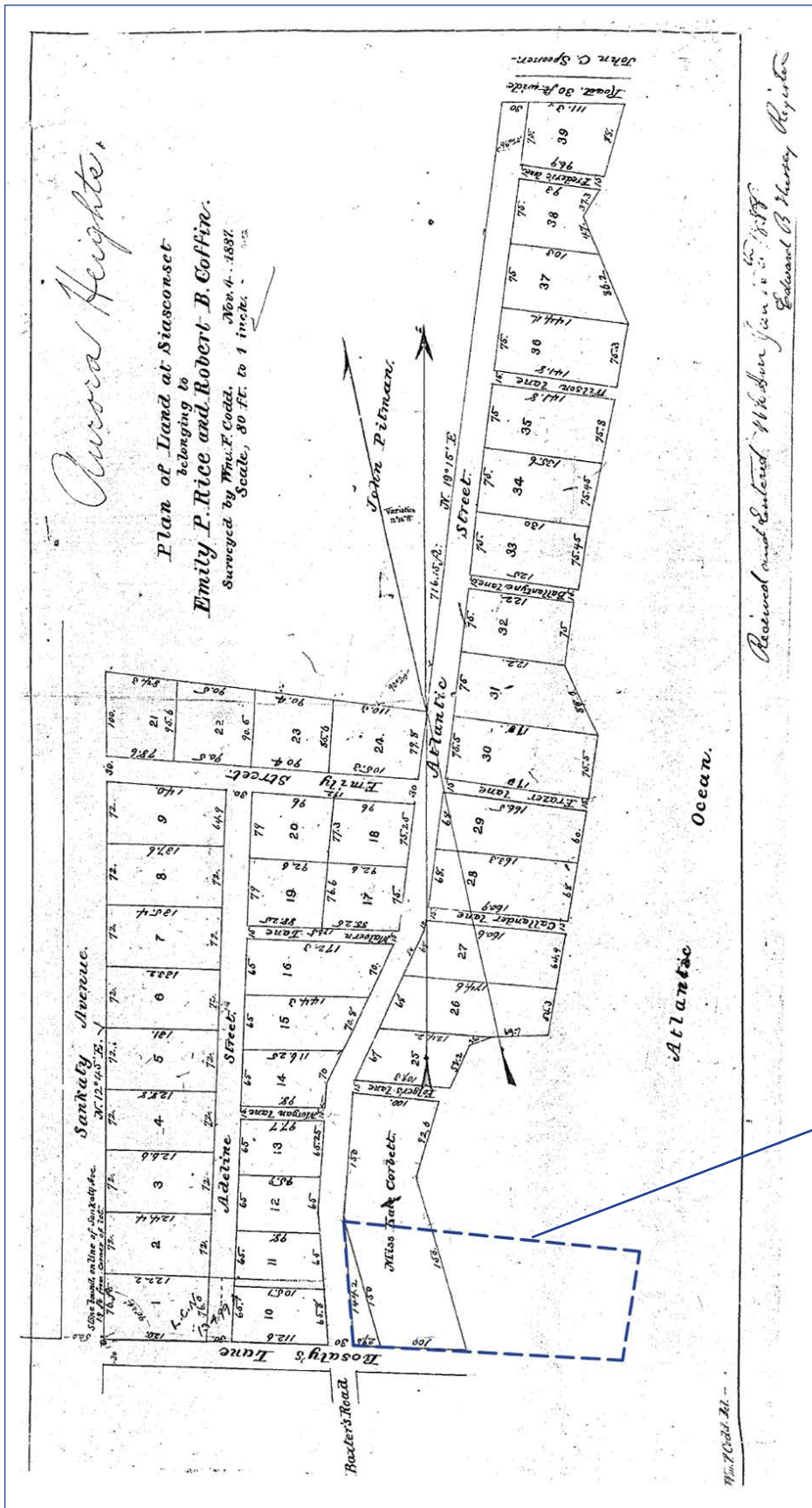
### 6.2 Historical Maps & Plans

*Plan of Land at Siasconset belonging to Emily P. Rice and Robert B. Coffin*, surveyed by William F. Codd, November 4, 1887, “Aurora Heights,” NRD Plan Book 2, p. 5

*Plan of Land in Siasconset, Nantucket, MA as prepared for Patricia Saunders and William S. Glazier*, 1989, NRD Plan Book 25, p. 56

*Site Plan*, 1998 by Architect Lyman Perry showing original 1911 house location and 1998 relocated house to the north

Architectural Plans, 2009: Ike Kligerman Barkley Architects PC, Nantucket Historic District Commission

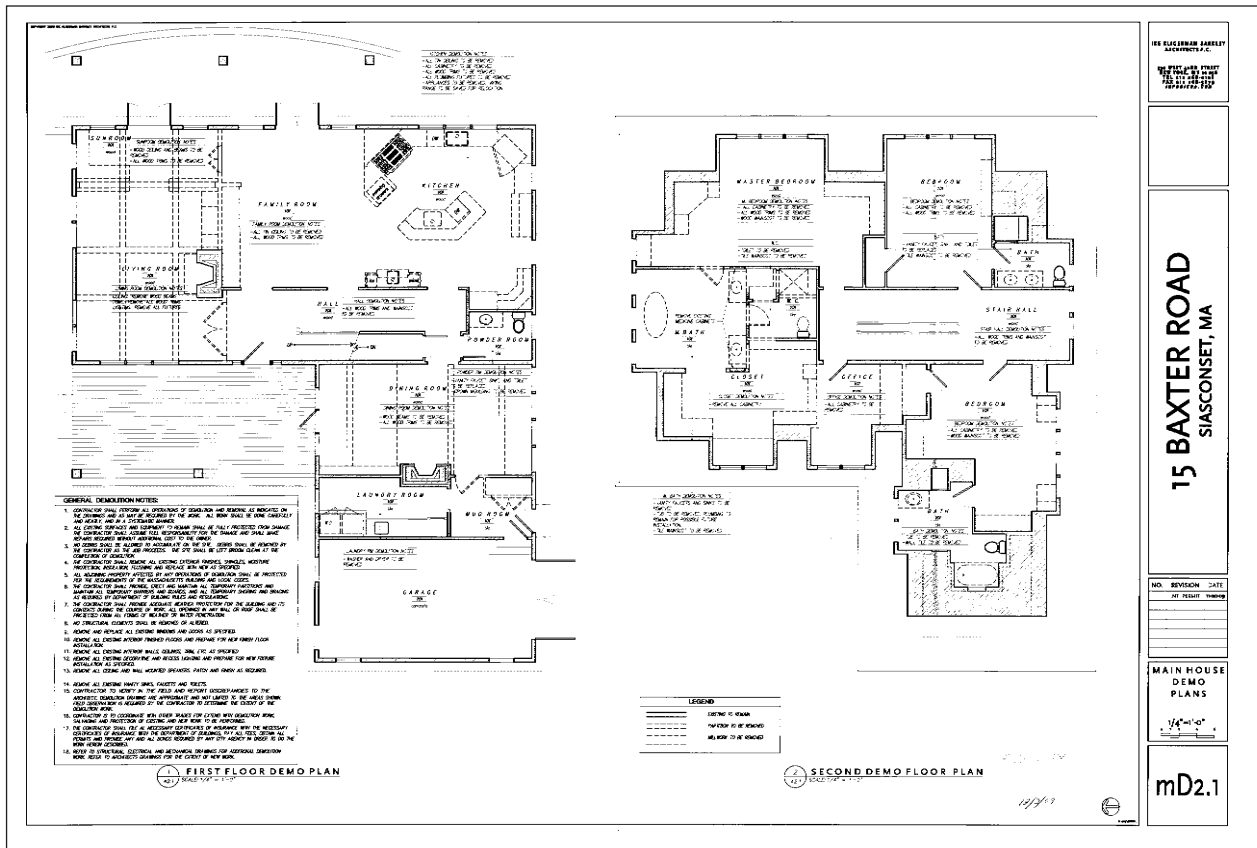


Received and Entered in the Office of the Register  
Edward B. Murray Register

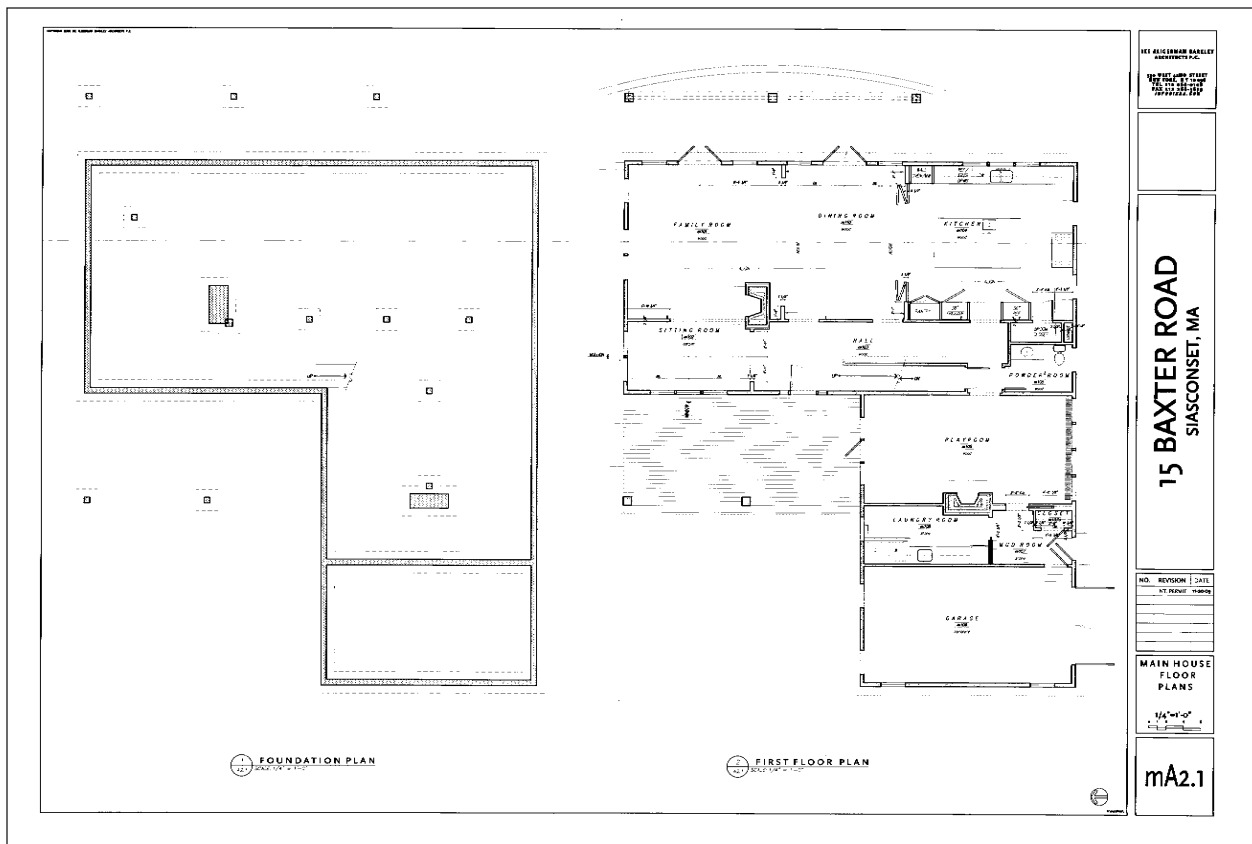
Plan of Land at Siasconset belonging to Emily P. Rice and Robert B. Coffin, surveyed by William F. Codd, November 4, 1887, "Aurora Heights"



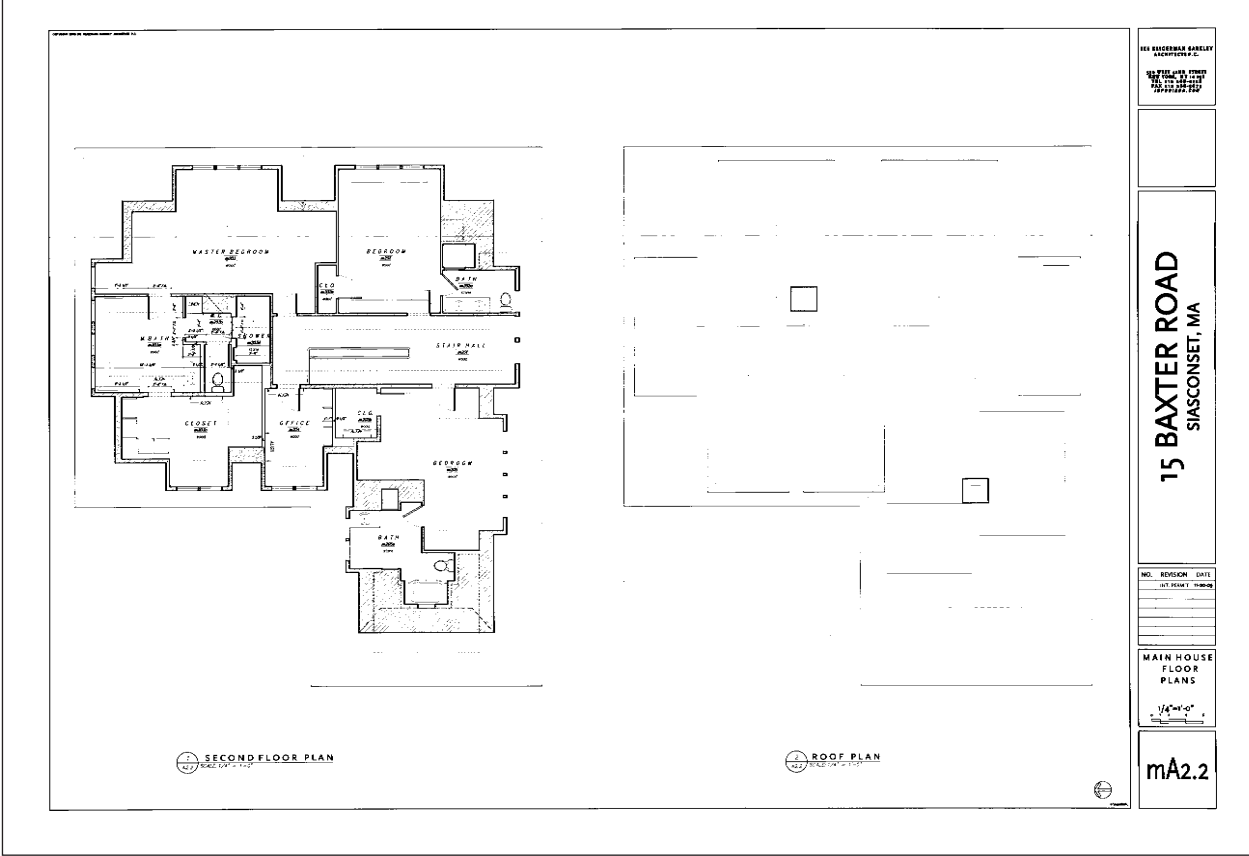




2009 Demolition First and Second Floor Plans



2009 Foundation and First Floor Plans



2009 Second Floor and Roof Plans

**6.3 Historical Photographs:** Courtesy of the Nantucket Historical Association

See Fader and Tyler, *Architectural & Historical Report for 15 Baxter Road, 2020*, for historical photographs of the early development of the property.

NHA P15468

Nantucket Historic District Commission Survey Photo, 1989, East & South Elevations

NHA Aerial ap1940-071

NHA Aerial p8000



NHA P15468, no date  
View of the original 1911 house from the north  
No chimney or stove pipe exists on the Garage



Nantucket Historic District Commission Survey Photo, 1989,  
East & South Elevations  
At far left there is a roof hatch or skylight on the Garage.  
There is no chimney or stove pipe.



NHA p8000, 1935 Aerial

Note: There is no chimney or stove pipe on the Garage.



NHA Aerial ap1940-071, 1940

Note: There is no chimney or stove pipe on the Garage.

6.4 Photographs by Peter Aaron for Ike Kligerman Barkley and Marsha Fader



West Street Elevation by Peter Aaron



West and North Elevations by Marsha L. Fader



East and North Elevations by Peter Aaron



East Elevations with Broom Cottage in the foreground by Peter Aaron





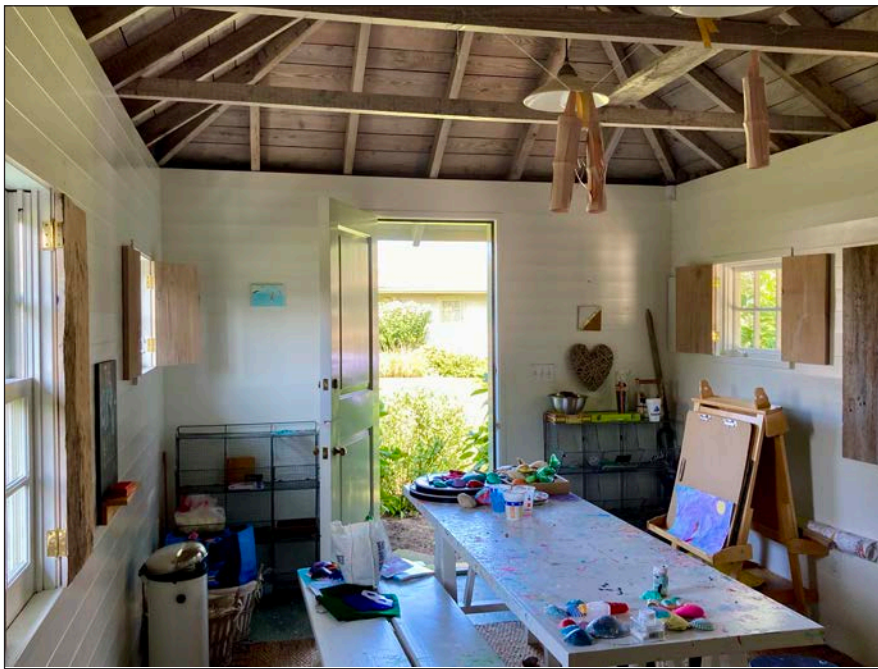
South Elevation by Peter Aaron



North Elevation of Art Barn by Marsha L. Fader



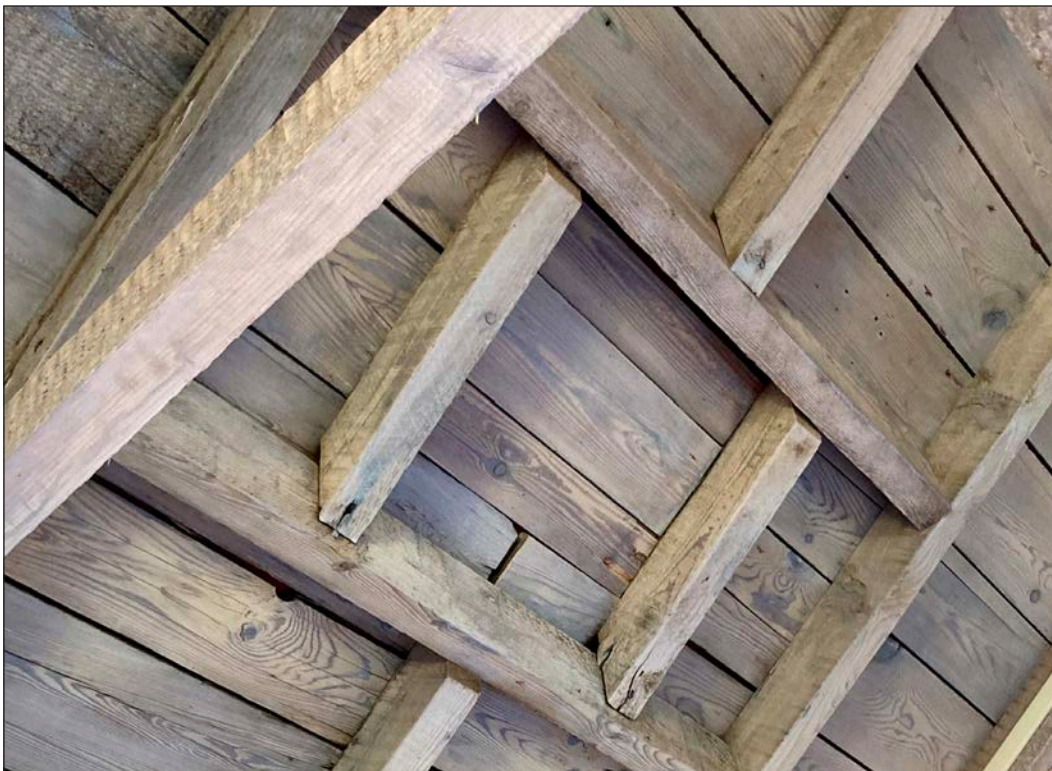
Art Barn/Garage South Elevation



Art Barn/Garage



Art Barn Sign



Art Barn Roof Framing:  
Location of possible roof hatch or skylight, 1940-1989



Dining Room looking through to Living Room  
Photo by Peter Aaron



Kitchen  
Photo by Peter Aaron



Living Room  
Photo by Peter Aaron



2022 Living Room



Sitting Room



Sitting Room

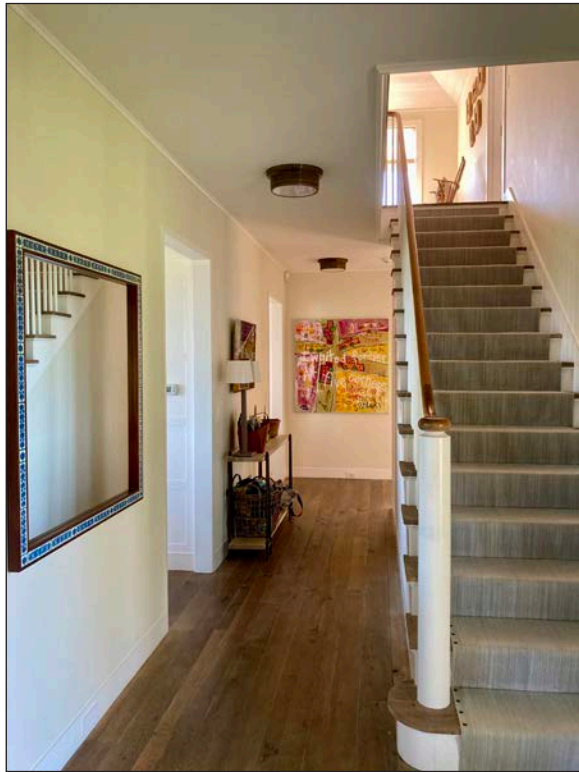


Sitting Room



Dining Room looking through to Stairhall  
Photo by Peter Aaron





Stairhall



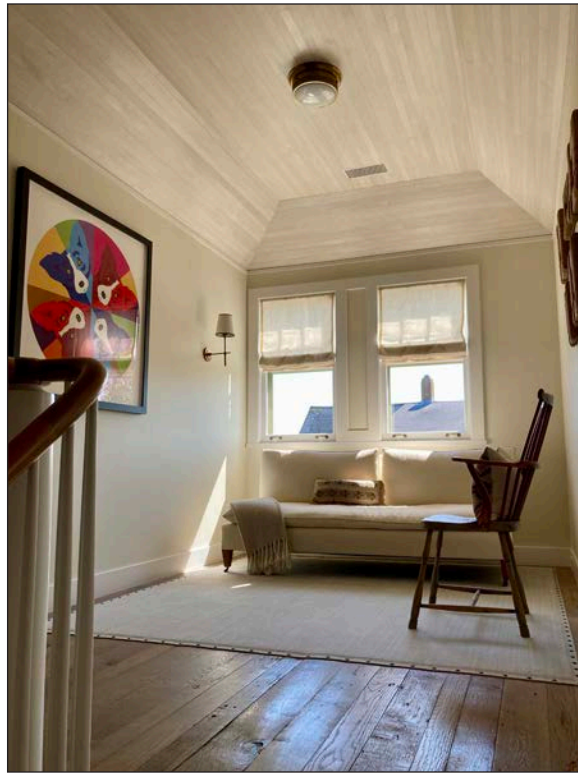
Sitting Room  
Photo by Peter Aaron



Sitting Room looking through to Living Room



Stairhall Second Floor



Stairhall Second Floor



Master Bedroom  
Photo by Peter Aaron



Master Bathroom  
Photo by Peter Aaron



Master Bathroom  
Photo by Peter Aaron



East Bedroom  
Photo by Peter Aaron



South Bedroom



South Bedroom Bathroom



South Bedroom Bathroom



Office, Second Floor  
Photo by Peter Aaron

## 6.5 Chain of Title

(NRD = Nantucket Registry of Deeds)

- 1882 Coffin to Corbett  
NRD Book 67, p. 329: Robert B. Coffin to Kate F. Corbett, 1882
  
- 1902 Corbett to Taylor  
NRD Book 84, pp. 433-435: Kate Corbett to Dewitt H. Taylor and Alice A. Taylor, 1902
  
- 1910 Taylor to Craig  
NRD Book 95, p. 324-26: Dewitt H. Taylor and Alice A. Taylor to Florence Augusta Craig, 1910.
  
- 1915 Nantucket Probate No. 1381: Will of Florence Augusta Craig, 1915
  
- 1956 Glazier to Glazier  
NRD Book 116, p. 486-87: Clare C. Glazier to William S. Glazier, 1956
  
- 1998 Glazier to Gibson  
NRD Book 587, p. 156: William S. Glazier to William and Nadine Gibson, 1998
  
- 2009 Gibson to Hecht  
NRD Book 1203, p. 70: William and Nadine Gibson to Nikos Hecht, 2009
  
- 2011 Hecht to Hecht  
NRD Book 1304, p. 198: Nikos Hecht to Nikos Hecht, Trustee of Fifteen Baxter Road Nominee Trust, 2011
  
- 2013 Hecht to J Squared Nantucket LLC  
NRD Book 1405, p. 1: Nikos Hecht, Trustee, to J Squared Nantucket LLC, 2013