

Orange and Union Streets Neighborhood Study
George E. Upton House
2 Stone Alley
Nantucket
Nantucket County
Massachusetts

HAUS No. MASS-1077

HABS
MASS
10-NANT
76Z-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Office of Archaeology and Historic Preservation
National Park Service
Department of the Interior
Washington, D.C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. MASS-1077

ORANGE AND UNION STREETS NEIGHBORHOOD STUDY
GEORGE B. UPTON HOUSEHABS
MASS
10-NANT
762-

Location: 2 Stone Alley (on south side, formerly known as Gunter Alley), Nantucket, Massachusetts. Stone Alley is a narrow, cobbled way opposite the Unitarian Church, running between Orange and Union Streets.

Present Owners: Walter A. and Florence H. Fairbanks

Present Occupants: Mr. and Mrs. Fairbanks

Present Use: Dwelling

Brief Statement of Significance: Erected on site of Levi Starbuck's barn, the Upton House is a well sited late nineteenth century building, part of the Orange and Union Streets Neighborhood Study (MASS-1014).

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Original and subsequent owners:

- 1854 -- James Codd bought property with barn on it from the heirs of Levi Starbuck at the same time he bought #14 Orange Street nearby.
- 1875 -- William F. Codd inherited the property from his father.
- 1885 -- George B. Upton bought from William F. Codd "with right to put windows into a building to be erected by said grantee conveyed with full privilege of light and air on north and west sides". The barn which had belonged to Levi Starbuck had been taken down at the time the present house was built.
- 1922 -- William F. Codd repurchased the property from Frances Hayward, one of the heirs of George B. Upton.
- 1927 -- William F. Codd Land Courted the property: No. 11559 B-Lot #1.
- 1940 -- Walter D. Allen and two sisters inherited from William F. Codd.
- 1957 -- Helen J. Norton bought from Walter D. Allen et al.
- 1958 to date -- Walter A. and Florence H. Fairbanks.
(Abstract: Records Registry Deeds, Nantucket, Mass.)

2. Date of erection: 1885

(Abstract: Deed from Codd to Upton, 1885)

ORANGE AND UNION STREETS NEIGHBORHOOD STUDY
GEORGE B. UPTON HOUSE
HABS No. MASS-1077 (Page 2)

3. Architect: Probably none.
4. Original plans, construction, etc.: This is a comparatively modern house, replacing the old barn which was taken down.
5. Notes on alterations and additions: Little changed.

B. Historical Events Connected with the Structure:

Levi Starbuck owned and lived in the house at 14 Orange Street built in 1838 and this house on Stone Alley is on the site of Starbuck's barn which was later taken down.

The old deeds give the impression that Gunter Lane may have run from this barn to Union Street and that later it was joined to Gunter Alley and the two became Stone Alley.

C. Sources of Information:

1. Old Views: Drawing of Stone Alley in Nantucket, the Far Away Island by W. O. Stevens, New York: Dodd and Mead and Co., 1936, page 93; photograph in Brief Historical Data by J. E. C. Faraham, Providence, page 87; photograph of Stone Alley in Nantucket, a Camera Impression by Samuel Chamberlain, New York: Hastings House, c. 1939; later photograph in Ninety Five Per Cent Perfect by Everett U. Crosby, Nantucket: Inquirer and Mirror Press, 1937, page 107.

Prepared by Mrs. Marie M. Coffin
Nantucket, Massachusetts
June 1970

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: Late nineteenth century construction, wood frame, shingle exterior, two stories.
2. Condition of fabric: Good

B. Description of the Exterior:

1. Overall dimensions: 26' - 0" by 38' - 0".
2. Foundations: Stone and brick foundation walls and piers.
3. Wall construction: Wood frame shingle exterior, white trim.
4. Stoops and porches: Brick stoop, overhang space with free standing turned columns for entrance porch; roof deck above glazed porch at south and east elevations, wood balustrade; wood stoop at kitchen door, northeast corner.

ORANGE AND UNION STREETS NEIGHBORHOOD STUDY
GEORGE B. UPTON HOUSE
HABS No. MASS-1077 (Page 3)

5. Chimney: Brick at south wall.
 6. Openings:
 - a. Doorways and doors: Modern panel and glazed door, vertical board doors.
 - b. Windows: Six-over-six, six-pane casements, simple trim.
 7. Roof: Gable perpendicular to Stone Alley, gable roof projection at west parallel to Stone Alley, wood gutters and downspouts.
- C. Description of the Interior:
1. Floor plans:
 - a. Full cellar with exterior access from areaway, southwest corner.
 - b. First floor: Living-dining room, kitchen, stairway to second floor and cellar, glazed porch at southeast corner.
 - c. Second floor: Inaccessible at time of survey.
 2. Stairway: Straight run, square newels and balusters, two balusters per tread.
 3. Flooring: Wood strip and plastic tile.
 4. Walls and ceiling: Plaster.
 5. Doorways and doors: Paneled.
 6. Decorative features: False beams and posts.
 7. Notable hardware: None.
 8. Lighting: None of value.
 9. Heating: Modern oil-fired hotwater system; fireplace in living room.

SITE AND SURROUNDINGS

The George B. Upton House is located on the south side of Stone Alley, facing west, well adapted to terraced site allowing full cellar and entrance at grade; macadam drive at east of house; wood picket fence and informal planting, ivy used as ground cover at property lines and at foundation walls, brick walks.

Prepared by F. Blair Reeves, A.I.A.
Nantucket, Massachusetts
July 1970

PART III. PROJECT INFORMATION

These records were prepared as part of the Orange and Union Streets Neighborhood Study (MASS-1014) made in the summer of 1970 by the Historic American Buildings Survey on Nantucket, Massachusetts. This is the fifth summer project of a continuing HABS comprehensive survey of the early architecture and urban design of Nantucket financed by a grant from the Nantucket Historical Trust.

The project was under the general supervision of James C. Massey, Chief of the Historic American Buildings Survey. Project Director was Professor F. Blair Reeves, A.I.A., of the University of Florida. Historical information was provided by Mrs. Marie M. Coffin of Nantucket, Massachusetts. Photographs are by Jack E. Boucher of Linwood, New Jersey. The material was edited for deposit in the Library of Congress by Mrs. Constance Werner Ramirez, August, 1971.