

Preservation and Resilience

Mary Bergman, Director NPT
Bob Miklos, designLAB architects

HISTORICAL NANTUCKET

a place of dynamic change

Historical Nantucket

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October 2021

Envision Resilience Nantucket Challenge

www.envisionresilience.org



Nantucket National Historic Landmark District

- 1955 Local Landmark District
 - 1966 National Historic Landmark District (NHL)
 - 1975 Expansion of NHL
 - 2011 Update of NHL
-
- Approximately 28,381 acres over three Islands:
 - Nantucket, Muskeget, and Tuckernuck
 - Contributing Properties - 5,027
 - Non-contributing Properties - 6,686
 - Period of Significance: ca.1520 to 1970



Cultural Landscape

U.S. National Park Service

The U.S. National Park Service defines a cultural landscape as **a geographic area, including both cultural and natural resources** and the wildlife or domestic animals therein, associated with a historic event, or person, or exhibiting other cultural or aesthetic values.

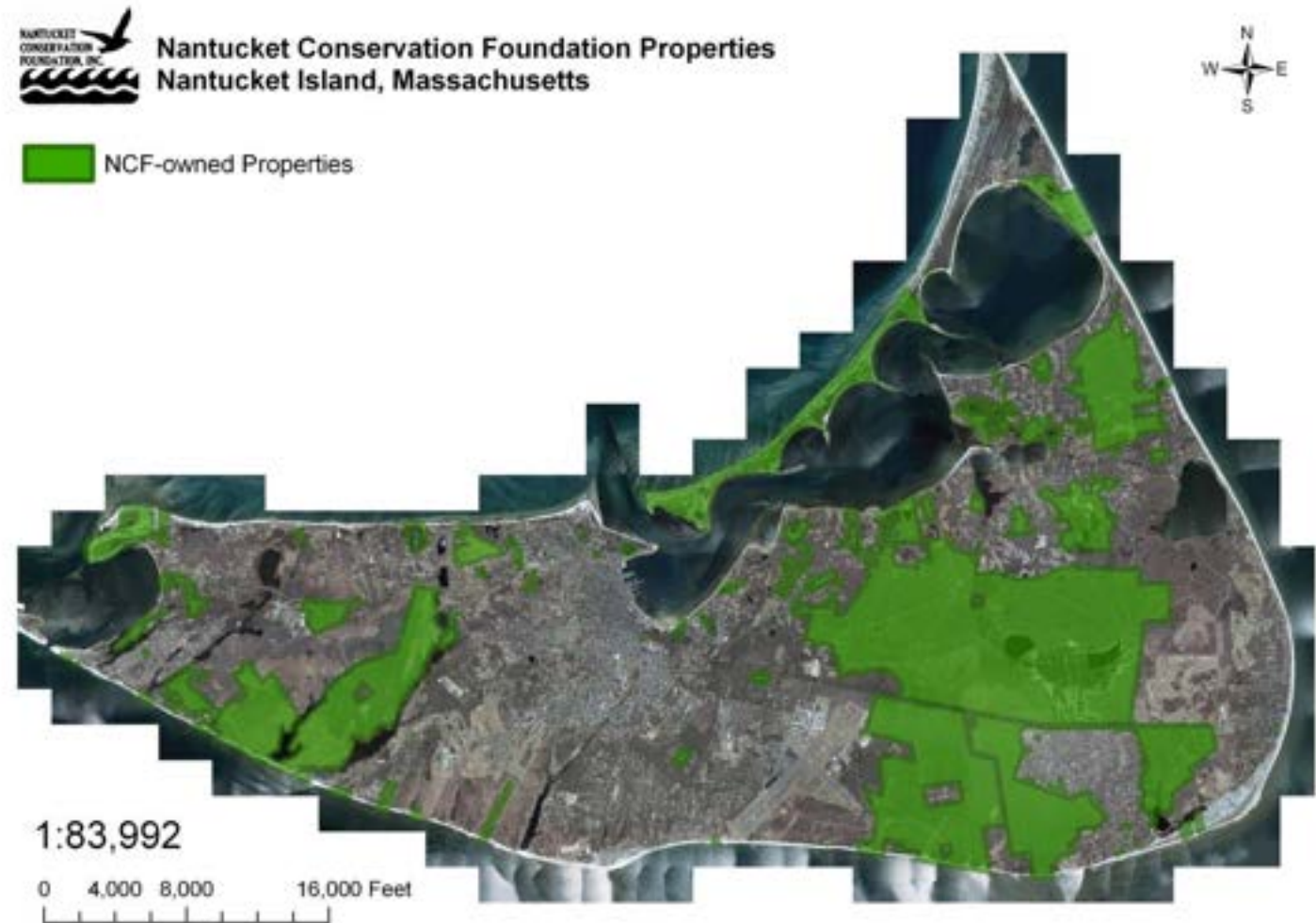
Tangible and Intangible Heritage

1870s



Nantucket Conservation Foundation

Approximately 50% of the Island is protected open space owned by Nantucket Conservation Foundation, Linda Loring Nature Foundation, and other private organizations and public agencies.



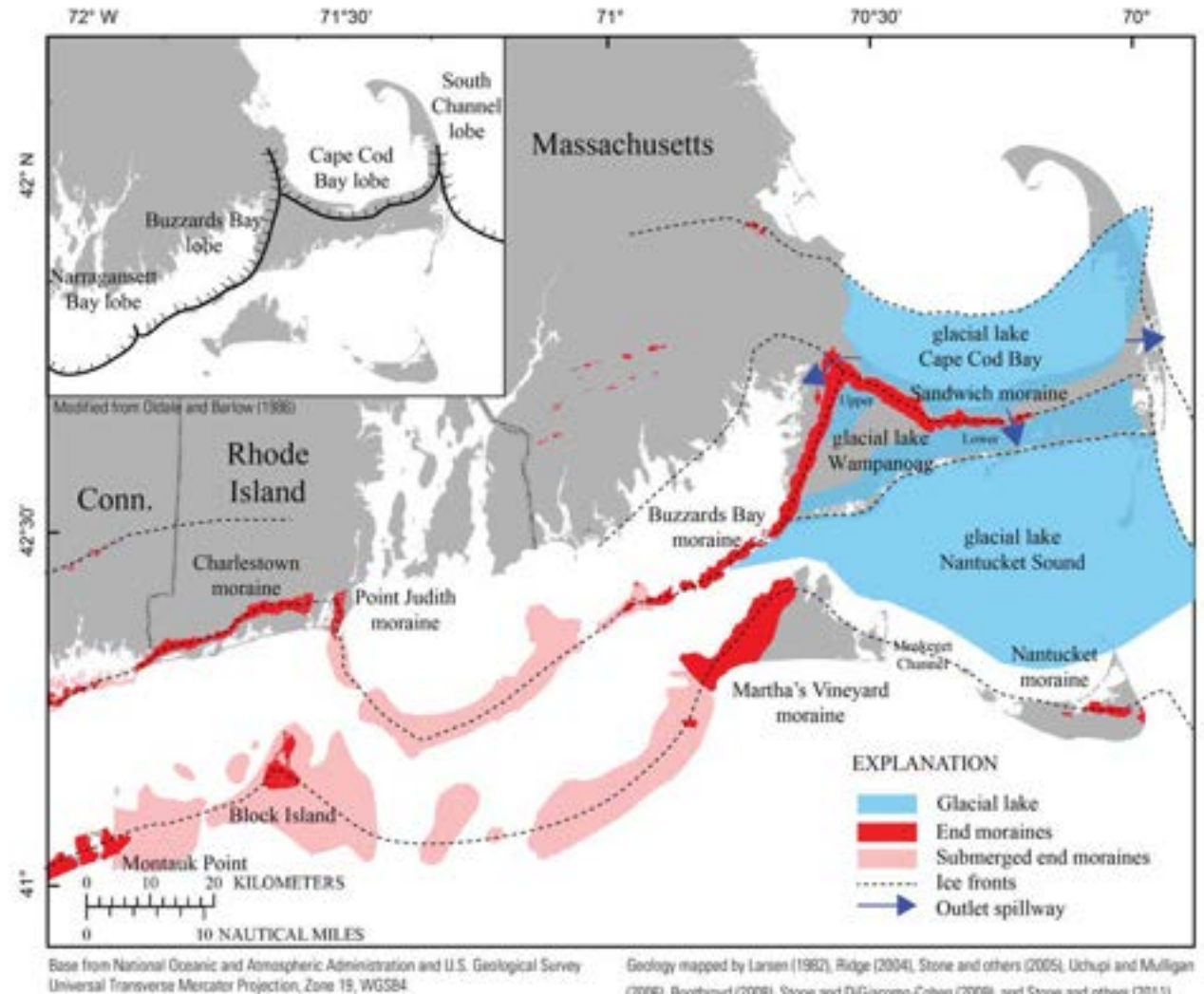
‘We must embrace what is essential to
Nantucket in order to preserve it’


A SHORT HISTORY

Pre-Colonial Settlement [Prior to ca.1659]

Geography and Geology

- Northern portion of Island is a glacial moraine
- Southern portion of Island is an outwash plain
- Moderate climate ranging between humid continental and oceanic



An aerial photograph of Nantucket Island, Massachusetts. The island is a long, narrow landmass with a complex coastline featuring numerous bays and inlets. The water around the island is a deep blue, while the shallow areas near the shore are a lighter, greenish-blue. The land itself is a mix of green fields and brownish, sandy areas. The text is overlaid on the left side of the image.

Nantucket, meaning "faraway land or island" or
"sandy, sterile soil tempting no one" in Algonquin...

It served as both home and seasonal farming and
fishing grounds for the Wôpanâak tribe ("People of
the First Light")...

Wampanoag Native Americans

- Loose confederation of tribes
- 1,500-2,500 inhabitants on Nantucket
- Dorcas Honorable was last known Native American on Nantucket (1855)

When our fire is extinguished, and our wigwams have become razed, then the bluefish will return. Then let the shad-belly and the long-tail [Quaker], look out for HIS dwelling and his landmarks, and that the stranger wrest not his inheritance from his as he has wrested ours from us!

—Attributed to Wampanoag Elder (1764)





First settling along freshwater bodies on the island, the Wampanoag practiced seasonal micro-migrations on Nantucket. Living in structures called Wetus made from willow bark, the Wampanoags migrated to the coasts in the summer for fishing whaling and then retreated inland for the winter where they harvested cranberries, a tradition that continues today for Cranberry Day.



“During the summer we moved to the shores for fising and in the winter traveled inland.”

- Beverly Wright
Member of Wampanoag Tribe of Aqinnah



Wampanoag Mishoon

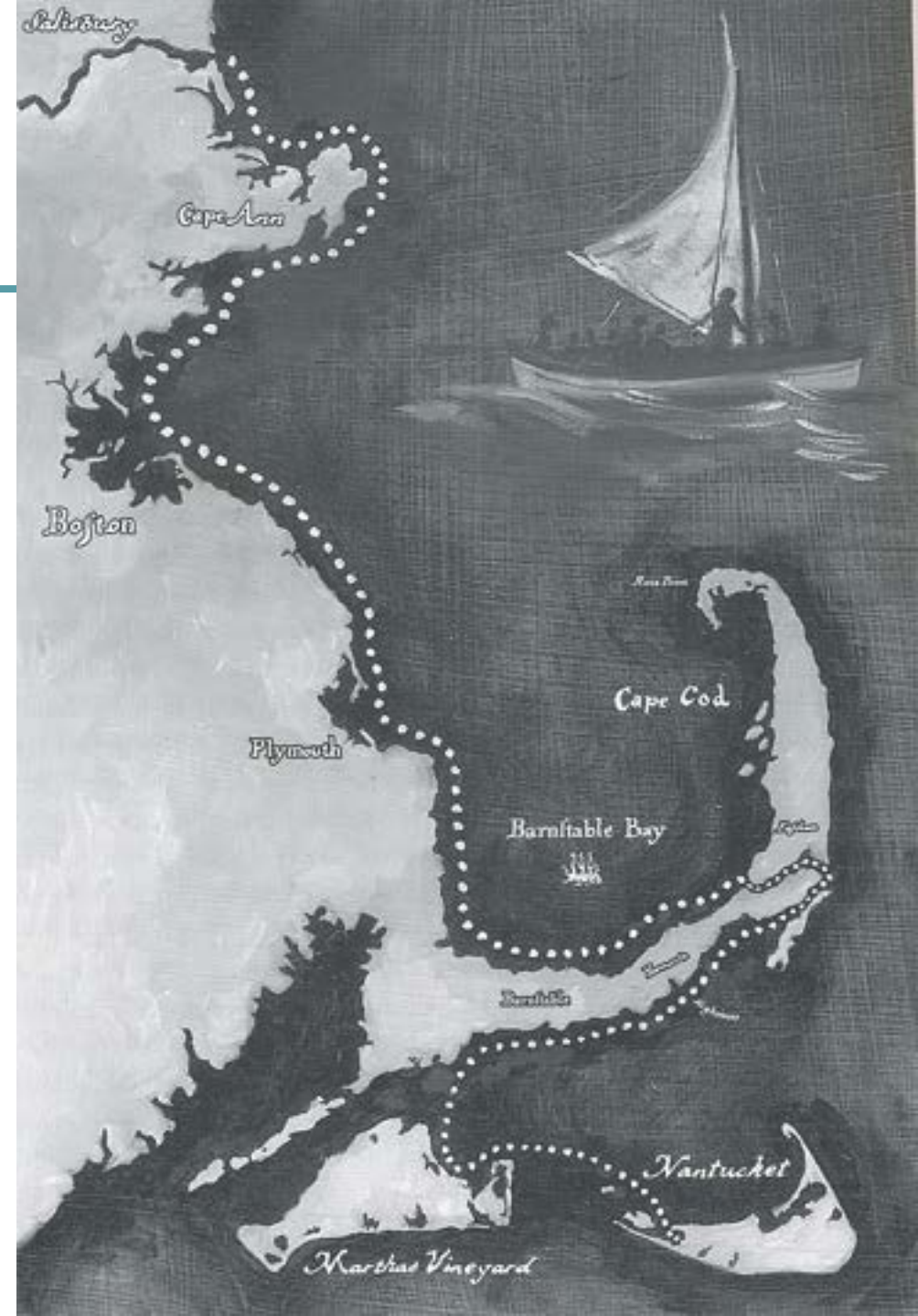


Settlement Period

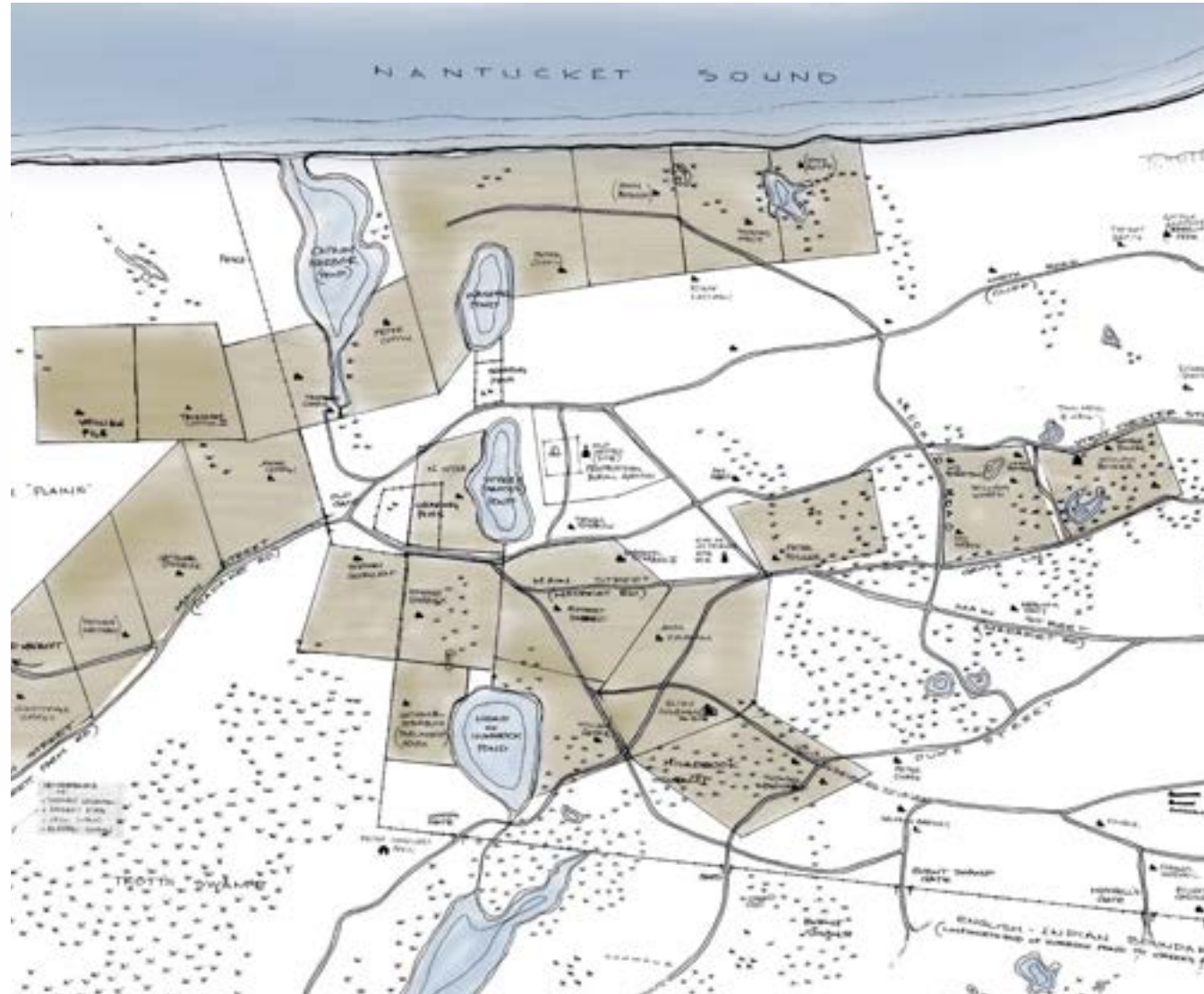
[ca.1659-1722]

Thomas Macy Voyage [1659]

- 10 “full shareholder” Proprietors
- Compensated Sir. Fernando Georges, the Earl of Sterling, Thomas Mayhew, Sr., and sachems of Nantucket Wampanoag (“Ancient Proprietors”)



Sherburne Settlement [1659-ca.1720]



Deeds between English and Natives, 1659-1774



Mayhew and the Proprietors purchase the West End of the island from Wampanoag sachems for £26, including the right to fell wood and to pasture over the island from harvest until May 1st.

The island was divided into 27 shares. Each of the 10 original proprietors owned 1 share, each of their partners another share, and the remaining 7 shares were split amongst another 14 individuals (each taking half a share).

Commons 'divided' at the rate of 40 head of neat cattle to a share, and one horse to be equal to two cows.

The island to be cleared of horses, and the same be taken off the island before the last of November next. No horse shall be sold to any Indian. 40 sheep or goats were allowed to be kept on the commons for one share.

No more goats to be kept upon the island, and 20 sheep to be apportioned to each share.



COMMON GOODS, COMPETING CONCEPTIONS

The overlapping and contradictory layers of information captured in Reverend F.C. Ewer's map of the island (1886, surveyed 1869) reflect the competing conceptualizations of land (and relationships to landscape) that have characterized land tenure on the island from initial settlement to the present day. Unique legal structures such as the concept of "common and undivided land," along with its fungible equivalents in livestock, emerged as product of these tensions.



11



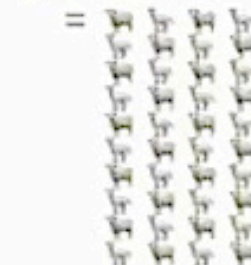
● = 1 share
= 720 "commons"



● = *I* common



● = 1 common



● = 1 common

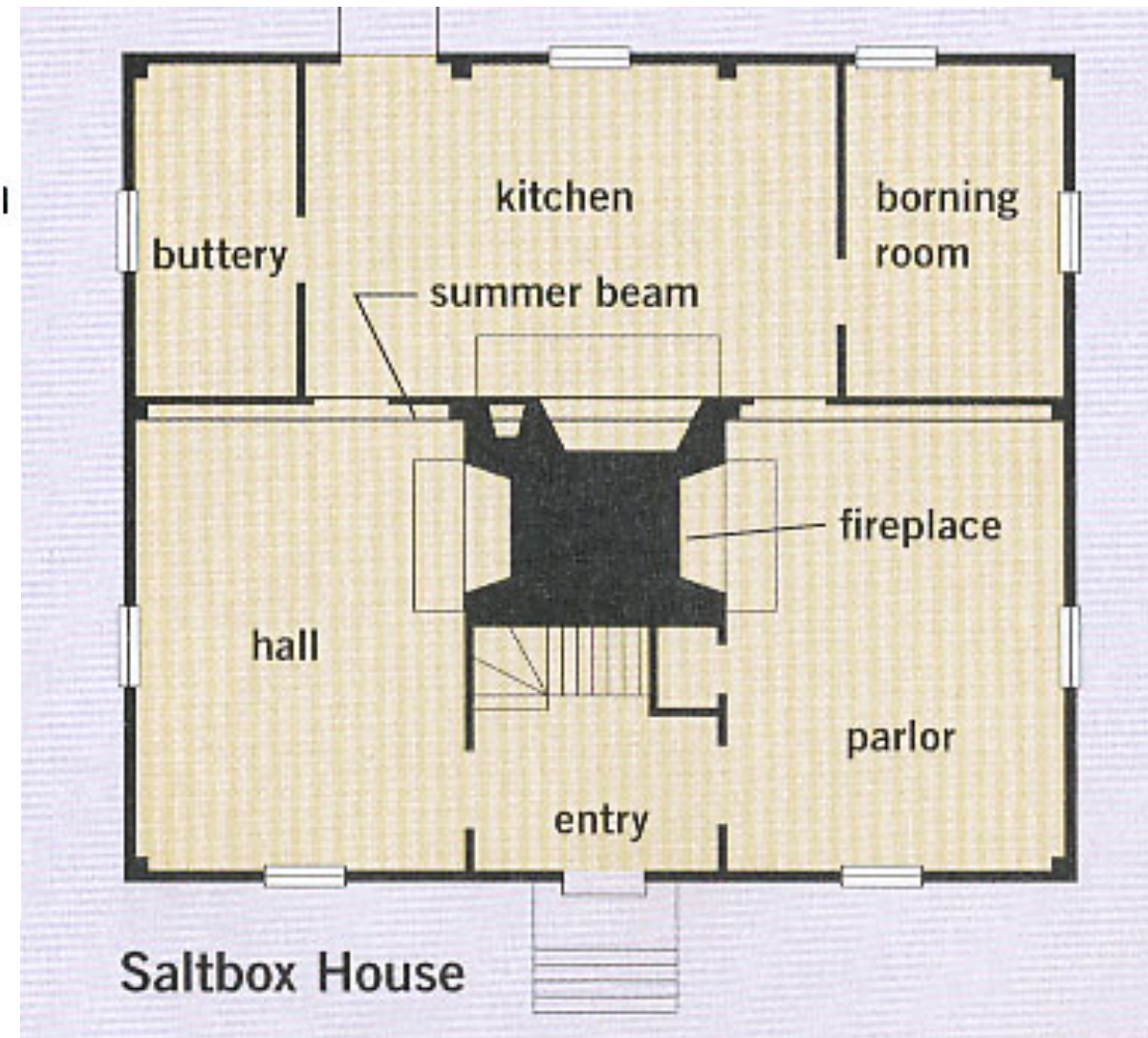
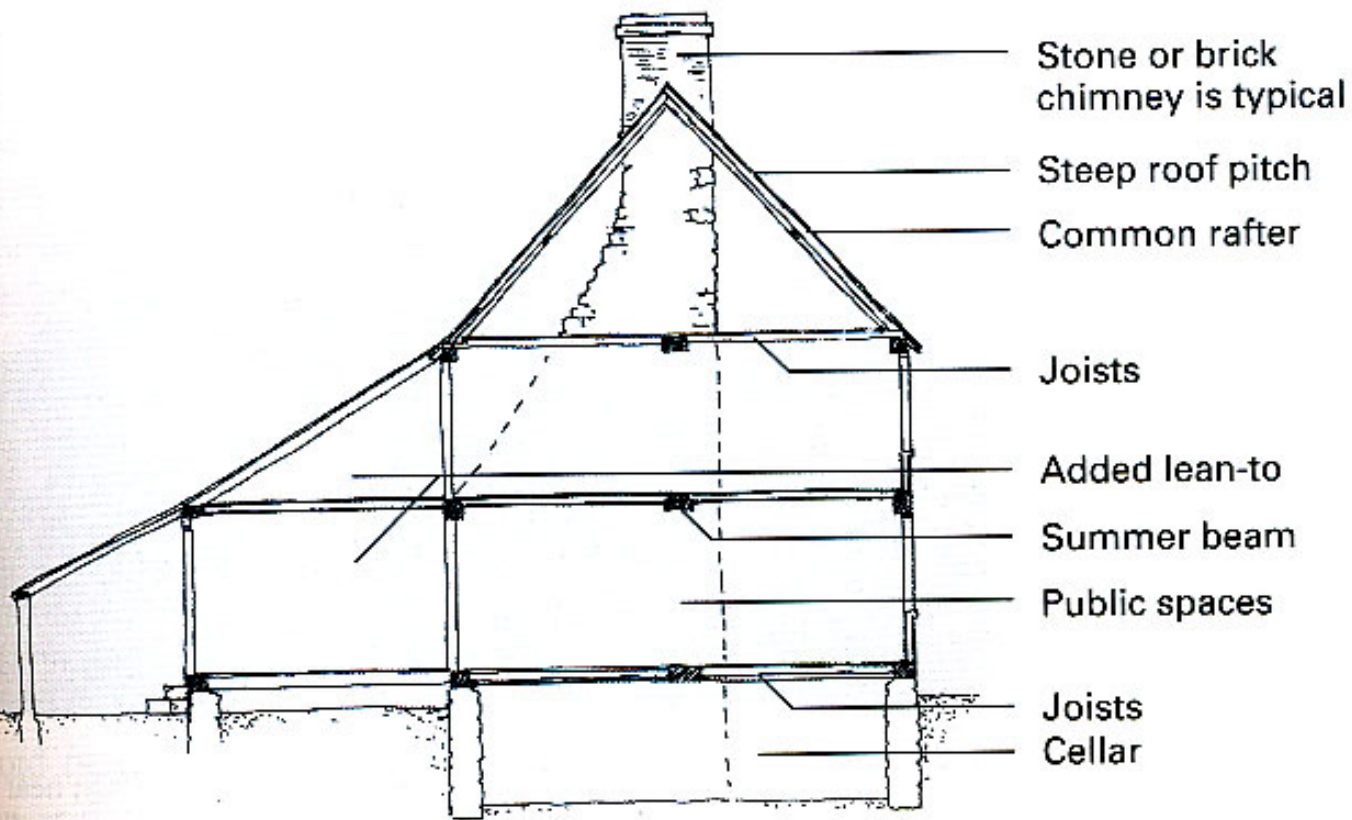
[illegible]Wieschmannsiek (Wieschmannsiek)
to Dittmar Coffin & Thomas Macy[illegible]

Nieuwenhuis et al. (Nieuwenhuis et al. 2011)

Nantucket “Lean-to” / New England Saltbox Jethro Coffin House [1686]



Nantucket "Lean-To" / New England "Saltbox"



Nantucket "Lean-to" / New England Saltbox Jethro Coffin House [1686]



Richard Gardner House [ca.1688]



Quaker Period

[ca. 1723-1791]

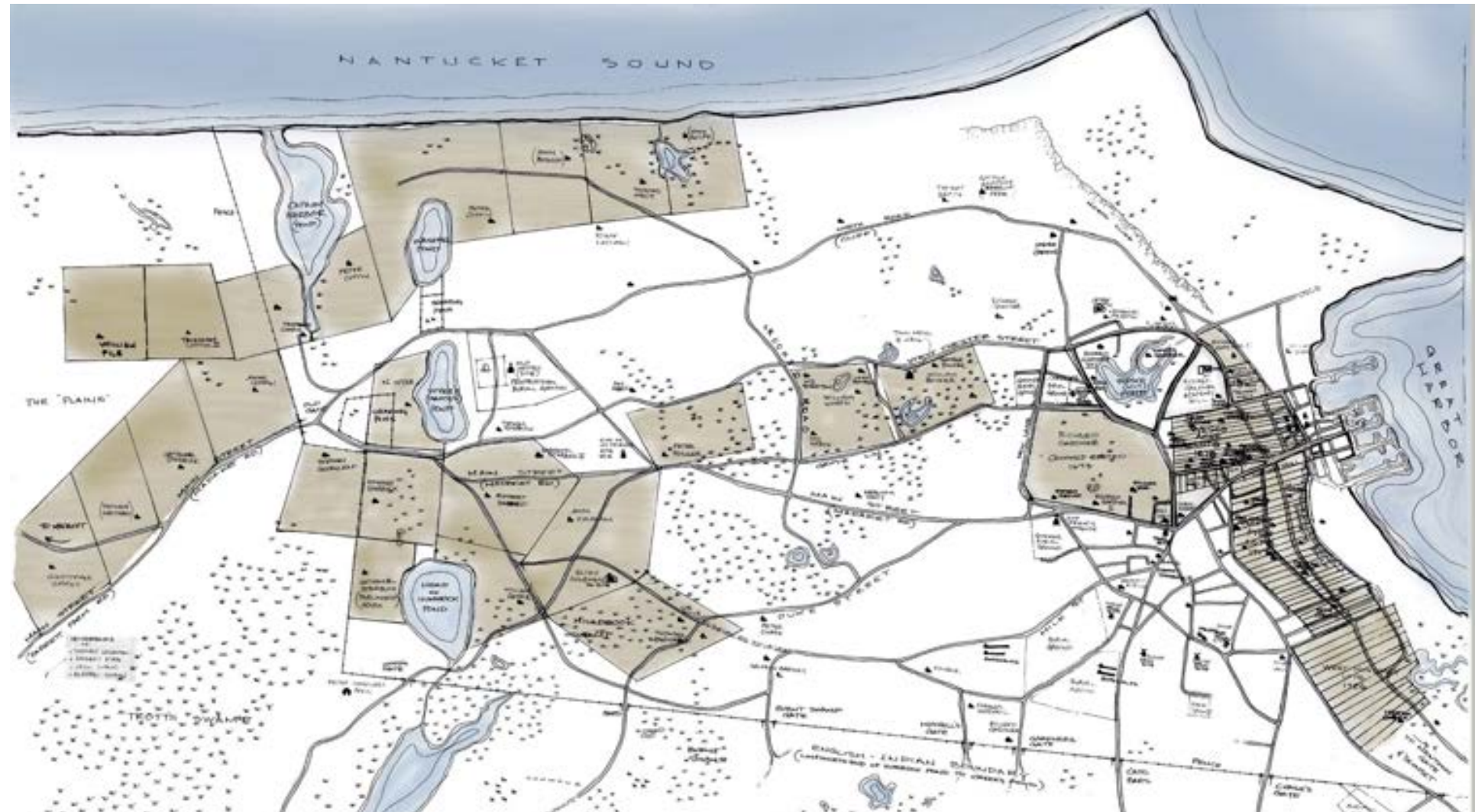
Quaker Religion

“The Quaker ideals were high thinking, plain living, fair dealing, honest work, simple dress, and sober and humble deportment. These [traits] are apparent in the [Nantucket] Quaker house, which is unostentatious yet adequate, which substitutes craftsmanship for ornamentation, basic comforts for luxuries, and which is unprettied yet appealing.”

—Clay Lancaster, *The Architecture of Historic Nantucket*



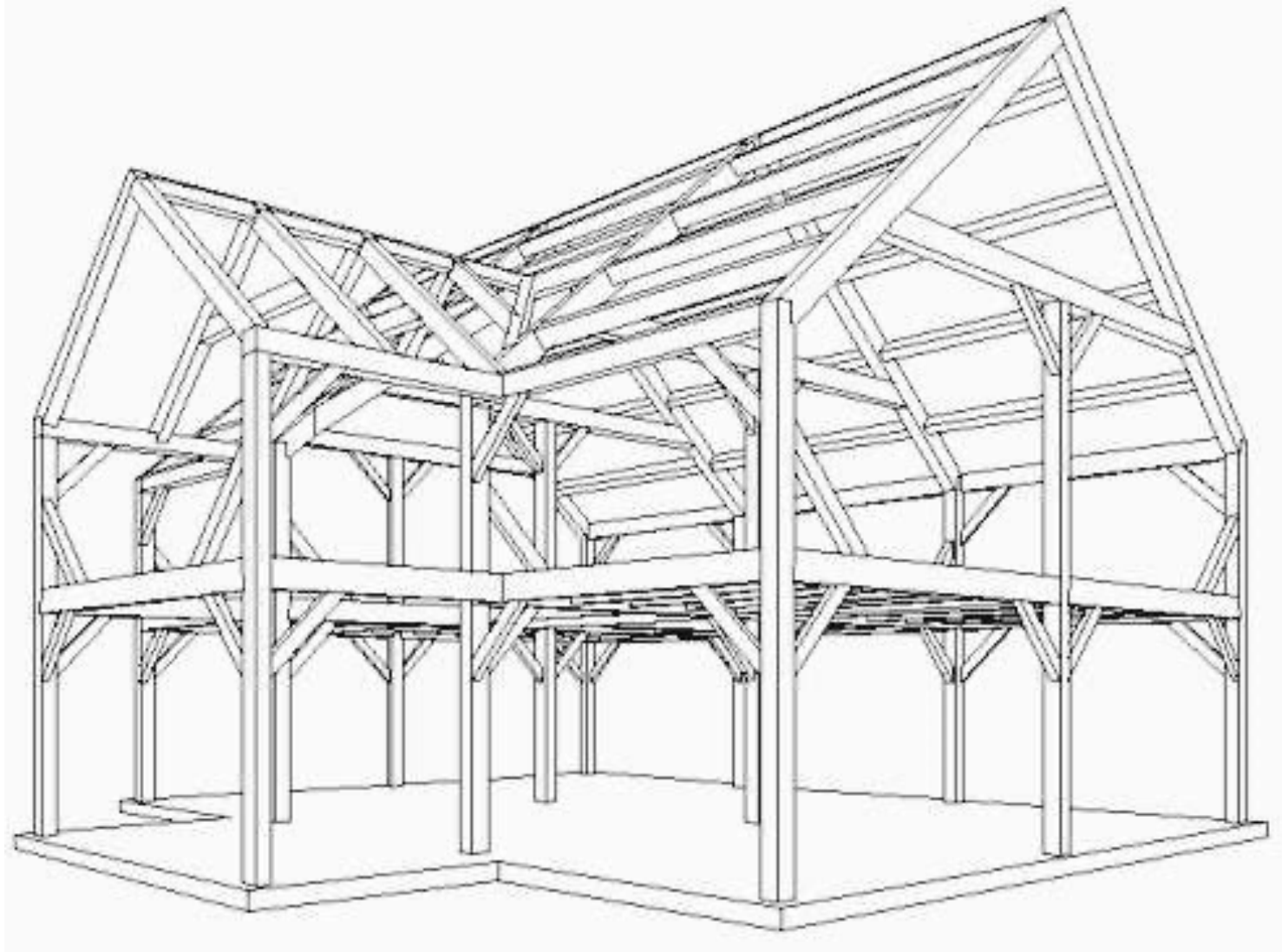
Map of Sherburne Settlement and Fish Lots



Source: Nantucket Historical Association, Fish Lots platted 1717

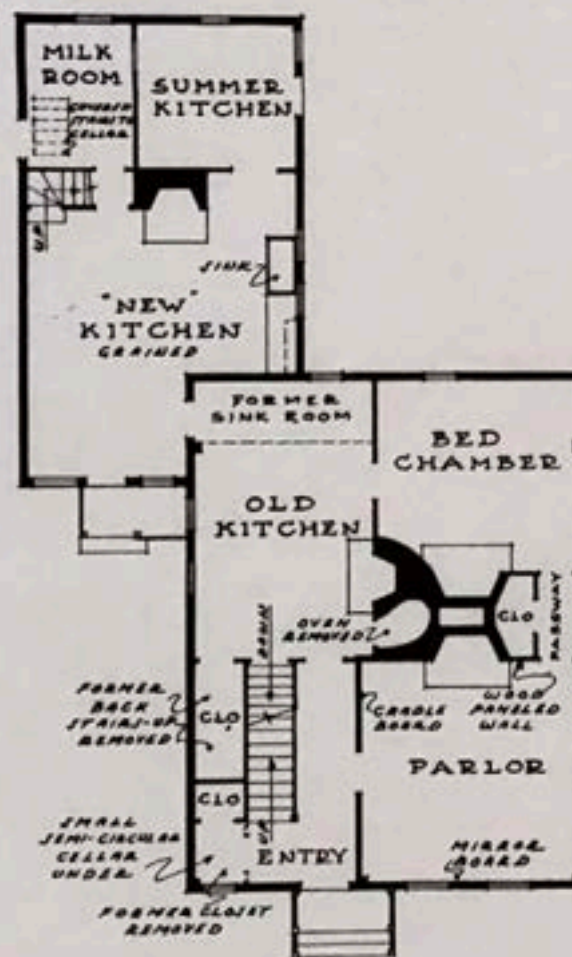


Timber Frame Construction

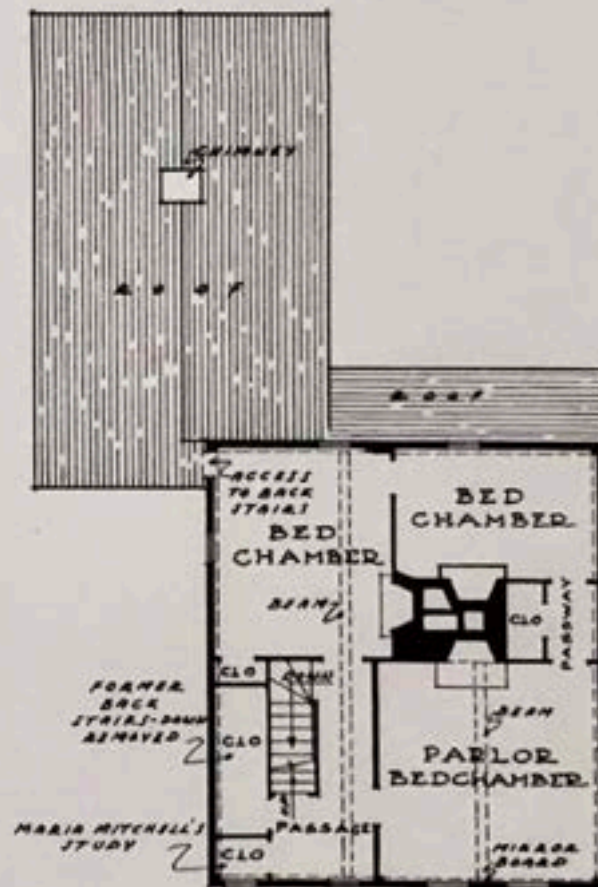




The Typical Nantucket House, Façade (p. 90)
The Maria Mitchell House



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •

SCALE 1" = 13'-0" (3.05m)

The Typical Nantucket House, Floor Plans (pp. 90-101)
The Maria Mitchell House

Typical Quaker Street

Union Street—west side



No. 17 Joseph West House

No. 15 William Nichols House

85

India Street—north side—near Gardner Street



24 No. 45 Rescomb Taber
Capt. Joy

No. 43 Melatiah Nye
Carroll

No. 41 Andrew Bunker

Development of Nantucket Town [1673-1744]

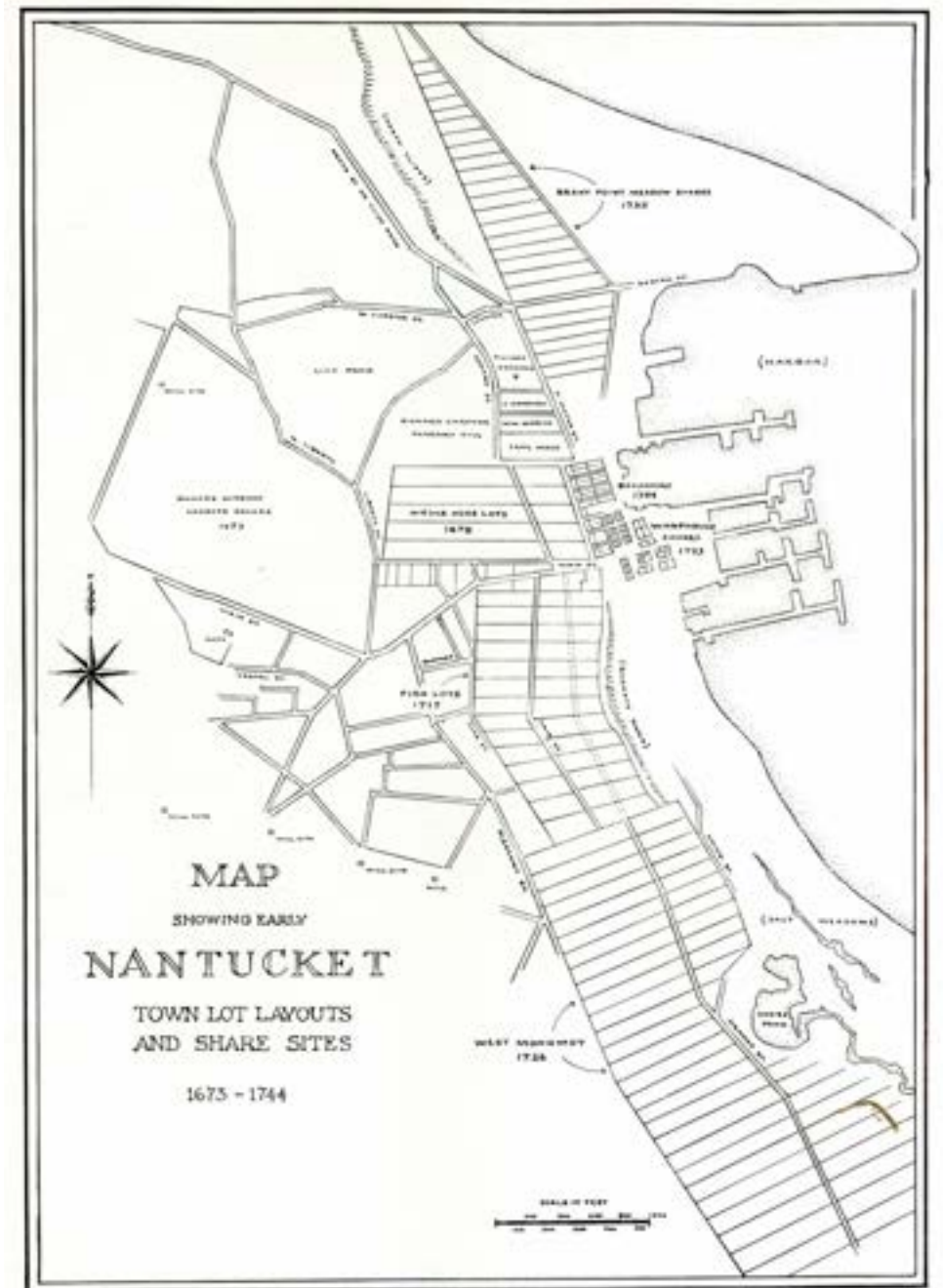


Figure C. Map Showing Early Nantucket Town Lot Layouts and Share Sites, 1673-1744.

Quaker 2 Bay Type Street



Quaker 2 Bay Type Street



Henry Coffin, Mariner | 22 Fair Street c. 1749-1756



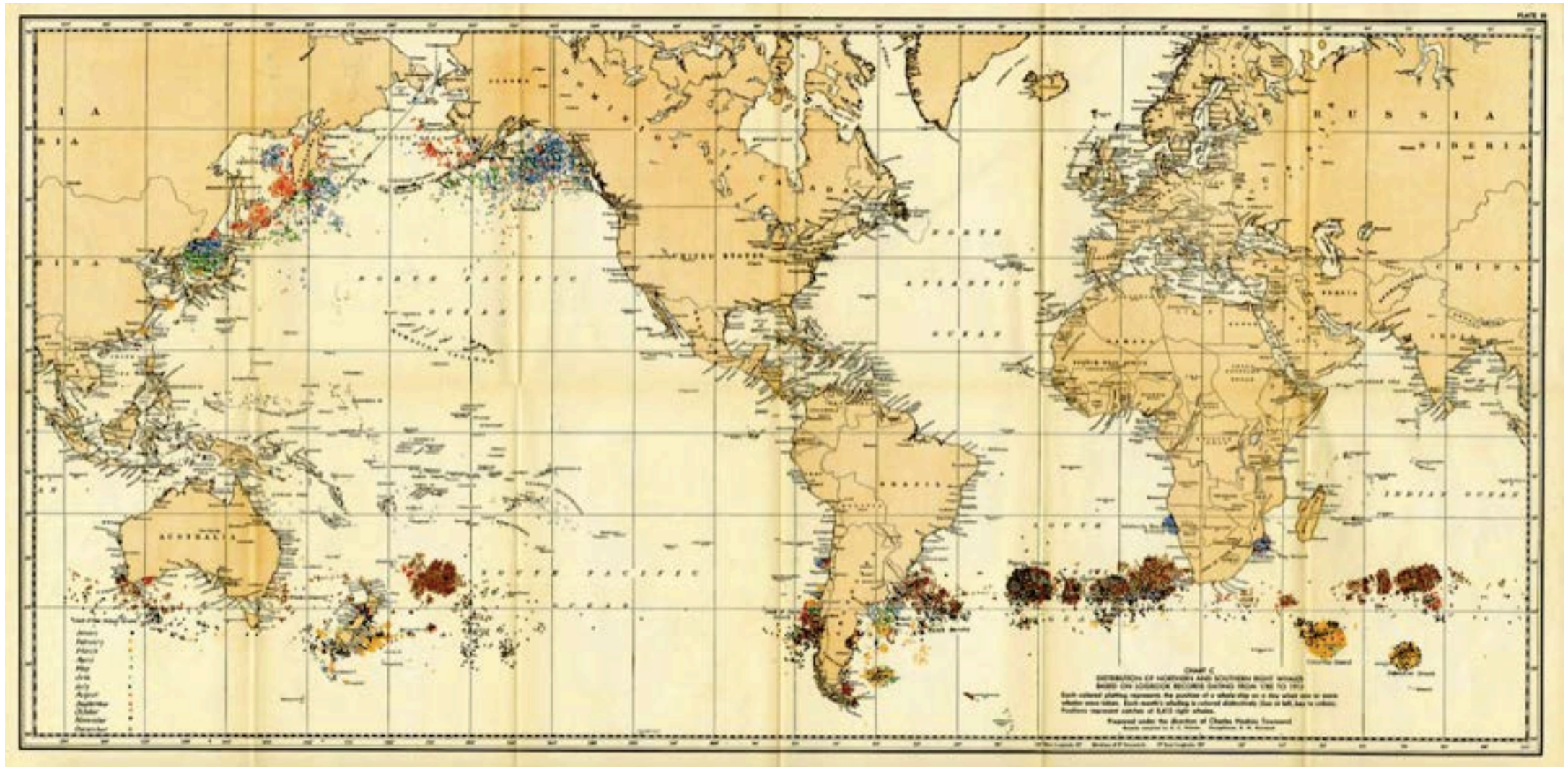
Shore Whaling



Source: <https://nha.org/research/nantucket-history/history-topics/james-loper-and-ichabod-paddock-contribute-to-nantucket-whaling-industry/>

Whaling Era [1723-1850]

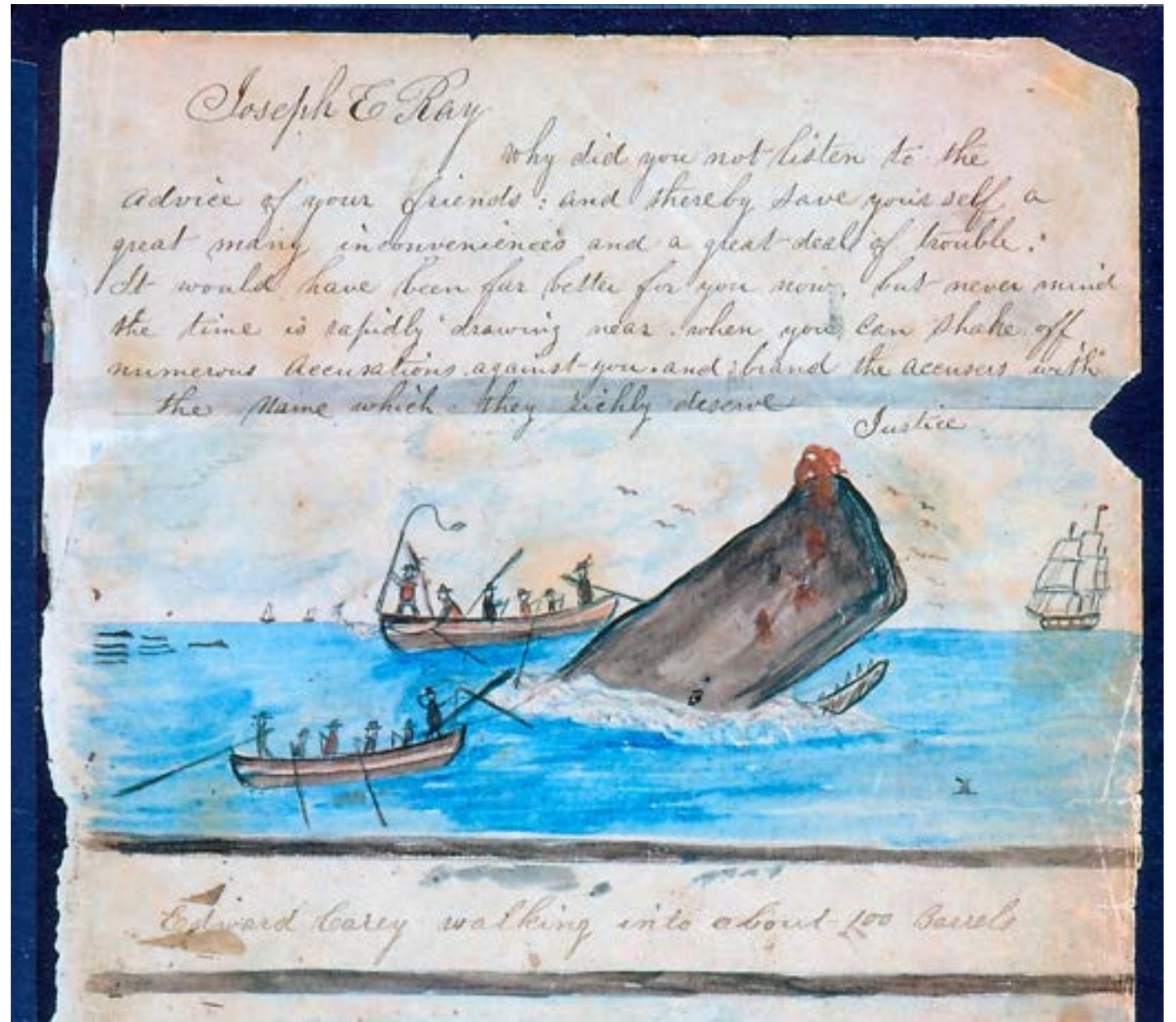
Distribution of Right Whales based on Logbooks [1785-1913]



Nantucket Whaling



Nantucket Sailor Sketch [1856]



Nantucket Straight Wharf [1832]



View of Nantucket Town from Brant Point [1835]



From Quaker Houses to Whaling Mansions



Greek Revival



Atheneum [1847]

1 India Street



Hadwen House – Greek Revival Style [1846]

96 Main Street



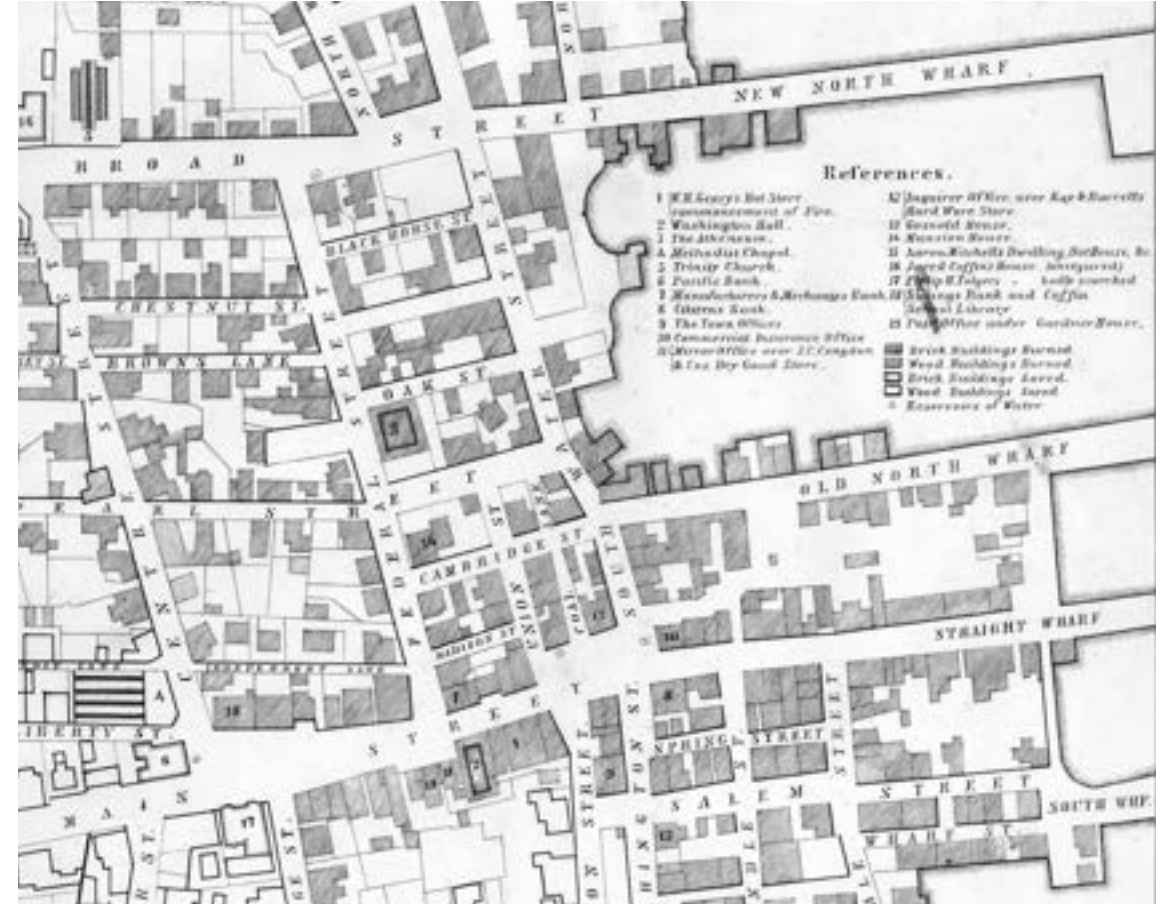
Jared Coffin House [1845]

Broad Street





The Great Fire [July 13, 1846]



The End of Whaling [1849-1850]

Nantucket after Whaling

“Nantucket had not a ship, bark brig, or vessel of any kin, suggestive of the vast amount of business done in the past. In place of the busy click of the caulker’s hammer, as it sent its echo from one wharf to another, naught could be heard but the lick of the wave as it washed, and washed again, the ruins of the piers which once groaned beneath the weight of millions of wealth.”

—William C. Macy, *The History of Nantucket* (1870)



Fair Street Museum and Athenaeum



Fair Street Museum and Atheneum



Historical Celebrations



Waterfront + Industry



Waterfront + Industry



Fish Houses, Washington Street

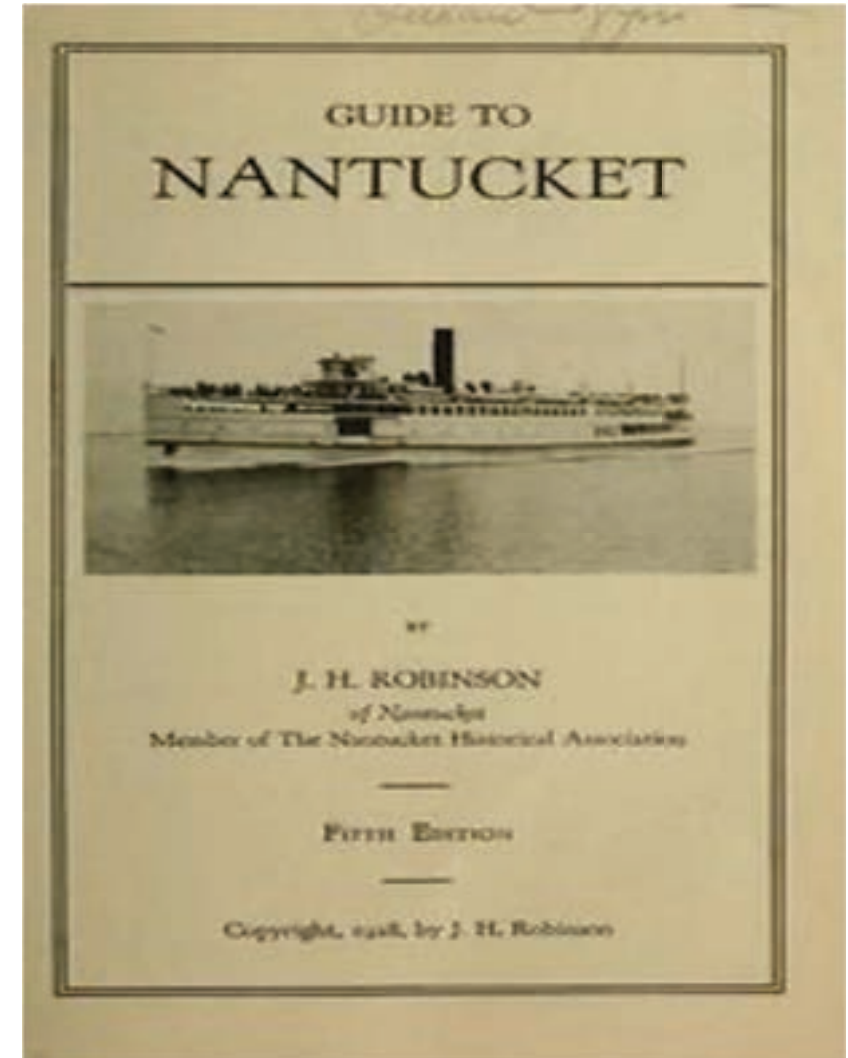




Tourism and Holiday Island [ca.1850-1930]

Timeline

- 1847 Jared Coffin House converted to Ocean House by Steamboat Company
- 1855 “Citizens Meeting” convened
- 1870 Population depleted to some 2,500
- 1881-1917 Nantucket Railroad
- 1882 *The Island of Nantucket: What it Was and What It Is* (visitors guide)
- 1894 Nantucket Historical Association



Ocean House Hotel [1847]

29 Broad Street



Nantucket Hotel at Brant Point [1884]



Nantucket Historical Association

Sea Cliff Inn designed by Robert H. Slade [1886; expanded 1892; demolished 1972]



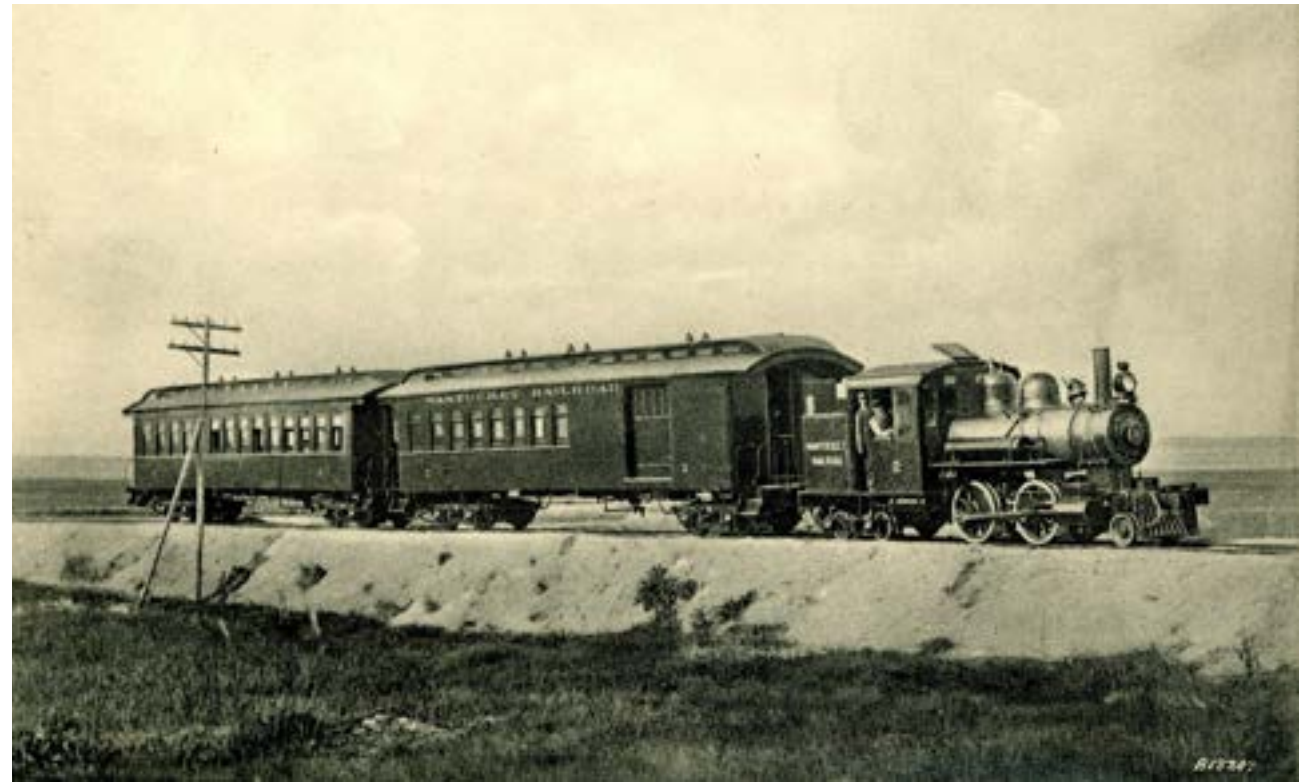
Point Breeze Hotel Expansion [1903-1904]



Nantucket Steamship [ca.1900]



Nantucket Railroad [1881-1917]

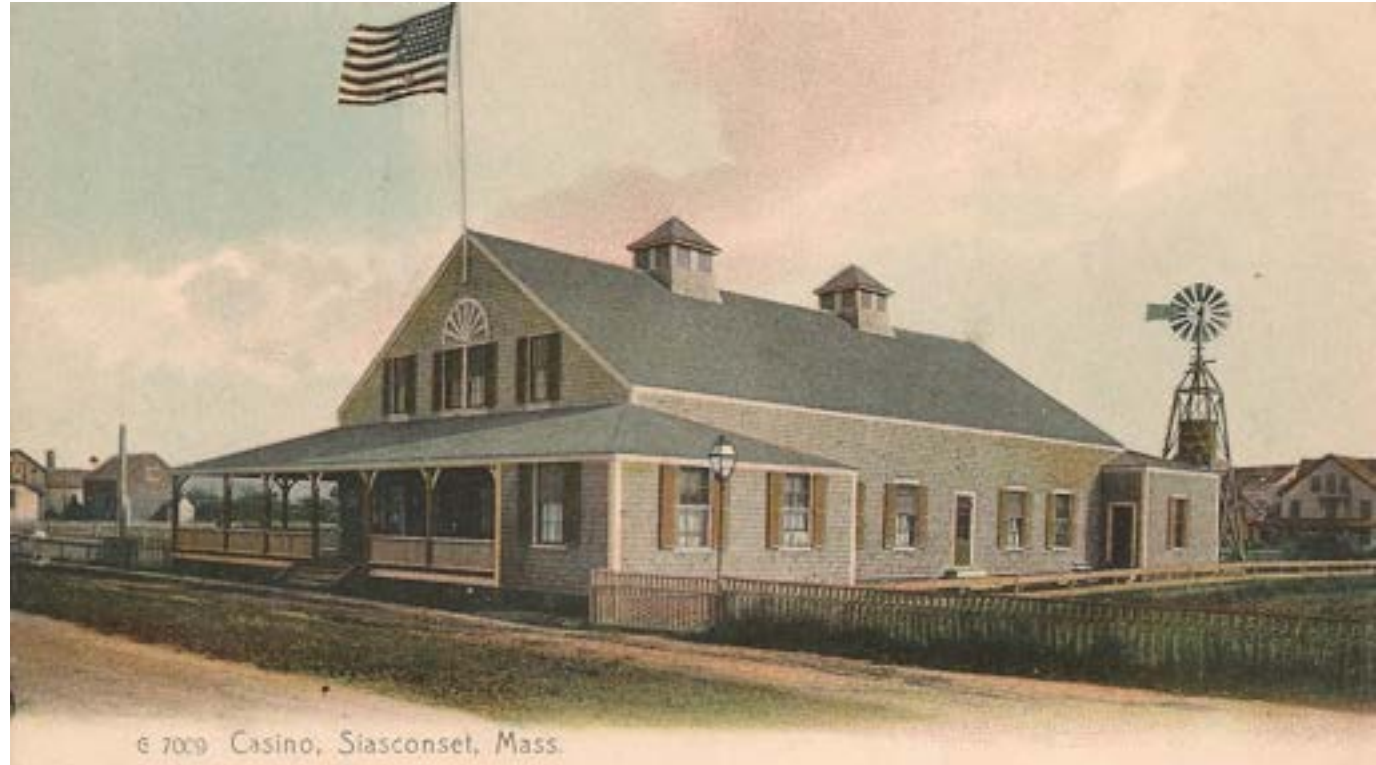


Dreamland Theater [1905]



Village of Siasconset (Sconset)

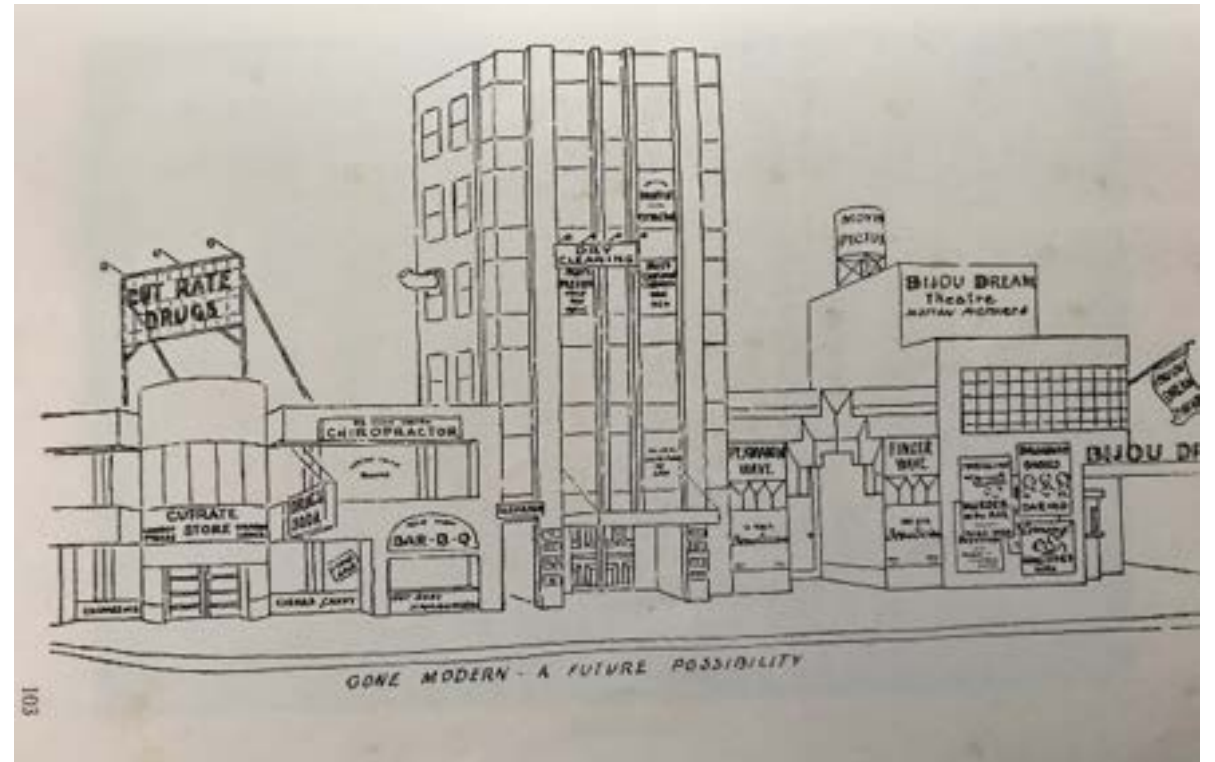
[late 19th and early 20th centuries]



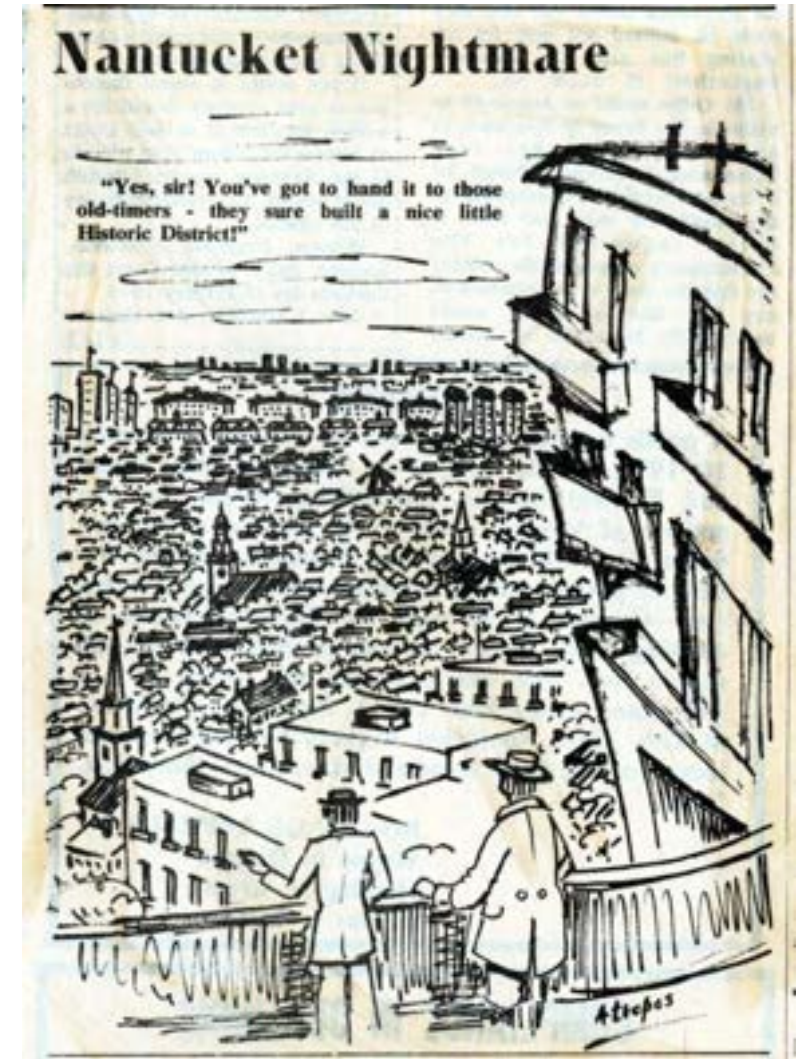
Historic Preservation and Tourism

“The Nantucket Restoration would have a large publicity value and cause annually an increasing pilgrimage to the town which would not otherwise occur. They would largely be the kind of visitors we would like to have stop in our boarding houses and hotels, buy old houses or build new ones in the old style.”

—Everett U. Crosby, *Ninety Five Percent Perfect* (1939)



Inquirer & Mirror Satirical Nantucket Nightmare Cartoons [1970s]



Walter Beinecke, Jr. ERA
1958-1997

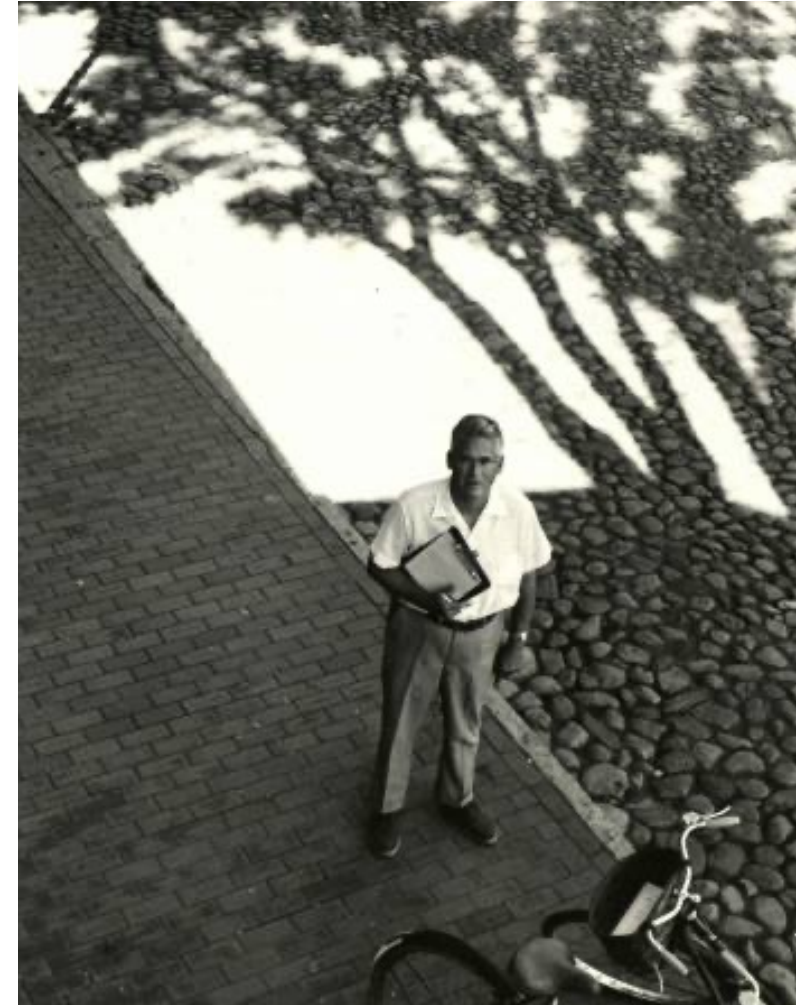
Walter Beinecke, Jr. Sherburne Associates and Nantucket Historical Trust

1964 Sherburne Associates

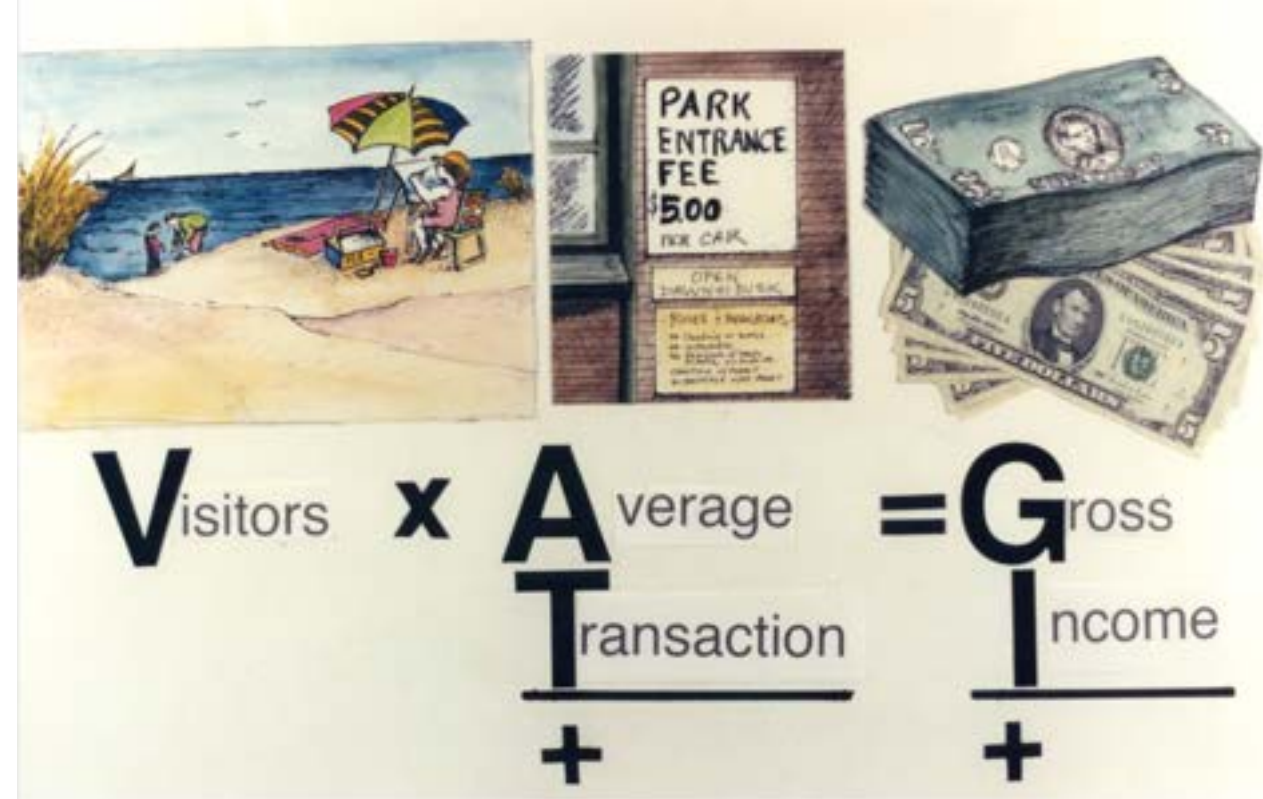
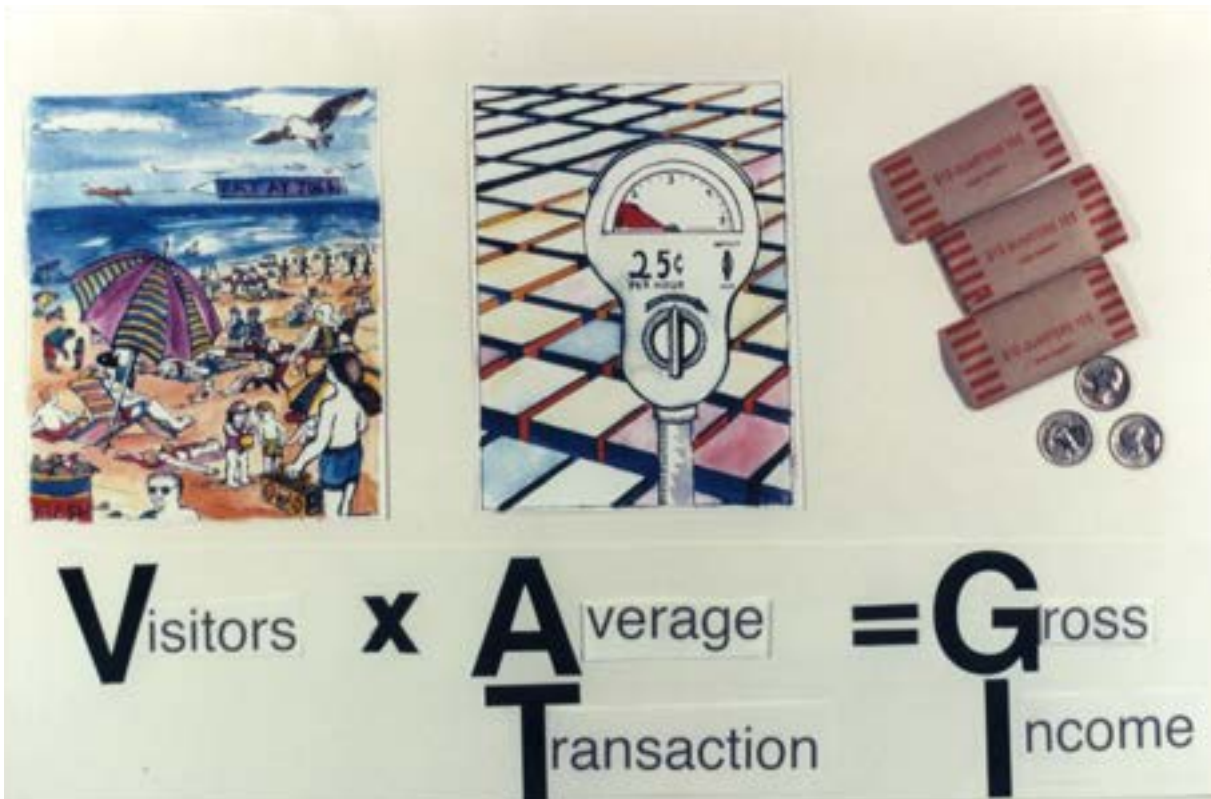
- Established “Boat Basin”
- Rehabilitated Jared Coffin House
- Constructed White Elephant
- Created commercial space
- Supported restoration of civic landmarks

1968 “Development: Trading up Nantucket”

Time Magazine, July 26, 1968



Walter Beinecke, Jr. Economic Model for Nantucket



Walter Beinecke, Jr.



Jared Coffin House



White Elephant Hotel

Walter Beinecke, Jr. – “No Man is an Island”

“ I always say about Nantucket that after a day you can throw away your watch and after a week your calendar. Its murderous to get here, but once you arrive you never want to leave. ”

—Walter Beinecke, Jr.



A NEW THRESHOLD

Overdevelopment
Sea Level Rise
Threats to Ecology

Honoring community
heritage + identity through
adaptation



Addressing
resilience at
multiple scales

CRP Principles



Bringing a
commitment to
implementation



Inclusive + responsive
community engagement

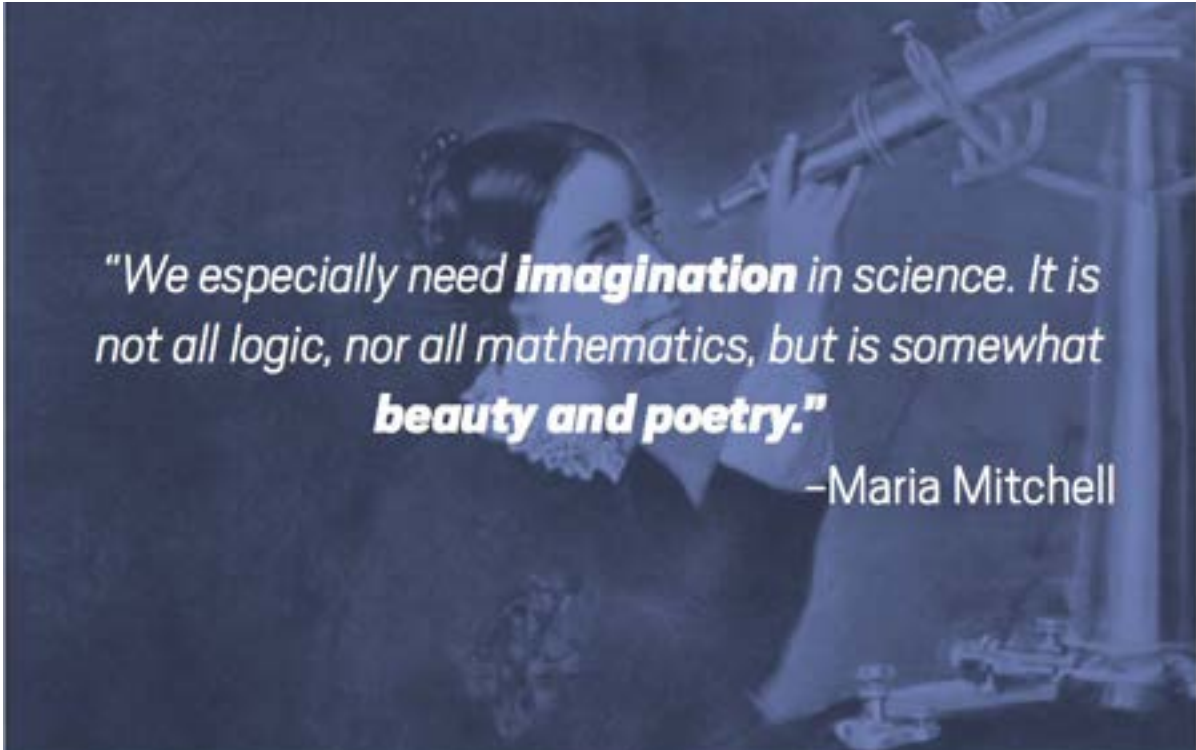
3 Strategies for Nantucket's Future

'we must embrace what is essential to Nantucket to preserve it'

LANDSCAPE
CHARACTER
CHANGE

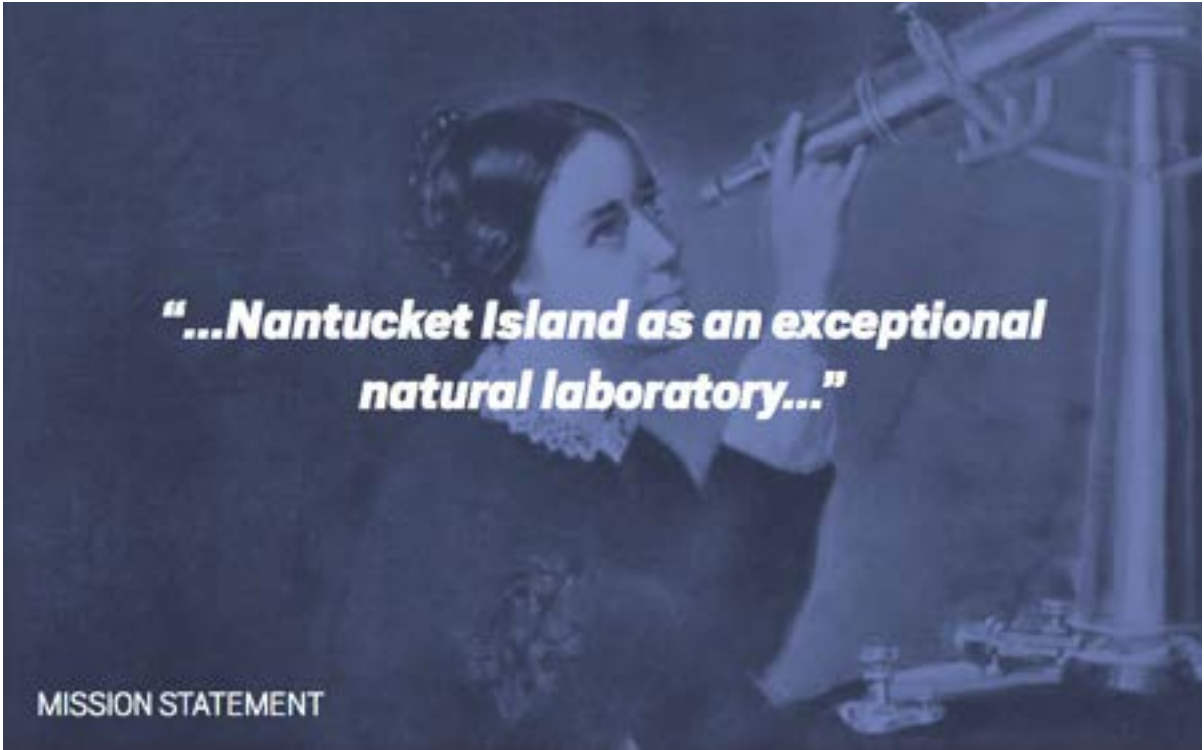
LANDSCAPE

Native landscape predominates
Buildings in deference to the natural realm



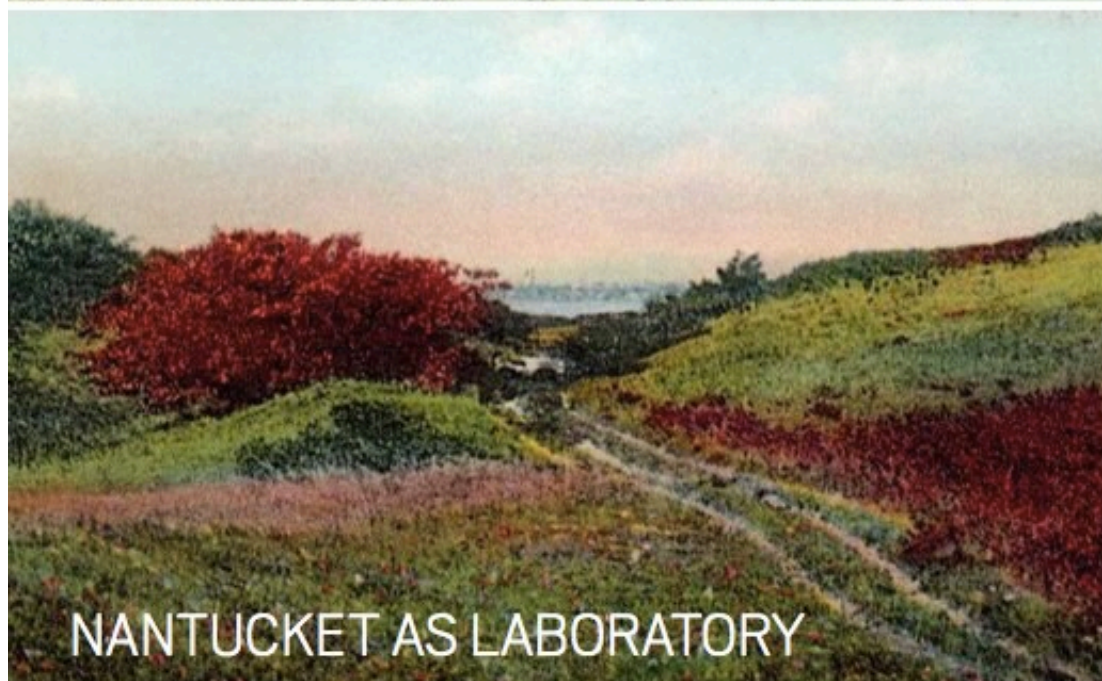
*"We especially need **imagination** in science. It is not all logic, nor all mathematics, but is somewhat **beauty and poetry.**"*

—Maria Mitchell



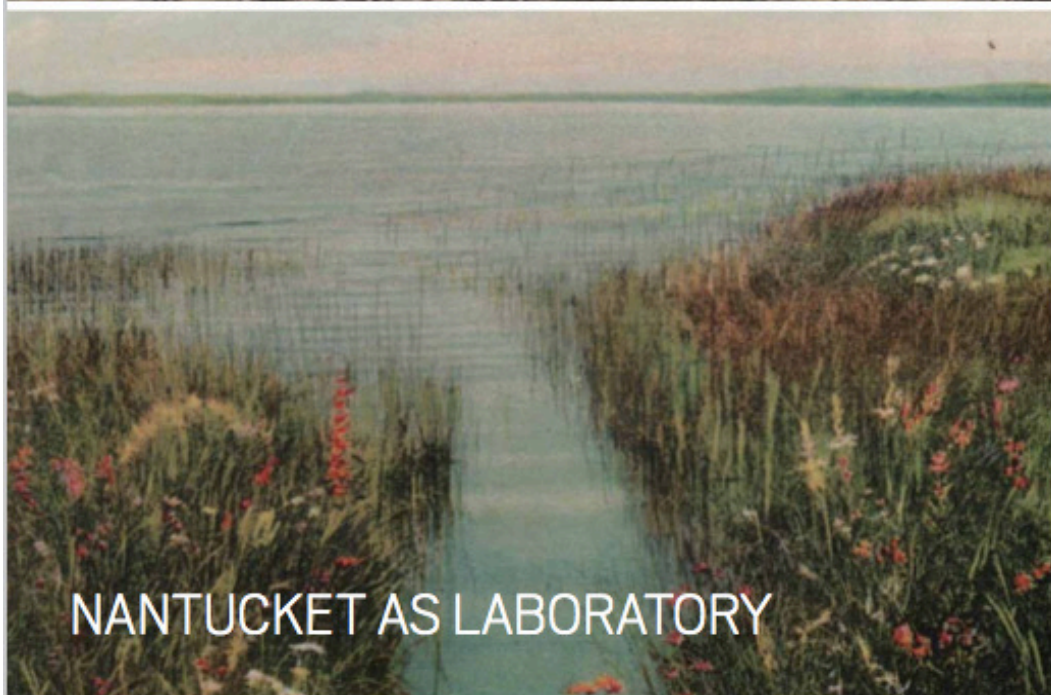
"...Nantucket Island as an exceptional natural laboratory..."

MISSION STATEMENT



NANTUCKET AS LABORATORY





NANTUCKET AS LABORATORY









88

86

84





Piet Oudoff, Surfside







Piet Oudoff, Landscape Architect





Stimson Studio, Hawk Rise Nantucket



Stimson Studio, Hawk Rise Nantucket



CHARACTER

Simple and Modest
Unpretentious
Adaptive + Additive
Responsive to Environment
Quaint + Quirky

Historic District



SOUTH TOWER (S.)

Building with Nantucket in Mind

Guidelines for Protecting the Historic Architecture
and Landscape of Nantucket Island



Nantucket Historic District Commission, Nantucket, Massachusetts

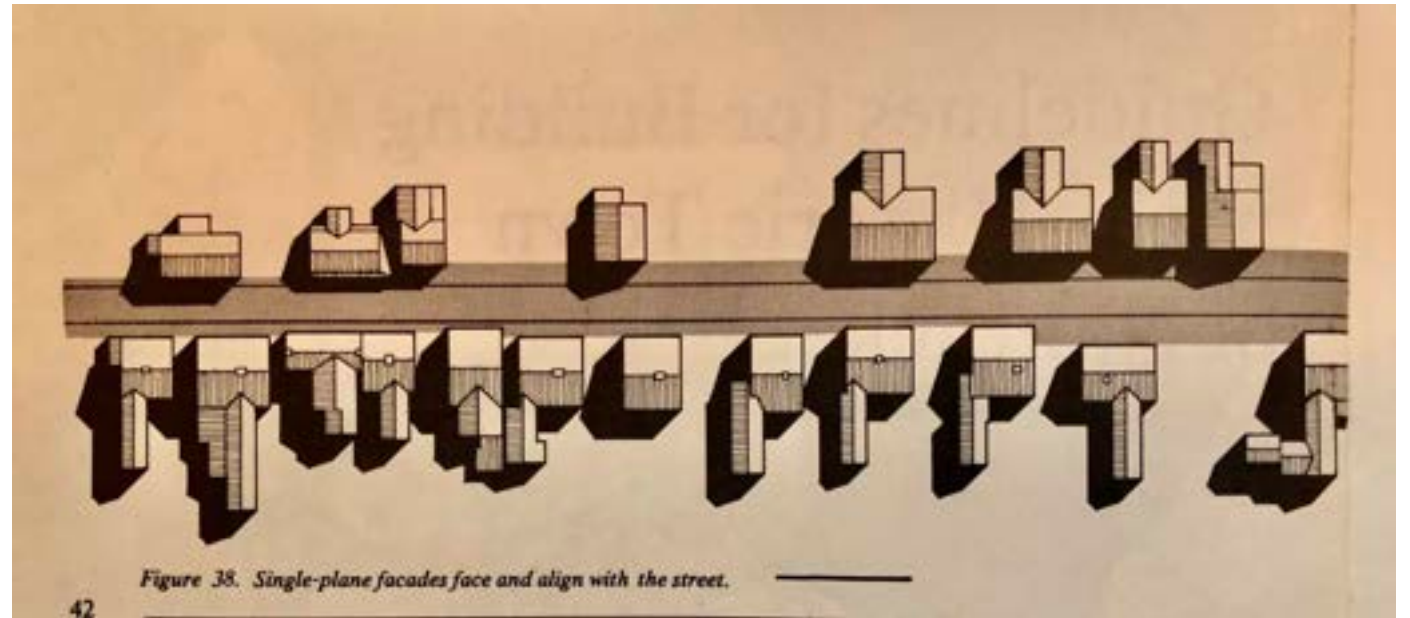


Figure 38. Single-plane facades face and align with the street.



Figure 93. Additive massing of simple shapes is traditional and encouraged.

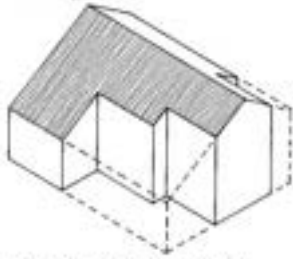


Figure 94. Subtractive massing may be visually ambiguous.

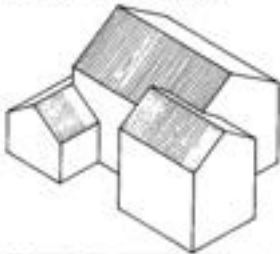


Figure 95. Interpenetrated massing needs concern for order and balance.

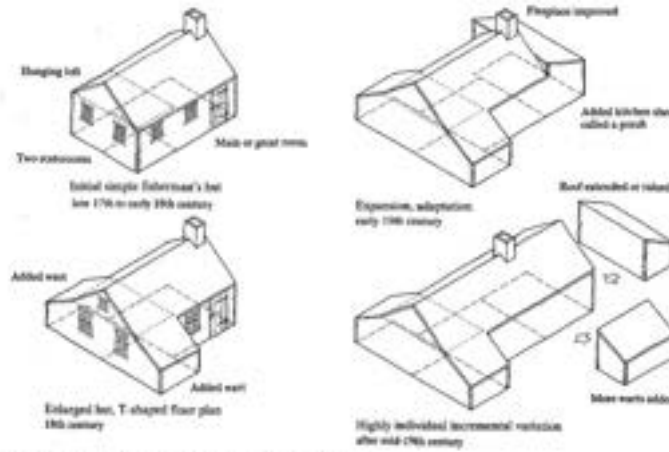


Figure 84. Evolution of Siasconset fishing hut.

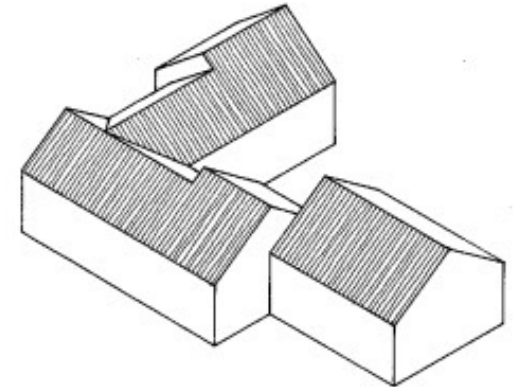


Figure 96. Unordered, chaotic massing.

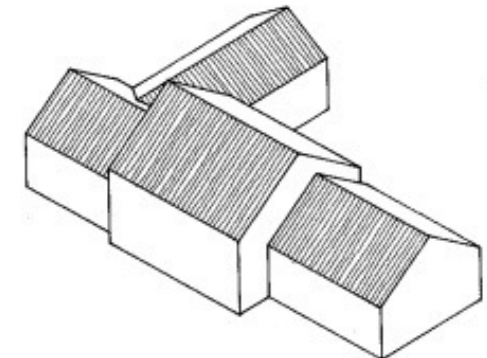


Figure 97. A larger or central mass orders a building of many parts.



“Moor’s End” Estate of Colonel Stewart





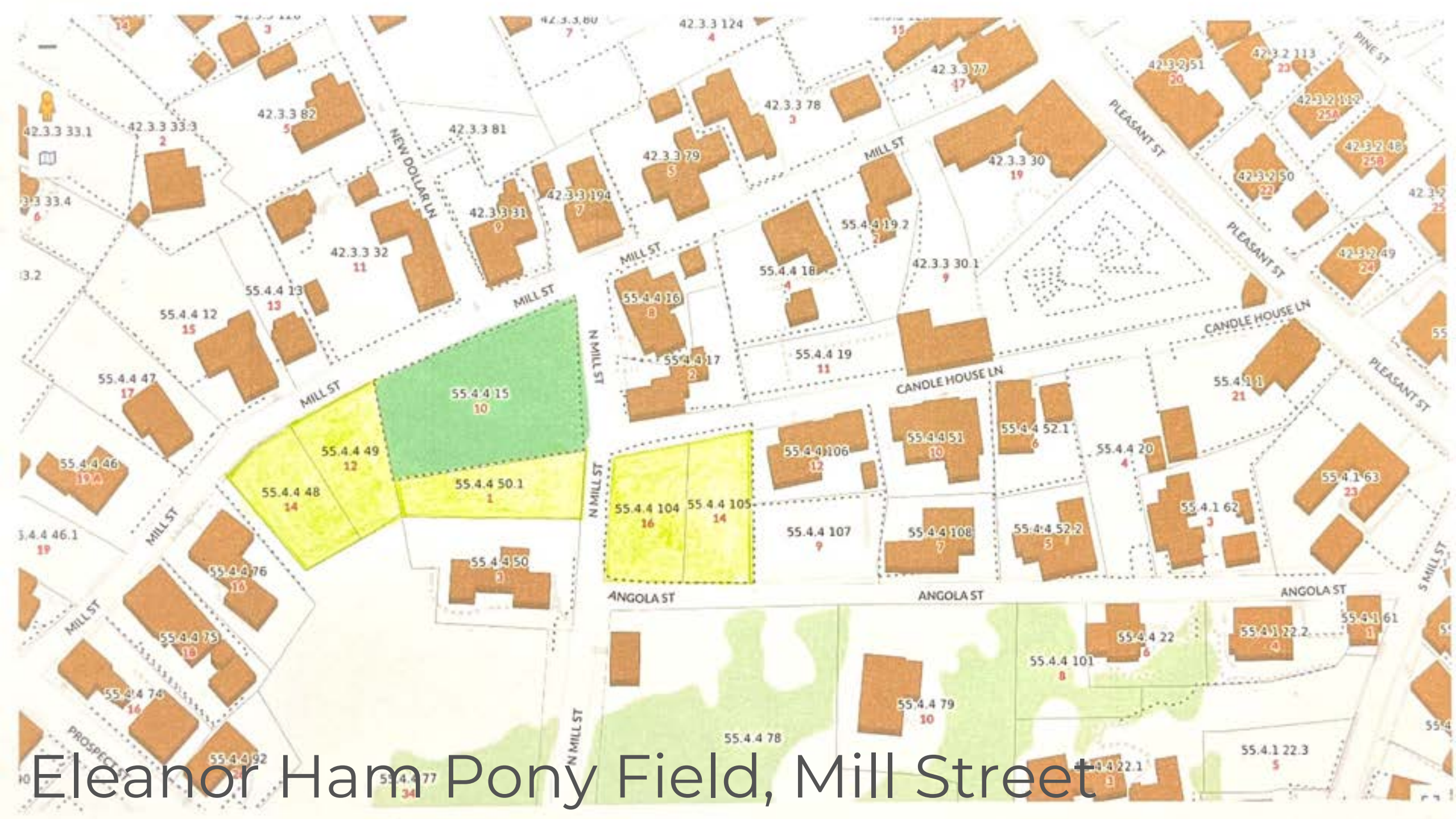




AN OLD TYPE, NANTUCKET ISLAND, MASS.







Eleanor Ham Pony Field, Mill Street



ROBERT MIKLOS FAIA
12/19

LANDSCAPE SKETCH
PONY FIELD + LAND BANK



Arthur Cooper Dedication, Garden by the Sea



LIVING SMALL *on* NANTUCKET

Written by TOM RYAN

Photography by NATHAN COE

Over the past fifteen years, Nantucket's housing has been supersized. Like half-pound burgers with half-gallon soft drinks, the size and scale of new housing on the island has continued to grow. But with the national recession, spikes in energy costs, and great awareness of the environment, small is "in."

Nested in the heart of the Historic District, a humble living site amongst multimillion-dollar properties. Unremarkable in character, vaguely Greek Revival in style, the 1200-square-foot two-bedroom once likely belonged to a ship hand rather than a captain. New owners, Tina and Bob Mallow, could have doubled the size of the home, but in a move counter to the "bigger is better" mentality, opted to reduce the property by 200 square feet. They stripped the house back to its original mid-1800s form, restoring the elegance of its Greek Revival proportions.



EXTERIOR

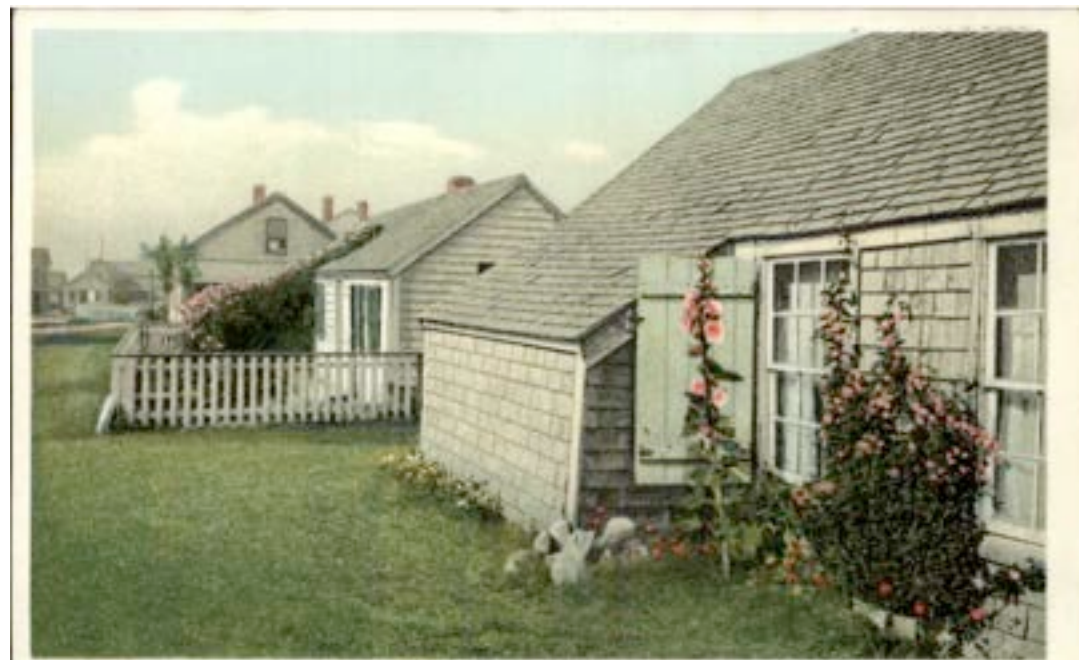
LIVING ROOM

Living Small



Living Small





"SCONSET ROOFS, NANTUCKET ISLAND, MASS.



Centre Street, Siasconset, Mass.



CENTER STREET LOOKING SOUTH, "SCONSET, NANTUCKET, MASS.

Sconset Fish House



Quidnet + Beach Landscapes



Trubeck + Wisloki Cottages / Robert Venturi



CHANGE

Timeless yet Evolving
Tradition of Relocation + Reuse
Climatic Adaptation
Temporary Occupation

Relocation of Dreamland

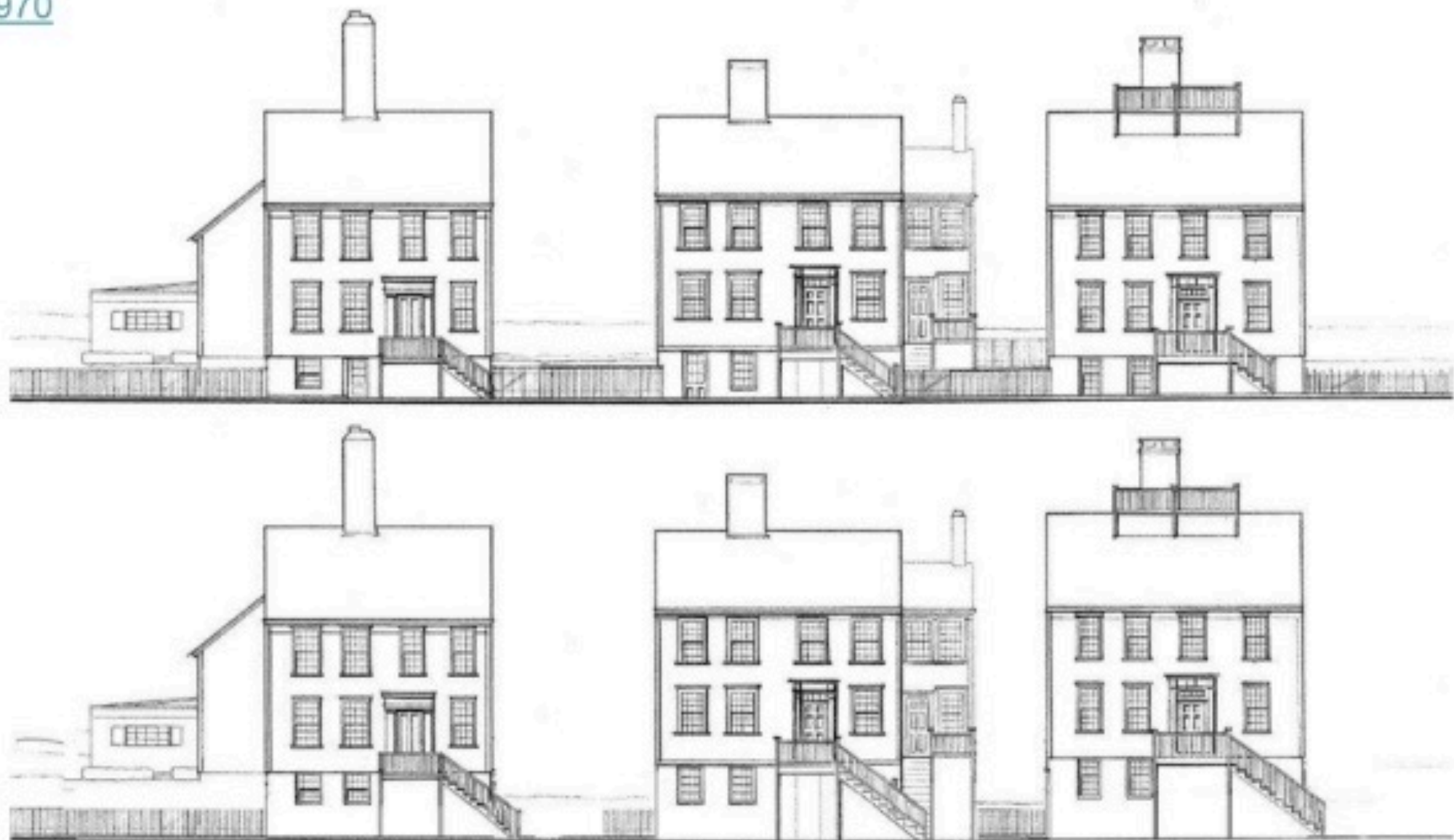


Relocation and Re-use



Relocation and Re-use





Simulated Elevation of a block of houses on
Union Street

Collective Bioretention Area



Collective Bioretention Area



Photo: Island Properties Real Estate



Source: [designLAB](#), Andrew Brookes

Collective Bioretention Area



Photo: Island Properties Real Estate



Source: designLAB, Andrew Brookes

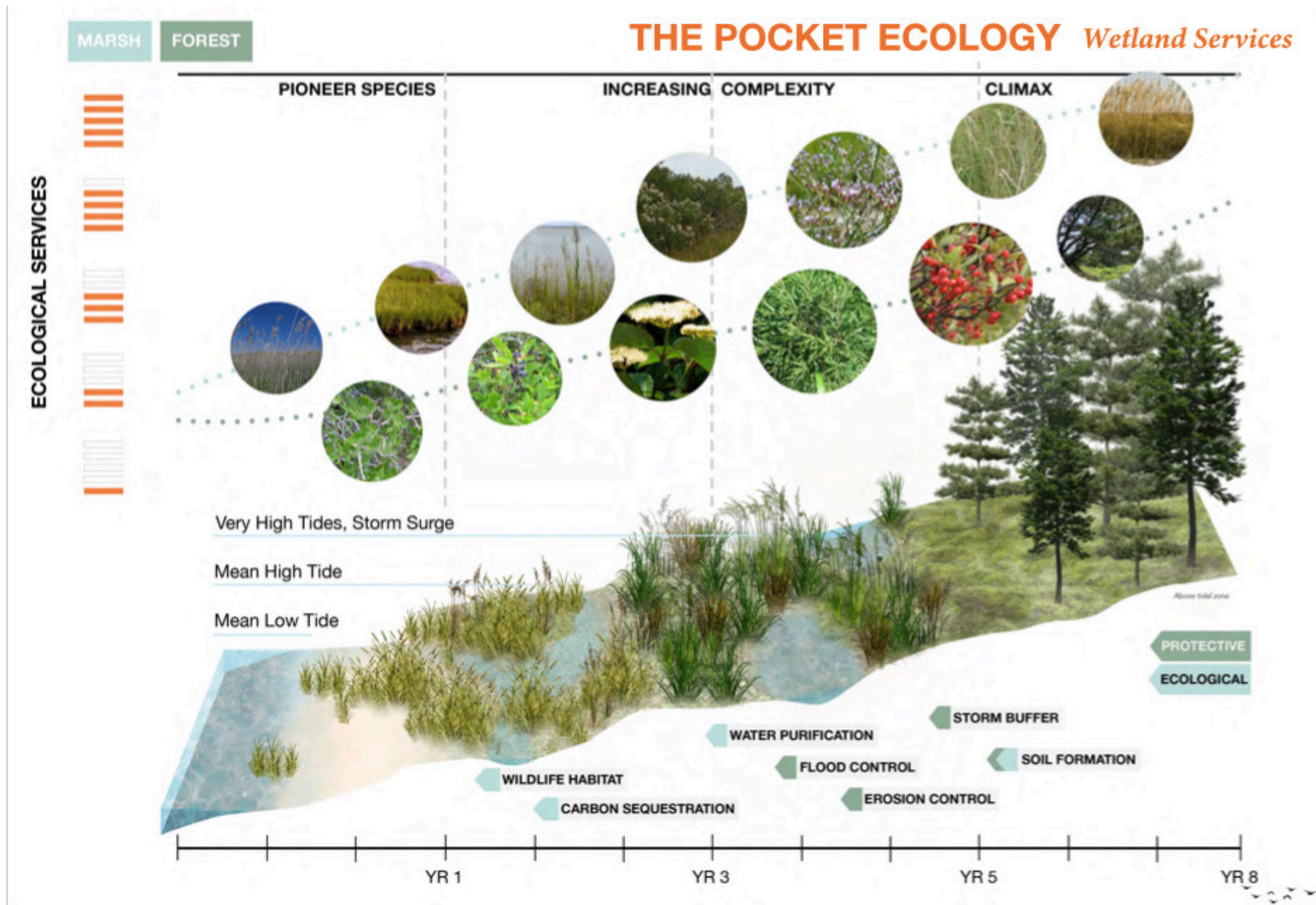


THE POCKET ECOLOGY *Ecological Context*



Fragmentation and Patches





UPLAND



HIGH



LOW



BEACH



UPLAND

<i>Quercus alba</i>	White Oak
<i>Juniperus virginiana</i>	Eastern Red Cedar
<i>Ilex opaca</i>	American Holly
<i>Myrica pensylvanica</i>	Northern Bayberry
<i>Iva annua</i>	Marsh Elder
<i>Spartina patens</i>	Salt Meadow Cordgrass

HIGH MARSH

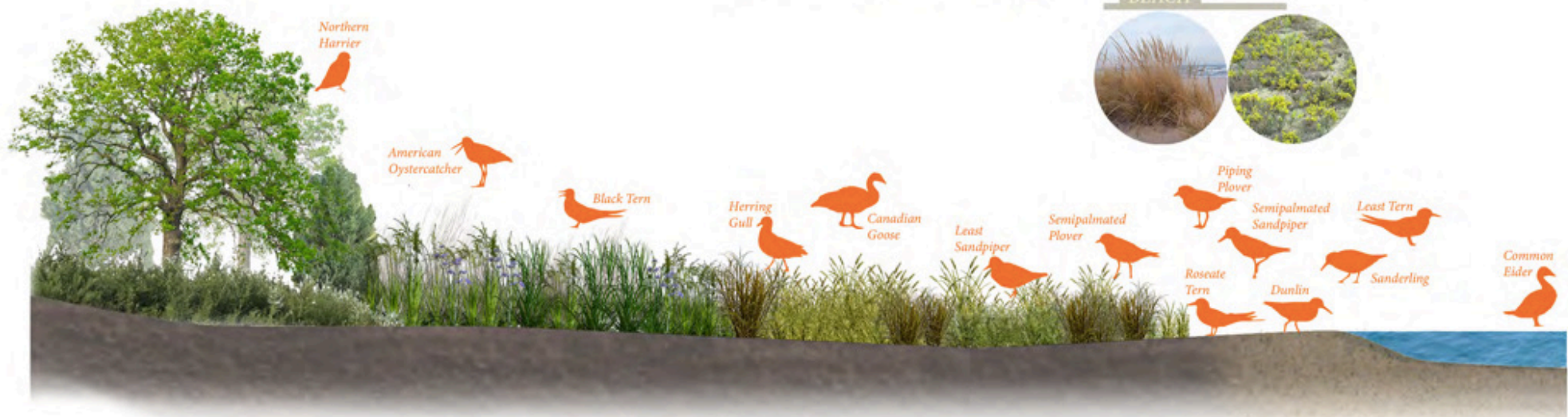
<i>Iva annua</i>	Marsh Elder
<i>Spartina patens</i>	Salt Meadow Cordgrass
<i>Uniola paniculata</i>	Sea Oats
<i>Panicum virgatum</i>	Switch Grass
<i>Symphyotrichum tenuifolium</i>	Saltmarsh Aster
<i>Limnium sinuatum</i>	Sea Lavender
<i>Distichlis spicata</i>	Saltgrass

LOW MARSH

<i>Spartina alterniflora</i>	Smooth Cordgrass
<i>Juncus maritimus</i>	Black Sea Rush
<i>Bolboschoenus maritimus</i>	Saltmarsh Bulrush
<i>Spartina cynosuroides</i>	Big Cordgrass

BEACH

<i>Ammophila brevifolulata</i>	American Beach Grass
<i>Hudsonia tomentosa</i>	Beach Heather





New Washington St

Yale Architecture

Yale Architecture





Small Wetland Community

Yale Architecture



Existing Grey Infrastructure



‘Before we can retreat, we need to stop advancing’

Relocating Buildings to Provide Housing



Retreat Policy Toolkit

Moving away from the Sea

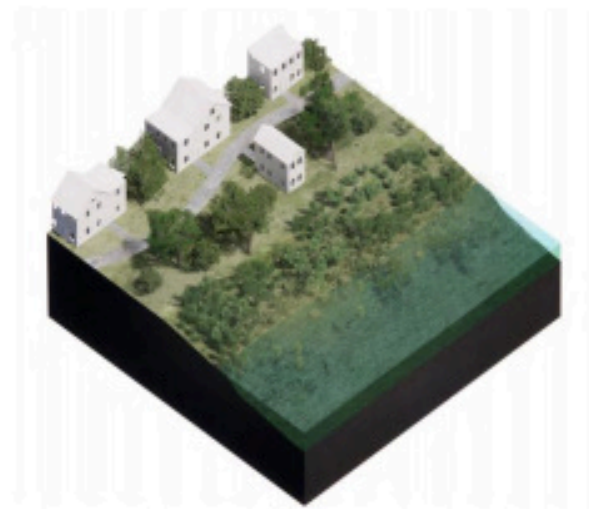
- **Zoning** to limit new residential/commercial uses or reduce size and density of new development through setback and bulk restrictions
- **Land and easement acquisition** by Town, Land Bank, or land trusts with permanent development restrictions (can be funded by FEMA)
- **Property swaps** to trade high risk properties for low risk properties with relocation of buildings/infrastructure



Relocating Structures



Growth Regulations



**Land Acquisition/
FEMA buyouts**

Madaket Beach – Temporary Occupation



Madaket Beach – Temporary Occupation



Effects of Erosion and Storm Damage





Hermit of Quidnet



Madaket Millie

Temporary Occupancy

"People Think I'm Crazy"
93 Baxter Rd, Feet From Bluff,
Sells For \$899,000



Perched precariously at the edge of the Sconset Bluff above the controversial geotube installation, the house called "Swept Away" at 93 Baxter Road stands – for now at least – at the center of the ongoing debate over how to manage erosion at the east end. The property sold earlier this month for \$899,000 – one of the few sales on the island this year under \$1 million – a reflection of its perilous position on the bluff and uncertain future. The former owners, **Steven and Erin Freeman**, are taking a haircut of more than half a million on the sale, having purchased it back in 2007 for \$1.53 million.



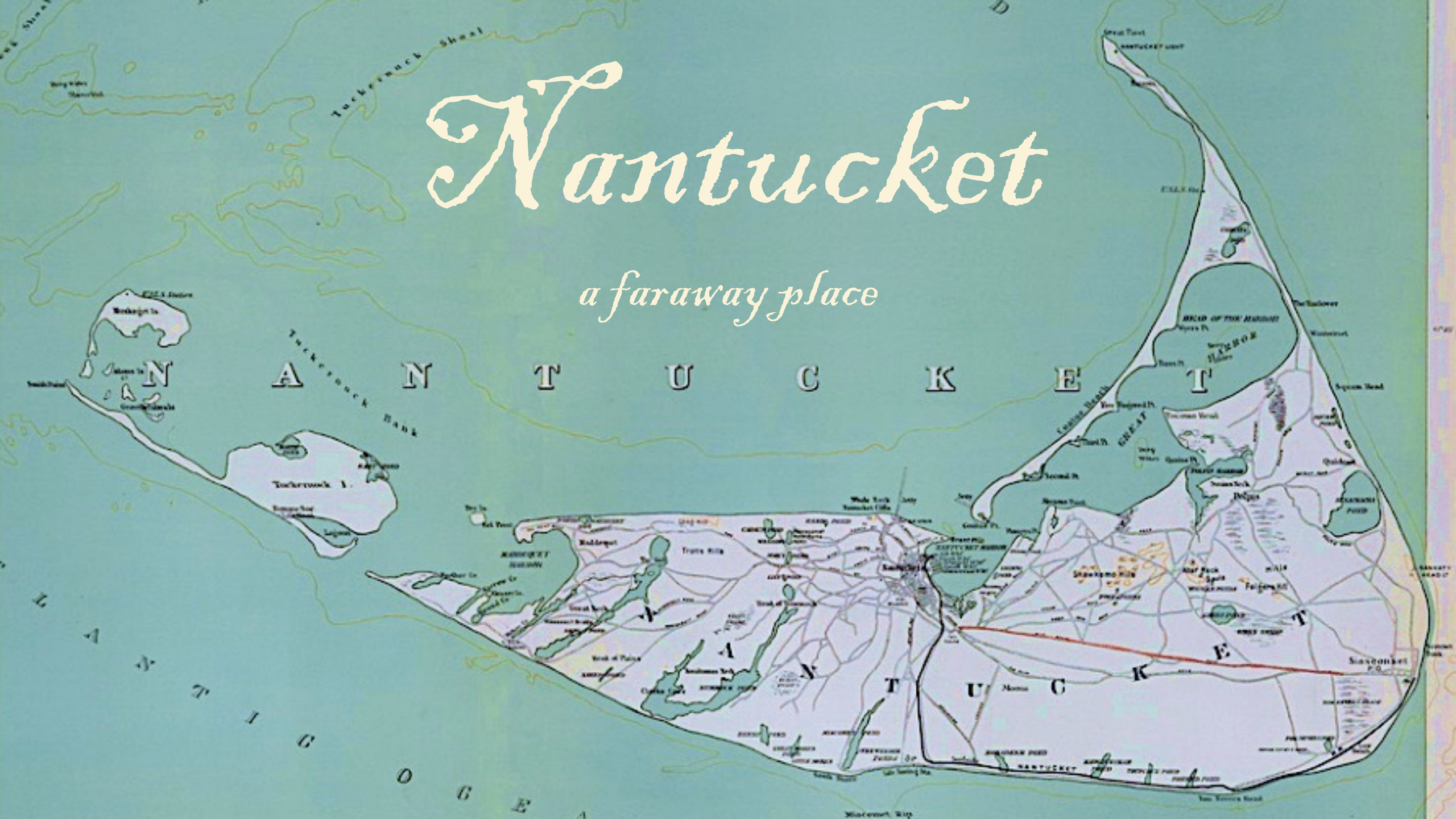
Photo by Peter Sutters

The new buyers are **Charles and Miglena Fotopoulos**, who own car dealerships in Lowell and Westwood, MA, and are well aware their new home's days are likely numbered. "It was cheap and I said 'hey, I'll buy it'," Charles Fotopoulos said this week. "The foundation is structurally sound, and with the geotubes there, unless we have a killer storm, I think we're safe. A lot of people think I'm crazy, but if I get five years out of it, I think I'm good. I'll take that any day."

What do you want Nantucket to be?

Nantucket

a faraway place



An aerial photograph of a tropical island, likely in the Caribbean. The island is surrounded by deep blue ocean water. The coastline is irregular with several inlets and peninsulas. The interior of the island is covered in lush green vegetation, with some cleared areas that appear to be roads or buildings. The water near the shore is a lighter turquoise color, indicating a sandy beach. The overall scene is serene and picturesque.

Sandals Sound

A Luxury Resort