

United States Department of the Interior
National Park Service

OCT 7 1992

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Cushman Village Historic District (preferred)

other names/site number North Amherst City

2. Location

street & number Roughly bound by E. Leverett Rd., Pine, Henry, Bridge, and State Streets N/A not for publication

city or town Amherst N/A vicinity

state Massachusetts code MA county Hampshire code 015 zip code 01002

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Judith B. McDonough
Signature of certifying official/Title Judith B. McDonough Date Executive Director
Massachusetts Historical Commission, State Historic Preservation Officer
State of Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

- ☒ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register.
☐ removed from the National Register.
☐ other, (explain:) _____

Signature of the Keeper

Entered in the
National Register

Date of Action

11/5/92

Cushman Village Historic District

Name of Property

Hampshire County, MA

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
56	38	buildings
6		sites
1	1	structures
		objects
63	39	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

INDUSTRY: manufacturing facility

DOMESTIC: single dwelling

TRANSPORTATION: rail-related

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling; multiple dwelling

EDUCATION: school

7. Description

Architectural Classification

(Enter categories from instructions)

COLONIAL: Georgian

MID 19TH CENTURY: Greek Revival

LATE VICTORIAN: High Victorian Gothic

Materials

(Enter categories from instructions)

foundation STONE: granite

walls WOOD: weatherboard

roof ASPHALT

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☒ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ArchitectureIndustrySocial History**Period of Significance**ca. 1760-1940**Significant Dates**N/A**Significant Person**

(Complete if Criterion B is marked above)

N/A**Cultural Affiliation**N/A**Architect/Builder**N/A**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering
Record # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

Massachusetts Historical Commission

Cushman Village Historic District
Name of Property

Hampshire County, MA
County and State

10. Geographical Data

Acreage of Property 86 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	18	705020	4699420
Zone	Easting	North	ing
2	18	705100	4699350

3	18	705050	4698700
Zone	Easting	North	ing
4	18	705220	4698450

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Lynda Faye and Bonnie Marxer, Pioneer Valley Planning Commission
name/title with Betsy Friedberg, National Register Director, MHC

organization Massachusetts Historical Commission date September 1992

street & number 80 Boylston Street telephone (617) 727-8470

city or town Boston state MA zip code 02116

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Various

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

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7. DESCRIPTION

The village of Cushman located northeast of Amherst Center is bordered on the northeast by the Holyoke Range and is traversed by the Mill River, a tributary of the Connecticut River. Part of Amherst, the village lies on the alluvial plain of the Connecticut River where farming and industry co-existed from the 18th century. A small, late 18th and 19th century mill village, Cushman's existence and limits were defined by its proximity to the river with its useful falls. Its separate and discreet character as a village within greater Amherst has been maintained to the present. The center of the village is defined by the Common bridge and five major roads closely lined with buildings that are predominantly modest 19th century frame residences, a school, and general store. There are numerous outbuildings in the district consisting of small livestock barns, garages, and a few poultry sheds which maintain the historic association between manufacturing and agriculture in Cushman. No mill buildings are extant. There are remains along the river, however, of a dam, penstock, and wheelhouse associated with a waxed paper mill, and foundations of a paper mill building. Vacant lots and large side lots throughout the district contribute to the feeling of Cushman as a small, largely 19th century workers' village. Post-1930 buildings and 19th century houses that have been altered or converted to multifamily use have been described as noncontributing; however, their scale, setting, and workmanship have remained consistent and the integrity of the district has been retained.

COLONIAL PERIOD (pre-1775)

During the Colonial Period, several mills were built along the Mill River for the purpose of supplying local needs to farm families such as a gristmill, sawmill, and textile mills. In addition there was a blacksmith and a potash works. Residences of the period were generally simple frame cottages. The two houses remaining in Cushman from the Colonial Period are 1 1/2-story cottages with symmetrical facades, central entrances, and windows placed tight to the cornice line. Characteristic of Cushman's architecture from these earliest examples onward is the relative simplicity of the design and ornament. In comparison with Amherst Center, where high style architecture was more consistently designed, Cushman's buildings are stylistically differentiated by minimal changes to their form and conservative decorative features such as door and window surrounds. The two houses described below are the earliest extant structures in Cushman and illustrate this point.

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The Samuel Henry House, 107 Henry Street (MHC #1050, ca. 1770), is a 1 1/2 story, five-bay, frame cottage with a granite foundation and tin roof. The broad pitch to the gable roof, center chimney and high facade window placement are indications of a Georgian building, although door and window surrounds are not distinguishable as Georgian. The rear ell and additions date from the 19th century as does a small gabled equipment barn with vertical board siding and a metal roof.

The Adams House, 25 Leverett Road (MHC #1023, ca. 1760), is the other 18th century cottage in Cushman that retains its architectural integrity. The broad pitch of the gable roof and facade window placement close to the eaves are similar to the Henry House, although this example is only three bays wide. The clapboarded building has a granite foundation and low stone retaining walls on two sides. It sits on a small rise at the junction of three main roads, a slight distance from the Mill River.

FEDERAL PERIOD (1775-1830)

The Federal Period was the beginning of the industrialization of Cushman and although farming continued, there are no representative examples of the Federal-style farmhouse such as those in East Amherst, South Amherst, North Amherst and the center of Amherst. However, a number of cottages which are transitional between the Federal and Greek Revival styles survive from the Federal Period. They are clustered along Bridge Street, above the Mill River. Again, they are simple in form and ornament.

The Bolles House, 126 Bridge Street, (MHC #1025, ca. 1820), was formerly a blacksmith shop conveniently sited near the forge on the river. Between 1869 and 1873, the shop was converted into a residence. It is a broad, 1 1/2-story, three-bay cottage with its windows placed close under the eaves similar to buildings of the Colonial Period. The building is similar in design, if not identical, to two adjacent, contemporary houses at 110 and 116 Bridge Street, but has been modified by the recent addition of a projecting facade, porch, a deck, and garage.

The Manning Roberts House, 110 Bridge Street (MHC #1029, ca. 1820), is a 1 1/2-story, five-bay, center entrance cottage similar to the Roberts house of ca. 1830 on Bridge Street and to the Bolles house. It features a granite foundation and brick center chimney. Greek Revival elements include the wide cornice-band trim and door surround with three-pane sidelights above beveled panels flanked by engaged pilasters. All windows are six-over-six double-hung

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sash. A side ell extends off to the north and appears to be original.

Although the locations of the earliest saw and grist mills are generally known from early maps and descriptions, there are no above-ground remains, and later mills were often built on these sites to take advantage of the river's head at that location, further obscuring them.

EARLY INDUSTRIAL PERIOD (1830-1870)

The majority of extant structures in the village were built in the Greek Revival style during the Early Industrial period. They range from modest 1 1/2-story cottages that were often the mill workers' homes, to larger, two-story residences that turn their gable ends to the street in imitation of the temple form. The latter were more often the mill owners' homes. While the Gothic Revival, Italianate, Stick, and Queen Anne styles appeared elsewhere in great numbers, Cushman's conservative approach to architecture led to the long persistence of Greek Revival into the 1880s, and no examples of the styles remain. The J.R. Cushman House, now gone, was an ornate Italianate-style building, but by 1873 one third of the housing in Cushman was owned by the mill families for their workers and this may in part have determined the town's appearance.

The Roberts House, 116 Bridge Street (MHC #1026, ca. 1830), is one of a group of five 1 1/2-story Greek Revival cottages of similar siting and scale to those built near the mills a decade earlier. This example features a granite foundation and central chimney. Synthetic siding obscures some architectural detail, however, the entrance has been retained and suggests the degree of craftsmanship that is typical of the period in Cushman. Engaged pilasters, flanked by half length sidelights support a full entablature. A single story ell was probably added to the south elevation at a later date. The house is sited quite close to the main road, with little frontage or back acreage.

The George Howard House, 131 Bridge Street (MHC #1024, ca. 1845), is representative of the larger-scale Greek Revival house. Two stories in height, it presents its gable end to the street, creating a pediment with complete eaves returns. Corner pilasters support a wide corniceboard, and first-story windows are full length. Part of the house was used briefly as a store in the second half of the 19th century, and it is most likely from this time that the porch with its secondary gable and turned supports, and the brackets at the eaves, were added. Architecturally, it is one of the more architecturally elaborate residences in Cushman. The house, typically, was sited close to the main road and was oriented toward the owner's mill below.

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The Gates House, 33 Bridge Street (MHC #1047, ca. 1850), is a 2 1/2-story, five-bay, center entrance house which presents a pedimented gable end to the street. The wide cornice and cornerboards and door surround with a dentilled entablature, panelled pilasters and 2/3 sidelights are relatively elaborate Greek Revival-style details in the context of Cushman. The two-story addition to the rear dates from the 1970s. The railroad was constructed a few steps from the main facade of this house in 1866.

Lewis Draper's Tavern, 86 Bridge Street (MHC #1030, 1856), is similar in proportion and siting to the Gates House. Two and a half stories in height, it also is five bays wide, south facing, and has a center entrance with the pedimented gable end toward the street. The door surround features Greek Revival sidelights; however, both the entry and first floor windows have been altered. Recent remodeling has added aluminum siding and coilstock, new doors, glass brick sidelights, and shortened windows. The four-bay depth of the house is greater than the Gates House and suggests its use as a public house in the mid 19th century.

At 111 Bridge Street is the site of the former Ephraim Cushman Homestead, which burned in 1988. A reconstruction of the Greek Revival Cushman house was erected at 99 Bridge Street. The present building known as the "new Keet house" is a two-story, five-bay, center-entrance structure, gable end to the street, with a brick foundation, a full front porch, and six-over-six and six-over-nine windows. The design was derived from plans and photographs that were to have been used for the rehabilitation of the old house.

A group of Greek Revival residences dating from this period are located on Pine and Henry Streets. The dwellings on Henry Street are of small scale with modest architectural detail while the homes on Pine Street, which date approximately ten years later, are somewhat larger and more detailed stylistically.

The mill owner Ephraim Roberts House, 528 Pine Street (MHC #1039, ca. 1840), is on the corner of Pine and Henry Streets and is the most architecturally detailed residence on the east side of the village center. A Greek Revival structure with High Victorian Gothic details that were added in the 1880s, this house unfortunately is badly deteriorating. Three bays wide and gable end to the street, the house has a Greek Revival entrance with engaged, panelled pilasters flanking the full-length sidelights beneath a dentilled entablature. The added High Victorian Gothic detail, which was locally manufactured, includes vergeboards with a scroll and loop pattern, and

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sawtooth trim above an entry porch with a Tudor-style arch and lattice sides. When the railroad was laid, this house was right in its path, so it was moved from a lot on Bridge Street to its present site in 1866.

The mill owner Reuben Roberts House, 83 Henry Street (MHC #1052 ca. 1840), is one of three modest Greek Revival residences on the east edge of Cushman center. One and a half stories, the house is three bays wide on its main facade and has a side entry with simple pilaster supporting the entablature. A wide cornice board is embellished with a molding detail is unusual in Cushman: a square-cut architrave band on the friezeboard that is proportionally larger than on most contemporary houses. The derelict barn dating from the 19th century to the rear of the property is sited at an oblique angle to the street.

The Barnard House, 58 Henry Street (MHC #1056, ca. 1856), is typical of the 1 1/2-story Greek Revival houses on Henry Street that are sited gable end to the street. Similar to the Roberts' houses in siting near the road, in scale and simple detail, this example features a three bay facade, wide cornice trim on the side elevations, and a nicely detailed entrance of simple board pilasters supporting a wide entablature. A 1 1/2-story ell with a slate roof, a carriage shed, and a woodshed were added to the house. This is one of the few remaining examples of attached outbuildings in Cushman. The stone retaining wall and walkway may date from the period of construction.

Continuing east past the Cushman house on Bridge Street is the Peter Ingram House, 51 East Leverett Road, (MHC #1076, 1846). Closely related in its small scale and proportion to its Greek Revival neighbors on Henry Street, this house has architectural detail not apparent on the earlier Greek Revival residences. Gable end to the street, the three-bay facade has a recessed entry. The builder's uncertain attempt to integrate front and side elevation details is apparent at the door surround where the north pilaster frames the doorway with its four-pane sidelight, but the south pilaster and its capital overlap the cornerboard. Side elevation cornice trim includes both an architrave and frieze, which is unusual in Cushman, as are the frieze-band windows on the north elevation. The house is sited on a rise with the Mill River flowing to the rear.

Returning to the village center, the Fanny Roberts House, at 39 Bridge Street (MHC #1034, ca. 1840), is another in the series of 1 1/2-story gable-end-to-the-street Greek Revival houses. This example, however, is transitional to Gothic Revival in style with its cross gable and second-story

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Gothic Revival windows (which were removed in the late 1970s). The typical Greek Revival door surround is composed of wide pilasters supporting a full entablature. This is a second example of attached outbuildings in Cushman, with a rear addition and ell added after mid century. The detached horse barn that completes the dooryard is a small, 1 1/2-story frame structure with vertical board siding.

Also in the center of Cushman, and among the Pine street group of Greek Revival houses dating from the 1850s, is 517 Pine Street (ca. 1850), a modest Greek Revival sidehall plan house. It is similar in siting and proportions to two adjacent residences on the east end of Pine Street.

The house at 436 Pine Street (MHC #1078, ca. 1859), 1 1/2 stories and gable end to the street, has a more steeply pitched roof, which is characteristic of the late Greek Revival houses built in the 1850s and into the 1860s in Cushman Village. The recessed entry, facade proportions, and roof pitch are similar to 528 Pine Street, at the easternmost end of Pine. Both houses feature full-length shutters on the sidelights and vergeboards in the gable. A long side ell on the east elevation with an enclosed shed roof porch is a later addition.

The Parsons House at 435 Pine Street (MHC #1045, ca. 1860) follows the late Greek Revival trends with its more steeply pitched roof and taller proportions similar to those at 436 Pine Street. The door surround features simple pilasters supporting a full entablature, and once again as at 51 East Leverett Road, the surround overlaps the cornerboard. Narrow sidelights flank the door. An addition to the kitchen dates from the 1980s.

428 Pine Street (MHC #1046, ca. 1860) is the third in the group of late Greek Revival buildings along this portion of Pine Street. Now 2 1/2 stories in height, the construction has become more utilitarian with no eaves returns, and although siding may obscure detail, it is clear that this is a more standardized builder's house form found throughout Amherst dating from 1830 to 1880. The door surround is narrow and has no sidelights. A one-story, shed-roof bay was added on the west facade and an ell on the north.

About twenty five of these standard builders houses were constructed in Cushman during the Early Industrial Period. Outside the district, they are clustered on Chestnut/Cottage Streets, Clifton, McLellan, Meadow, and Sunderland Roads, and were built to house both mill employees and farm families. An example of the latter is the house described next.

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State Street parallels the Mill River and was the site of two double houses built during this period for mill workers. These houses, sited close to the road as was customary in Cushman, have neither front nor back yards, but overlook the mill sites on the river. The mill owner Thomas Jones Houses (MHC #1018 and 1019, ca. 1860) at 391 and 395 State Street follow the same utilitarian form found in the builders houses discussed above. Two-and-a-half stories in height, these double houses have simple gable roofs with no returns, narrow cornerboards, and only the most utilitarian and standardized architectural detail in their window surrounds. Front porches were later additions. 395 State Street retains some 12 paned windows. Stone and granite were used for the foundations of both buildings.

Built ca. 1870 at the end of the Early Industrial Period, the Twin Cushman House on East Leverett Road (MHC #1075) is one of the several houses in Cushman with High Victorian Gothic trim. One other was the Ephraim Roberts House (MHC #1039). While trim was added to a basic Greek Revival house in the case of the Roberts house, the Twin Cushman House is High Victorian Gothic in form as well as trim. Reflecting its status as the home of a mill owning family, it has the style's more complicated and picturesque volumes with a major cross gable, projecting bay, a second story oriel, and a recessed porch entry. Asymmetrical side wings anchor the house to its site on a ridge northeast of the village, overlooking the mill sites to the south.

LATE INDUSTRIAL/EARLY MODERN PERIOD (1870-1940)

With the decline in industry came a decline in construction in Cushman, and there are relatively few buildings dating from this period. Several have been lost, such as the railroad station and a schoolhouse.

The Cushman School at 71 Henry Street is Colonial Revival in style and was built in 1927, the third school constructed to serve the village. The first school, noted on the 1856 map, was located to the east of the junction of State and Bridge Streets. By 1873, a new school had been erected on the east side of Henry Street (the parcel is still owned by the Town of Amherst). The present building was constructed on the west side of Henry Street, almost across from the old school, which was demolished. This 1 1/2-story, gambrel-roofed building has two large end chimneys and a single-story gabled entry block topped by a belltower. Details on the entry include an oculus above a door surround with a transom and multipaned sidelights, and narrow flanking windows.

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The house at 50 Henry Street (ca. 1900) is one of the few houses in Cushman which is Queen Anne in form, which is to say that it has a more complex plan than its few contemporaries who derive their stylistic designation more by ornament than by form. Set back from the road on a slope, the house is 2 1/2-stories in height and has a cross gable on its north facade. Three bays wide, it is entered through a small portico supported by turned posts and ornamented by small brackets. Consistent with most of the buildings in Cushman, ornament is minimal.

The Holden House (MHC #1057), 28 Henry Street is one of the few Craftsman-style bungalows in Cushman. Constructed ca. 1920, it is a one-story residence with a low hipped roof, wide sheltering eaves, and deeply recessed center entrance characteristic of the Craftsman style. The axial plan is emphasized by the small projecting roof pediment with a tiny oculus.

Cushman's sole commercial building dates from this period. Utilitarian in style, the village general store is a one-story building whose gable end faces the Common. A cross-gabled, 1 1/2-story section is attached to the south facade. Loading docks on the south and east of this section may have been associated with the railroad tracks that pass on the east side. The clapboarded store has a metal roof and a central door on the north facade between two single-glazed display windows.

During this period, the mills declined. Although the buildings were used for storage or leased to other companies for brief periods, the decline could not be stemmed. The Roberts' mill burned, Cushman Paper became bankrupt, The Red Mill was demolished in 1938, and the dam washed out about the same time when hurricane damage in 1938 was regionwide. The large, wood-frame buildings, some sited perpendicular and others parallel to the river, were occasionally used for Saturday night dances well into the 20th century, as they slowly fell into disrepair. Photographs show that most of these mill buildings were three stories in height and at least four bays wide, and were frame construction. Stone foundations of the buildings and abutments remain on the banks of the Mill River in Cushman.

ARCHAEOLOGICAL DESCRIPTION

While no prehistoric sites are currently recorded in the district, or in the general area (within one mile), it is possible that sites are present. The physical characteristics of the district, well drained soils on level to moderately sloping terraces bordering the Cushman Brook/Mill River and Hawley

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Swamp drainages, part of the Connecticut River system, indicate favorable locational criteria for native subsistence and settlement activities. Some areas such as the Great Falls in the Mill River may have been attractive fishing locations for local native people. Although historic period industrial development has had an impact on many areas within the district, a moderate potential still remains for significant prehistoric resources.

There is a high potential for significant historical archaeological remains within the district. No mills currently survive within the district. At least six mills can be identified from cartographic and secondary sources around the Great Falls. Structural remains of these mills and related buildings may survive in the area under later mill remains. A gristmill was erected by Nathaniel Kellogg ca. 1739 near the Great Falls. In about 1746 Kellogg also built a sawmill downstream from his gristmill. During the same period Ezra Rood operated a potash works close to Kellogg's mills. At least two blacksmith's shops were also operated in this area. The Adams Mill, ca. 1759, was built as a fulling mill on a stream across from 24 Leverett Road and may have been located in the district. Each of these mills and shops was small in scale, limited to providing services for local residents. During the later 18th and 19th centuries, however, the scale of mills grew as industrial development became more regional in scope with an emphasis on paper and textile mills. Paper manufacture began in the district when Daniel Rowe built a mill in 1795 on the south bank of the Mill River just west of Bridge Street. In 1807 the Rowe Mill was replaced by the Roberts Mill after its purchase by Reuben Roberts and incorporation in 1809 as the Roberts Brothers Mill. Other early 19th century mills include the Ingram Mill (ca. 1873) just north of the Mill River and the Dickinson and Wheelock Mills, both textile mills located west of Factory Hollow. Each of these mills was a wooden frame mill built on stone foundations, indicating the possibility for substantial below ground-remains. Several of the stone foundations from these mills may be visible along the river. During the mid 19th century, paper mills continued to be built along the Mill River in the district. In 1835 the Cushman Brothers Paper Mill was built on the northern bank of the river above the main village area. This mill may actually lie outside the district boundary. About the same time period, the Roberts Brothers erected a second mill, the Lower Mill, on the northern bank of the river west of their first mill. This mill operated from 1835 to 1902. In 1859 the Cushmans added a leather board mill to the area on the northern bank of the river east of the Roberts Mill. In addition to the Roberts' Mills noted above, three additional

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mill sites with foundations are visible in the district today. The ca. 1890 Cushman Paper Mill is still visible on lot 6A-64. Components of the ca. 1910 American Waxed Paper Mill are located on lot 6A-65 with portions of the ca. 1910 Waxed Paper Mill on lot 6A-65.

In addition to the structural remains of mill buildings near the river, waterpower-related remains can also be identified for 19th century mills and probably exist for 18th century mills as well. The remains of a dam, penstock, and wheelhouse possibly associated with a waxed paper mill ca. 1910 are present on the west side of the present bridge in parcel 6A-5. The wheelhouse may have originally been derived from the older Cushman Paper Mill located closer to the river. The Waxed Paper Mill was supplied with water from a stone dam whose remains lie on both sides of Cushman Brook (Mill River) east of the present bridge in parcel 6A-65. An earlier dam also existed in this area as indicated by the presence of a mill pond at this location in an 1873 Atlas. Other probable waterpower-related survivals associated with nonextant 18th through 20th century mills in the area include the remains of headraces and tailraces bringing water to and from mills. Some of these canals or mill races are visible today.

Structural remains of residential buildings also likely survive in the district with most remains likely near the river as a result of hilly terrain in the area and the general need for residents to be near mills and the river. Only two Colonial Period homes survive in the district. The Henry House (ca. 1770) is located at 107 Henry Street with the Adams House (ca. 1760) at 25 Leverett Road. Only one additional 18th century home survives, the 1780 Roberts House on Bridge Street. Other Colonial Period and later 18th century survivals are likely present in the district focusing on the Henry Street, Leverett Road and Bridge Street locales. Archaeological survivals of Federal Period houses may be present through the district but are probably concentrated along Bridge Street near the Mill River where several extant structures are present. Archaeological survivals of later houses spanning the Early Industrial through Early Modern periods are also likely present along all of the routes mentioned above. Single family houses characterize most residential survivals for all periods. Beginning in the Early Industrial Period, worker's housing also develops.

Structural remains also likely survive from a variety of other buildings no longer extant. Agricultural-related structures may survive from the 18th and 19th centuries though no examples are known. Early 19th century remains of a blacksmith's shop and forge may be present at the Bolles House, 126 Bridge

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Street. The shop was converted to a residence between 1869 and 1873. The mid 19th century remains of a passenger and freight depot may be present behind the Radcliffe Store at 492 Pine Street. The 19th century remains of a schoolhouse are also probably present east of the junction of State and Bridge Streets.

Occupational-related features (trash pits, privies, wells) are likely with all mill buildings as well as other commercial, civic, and residential structures no longer extant and those still standing. Occupational-related features associated with mill remains probably focus on trash areas resulting from mill production. Trash pits, privies and wells are probably present with most other structural types, particularly those from the 18th through mid 19th centuries.

(end)

8. STATEMENT OF SIGNIFICANCE

Cushman is a secondary mill village northeast of Amherst Center. It satisfies National Register criteria A and C as an extant grouping of late 18th, 19th, and early 20th century buildings and mill sites related to the paper mills and a variety of short-lived, small-scale industrial activities that were the economic basis of the village throughout the 19th and early 20th centuries. It is significant under criterion C as an example of the so-called early "Rhode Island" family-style mill village, whose workers' housing was adapted from extant single-family housing or built as single family in contrast to that of nearby Holyoke where the workers' housing was built to accommodate large numbers of single workers in boardinghouses and families in multifamily row houses or tenements. Cushman's period of significance extends from the construction of the earliest surviving building (ca. 1760) to the abandonment of industrial activity (ca. 1940).

Throughout the years, the village has been called North Amherst City, more locally "The City," and finally Cushman (in 1930), but its integrity as a community has remained intact. It contains modest workers' housing, early 19th century cottages, mill owners' residences, mid-19th century buildings, a late 19th century general store, a 20th century school, and a Common; the latter has changed shape to accommodate railroad and street realignments.

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The buildings in Cushman are generally in good condition. There are four 19th century mill sites with primarily foundations and abutments remaining from the industrial activity of this period.

1738-1795: LOCAL INDUSTRY FOR LOCAL NEEDS

The land north and east of Mill River in Amherst was part of Hadley and was initially distributed by the Hadley Proprietors in 1738. As elsewhere in Hadley, settlers cleared the land and began farming in the area that was to become Cushman. However, the hilly land was much less suitable to farming, and settlement was limited to the few areas of good farmland and secondary hillside parcels used as pasture. Final distribution of land in the area was made in 1742, but settlement was not rapid.

According to David John Miller in Cushman: Village in a Changing Landscape (UMass., 1978): "Although the standard land divisions were followed where possible, the hilly terrain and irregular roadways reflect the difficulty of applying that to Cushman's land forms."

However, one of the major physical features of Cushman is the Mill River (Cushman Brook), a narrow stream compressed by rock outcroppings, which flows from the northeast in Leverett and Shutesbury, westerly to Puffer's Pond and Hadley, and English settlers were drawn to this area because of the Mill River. It was an abundant water resource with apparently ample hydraulic head. As early as 1739, the town of Hadley had given Nathaniel Kellogg permission to erect a gristmill "at the great falls" on the Mill River. Taking advantage of the power of the stream and the local demand for lumber, Nathaniel Kellogg had built a sawmill downstream from his gristmill by August of 1746. Close to Kellogg's mill, Ezra Rood had a potash works. In addition, two blacksmiths were operated nearby and, closer to the Common, Peck's Inn (the later Cushman/Keet House, now demolished) was a well-known stopping place. By 1759, when Amherst was set off as a district of Hadley, John Adams had purchased the land at the junction of Amherst-Leverett Road and Cushman Roads. He built the house at 24 Leverett Road (MHC #1023) and began operating a small mill on the stream across the road.

Mill activity during the 18th century was limited to providing services for local inhabitants. In 1775 there were at least six mills along Mill River including the gristmill, sawmill, and fulling mill, providing flour, lumber, and textiles to North Amherst and East Hadley residents. The 18th century mill structures were mostly obliterated by later industrial development, but there is a chance that some subsurface features may survive.

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While mills were the most prominent activity to begin in the area north of Amherst center, farming was always a supplementary occupation. Land was less abundantly available than along the banks of the Connecticut River; however, the crops raised were the same as in the nearby agricultural settlements of Hadley and Hatfield. The first staple crops were wheat and Indian corn, later rye, oats, barley, flax, peas, beans, and pumpkins were added. One of Cushman's earliest farms still has a portion of agricultural land associated with it: the Samuel Henry House at 107 Henry Street (MHC #1050, ca. 1770).

The hilly terrain and the need for access to the mills encouraged village residents to cluster their homes near the river. The pattern of small, irregular lots, with houses close together, was distinctly different from the norm of Amherst's agricultural villages, giving rise to the designation "North Amherst City" by the early 19th century. The 18th century houses that survive in Cushman are all broad, side-gabled, 1 1/2-story cottages. The Adams House (MHC #1023, 25 Leverett Rd., built 1760) is the best preserved example, although the Henry house (MHC #1050, 107 Henry St., built 1770) and the Roberts House (MHC #1032, 74 Bridge St., built ca. 1770) echo the standard form.

1795-1835: EARLY INDUSTRIAL DEVELOPMENT

The general encouragement of American manufacturing in the early 19th century had a substantial impact on the village of Cushman, where paper and textile milling expanded in fits and starts along the Mill River.

Research by John S. Wilson (University of Massachusetts, Amherst, Department of Planning and Landscape Architecture, research paper, 1976), indicates that papermaking in Amherst was begun about 1795 by Daniel Rowe and expanded in the 19th century when Rowe's paper mill was purchased by Reuben Roberts (1807) and incorporated in 1809 as the Roberts Brothers' mill. They produced writing paper, which was sold in Albany, New York. The Rowe Mill was on the south bank of the Mill River, just west of the Bridge Street bridge. It was replaced by the Roberts mill.

Several entrepreneurs attempted to use the Mill River for textile production. As early as 1815, Ebenezer Ingram, a former innkeeper, had a half interest in a grist-mill and half interest in a fulling mill. The other half interest belonged to his son Peter. Ebenezer died in 1819 and by 1825, Peter owned half interest in a fulling mill, a grist-mill, a clothier shop, and a mill house as well as a carding works. Five years later a marlin clothes works was added to his holdings. Peter Ingram's mill, located just north of the Mill

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River on the west side of Bridge Street, is noted on the 1833 map. Ingram and L.M. Hill of Amherst had a partnership which they dissolved shortly after a mill fire in 1847. In 1849 Ingram left the area for Fon du Lac, Wisconsin.

Thomas Jones, Ebenezer Dickinson, and Dana Wheelock were also mill owners involved in wool or cotton textile production in the first half of the 19th century, although both Dickinson and Wheelock located their mills to the west at Factory Hollow. One of the mill owners with persistent bad luck was Ebenezer Dickinson 2nd, who constructed a cotton mill in the Hollow in 1809. He began with very little experience in either milling or business. Faced with financial failure, in 1814 his business was legally incorporated under a new business manager. Even with this change in management, the mill failed and Dickinson's stock of cotton was impounded by the sheriff. Dickinson retaliated by breaking into the mill and taking what he believed was rightfully his yarn. It was later retrieved from his attic and Dickinson left Cushman for Ohio, laying a curse on the mills along the river predicting destruction by fire and financial ruin.

A series of fires occurred both before and after Dickinson's curse. Consistent use of wood-frame mill construction, combined with the use of sawdust as an absorbent floor covering, and sparks produced by the action of iron to iron gears, were continual fire hazards. Those conditions and the lack of firefighting equipment in Cushman contributed to the financial ruin of many small investors.

Cushman residents, thinly scattered over difficult terrain or clustered around the Mill River, were not inclined to organize a separate parish and erect a meetinghouse. Most residents attended the Congregational Church in North Amherst, about a mile to the east, although some people worshipped at the Second Congregational Church in East Amherst, about a mile in the other direction.

Prior to 1826, when the North Amherst Congregational parish was organized, prayer meetings in the North Amherst area (including Cushman) had been held in homes on North Pleasant Street. When residents did decide to find an appropriate site for a meetinghouse to serve this area, there was conflict: "Problems of location and of financing led to prolonged discussion. Several families, including the influential Kelloggs, favored locating in Cushman, near the mills." (Cary, History of the Second Congregational Church, p.3). At the other extreme, the Russells, who were two miles west of North Amherst Center, raised objections, citing not only the distance but also the absence of suitable water at "The City" (i.e., Cushman).

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The compromise was to build the church (constructed in 1826) at the corner of West (North Pleasant Street) and Pine Streets in North Amherst Center outside of the district. Oliver Dickinson's contribution of land and his willingness to pay for the construction of the church were a key factors in selection of the site. The burying ground for North Amherst and The City was laid out ca. 1801 on the north end of East Pleasant Street, slightly closer to The City than to North Amherst. The first wedding to take place in the North Amherst Church (April 11, 1827) involved a Cushman woman. It was the marriage between Joel Baker and Harriet Kellogg. Harriet was the daughter of William Kellogg, a farmer on North East Street who served as a Selectman in 1830.

Two Cushman residents played important roles in the early years of the North Amherst Church. Reuben Roberts, one of the three mill owners in Cushman, was very active, serving on the North Amherst parish committee ca. 1826-1840. Roberts, who planted maple trees along Bridge Street in 1835 (predating the Village Improvement Society organized at the end of the 19th century); was active in local and state politics and also served as the Representative to the General Court during this period and on the school committee in Amherst. Ephraim Cushman, another "City" mill owner, was a charter member of the North Amherst Congregational Church and his son, Ephraim, Jr., joined in 1836 (James Smith, Families of Amherst, pp. 31, 175).

The number of buildings surviving in Cushman from the early industrial period is relatively small, since most of the mills either burned or were rebuilt in the late 19th century. The houses that do survive are generally 1 1/2-story Federal cottages. The Roberts Houses (MHC #1026 & 1029, 116 & 110 Bridge St., 1820-1830) are both five-bay, side-gabled cottages with sidelights at the entrance and early Greek Revival door surrounds. The Bolles House (MHC #1025, 126 Bridge St., ca. 1820) was originally constructed as a blacksmith's shop, but is similar in plan and detailing to the Roberts Houses.

1835-1900: INDUSTRIAL GROWTH AND DECLINE

The early industrial experimentation was followed after 1835 by a fairly stable and prosperous period, during which the Cushman mills fit into a regional network of supply and distribution supported initially by turnpike and canal systems, and later by the railroad.

By 1850 the advancement of the railroad encouraged development throughout New England, and industry flourished along small streams and rivers. The opening of the railroad to Amherst in 1853 and to Cushman Village in 1866 provided an

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inexpensive and reliable way to transport raw materials and to ship finished products to market, improving profits and further increasing the incentive for manufacturing.

According to The Cushman Preservation Committee, the Cushman industries helped determine the route of the New London and Northern railroad through the village. A freight station was erected behind the Rackliffe store (492 Pine Street, MHC #1041) and a passenger and freight depot was created (no longer extant).

Another benefactor of the railroad was the farmer who was able to ship produce, particularly dairy production to urban markets such as Holyoke. Broom corn became an important crop in the region during this period and in Cushman complemented industry by its use in the local paper industry for wrapping paper.

When competition from the west caused a decline in broom corn profits after the Civil War, tobacco took over as a major crop in the region. A few remaining tobacco barns in Cushman are witness to the village's participation in growing this crop, although it was on a relatively small scale compared to neighboring towns of Hatfield, Sunderland, Whately and Hadley. While there were certainly Cushman residents who were strictly farmers, in the Cushman district residents balanced work on small pieces of farmland with work in the mills, or took in millworkers as boarders.

Between 1835 and 1859, additional paper mills were built along the Mill River, as the successful combination of business expertise and marketable products was sought. In 1835 the local Cushman brothers established a paper mill on the north bank at a site above the village, near the Leverett town line. The Roberts brothers responded to the competition by erecting a Lower Mill on the north bank of the river, just west of their first mill. In 1859 the Cushmans added a leatherboard mill on the north bank of the river just east of the Roberts mill.

The Cushman and Roberts families continued to maintain and expand their milling operations, while other mills burned and/or closed. Both companies were involved in papermaking. The Roberts' mill produced paper (and later, strawboard) from 1807 to 1894 and the Cushman mill produced paper, strawboard, and leatherboard between 1835 and 1902. The Cushmans continued to own the "Red Mill" west of the Cushman district until the 1930s. It appears that these mill owners were successful businessmen who were able to diversify their products and keep prices competitive.

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The 1850 United States Census lists several Cushman family members as papermakers: John, Ephraim, Ephraim Jr., George, Avery, Moses E., and John S. ranging in age from 65 (John) to 11 (John S.). The business directory of 1869 included this description of manufacturing in Amherst:

"At North Amherst City, J.R. Cushman and Son have two mills in operation, employing about 30 hands. At one mill artificial leather is made from scrap leather, old ropes, etc. and is used principally for inner soles. Their sales are large, amounting to \$40,000 annually. They turn out about 250 tons of leather per year. At the other mill, strawboard is made, of which they turn out about 150 tons yearly, the sales of which amount to \$15,000 annually."

Another prominent mill family in Cushman included Ephraim Roberts, Reuben Roberts, and George Roberts, listed in the 1869 directory as papermakers: "R. Roberts and Co. also runs two mills, making straw wrapping paper and strawboard. They manufacture 200 tons and their sales amount to \$20,000. This firm is composed of Reuben, George R., W.L. and Manning Roberts."

The strawboard that accounted for a large percentage of the business of both firms was described in the Hampshire Franklin Express of June 15, 1855: "The editors...have been shown samples of wrapping paper made from broom corn stalks by the Hadley Manufacturing Co. It would be a little aid and comfort if the process could be so improved...that good newspaper could be manufactured, prices having ruled so high for a few years as to materially lower the pockets of many a printer. However, if nothing more than wrapping paper can be made, it will at least render valuable something which is now almost worthless...the inventors of the process are Mr. E. and Mr. J. Cushman of this town."

The process, as reported on March 28, 1856, included an equal mix of straw and rye stalks, which were bleached. "The value of this invention can be inferred from [the fact that] rye straw is worth \$7,000 while corn stalks are free." The inventive Cushman brothers created another synthetic process in 1859 when they developed a process for making leather from scrap. It was reportedly equally good as the best tanned leather. At that time the main building was a five-part complex, with an additional building called the beater, another for drying, another for finishing, three for storage and seven other buildings at the lower mill. The upper mill had three buildings.

Papermaking became a major industry in larger cities, although in the 1860s Cushman provided tons of newsprint to the New York Tribune.

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"In general...the rather small scale of operation in Amherst prevented it from competing advantageously with the mills in more urban areas as the century wore to a close. The paper industry in Amherst peaked in value produced in the 1870s. Availability of greater power, railroad access and accessibility of raw material (in the form of log drives) provided the mills of Holyoke and other centers with advantages which not only contributed to their rise but also to the decline of small, rural, family-style operations such as those of Amherst." (Wilson, p.9)

While the owners of the mills are relatively well known, the workers are less visible. Statistics from 1837 indicate that the two paper mills in Amherst employed eleven men and seven women. Three years later, the 1840 census records indicate that William H. Smith housed four women between the ages of 15 and 20, seven between 20 and 30, and three men, in addition to family members. Although listing his occupation in the directory as a farmer, it is unlikely that he used ten additional people to help him farm his 26 acres. It is more likely that he farmed and also ran a boardinghouse. Far less labor intensive than textile mill operations, papermills were able to carry on a tradition known as the "Rhode Island" system, which principally used families for their labor force and used extant single-family houses or built single-family houses rather than the large boardinghouses and later tenements that characterize contemporary New England textile mills on the model of Lowell and Holyoke. Single workers lived as boarders with local families, and families who worked in the mills rented single-family houses owned by the mills or bought houses in the village. This characteristic of the papermill industry is largely responsible for the continuing rural village aspect of Cushman, which was not changed by an influx of immigrant workers in the shift to large-scale production that took place in the textile industry. As if to emphasize this, the only double houses built for mill workers in Cushman appear to be the two on State Street built for one of Cushman's two textile mills, the Thomas Jones mill.

Paper-making statistics are useful in tracking the number of people employed in the major industries in Cushman between 1838 and 1869. In 1838, 18 people were employed in paper mills; in 1848, the number dipped to 10 and in 1855 rose again to 25 employees. The 1869 Amherst directory listed approximately 37 people involved with papermaking living just in Cushman, including factory owners and partners. The small number of workers suggests the degree of mechanization that paper, strawboard, and leatherboard production allowed.

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According to the Statistics of the Condition and Products of Certain Branches of Industry for Massachusetts (1838), there were 22 men and 30 women employed in woolen mills in Amherst in both The City (Cushman) and Factory Hollow (to the west of the proposed district). Ten years later, the figures dropped to 30 workers for woolen goods, and 12 in cotton mills.

In 1855 when the Cushman and Roberts mills were valued at \$24,000 in stock, they employed 25 people, and the 1869 directory lists at least 37 people living in North Amherst City employed in paper or leather mills. There are notations in the directory indicating these people either owned or rented homes in Cushman. Seven papermakers lived in nearby North Amherst, to the west, and may have been employed at either the Roberts mill or the Cushman mills. Several other men in the directory are laborers, and they may have worked in those mills.

Interestingly, census records of the period 1850-1880 do not list large groups of boarders in North Amherst City. Any specified boarders were at that time day laborers, widows, and/or young children between 9 and 11 years, and even then the number of boarders was very low. Some people had one or two boarders, such as Sara Hardaker, aged 50, who had three sons aged 17, 19, and 21 working in the papermills in 1870. In 1870 she had two male boarders who also worked in the papermills. Charles Williams, a 25-year-old leather mill employee, had a household that included Martha (35), who kept house, and Ann (13), plus two boarders from Prussia, Andre Wolpen and Charles Opfois, both cigarmakers. The 1870 census suggests a duplex arrangement involving Daniel Spellman (Irish) and Patrick Toole (Irish) and their families, at a single location with two census numbers. It is probable that the majority of workers at this time were not unrelated workers, but families or individual boarders living in Cushman, North Amherst, or Factory Hollow.

Industrial accidents occurred regularly at the mills and affected owner's families as indiscriminately as those of workers. An article in the Hampshire Franklin Express of February 1, 1865, reported that "Marshall Cushman, while tending the cylinder for rolling papaer at the mill...got his fingers caught and lost 3/4 of an inch from one and had another flattened."

Other newspaper articles of the period include accidents in The City ranging from dismemberment and mutilation to a worker being boiled to death in a vat of bleach.

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Like most mill centers, Cushman attracted a diverse working class population. In 1840, a few Methodists from nearby Pelham moved to Cushman and hired their former minister, Mr. White, to preach in the brick schoolhouse where the railroad station was later constructed. At first the Methodists were ridiculed and persecuted. Some of the villagers put obstructions into their stovepipe to smoke them out of their service. Another time, they locked the congregation in and yet another time, they took apart the stovepipe and hid it.

Surviving these insults, by 1845 there were 45 members and they built a Methodist church adjacent to the Common (the church was demolished in the 1950s). The principal stockholders in 1845 were Lewis L. Draper, a 44-year-old merchant assessed among the wealthiest in Cushman (\$3,500), and Peter King, Sr. Mr. King, one of the farmers on Flat Hill, was 89 years old at the time. The other contributors were William and Sam Dickinson; Lyscom Spear, a farmer; Horace Cutler, a clerk; Frederick Dickinson; John Pierce; Wheaton and Arnold Newell; Peter King, Jr.; Appleton King and Cyrus King, farmers and broom makers.

The diverse congregation was comprised of farmers, laborers, and mill workers, not mill owners or foremen. In 1849 church membership dropped to twenty-one, and in 1850, "owing to failure of business projects, ten families connected with the congregation moved from the place, greatly reducing attendance" ("60th Anniversary", Hampshire Franklin Express, 1/1/1905). A revival of spiritual work of the church was recorded in 1867 and a grand revival was noted in 1872. However, by 1875, the Amherst Wesley Methodist Church was formed and had drawn many members from Cushman. The last recorded Methodist revival in Cushman was in 1892.

Cushman has consistently supplied local goods and services, in addition to supporting manufacturing. The Amherst directory of 1855 lists Alvin Barnard as a blacksmith (Cushman continued to support a resident blacksmith well into the 20th century). William Clapp, a shoemaker in North Amherst City, Caleb Newell, a cabinet maker; and L.L. Draper, a merchant, were all active in Cushman at this time. The 1860 map indicates a store just south of L.L. Draper's property and the census lists Draper as a merchant. Advertisements in the Hampshire Franklin Express demonstrate that Draper's store carried merchandise similar to that available in North Amherst and Amherst center, at competitive prices.

By 1870, in addition to papermakers and leather workers, there were cigar makers, a wheelwright, a brick mason, a handlemaker, and a shoe shop active in Cushman. In 1890 Edward Albee made harnesses and Frank Ashley the blacksmith

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also had a wagon shop. George Cogswell ran the general store and served as the express agent. Michael Shea was the section master for the New London and Northern railroad.

It is interesting to note that from 1870 on, several residents of Cushman were listed in the directory as laborers in the Hill hat factory in East Amherst. Although Henry Street, a major road leading directly from Cushman to East Amherst, may have facilitated the commute, evidence suggests that by 1870 the mills in Cushman had an excess of local manpower.

Very little farming took place within the district, but family farms surrounding Cushman produced broom corn and tobacco, the main cash crops of the 19th century. Toward the end of the century, poultry, dairy, and vegetable farms supplied the needs of local and regional markets. The largest farms were those of the King family on Flat Hills Road and the Kellogg family on Market Hill Road.

In addition to industry, farms, and local businesses, Cushman supported a school prior to 1846, when the Methodist minister used the brick school for services. On the 1833 map, a schoolhouse was located on the west side of the road leading into The City from North Amherst. The school was on the east side of the road in 1860, which may reflect the frequent realignments of the road through The City. By 1873 the school building was on Henry Street, almost directly across from the present building constructed in 1927.

Although Cushman is adjacent to Amherst center, vital statistics indicate few marriages linking them. Kinship networks were established primarily through marriages between couples in Cushman and Hadley, Shutesbury, Leverett, and Pelham, Massachusetts; Hartford, Connecticut, and Vermont. One set of mill owners, the Cushmans, did not marry into Amherst "society," but about half of the marriages in the Roberts family took place between Roberts men and women from Amherst.

Minimal social interaction between Amherst center and Cushman did not preclude practical ties between the villages. Cushman residents were active in the North Amherst Church and provided what little fire protection existed in the area. The Town Meeting was an important event at which the interests of Amherst center were almost certainly pitted against the needs of residents in the outlying villages of North Amherst, South Amherst, and Cushman. This is evident in the lack of fire protection at the mills in Cushman.

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In 1861 A. R. Cushman (partner in the successful Cushman Paper Co.) was foreman of the Scott Hook and Ladder Company at North Amherst. The Company was formed in anticipation of the Selectmen providing a hook and ladder truck and other equipment for North Amherst. The town meeting did not approve the purchase of equipment, so the group disbanded. The selectmen did later vote to buy one firehook and three ladders for North Amherst and Cushman to share.

By 1887 fire protection in Cushman was still practically nonexistent. The town purchased two Babcock fire extinguishers for the use of the fire department. One was placed in North Amherst and the other at Cushman. Although fire caused major destruction at the mills, the town of Amherst obviously chose not to take responsibility for protecting the vulnerable complexes. As late as 1892, total fire protection at the Cushman mills consisted of two dozen fire pails for more than fifteen buildings.

There were three major fires in the 19th century, along with several that were minor but disastrous. One of the largest fires was at Peter Ingram's woolen mill, on the north bank of the Mill River in Cushman. The mill had a series of financial successes and disasters. Built about 1830, it went "bust" in the business panic of 1837 but was reorganized in 1840. It burned in 1847 with a loss of \$6,000 as it was partially insured. Toward the end of the century in 1873, the Cushman brothers lost a papermill worth \$32,000 that was only insured for \$20,000.

The Cushman mills were not rebuilt after the fires, due to general trends in regional manufacturing and the scale of local manufacturing. Undercapitalization was a most serious impediment to rebuilding small mills. Most of Cushman's mill owners simply could not afford to rebuild after a fire or reinvest after a financial reversal. The scale on which they operated did not provide emergency or reserve capital. Also at this time, planned cities such as Lowell and Holyoke were created, specifically designed as efficient manufacturing centers. The volume they produced controlled both the textile and paper markets and small, rural mills could not compete.

The majority of buildings in the district date from this period. With few exceptions, they are simple, utilitarian buildings with minimal stylistic decoration applied at windows and door surrounds. A good example of this simplicity in plan and elevation is the J. Perry House at 2 Bridge Street (MHC #1038) with its uncomplicated gabled form and lack of stylistic ornament. A second example with slightly more indication of style but a simplicity of form is the Fanny Roberts House at 39 Bridge Street (Inv. #1034). Here the

(continued)

**United States Department of the Interior
National Park Service**

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Cushman Village Historic District
Amherst (Hampshire County)
Massachusetts

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persistent Greek Revival plan and elevation were varied with a single cross gable. Building at this time did not depart far from the basic ornament, and forms that had been developed in Cushman in the early 1820s continued into the 1880s.

Although none remains, standing the mill buildings of this period appear in early photographs to be small, three- to four-story, wood-frame buildings with gabled roofs and clapboard exteriors. Their form was transitional from the residential scale and form of New England's earliest 18th and 19th century frame factory buildings such as the Slater Mill in Pawtucket, Rhode Island, and the developed brick mill form of the later 19th century found in Holyoke, Lowell, and other planned mill cities.

1900-1940: DECLINE

At the turn of the twentieth century, the homogeneous population of Cushman underwent a minor ethnic infusion. In the 1870s German, French, and Irish names first appeared in the census. In 1900 the Lamprond family from Canada was in Cushman and Frank Loomis boarded four Polish farm laborers. This expanded in the 1910s with Polish/Russian immigrants boarding on Mill and North East Streets, and Irish residents on State and Pine Streets. Prosper Lussier, a French Canadian, had a repair shop on Mill Street at that time. Ten years later, the 1921 directory listed a variety of countries of origin including Italy (Batistoni, Campagnari, Castellani), Poland (Bartesavich, Kismiski, Lazoski, Wojnilowicz), and French Canada.

These immigration trends were typical of Amherst and North Amherst and do not indicate an increase in mill productivity or a resurgence in local farming. As immigration continued in the 20th century, the new arrivals fanned out from the areas of major concentration to the less densely settled areas. New construction in Cushman and the surrounding area consisted mainly of modest Craftsman-inspired bungalows on lots cut out of former farmland (MHC #1057, Holden House, 28 Henry St. ca. 1920). The farms that survived around Cushman were mostly truck farms that provided fresh vegetables to local markets. The Leonard poultry farm (86 Bridge St., MHC #1030, ca. 1830) is still in operation.

In the early 20th century the economy of Cushman gradually reverted to a local focus, although for a short time the paper mills continued to produce and ship a variety of papers out of the area. As planned industrial cities developed along major waterways, small mills could not compete with their output.

(continued)

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Cushman Village Historic District
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Cushman, like many other secondary mill villages, slowly lost its vitality. The Cushman mill went bankrupt and the Roberts mill burned and was not rebuilt.

By 1910 the whole papermill complex on the Sanborn Insurance map was labelled vacant. In 1916 the Cushman facilities were owned or leased by the Amherst Waxed Paper mills. In 1930 five buildings, including the largest mill, were vacant, but eight buildings were being used by the American Tissue Mills. This was not a long-term solution to Cushman's declining economy. The factory closed in the 1930s and the mill dams washed out ca. 1938. The railroad no longer stopped at the Cushman depot (which was subsequently moved) and the Methodist church was demolished in 1962.

Cogswell's Store (MHC #1041, 492 Pine St., ca. 1896), the last remaining general store in Cushman, was sold in 1912 to Peter and Agnes Hawthornthwaite, who were immigrants from England (MHC #1042, 485 Pine St., ca. 1900). The store had a coalshed and henhouse to the rear and outside scales for accurate bulk measure. Four years later in 1916, Hawthornthwaite sold to Frank Wood and Daniel Ottinger who that same year granted a right-of-way through the property to a Holyoke-based Japanese tissue mill. The store then had three different owners until 1936 when William Rackliffe ran it. In 1937, when the post office was located there, it became the semi-official hub of the community, and Rackliffe set out chairs for the older citizens".

With the loss of the mills, the employment patterns in Cushman changed. Residents continued to work on local farms, in East Amherst factories, at Amherst Center businesses, and as teachers, station agents, chauffeur, bookkeeper, and (for the majority of Cushmanites), laborers. The population declined and as the automobile enabled more people to travel outside the community to work, Cushman became more of a bedroom community than a coherent village.

Community issues, such as the use of the church and the local school, were not strong enough to hold the village together. The church was demolished in 1962 and the school vacant until a private preschool purchased it ca. 1967. The Common shown on the 1873 map has been diminished by road realignments; the church and depot are no longer extant. Most of the residences on the 1873 map are intact and although the mills are no longer standing, the Upper Roberts mill foundation, the Upper Cushman mill foundation and the Cushman complex of mill dam, abutment, penstock, sluice and boiler house foundation are still extant.

(continued)

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Cushman Village Historic District
Amherst (Hampshire County)
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The modest economy of Cushman in the first half of the twentieth century has been responsible for the degree of preservation in which it currently exists. To residents and to passersby, Cushman retains the character of a 19th century Rhode Island-style mill village.

ARCHAEOLOGICAL SIGNIFICANCE

Since patterns of prehistoric occupation in Amherst are poorly understood, any surviving sites would be significant. Surviving sites in this area can provide important examples of prehistoric settlement in upland/interior locales and along important tributary streams of the Connecticut River. These sites may include smaller low density-type sites which may contrast with larger sites located along the main course of the Connecticut River.

Historic archaeological remains described previously have the potential for providing detailed information on the social, cultural, and economic patterns that characterized industrial development in the Village of Cushman from its coexistence with farming in the 18th century to a 19th century mill village. Structural remains of mill building and their related structures are important since no mills now survive in the district. Archaeological remains of agricultural-related structures and features can be important by further defining the relationships between industry and agriculture, particularly their early coexistence and the later dominance of industry. Residential structures and occupational-related features can provide important insights into individuals and groups of people (owners, workers) who lived in the district. Trash areas associated with mills can provide data on manufactured products in mills and the technologies used in their production. The remains of waterpower-related structures can contribute to a better understanding of waterpower technology, changes it underwent as a power source and their use once waterpower was no longer important (such as with the advent of steam).

(end)

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(continued)

United States Department of the Interior
National Park Service

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Continuation Sheet

Cushman Village Historic District
Amherst (Hampshire County)
Massachusetts

Section number 9 Page 2

Maps:

1833. Map of Amherst. Alonzo Gray and Charles B. Adams. Amherst College.
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(end)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetCushman Village Historic District
Amherst (Hampshire County)
MassachusettsSection number 10 Page 1

10. GEOGRAPHICAL REFERENCES

UTM References continued:

	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
5)	18	705200	4698370
6)	18	704900	4698340
7)	18	704760	4698460
8)	18	704910	4698520
9)	18	704850	4698810
10)	18	704980	4699040
11)	18	704900	4699160

Verbal Boundary Description

The boundaries of the Cushman Village Historic District follow back parcel lines, and the Central Vermont Railroad tracks where appropriate. The westernmost end of the district occurs at the junction of East Pleasant and State Streets, where the Ostroski farm defines the long entrance into the village. The eastern boundary follows the back parcel lines of residences on Henry Street, Bridge Street and then follows the curve of the Mill River up East Leverett Road. The northwestern line follows the railroad tracks. The north and south western boundaries follow parcel lines. See Assessor's maps 3C, 5C, 6B (attached).

Boundary Justification

The boundary was determined by topographical, railroad tracks, building density and historic association. Ostrowski's farm, on the western end of the district, is a large parcel of land which extends into Cushman center. Several road alignments have altered the way but historically, this was the entrance to Cushman from the west. The northeastern boundary is to the north of the Twin Cushman house, and was determined by the overwhelming involvement the Cushman family had on the development of the village. The west line was determined to include mill housing and residence and town buildings define the eastern boundary.

(end)

Cushman Village Historic District
Amherst, Massachusetts
District Data Sheet

MAP	MHC#	ADDRESS	HISTORIC NAME	STYLE	DATE	TYPE	STATU
3C-09	1023	24 Leverett	equipment barn	utilitarian	ca. 1890	B	C
3C-02		24 Leverett	John Adams	Georgian	ca. 1760	B	C
3C-10		36 East Leverett	house	Bungalow	ca. 1930	B	C
3C-12	1075	84 East Leverett	Twin Cushman	High Vict. Gothic	ca. 1870	B	C
3C-12		84 East Leverett	carriage house	High Vict. Gothic	ca. 1870	B	C
3C-12		86 East Leverett	house	High Vict. Gothic	ca. 1870	B	C
3C-33	1076	51 East Leverett	George Lawton	Greek Revival	ca. 1855	B	C
3C-33		51 East Leverett	garage	modern	ca. 1950	B	NC
3C-54		Lot 54	vacant parcel			V	
3C-55		50 East Leverett	house	Cape	ca. 1950	B	NC
3C-55		50 East Leverett	tool shed		ca. 1980	B	NC
3C-56		58 East Leverett	house	Cape	ca. 1950	B	NC
3C-57		66 East Leverett	house	Cape	ca. 1950	B	NC
3C-74		426 State	house	ranch	ca. 1970	B	NC
6A-02		385 State	house	Cape	ca. 1940	B	NC
6A-03	1018	389 State	Thomas Jones	Federal	ca. 1860	B	C
6A-04	1019	395 State	Thomas Jones	Federal	ca. 1860	B	C
6A-04		395 State	garage	utilitarian	ca. 1920	B	C
6A-04		395 State	equipment shed	utilitarian	1992	B	NC
6A-05		425 State	house	ranch	ca. 1950	B	NC
6A-05		425 State	garage/shop	utilitarian	ca. 1980	B	NC

Cushman Village Historic District
Amherst, Massachusetts
District Data Sheet

MAP	MHC#	ADDRESS	HISTORIC NAME	STYLE	DATE	TYPE	STATU
6A-05		Lot 05	American Waxed Paper	wheelhouse, mill ruins	ca. 1910	Si	C
6A-06	1025	126 Bridge	Bolles	Greek Revival	ca. 1820	B	C
6A-07	1026	116 Bridge	Roberts	Greek Revival	ca. 1830	B	C
6A-07		116 Bridge	horse barn	utilitarian	ca. 1890	B	C
6A-09	1029	110 Bridge	Manning Roberts	Greek Revival	ca. 1820	B	C
6A-10		96 Bridge	house	ranch	ca. 1960	B	NC
6A-11	1030	86 Bridge	Draper's Tavern	Greek Revival	ca. 1856	B	C
6A-11		86 Bridge	poultry barn	utilitarian	ca. 1950	B	NC
6A-11		86 Bridge	poultry barn	utilitarian	ca. 1950	B	NC
6A-11		86 Bridge	poultry barn	utilitarian	ca. 1950	B	NC
6A-11		86 Bridge	shed	utilitarian	ca. 1930	B	C
6A-11		86 Bridge	shed/garage	utilitarian	ca. 1930	B	C
6A-11		86 Bridge	shed	utilitarian	ca. 1980	B	NC
6A-11		86 Bridge	shed	utilitarian	ca. 1950	B	NC
6A-11		86 Bridge	double silo	utilitarian	ca. 1950	St	NC
6A-12	1037	74 Bridge	Roberts	Georgian	ca. 1780	B	NC
6A-78		66 Bridge	house	Queen Anne	ca. 1900 (altered)	B	NC
6A-14	1033	58-60 Bridge	Cushman	Greek Revival	ca. 1850	B	C
6A-14		54 Bridge	house	Queen Anne	ca. 1900	B	C
6A-15	1044	436 Pine	R. Cushman	Greek Revival	ca. 1860	B	C
5B-61	1046	428 Pine	Cushman	Greek Revival	ca. 1860	B	C
5B-61		428 Pine	garage	utilitarian	ca. 1960	B	NC

Cushman Village Historic District
Amherst, Massachusetts
District Data Sheet

MAP	MHC#	ADDRESS	HISTORIC NAME	STYLE	DATE	TYPE	STATU
6A-17		440 Pine	house	Cape	ca. 1940	B	NC
6A-18&19		450 Pine	house	Cape	ca. 1940	B	NC
6A-21		16 Bridge	house	Colonial Revival	ac. 1890	B	C
6A-21		16 Bridge	barn	utilitarian	ca. 1900	B	C
6A-19	1038	2 Bridge	J. Perry	Greek Revival	ca. 1850	B	C
6A-83		20 Bridge	W. King	Greek Revival	ca. 1829	B	C
6A-23		Bridge	Cushman Common			Si	C
6A-24	1047	33 Bridge	Gates	Greek Revival	ca. 1850	B	C
6A-25	1034	39 Bridge	Fanny Roberts	Greek Revival	ca. 1840	B	C
6A-25		39 Bridge	Roberts barn	utilitarian	ca. 1890	B	C
6A-25		39 Bridge	barn	utilitarian	ca. 1900	B	C
6A-26		55 Bridge	house	ranch	ca. 1950	B	NC
6A-26		55 Bridge	shed	utilitarian	ca. 1950	B	NC
6A-27		29 Henry	house	contemporary	1992	B	NC
6A-29	1054	53 Henry	Ashley Smith	Colonial Revival	ca. 1930	B	C
6A-30		71 Henry	Cushman School	Colonial Revival	1927	B	C
6A-31	1052	83 Henry	Roberts Brothers	Greek Revival	ca. 1840	B	C
6A-31		83 Henry	barn	utilitarian	ca. 1890	B	C
6A-32	1039	528 Pine	Roberts	Greek Revival	ca. 1840	B	C
6A-32		528 Pine	barn (partially collapsed)	utilitarian	ca. 1890	B	NC
6A-32		528 Pine	garage	utilitarian	ca. 1920	B	C
6A-33		506 Pine	house	ranch	ca. 1940	B	NC

Cushman Village Historic District
Amherst, Massachusetts
District Data Sheet

MAP	MHC#	ADDRESS	HISTORIC NAME	STYLE	DATE	TYPE	STATUS
6A-33		506 Pine	tool shed	utilitarian	ca. 1920	B	C
6A-33		506 Pine	playhouse	utilitarian	ca. 1980	B	NC
6A-34	1045	435 Pine	house	Greek Revival	ca. 1850	B	C
6A-35	1043	449 Pine	Hobart	Queen Anne	ca. 1890	B	C
6A-36		461 Pine	house	ranch	ca. 1950	B	NC
6A-37		469 Pine	house	ranch	ca. 1945	B	NC
6A-38	1042	485 Pine	Hawthornthwaite	Colonial Revival	ca. 1900 (altered)	B	NC
6A-38		485 Pine	rabbit hutch	utilitarian	ca. 1930	B	C
6A-38		485 Pine	shed	utilitarian	ca. 1930	B	C
6A-39		491 Pine	General Store	Queen Anne	ca. 1896	B	C
6A-40		509 Pine	house	Queen Anne	ca. 1900	B	C
6A-40		509 Pine	garage	utilitaian	ca. 1980	B	NC
6A-41		517 Pine	house	Greek Revival	ca. 1850	B	C
6A-42		131 Bridge	Howard	Greek Revival	ca. 1840	B	C
6A-42		131 Bridge	garage/carriage house	utilitarian	ca. 1900	B	C
6A-43		111 Bridge	Cushman Homestead site			Si	C
6A-49		Henry Street	Pumping Station	Colonial Revival	ca. 1950	B	NC
6A-50	1057	28 Henry	Holden	Craftsman	ca. 1920	B	C
6A-50		28 Henry	carriage house/studio	Colonial Revival	ca. 1890	B	C
6A-51		50 Henry	house	Queen Anne	ca. 1900	B	C

Cushman Village Historic District
Amherst, Massachusetts
District Data Sheet

MAP	MHC#	ADDRESS	HISTORIC NAME	STYLE	DATE	TYPE	STATUS
6A-51		50 Henry	shed	utilitarian	1990	B	NC
6A-52	1056	58 Henry	Ashley	Greek Revival	ca. 1840	B	C
6A-52		58 Henry	shop/garage	utilitarian	ca. 1840	B	C
6A-53		Lot 53	vacant parcel				V
6A-54	1051	86 Henry	Rood	Greek Revival	ca. 1830	B	NC
6A-54		86 Henry	livestock barn	utilitarian	ca. 1900	B	C
6A-57	1050	107 Henry	Samuel Henry	Georgian	ca. 1770	B	C
6A-57		107 Henry	barn	utilitarian	ca. 1920	B	C
6A-57		107 Henry	woodshed	utilitarian	ca. 1920	B	C
6A-59		473 Pine	house	Queen Anne	ca. 1890	B	NC
6A-59		473 Pine	horse barn	utilitarian	ca. 1900	B	C
6A-59		473 Pine	garage	utilitarian	ca. 1920	B	C
6A-63		Lot 63	vacant parcel				V
6A-64		Lot 64	Cushman Paper Mill	foundation ruins	ca. 1890	Si	C
6A-65		Lot 65	American Waxed Paper Mills	dam ruins	ca. 1910	Si	C
6A-79		Lot 79	vacant parcel				V
6A-85		99 Bridge	new Keet House	Greek Revival reconstruction	1989	B	NC
6A-86		8-10 Market Hill Rd.	house	Colonial Revival	1992	B	NC
6A-86		95-97 Bridge	house	Colonial Revival	1992	B	NC
6A-86		Lot 86	partial barn foundation	unitarian	18th c.	St	C
5B-34		Lot 34	mill site	foundations, sluice,	ca. 1890	Si	C

TOTAL RESOUCRES: 63 Contributing; 39 Noncontributing

56 Contributing Buildings	38 Noncontributing Buildings
6 Contributing Sites	1 Noncontributing Structure
1 Contributing Structure	

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Cushman Village Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Hampshire

DATE RECEIVED: 10/07/92 DATE OF PENDING LIST: 10/20/92
DATE OF 16TH DAY: 11/05/92 DATE OF 45TH DAY: 11/21/92
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 92001553

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 11/5/92 DATE **Entered in the
National Register**

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____
REVIEWER _____
DISCIPLINE _____
DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

CLASSIFICATION

___count ___resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

___historic ___current

DESCRIPTION

___architectural classification
___materials
___descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

___summary paragraph
___completeness
___clarity
___applicable criteria
___justification of areas checked
___relating significance to the resource
___context
___relationship of integrity to significance
___justification of exception
___other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

___acreage ___verbal boundary description
___UTMs ___boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

___sketch maps ___USGS maps ___photographs ___presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____



Cushman Common

Cushman Historic District

Amherst, MA

Margaret Hyler

January, 1990

PVPC

View north

Photo No. 1



Corner of Henry and Pine Street
Cushman Historic District
Amherst, MA

Margaret Hepler

January, 1990

PVPC

Viewed north

Photo no. 2



25 Amherst Road
Cushman Historic District
Amherst, MA

Margaret Hepler

January, 1990

PVPC

View north west

Photo 3.



58 Henry Street
Cushman Historic District
Amherst, MA

Margaret Hepler
January, 1990

PVPC

View North east

Photo no. 4



528 Pine Street
Cushman Historic District
Amherst, MA

Margaret Hyler

January, 1990

PVPC

View north

Photo No. 5



491 Pine Street
Cushman Historic District
Amherst, MA

Margaret Hepler

January, 1991

PVPC

View South

Photo. No. 6



Mill Site, Mill River
Cushman Historic District
Amherst, MA

Margaret Hyler

January, 1990

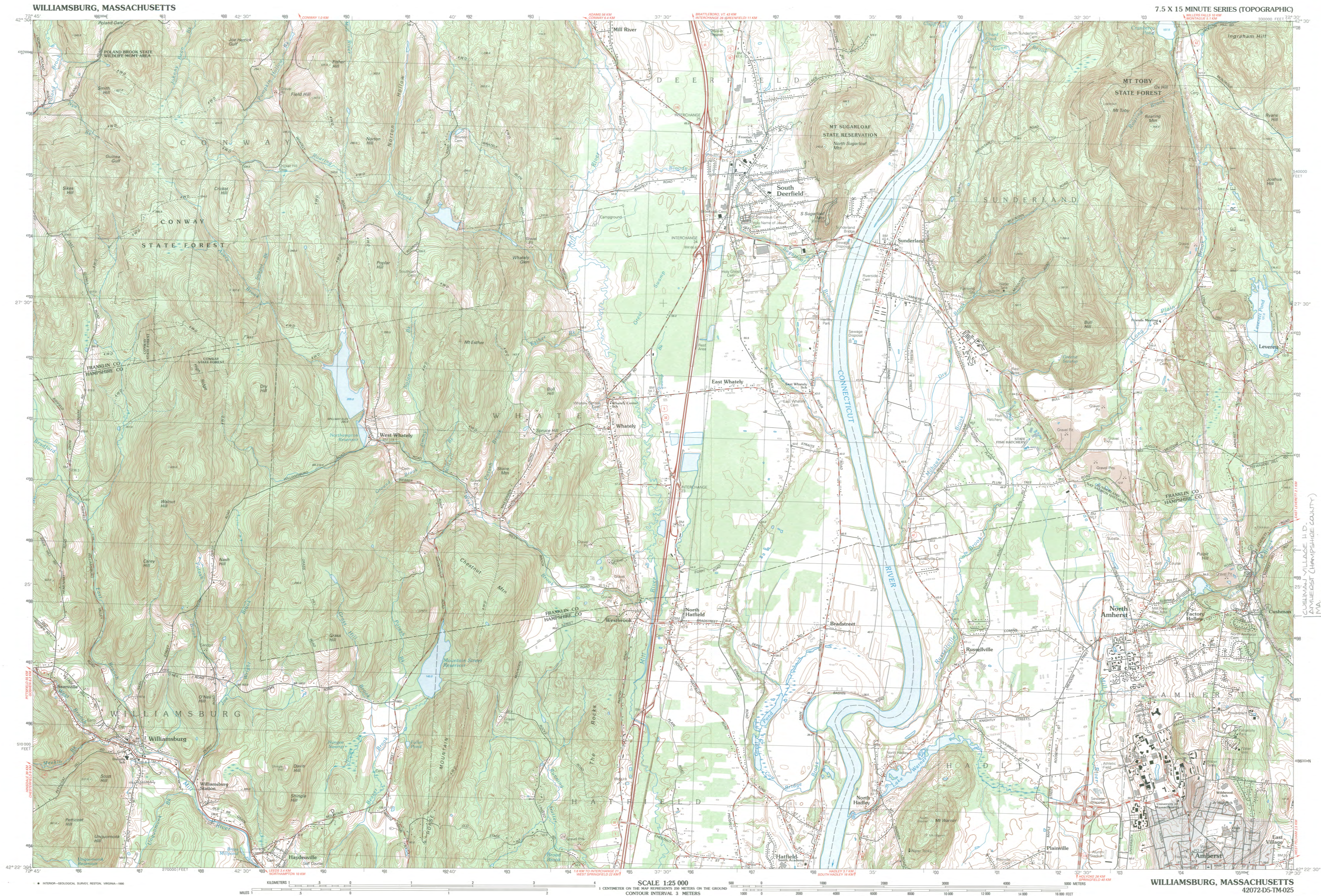
PVPC

view east

Photo no. 7



Bridge Street Streetscape
Cushman Historic District
Amherst, MA
Margaret Hyler
January, 1990
PUPC
View north west
Photo No. 8



Williamsburg
MASSACHUSETTS

1:25 000-scale metric
topographic map

7.5 X 15 MINUTE QUADRANGLE
SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names

 **GEOLOGICAL SURVEY**

1990

Produced by the United States Geological Survey.
Control by USGS, NOS/NOAA, and Commonwealth of Massachusetts agencies.
Compiled by photogrammetric methods from aerial photographs taken 1981. Field checked 1984. Map edited 1990.
Supersedes Williamsburg 1964 and Mt. Toby 1971.
1:25 000-scale maps.
Projection and 1000-meter grid, zone 18, Universal Transverse Mercator.
10,000-foot grid ticks based on Massachusetts coordinate system, mainland zone. 1927 North American Datum.
To place on the predicted North American Datum 1983, move the projection lines 5 meters south and 38 meters west as shown by dashed corner ticks.
There may be private inholdings within the boundaries of the National or State reservations shown on this map.

CONTOUR INTERVAL 3 METERS
NATIONAL GEODETIC VERTICAL DATUM OF 1929

CONTROL ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
OTHER ELEVATIONS SHOWN TO THE NEAREST 0.5 METER

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

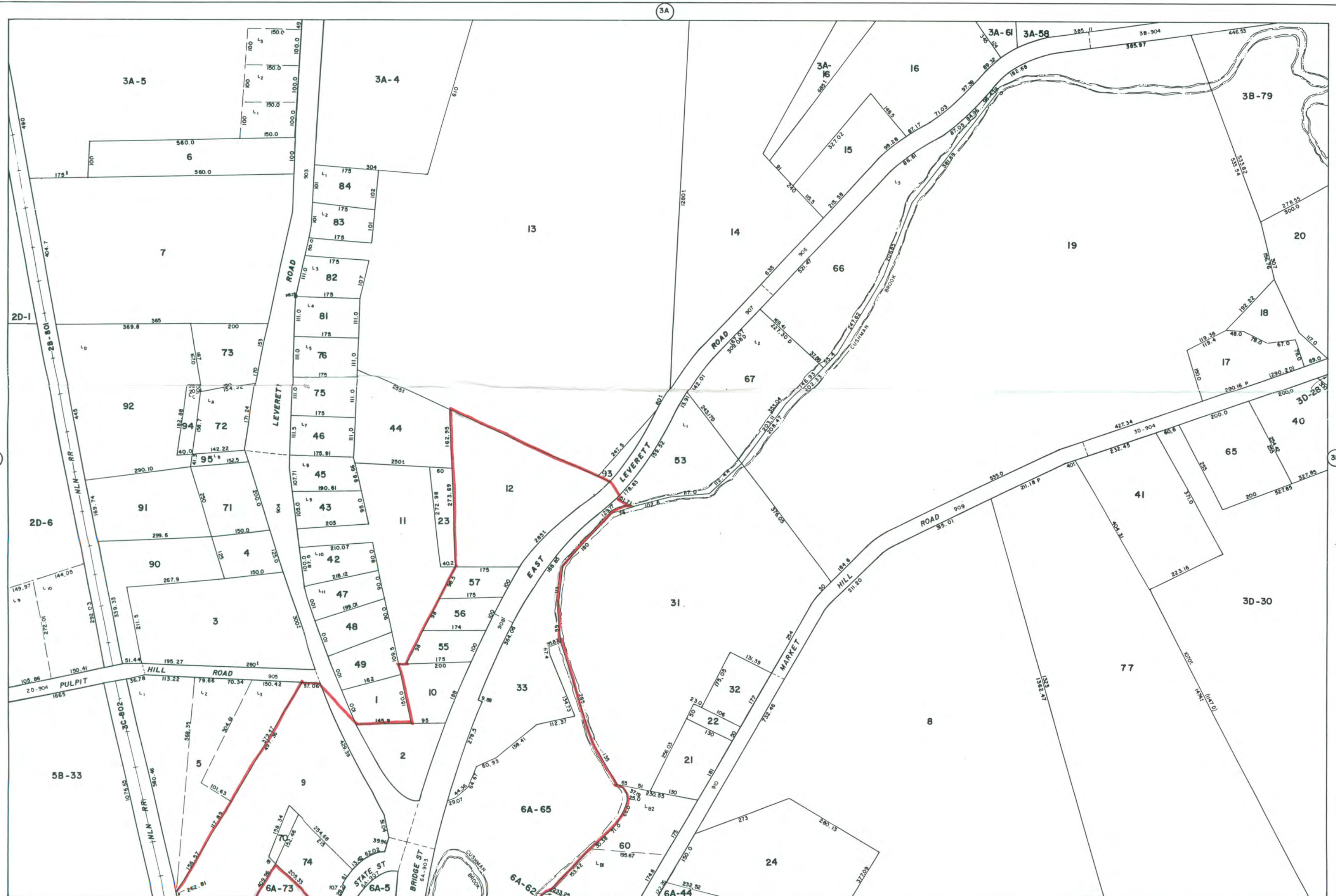
CONVERSION TABLE		DECLINATION DIAGRAM	ADJOINING MAPS			
Meters	Feet		1	2	3	
1	3.281		4	5		
2	6.562					
3	9.843					
4	13.124					
5	16.405					
6	19.686					
7	22.967					
8	26.248					
9	29.529					
10	32.810					
To convert meters to feet multiply by 3.2808		UTM grid convergence (km) and 100 m magnetic declination (MK) at center of map. Diagram is approximate.				
To convert feet to meters multiply by 0.3048						

FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092

Topographic Map Symbols

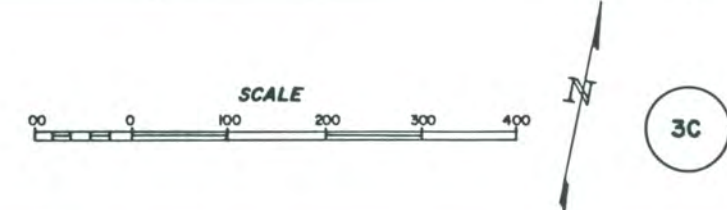
Primary highway, hard surface	
Secondary highway, hard surface	
Light-duty road, hard or improved surface	
Unimproved road; trail	
Route marker: Interstate; U.S.; State	
Railroad: standard gauge; narrow gauge	
Bridge: drawbridge	
Footbridge; overpass; underpass	
Build-up area: only selected landmark buildings shown	
House; barn; church; school; large structure	
Boundary:	
National, with monument	
State	
County, parish	
Civil township, precinct, district	
Incorporated city, village, town	
National or State reservation; small park	
Land grant with monument; round section corner	
U.S. public lands survey: range, township, section	
Range, township; section line: location approximate	
Fence or field line	
Power transmission line, located tower	
Dam; dam with lock	
Cemetery; grave	
Campground; picnic area; U.S. location monument	
Windmill; water well; spring	
Mine shaft; prospect; adit or cave	
Control: horizontal station; vertical station; spot elevation	
Contours: index; intermediate; supplementary; depression	
Distorted surface: strip mine, lava, sand	
Sounding: depth curve	
Perennial lake and stream; intermittent lake and stream	
Rapid, large and small; falls, large and small	
Swamp; marsh	
Submerged marsh; land subject to controlled inundation	
Woodland; scattered trees	
Scrub; mangrove	
Orchard; vineyard	

A pamphlet describing topographic maps is available on request



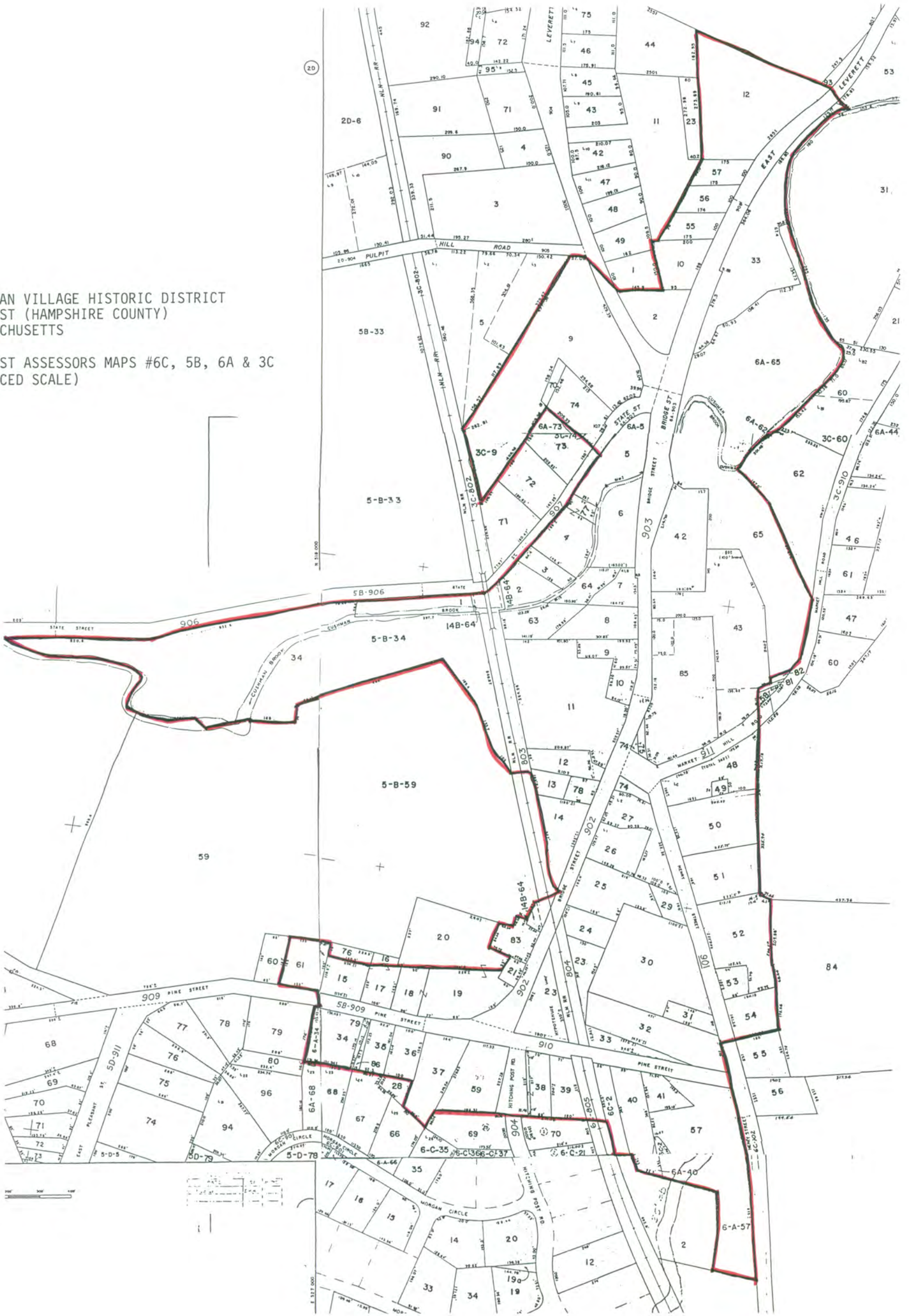
CUSHMAN VILLAGE HISTORIC DISTRICT
 AMHERST (HAMPSHIRE COUNTY)
 MASSACHUSETTS
 AMHERST ASSESSORS MAP 3C

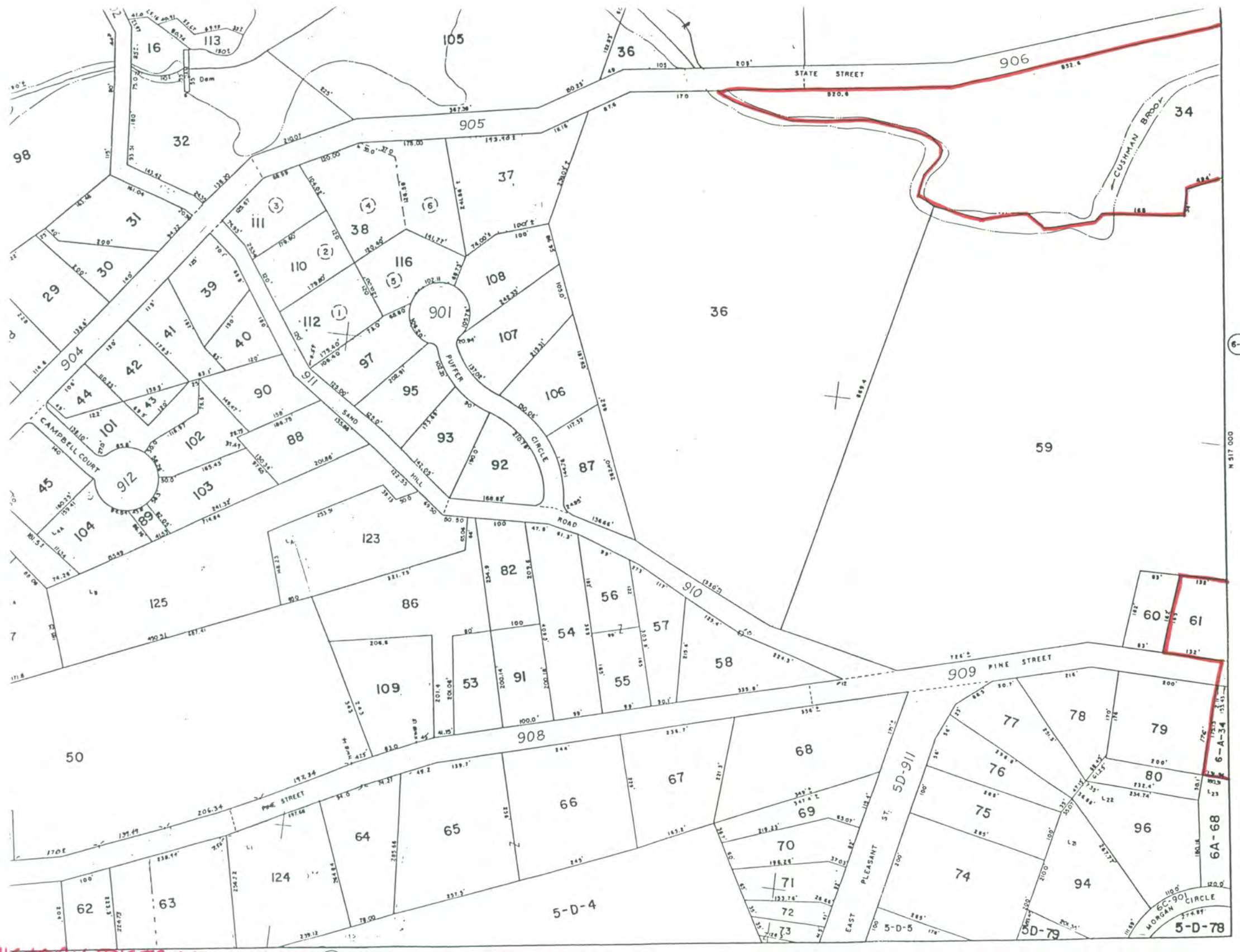
TOWN OF
 AMHERST
 MASSACHUSETTS



CUSHMAN VILLAGE HISTORIC DISTRICT
AMHERST (HAMPSHIRE COUNTY)
MASSACHUSETTS

AMHERST ASSESSORS MAPS #6C, 5B, 6A & 3C
(REDUCED SCALE)



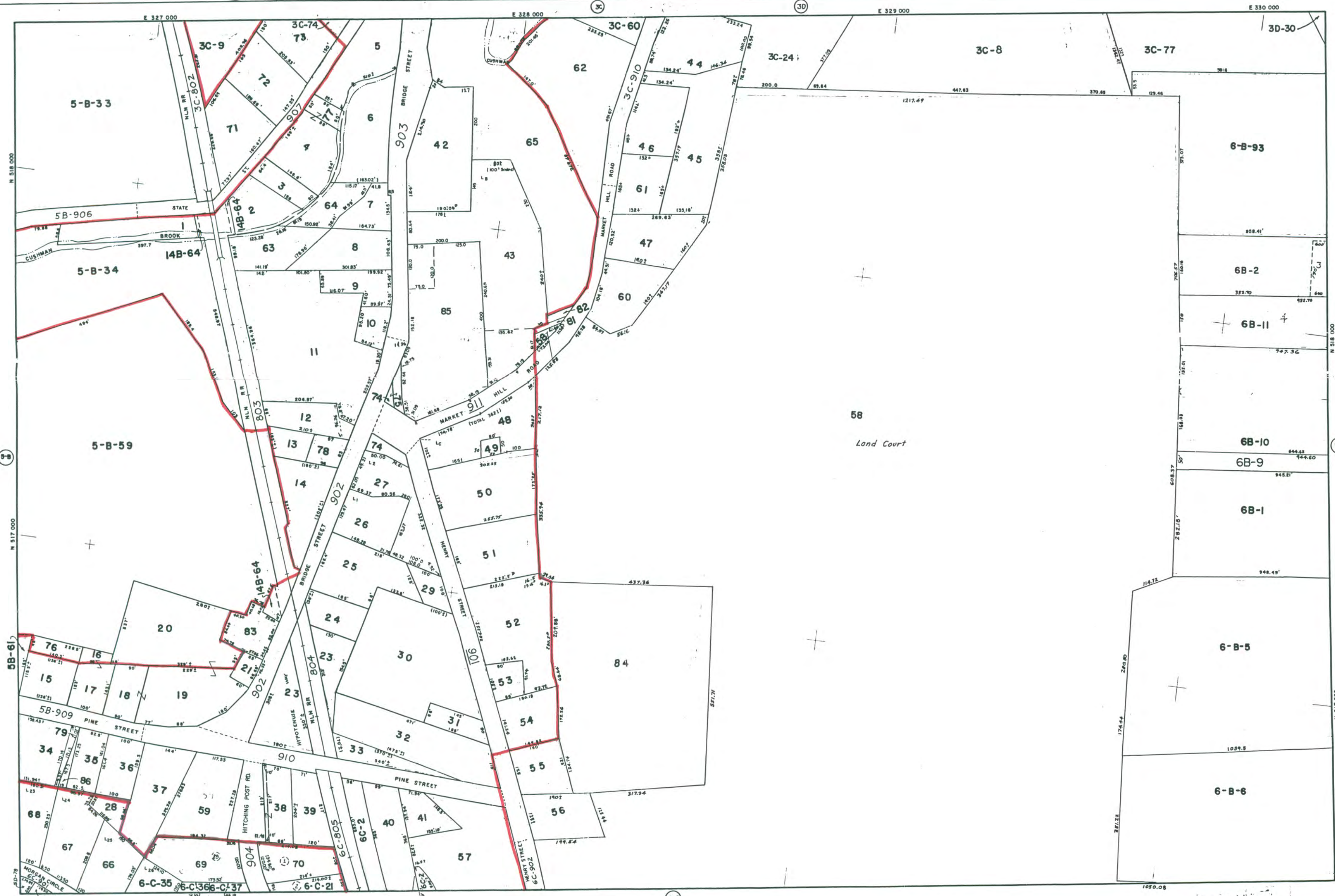


CUSHMAN VILLAGE HISTORIC DISTRICT
AMHERST (HAMPSHIRE COUNTY)
MASSACHUSETTS
AMHERST ASSESSOR'S MAP 5B

TOWN OF
AMHERST

SCALE
0 100 200 300 400
1000' 000' MASSACHUSETTS STATE PLANT

5-B



MAP PREPARED FROM AERIAL PHOTOGRAPHY DATED APRIL - 1956.
PROPERTY DATA PREPARED FROM HAMPSHIRE COUNTY REGISTRY
OF DEEDS RECORDS AS OF JANUARY, 1957.

CUSHMAN VILLAGE HISTORIC DISTRICT
AMHERST (HAMPSHIRE COUNTY)
MASSACHUSETTS
AMHERST ASSESSORS MAP 6A.

APPROXIMATE MEAN DECLINATION 1947
MAGNETIC FOR AMHERST, MASSACHUSETTS

TOWN OF
AMHERST
MASSACHUSETTS

SCALE
100' 0 100' 200' 300' 400'

NOTE
These Maps Are Not Intended
For Use in Conveyancing

6-A



CUSHMAN VILLAGE HISTORIC DISTRICT
AMHERST (HAMPSHIRE COUNTY)
MASSACHUSETTS

AMHERST ASSESSORS MAP 6C

TOWN OF
AMHERST

SCALE
1,000' GMD MASSACHUSETTS STATE PLANE
COORDINATE 1927

REVISIONS			
DATE	BY	CHECKED	
3-7-74	YIH		

6C



September 30, 1992

Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
P.O. Box 37127
Washington, DC 20013-7127

Dear Ms. Shull:

Enclosed you will find the following nomination form:

Cushman Village Historic District, Amherst (Hampshire County), Massachusetts,
01002.

The nomination has been voted eligible by the State Review Board and have been signed by the State Historic Preservation Officer. Owners were notified of pending State Review Board consideration 30-75 days before the meeting and were afforded the opportunity to comment.

Sincerely,

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

Enclosure

cc: Bonnie Marxer, Pioneer valley planning Commission
Anne May, Chairperson Amherst Historical Commission
Elisa K. Campbell, Chair., Amherst Board of Selectmen
State Senator Stanley Rosenberg
Amherst Public Library