

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

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NATIONAL
REGISTER

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 Lincoln-Sunset Historic District

other names/site number Millionaires' Row

2. Location

street & number Various addresses on Lincoln and Sunset
Avenues and Amity Street

N/A not for publication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 12/30/92
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

Date of Action

Beth A. Savage 2/22/93

Lincoln-Sunset 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	
52	19	buildings
		sites
		structures
		objects
52	19	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)

DOMESTIC: single dwelling,
secondary structure
AGRICULTURE: agricultural field storage

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling,
secondary structure

7. Description

Architectural Classification

(Enter categories from instructions)

MID-19th CENTURY: Greek Revival

LATE VICTORIAN: Italianate

LATE 19th & 20th CENTURY

REVIVALS: Colonial Revival

Materials

(Enter categories from instructions)

foundation STONE: granite; BRICK

walls WOOD: BRICK:

SYNTHETICS: vinyl

roof STONE: slate; 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.

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 # _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING & DEVELOPMENT

SOCIAL HISTORY

Period of Significance

1751-1930

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Putnam, Karl

Primary location of additional data:

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

Name of repository:

Massachusetts Historical Commission

Name of Property

County and State

10. Geographical DataAcreage of Property 41.8 acres**UTM References**

(Place additional UTM references on a continuation sheet.)

1	18	703720	4694900
Zone	Easting	Northing	
2	18	703780	4694620

3	18	703820	4694820
Zone	Easting	Northing	
4	18	703920	4693900

☒ 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 Byname/title Linda Faye, Margaret Hepler, Greg Farmer and Bonnie Parsons, Senior Planner,
Pioneer Valley Planning Commission with Betsy Friedberg, NR Directororganization Massachusetts Historical Commission date December 1992street & number 80 Boylston Street telephone (617) 727-8470city 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 Lincoln-Sunset Historic District, Amherst, is a two-street residential neighborhood on a westerly sloping hill located two blocks west of Amherst Center. The district is located on the flat alluvial plain of the Connecticut River Valley at the foot of the Holyoke Range. The district contains seventy-one buildings, predominantly houses with garages or barns to the rear of the property. The streetscape, with broad lawns and mature deciduous trees arching over the road, reflects an orderly pattern of development. Houses are oriented toward the street and several have large side yards to the south. The district includes a dense concentration of well-preserved, large-scale residences dating primarily from the 1870s to 1930s.

This group of architect- and builder-designed houses reflects the social and economic status of Amherst's most successful merchants and professionals, as well as some academicians, during the late 19th and early 20th centuries. During this period, the prosperity of local factories and businesses, and the expansion of Amherst College and the Massachusetts Agricultural College (University of Massachusetts at Amherst), contributed to the development of the nominated area, one of Amherst's first planned neighborhoods, known colloquially as "Millionaire's Row."

The Colonial Period (1751-1775)

During the Colonial Period, construction on Amity Street, a colonial highway connecting Amherst and Hadley, was sparse. It included the building of the Simeon Strong House (1752), east of the district and the Clark House (ca. 1751), which was moved to a site west of the district in the middle of the 19th century.

The only extant Georgian house within the district is the Solomon Boltwood House, 243 Amity Street (1751, MHC #155). This side-gabled, five-bay, post-medieval house was constructed by 1751 after an initial fire in 1750. It features a garrison overhang, a third-story stepped gable, and a saltbox profile. The windows, placed tight to the cornice line, and the low foundation line are strong visual evidence for the early construction date. Family records and letters in the Jones Library Special Collection substantiate the 18th century date. The house was moved slightly to the west in 1836, to make room for the Jones House.

William Boltwood, a farmer and the builder, sold the house to his brother, Lt. Solomon Boltwood in 1760. Boltwood sold to Moses Dickinson. The absence of either deeds or probate records for this transaction suggests the property passed from Boltwood to Dickinson through marriage or other kinship links.

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MassachusettsSection number 7 Page 2The Federal Period (1775-1830)

The only Federal-style house in the district is located at 41 Lincoln Street. This five-bay, two-and-a-half story building sits on a granite foundation and has an attached modern garage. Although the building dates to ca. 1790, it has only been at its current location since ca. 1940. It is believed the building was moved sometime between 1930 and 1955 as a result of the flooding of the Quabbin Reservoir.

Three Greek Revival houses were built during this period and are clustered in the south half of the district.

A high style Greek Revival-style building is the Reverend Allen House, 50 Lincoln Avenue (MHC #277), which was constructed ca. 1820. According to a deed, the parcel on which this house is sited belonged to the brothers Justus and Judah Clark in 1827. By 1873 the property, through marriage, became the home of Reverend Allen, the pastor of Grace Episcopal Church. Two stories in height beneath a hipped roof, the center entrance house is three bays wide and has a flushboard exterior, framed by quoins on the east facade. Unusual for Greek Revival-style architecture in Amherst is the entry portico with a hipped roof supported by Doric columns. On the south elevation is a polygonal, two-story bay with a pair of arched windows, which was probably added during the Italianate period of the 1850s. On the north is a brick Neo-Colonial addition of the 20th century. A circular drive leading to the entrance appears on the 1873 map and has been retained to the present. The wide side yard and long back lot further enhance the site. A small barn with three wings, to the rear of the property, has been converted to a garage and storage.

The Reverend R. B. Hubbard House, 76 Lincoln Avenue, (ca. 1826, MHC #274), is set on a large parcel which also belonged to Justus and Judah Clark in 1827. In 1869, it was the home of R. B. Hubbard, who may have acquired the property through marriage or other kinship links as Simeon Clark's first wife was Lucy Hubbard (Simeon Clark was the father of Justus and Judah) and Asahel Clark (an uncle of Justus and Judah) was married to Irena Hubbard. Hubbard was a minister who conducted a boy's school in Amherst between 1855 and 1898. This side-gable, five-bay residence has a flushboard facade and full-width front porch ornamented with dentils, triglyphs, and metopes and supported by six elegantly fluted columns.

Unusual decorative cresting at the entrance and on the window moldings suggest the "welcoming pineapple" motif. Typically Greek Revival are the full-length, first-floor windows and the front entrance flanked by full-length sidelights. A three-sided bay on the south is a later addition, as is a rear addition on brick foundations. A noncontributing 20th century garage is also on the parcel.

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The Greek Revival house at 219 Amity Street, known as the Jones/Field House, (MHC #158), was built in 1839 by Robert Cutler, a local carpenter. This was one of the first homes in the district erected for Thomas Jones, a wealthy 19th century entrepreneur. Jones, from Enfield, Connecticut, moved to Amherst to be associated with his father in a North Amherst textile mill. He purchased the Boltwood homesite, on the west corner of Amity Street and Lincoln Avenue, and moved the house slightly to the west. On the vacated site Jones contracted with Robert Cutler on April 26, 1839, to construct a dwelling house (MHC #158) 42' X 38', two stories high, to be done in as good style as the house of Mr. Luke Sweetser, with the shutters to seven windows below and in every respect as well finished as the house built for Mr. Sweetser."

The house has a gable roof with full returns that form pediments. Two-and-a-half stories in height, it has a three-bay, flushboard facade similar to the other Greek Revival style homes in the district. Its center entrance has a balustraded portico on Doric columns. A 20th century garage is located to the northeast of the lot.

Mrs. Mary Jones, widow of Thomas Jones, was active in civic and religious affairs. Mrs. Jones maintained close ties to the Episcopal Reverend Bishop Huntington of Hadley and in 1864, a group of Amherst men met at her Amity Street residence and organized the Grace Episcopal Church of Amherst. Eugene Field, 19th century author and nephew of Mrs. Jones, boarded with his aunt from 1856-1865.

The only Gothic Revival house in the district is the Hiram Johnson House at 232 Amity Street (ca. 1830, MHC #157). It was built by Hiram Johnson, a brick mason, on land that was formerly part of the Reverend David Parsons' farm. It is very similar to the Charles F. Field House, located outside the district at 227 South Pleasant Street (MHC #359). Both houses are Gothic Revival, brick, modestly scaled dwellings built with window crowns of lancet-shaped wooden louvered fans of very similar design. A central pavilion projects between two wings that had a dormer and shed roof bay added in the 1920s.

The Early Industrial Period (1830-1870)

As the central business district in Amherst grew larger in response to the arrival of the railroad, the thriving hat factories, and paper mills (in North Amherst City), the residential core of town expanded in size as well. North and South Prospect Streets were no longer sufficient to contain residential growth and four Italianate buildings went up in the Lincoln-Sunset district.

The Ithamar F. Conkey House, 24 Lincoln Avenue (MHC #278), the earliest Italianate house, was constructed ca. 1850. I. F. Conkey practiced law in Amherst from 1844 to 1875. His office was in the Cook's Block on Main Street. He sold the house to Charles Adams who, with his brother John S.

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Adams published the New England Inquirer (which was modified in 1844 to the pro-railroad Hampshire and Franklin Express). In the early 20th century, the house was sold to Judge John Dickinson.

Set well back from the road, this large residence, with a strong vertical emphasis comprised of three receding blocks and a square tower with arched windows, is the most high style of the Italianate houses on Lincoln and Sunset Avenues. The primary three-story block contains an entrance with a elliptical arched transom and full sidelights. On the second story, above the entrance, is an arched window with hooded molding. A polygonal bay on the entry facade features windows that repeat the entrance arch. Long, full-length windows throughout allow the interior to be flooded with light. The secondary blocks project to the east and recede to the west. A rear ell was a later addition. Italianate ornament on this residence includes eave-line brackets, paired corner brackets, and graceful foliate grates in the wide cornice. A one-story porch supported on slender columns adds picturesque volume to the house.

A carefully landscaped lot slopes away from the house and terminates in a grove of red maples, birch, and evergreen trees. A two-story 20th century garage to the rear of the lot is noncontributing.

The Charles Deuel House, 154 Lincoln Avenue (MHC #162), was built ca. 1870. Deuel owned the apothecary in Phoenix Row on nearby Main Street, had previously lived on North Prospect Street, and was one of the earliest merchants to make the move to Lincoln Avenue. The house is a modest, L-plan villa-style Italianate residence. The cubic blocks of the building are topped with a low hipped roof with widely overhanging eaves supported on curved brackets. The cornice vents are elegant, floral grates.

On Sunset Avenue, the Dr. Leach House (1872, MHC #147), is another in the group of villa-style Italianate residences. Dr. Leach was a dentist with an office in the center of Amherst. The house, with a low hipped roof and a brick foundation, is sited on a terrace with a deep setback. The house is oriented to the south although the west elevation is more visually prominent from the street. The three-bay facade has full-length first-story windows and a simple central entrance surround.

The Noah Lee House, 219 Lincoln Avenue (ca.1870, MHC #175), is a small, late Italianate house with a hipped roof, and three-bay side hall plan, and is related in scale and plan to the Charles Deuel House described above. It was the home of another successful businessman, Noah Lee of the Lee and Phillips Company. The firm made and serviced hot water boilers, stoves, and tin plumbing in 1889. The facade shows evidence of a one-bay addition on the north side. Large projecting brackets are paired on exterior corners. The front porch contains paired brackets, square porch supports, and a geometric balustrade.

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A modest Italianate house located to the rear of the Bangs House at 155 Lincoln Avenue (MHC #922) may have been moved to the site ca. 1915. In 1910, Bangs was taxed just for a house and a barn, but in 1930 his assets included two houses and no additional land. A side-hall, gable-entry house on a brick foundation, it has a three-bay facade with a gable oculus. Modest brackets are widely spaced beneath the eaves and a two-story, rectangular bay allows sunlight to enter the south elevation. A full-width front porch runs across the facade.

The only Second Empire style residence in the district is located at 179 Lincoln. Built ca. 1860, it features a brick foundation and mansard roof. The L-plan building features asymmetrical fenestration, a one-story, polygonal bay on the primary block, and a similar bay on the south elevation. Decorative vertical siding in the gables includes a pierced detail, and ornamental shingles below the vertical boards, add visual interest to the surface of the house. The recessed secondary block contains the side-hall entry with double leaf doors, which have large panes of fixed glass.

The Late Industrial Period (1870-1915)

The period of greatest construction in the Lincoln-Sunset district was from 1870 to 1915. It was during these years that approximately twenty-two houses were built. Many of these homes were built on land sold by the real estate development firm of Westcott, Westcott and Stockbridge. They subdivided the land into more than thirty-two building lots, and many of the deeds were conveyed with restrictions. Their insistence upon a consistent streetscape is one of the first examples of neighborhood planning in Amherst.

The Lincoln-Sunset area was considered a desirable location due to its proximity to the business and civic activities in the town center of Amherst, as well as the lovely views to the west. Merchants and professionals purchased the lots and constructed large-scale homes. Some Amherst College professors settled on the south end of Lincoln Avenue, close to the Amherst College campus. As the Massachusetts Agricultural College expanded, some of its professors built large homes among the homes of the merchants on the northern end of Lincoln Avenue. Queen Anne and Colonial Revival styles predominated. Frequently, these elegant homes were architect designed with additional professional landscape plans. According to assessors' records, the average value of a house in Amherst in 1910 was approximately \$1,606. During the same decade, the average value of a house in the Lincoln-Sunset area was \$3,313.

There were two types of Queen Anne houses constructed in the Lincoln-Sunset area during this period, for a total of seven residences. One group, the standard builder's Queen Anne, featured a front-gabled, side-hall plan with a strong vertical emphasis and cutaway bays. They were constructed as large,

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comfortable housing. The other group of four Queen Anne houses, more high style, were related through scale, outstanding craftsmanship, and a rich variety of architectural elements. During the same period, ten Colonial Revival structures were also built in the Lincoln-Sunset area. These residences were of similar scale and setback although, like the Queen Anne homes, they vary in degree of detail. The beginning of the 20th century saw an introduction of two new styles. Conceived as a reaction to the excesses of the Queen Anne and Colonial Revival styles, the Craftsman and Tudor Revival residences presented a more informal facade with less ornate exterior details than the previous styles. The following descriptions of residences are organized primarily by construction date, and grouped by style.

The Reverend W. H. Beaman House, 163 Lincoln Avenue (MHC #165), was built in 1873 as the home of Reverend W. H. Beaman, the Superintendent of Schools. Academicians, including several professors from both colleges, built homes on Lincoln and Sunset Avenues. Harlan Fiske Stone, who later became a Chief Justice of the Supreme Court, lived in the Beaman House with his aunt at the end of the century. An example of the builder's version of the style, this L-plan Queen Anne with a brick foundation has a three-bay facade and side hall entrance. The primary entry door features two fixed panes. The two-story bay on the south elevation is similar to the bay on the E. I. Bangs House, 155 Lincoln (ca. 1893, MHC #163), as the upper bay is smaller than the first-story bay. A rectangular bay on the north elevation features a single window on each face. The full-width porch is supported by standard squared posts. The interior of this rather modest residence contains an elaborate slate fireplace surround with faux marble finish, and a portion of an earlier outhouse remains visible in a corner of the woodshed.

The Henry H. Goodell House at 43 Sunset Avenue (MHC #146), was built in 1875. Goodell, was a professor and, later, the President of the Massachusetts Agricultural College. His income reflects the status of his position in the College. According to college records, the average Agricultural College salary in 1890 was \$500. Goodell earned \$1,250 for that year, and his house reflects his social and economic position. It is an excellent example of Stick Style architecture and the only example of the style, in the Lincoln-Sunset Area. Set on a terrace, like its neighbor to the south, the Doctor Leach House (ca. 1872, MHC #147), this house rises with an emphatic vertical emphasis. The cross-gabled roofline provides a facade that projects beyond asymmetrical side wings. The facade gable has a lancet window and decorative vertical siding. Stick Style ornament exists between and below the paired windows on the facade. A second-story balcony is supported by large brackets. The flanking wings both have a complex system of trusses and brackets along their porches. The red tin roof, the only such roof in the district, is a charming and colorful feature.

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The large, complex, Queen Anne-style F. Bell House at 194 Amity Street (MHC #273), was constructed in 1883. The north and west elevations are highly visible and feature a rich and varied set of architectural details. The pitched roof is extended in all directions with cross gables that terminate in a jerkinhead on the north and west elevations. These gables feature gently curving eyebrows over the tripartite gable windows with twenty-four fixed lights. The umbricated gable shingles terminate in a sawtooth border that bands the split shingles of the second story. A third band of sawtooth defines the first story. Brackets support the terminus of the eaveline and elevations feature projecting bays that are supported on consoles. The north elevation is an example of the visual complexity that characterizes the Queen Anne-style. A variety of window sizes and shapes enliven this facade, and a full-length arched window with a multitude of fixed lights is the most striking element. An asymmetrical porch with a four-sided turret extends across portions of the north and west elevations. A large garage is to the south of the house.

Colonial Revival-style houses are found in the largest number from this period. The following descriptions express the range of construction during the Late Industrial Period.

The Henry McCloud House, 171 Lincoln Avenue (1881, MHC #167), is an example of the more modest Colonial Revival house with a three-bay, symmetrical facade. It was the home of Henry McCloud, a printer and later, in 1900, an insurance and real estate agent. To the rear of the house was a secondary building that housed a business at the end of the century, most probably a print shop. Italianate brackets on the single-story polygonal bay survived the application of synthetic siding. The full-width front porch has a roof edged with paired brackets and is supported by slender columns.

Richard Nelligan, an instructor in gymnastics at Amherst College constructed 21 Sunset Avenue (ca. 1895, MHC #149), one of the better-preserved modest Queen Anne houses in the area and closely related to the series of Queen Anne houses found on McClellan Street and Northampton Road. Although the townwide average value of a house, according to Assessors' records, was \$1,606 in 1900-1910, this house, by comparison with its neighbors, was valued at \$2,500. The three-bay facade features ornamental shingles in the gable, which also has paired gable windows. The side-hall entry is modest, with a flush door surround. The hip-roofed, full-width front porch features turned porch supports and vertical porch frieze and balusters.

The Dr. James B. Paige House at 204 Lincoln Avenue (1891, MHC #172), is an elaborate Queen Anne/Colonial Revival house, constructed for Dr. Paige, a veterinarian who was employed by Massachusetts Agricultural College in 1890. He also had a private animal hospital on Lincoln Avenue. The house is one of the more architecturally detailed residences within the district. It features

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a cross-pitched roof with a Colonial Revival oriel window with a leaded glass fanlight in the gable. On the second story, a three-sided bay projects onto the porch roof. The side-hall entrance surround has full-length leaded sidelights and an oversize cornice. The north elevation features an unusual, two-sided hall/stair bay with a myriad of small pane windows. The bay is supported by consoles. The remaining elevations are enlivened by a variety of window sizes in an asymmetrical arrangement. The house is clapboarded and has a high brick foundation. To the rear is a three-story, hipped-roof barn converted to use as garage.

Mary and Kate Beston, sisters who owned and operated a millinery shop in Amherst Center, at 216 Lincoln Avenue (MHC #174) in 1892. With its large scale, three-bay facade, it is one of the more elegant Colonial Revival houses in the district. A curved, two-story bay on the south corner of the house and fluted corner pilasters embellish this house and add complexity to its volume. The center entrance is similar to the entry on the George Prince House at 242 Lincoln Avenue (1908, MHC #176), in the elliptical arch and leaded windows. A Palladian window above the entryway features fluted pilasters and unusual diamond mullions. Roofline brackets and dentils add interest to the cornice line. A porch with full-length Doric columns runs along the facade. To the rear is a small garage with a hipped roof and sliding doors.

One of the three examples of Colonial Revival/Shingle Style is the Mason Dickinson House, 194 Lincoln Avenue (1893, MHC #170). Dickinson, the owner of the Grange Store and president of the Amherst Manufacturing Company, was the only one taxed for two horses on Lincoln Avenue in 1910. His house was valued at \$3,500, well above the town average of \$1,606. While the form of the house is Colonial Revival with its modified garrison overhang and hipped roof, several of its details are Queen Anne and Shingle Style. It features a hipped roof with hipped-roof dormers and a Queen Anne polygonal-roofed dormer with finial, as well as a primary facade gable with shingles in an arched pattern above a cutaway bay associated with the Queen Anne style. Dormer windows are recessed with rolled corners, a Shingle Style element, and the various planes of the facade are unified by the consistent use of shingles. A two-story hipped-roof barn to the rear has been converted into a two-bay garage. The building was the childhood home of Freeman Dickinson, who constructed the stuccoed Freeman Dickinson House, 191 Lincoln Avenue (MHC #920), across the street in 1922.

The Reverend William E. Dickinson House, 15 Sunset Avenue (MHC #150), was built in 1893. William Dickinson was the pastor of the Amherst College Mission Church. His son, Dr. Edward B. Dickinson, a dentist, lived around the corner in the Solomon Boltwood House, 243 Amity Street. This exuberant Queen Anne house is an outstanding example of the style. Emphatically asymmetrical, it has angular elements on the south facade, a circular bay on the north

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elevation, a second-story projecting balcony with recessed wall surfaces, a wraparound porch with a variety of columns, and a shingled exterior tying the elements together. Window sizes, shapes (including an oval window opening on the porch), and placement add to the decorative scheme. The degree of ornament on this residence is indicated by foliate pargetting found on the porch pediment. A noncontributing garage is to the rear of the property.

The Edmund I. Bangs House, 155 Lincoln Avenue (ca. 1895, MHC #163), is a modest, side-gabled L-plan Queen Anne house with a brick foundation. It was the residence of E. I. Bangs, who was employed by S. A. Phillips, a stove company; later, Bangs became the plumber for Amherst College. The front-gabled section features a two-story bay. Like the Reverend Beaman House described previously, the upper section of the bay is smaller than the lower section. The half-width front porch features standard turned porch supports.

The William Burnett House, 8 Sunset Avenue (MHC #152), was constructed in 1898. Burnett was the son of George B. Burnett, the founder of the highly successful Burnett hat factory with buildings in East Amherst near the depot. This huge Colonial Revival house with a slate gambrel roof and foundation of rough-cut granite is one of the largest and most impressive residences in Amherst. It has a private museum modelled on a classic Greek temple attached to the main residence in the rear. The house is three stories in height; the primary gable with an oculus is accented by fluted Ionic pilasters of the colossal order. Fluted pilasters and fluted cornerboards are featured on the facade and side elevations. The projecting entry portico is supported by delicate triple Doric columns, and the entry is emphasized by a tripartite stained glass window in a Neoclassical surround. Elegant swags and carvings elaborate the entry facade. The south elevation features a five-sided bay, and the north elevation includes a porte-cochere with square, fluted columns and a wing. To the north of the house is a late 19th century garage with a flared, gambrel roofline and fluted corner pilasters.

The Charles Patterson House, 148 Lincoln Avenue (MHC #161), was built ca. 1900. Patterson was a professor at the Massachusetts Agricultural College. The house is another in the group of modest Queen Anne houses in this area. The predominate silhouette in this subgroup is vertical. The tripartite roofline features a narrow front gable, emphasized by ornamental "V" shingles repeated on the roof of the polygonal facade bay. Additional details include wide board accents at the story line. The side-hall entrance is recessed beneath a second-story porch, and the door contains a stained glass panel.

The Audubon Hardy House at 67 Lincoln Avenue (MHC #275), was constructed in 1907. Hardy, like Beaman before him, was the Superintendent of Schools in 1910 and one of the educators to settle on Lincoln Avenue. The house is another in the group of large Colonial Revival-style dwellings with broad proportions that were being built in the early 20th century. The house has a

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three-bay facade and a hipped-roof dormer. The entry is centered beneath a second-story Palladian window. The simple door is flanked by rectangular, half-length sidelights. A full-width front porch has a central pediment, and turned porch supports are ornamented with curvilinear brackets. A broad side yard on the north includes land on Gaylord Street.

The George Prince House, 242 Lincoln Avenue (MHC #176), was built in 1908, a high-style, Colonial Revival residence. The house is 2 1/2 stories in height, and corner pilasters support a broad cornice beneath the hipped roof. A wide eave overhang is supported on Craftsmanlike brackets, indicating the late date of this Colonial Revival house. Two pedimented dormers with diamond-pane sash are on the street facade. Each of the pediments is filled with NeoClassical garland and swag ornament. The three-bay facade has an elliptical fanlight in its entry surround with beveled glass in the transom and sidelights. The porch wraps to the south toward the large garden that leads to a large yard. A tiny pitched-roof garage is also to the rear of the house.

The Jarvis Skinner House, 254 Lincoln Avenue (MHC #178), is a front-gabled Queen Anne house. Built ca. 1910, it was the residence of Mrs. Annette Skinner, the widow of Jarvis Skinner. The stepped gable is decorated with shingles cut with a roping motif. A side-hall entry and first-floor bay are preceded by a wraparound porch. The north and south elevations have cross-gabled cutaway bays with pendants and small gable windows.

Merchants, professionals, academics, and clergy continued to build houses and settle in the Lincoln-Sunset area into the 20th century. New architectural styles were introduced into the district and the affluence of the neighborhood was reaffirmed through the new, up-to-date architecture. The Craftsman aesthetic was applied to two houses built near the northernmost end of Lincoln Avenue. Craftsman-style architecture repudiated the excesses of the Queen Anne style. Both of the Craftsman houses built on Lincoln Avenue feature an emphasis on linear detail and exposed wooden construction elements, such as rafter ends.

The Ernest Bolles House, 260 Lincoln Avenue (MHC #180), was built in 1909 for Bolles, who owned a shoe store on Main Street. It is a wood frame, 2 1/2-story house with hip roof, and exposed rafter ends on the first- and second-story rooflines and the porch. The three-bay facade contains a center entrance whose door is made of tongue-and-groove boarding and has six-pane fixed lights placed high on the door in Craftsman style. The full width front porch has a geometric trellis and porch railing whose pattern is strongly reminiscent of the contemporary Glasgow School approach to the Craftsman style. A small garage with 8/1 windows exists at the rear.

The Paul Anderson House, 143 Lincoln Avenue (ca. 1910, MHC #160), is one of the group of modest late Queen Anne houses on the street. It was the home of

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Paul Anderson, a professor at Massachusetts Agricultural College. The cross-gabled slate roof provides an unusual recessed triple window in the peak. The three-bay facade has paired, full-length windows and a side-hall entrance with a double leaf door. A two-story rectangular bay adds light to the interior on the south elevation. The full width porch is supported by chamfered posts. Aluminum siding has been applied to the exterior of the building.

The James Foord House, at 272 Lincoln Avenue (MHC #272), was constructed in 1911. Foord was a professor at the Massachusetts Agricultural College. Mr. Foord, originally from England, came to Amherst to teach agronomy in 1907, having previously been a Dean of the Cornell University Veterinary School. The house was valued at \$5,800 and the garage at \$500, making it one of the more highly evaluated in the district. It is a two-story, side-gabled, Craftsman-style dwelling, one of the two Craftsman houses on Lincoln Avenue. It features asymmetrical fenestration, exposed rafter ends, and a picturesque arched trellis; the latter defines the entry. This is one of the finest examples of Craftsman-style architecture in Amherst. The house was designed by Clarence P. Hoyt, 8 Beacon Street, Boston, and constructed on land purchased from A. V. Osmun in 1911. This house, like many others on Lincoln, has attic-story servants' rooms, servants' staircase, and a call tube. Original architectural drawings include landscape plans indicating a formal garden with pool (which was never constructed). The original drawings also included a small barnlike outbuilding, which is extant.

Tudor Revival architecture was also introduced to the district in the early 20th century, through an architect-designed residence. The George Burnett House at 26 Sunset Avenue (MHC #148) was designed by Karl Putnam and constructed in 1912. George Burnett was the son of William Burnett (8 Sunset Avenue, 1898, MHC #152). The Burnett family operated the most productive hat factory in Amherst at the end of the 19th and early 20th century. This Tudor Revival house features a stucco, ivy-covered exterior and asymmetrical massing. Side gabled with an secondary facade gable, the house has an entry door with diamond-shaped leaded panes beneath an arched entry hood. Diamond leaded windows in a variety of sizes add to the picturesque charm of this "ivy covered cottage." Original landscape plans by William H. Punchard of Boston dated 1925, are intact, and the trellis, arbor, and gardens on this large parcel are exceptional.

One of the last houses to be constructed in the Late Industrial period was the William Stowell House at 61 Lincoln Avenue (MHC #276), built in 1914. William Stowell was a professor at Amherst College at the time. The house is a large Colonial Revival residence with a high brick foundation. A slate hipped roof is elaborated at its crest with a balustrade and has hipped roof-dormers. The three-bay facade features a center entrance with full-length sidelights behind a rectangular portico supported on paired Doric columns. A polygonal bay

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above the entry portico emphasizes the axiality of the elevation. A wing on the south elevation with a roofline balustrade provides a sun porch and contemporary deck. A noncontributing 20th century garage is to the rear of the property.

The Early Modern Period (1915-1930)

The rate of building in the Lincoln-Sunset district slowed down as the number of available lots became fewer. Only ten houses were constructed on Lincoln and Sunset Avenues in this period. Those houses that were constructed at the time were Colonial Revival and Tudor Revival in style.

Although the construction pace slowed in style, the socio-economic patterns of the neighborhood remained constant; this was the period when the area acquired the nickname "Millionaire's Row." The residents in this area were consistently the well-to-do merchants, manufacturers, and professionals. The merchants were store owners (Mason Dickinson and the Grange Store) or people who provided services on a large scale, such as Charles S. Tellson, assistant superintendent of buildings at M.A.C. The Burnetts were hat manufacturers and there were top level professors such as H. H. Goodell and James Foord. In the 1900s, the average value of a house in Amherst was \$3,398.33 while the average value of a house on Lincoln Avenue was almost double that of the town, \$6,376.31.

To further validate what was obvious through the scale and stylistic level of the residences, people who lived on Lincoln and Sunset Avenues earned much more money than average. According to Amherst tax records, in 1930 the average tax in town was approximately \$76.00. On Lincoln Avenue, the merchants, professionals, and professors paid an average of \$352.00 in taxes.

The home of Edward Lewis, 87 Lincoln Avenue (ca. 1915, MHC #159), is another ambitious Colonial Revival residence. Edward Lewis was a Dean at the Massachusetts Agricultural College. The house, with a hipped roof and gabled dormers, features large modillion blocks at the eaves and portico. The three-bay facade with a second-floor Palladian window contains ornate window leading. First-floor windows feature spiderweb leading in transoms beneath classical moldings. The portico is supported on heavy Doric columns, and square pilasters with ornate volutes flank the sidelights. The north elevation contains a two-story bay, and the south elevation has a sunporch wing. A noncontributing garage is to the rear.

The Charles Tellson House, 209 Lincoln Avenue (MHC #173), was constructed ca. 1915, for Charles Tellson, the electrician at Amherst College. It is a good example of the late Colonial Revival-style. In 1930, the house was valued at \$5,900 and the garage at \$500. (Average garage valuation in Amherst was \$200.) The 2 1/2-story house has the broad proportions of the late Colonial

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Revival period and has been simplified stylistically. The three-bay facade is preceded by a large rectangular portico, and the entry is flanked by an oval window. The main facade windows are now three part and transomed, characteristic of the late Colonial Revival style. The hip roof has hip-roofed dormers on the side elevations and a hipped roof-dormer with a split pediment and urn motif on the street elevation. A second-story Palladian window has no molding detail, and the flush cornerboards of the house are unarticulated. The south elevation has an open porch with a balcony, which overlooks a large southside yard. An earlier garage was replaced with a 20th century noncontributing garage.

The Frank Loomis House, 245 Lincoln Avenue (MHC #177), is also a late, more modest Colonial Revival-style house, dating ca. 1915. Built by Loomis, a clerk in the Grange Store, it is sited on a corner lot. The 2 1/2-story house has a polygonal bay on the first story under a verandah roof, bays on each elevation and hipped-roof dormers. Ornament is further reduced, reflecting the stylistic paring down of detail that was taking place in architecture at the time. Other houses in the district have granite or brick foundations; however, this dwelling features a picturesque cobblestone foundation with arched crawl space openings for the wraparound porch, a Craftsman-style detail. A noncontributing 20th century garage is around the corner on McClellan Street.

The James Page House, 160 Lincoln Avenue (1920, MHC #164), is a Colonial Revival-style residence that is large but not among the most elaborate on the street. Built as the home of James Page, who sold shoes in the center of town, it features a brick foundation, hipped roof with central front and side gables, and center entry. The entrance is flanked by delicate fluted pilasters and half-length sidelights enclosed in a simple surround. The three-bay facade features symmetrical fenestration with 18/1 double hung windows and a 12/1 window above the entrance. A first floor-bay projects onto the front porch. This wraparound porch has standard Doric columns.

The Clarence Gordon House, 180 Lincoln Avenue (MHC #168), was built in 1920. Gordon was one of eight Massachusetts Agricultural College professors on Lincoln Avenue at that time. The house is related in scale and proportion to the other Queen Anne houses on Lincoln Avenue with a vertical emphasis and wide board details. Gable end to the street, it has a side entry with a prominent, one-story polygonal bay spanning half of the facade and a porch with clustered Doric columns on brick pedestals that continues across the other half of the facade. The south elevation contains a two-story, cutaway bay and an exterior brick chimney. The slate roof and brick foundation are typical on Lincoln Avenue.

The home of Reverend Charles Walker, 166 Lincoln Avenue (MHC #166), built in 1920, is related in scale and detail to the James Page House. It is large but

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not among the most ornate of the Colonial Revival dwellings on the street. Set on brick foundations, the house has a hipped roof with slate shingles. Asymmetrical fenestration, hipped-roof dormers with triple windows, and a cutaway bay on the south side are the prominent architectural features. However, the flared, reeded porch supports that arch gracefully across the wraparound porch are the most distinctive feature of the exterior.

The Freeman Dickinson House at 191 Lincoln Avenue (MHC #920), was constructed in 1922. Dickinson grew up right across the street at 194 Lincoln Avenue in the house owned by his father, Mason Dickinson. Mason Dickinson owned the Grange Store in the center of Amherst and Freeman managed the store. The house is one of two stucco Tudor Revival dwellings with a slate roof and brick foundation in the Lincoln-Sunset area designed by architect Karl Scott Putnam of Northampton. The side-gabled dwelling features a two-story, projecting entry. The symmetrical facade is flanked by two wings, a breakfast room to the north, and a sunporch on the south. The land was owned by E. White until 1910 and by Florence Gates from 1910 to 1921.

The Winthrop Wells House, 135 Lincoln Avenue, (MHC #921), built in 1922 was the home one of eight professors at Massachusetts Agricultural College living on Lincoln Avenue at this time. It is a late Colonial Revival-style residence with a sidehall plan. The hipped roof is broken by a gable dormer with triple windows. The three-bay facade features an entrance portico supporting a simple balustrade. The doorway is flanked by pilasters and sidelights. In keeping with the early 20th century practice of creating sunporches and breakfast rooms on the sun-catching south elevation, a screened wing extends from the south. This residence features an attached 20th century carport.

The Captain Edwin M. Sumner House, at 97 Lincoln Avenue (MHC #923), was built ca. 1925. It is one of the only late Colonial Revival, gambrel-roofed houses in the district. The facade roofline is broken by a pair of gambrel-roofed, two story-bays. The gable peaks contain small, double-hung 6/1 windows. The symmetrical facade features a three-bay first story and five bays on the second story. The rectangular tripartite window in the center is flanked by a pair of 6/1 full-sized windows. The first story has two polygonal bays flanking the front entry, which is protected by a cobblestone entry porch similar to that at 245 Lincoln Avenue, with narrow 1/2 columnar supports. The portico pediment repeats the verticality of the facade gables, and an attic eyebrow vent adds additional interest to the roofline. Construction after 1930 in the Lincoln-Sunset area consists primarily of about a half dozen late Colonial Revival, cape-style houses and the same number of ranch-style houses. The majority of these more contemporary residences are built on smaller parcels of land and do not conform in scale to the earlier buildings, although most conform in level of craftsmanship and materials, setting, and association. Garages and barns which are noncontributing are to the rear of the properties and hardly visible from the public way.

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MassachusettsSection number 7, 8 Page 15, 1Archaeological Description

No prehistoric sites are recorded in the district; however, three sites are reported in the local area (within one mile). In general, the potential for significant prehistoric archaeological remains is low because locational criteria (slope, drainage, distance to water) for the district are not particularly favorable for prehistoric settlement.

A high potential exists for significant historical archaeological remains within the district. Many of the district's contributing residential buildings are still extant; however, a high potential exists for locating structural remains of buildings which were moved or destroyed. Structural remains may survive for the original Boltwood homesite ca. 1744 originally located on the west corner of Amity Street and Lincoln Avenue but later moved to the west. The Jones-Field House was built in the vicinity of the original house site in 1839. Similar archaeological remains may also survive for the original Simon Clark House site, ca. 1750 originally located near 76 Lincoln Avenue then moved westward on Amity Street in the 1800s. In 1826 a house was constructed in the vicinity of that house site. Other known structures no longer extant within the district include the Crowell residence originally located at the southern end of Lincoln Avenue and several unidentified dwellings reported to belong to tradesmen west of the Strong House on Amity Street. Structural remains also likely survive from several buildings sold by Simeon Strong in 1826 to the Trustees of Amherst College. Occupational related features (trash pits, privies, wells) may represent the most important archaeological survivals within the district. These features were commonly associated with residences prior to the 1800s when town reports discuss the introduction of running water and sewers. Occupational related features are probably more common in the southern portion of the district where older pre-late 19th century houses are more common.

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8. STATEMENT OF SIGNIFICANCE

The Lincoln-Sunset Historic District, Amherst, includes a distinct residential neighborhood of well-preserved and often high-style houses. Within the district boundaries are fine examples of most popular architectural styles of the 19th and early 20th centuries. Together, these properties are historically significant as a residential neighborhood whose upper middle class inhabitants were closely associated with the nationally significant Amherst educational institutions of Amherst College and the Massachusetts Agricultural College (later to become The University of Massachusetts at Amherst). Among the district's inhabitants were some of the leading manufacturers and business owners of Amherst Center, contributors to the town's position as one of the commercial centers of central Massachusetts.

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The district is also significant as an example of an early effort at planning through deed restrictions. Uniformity of investment, siting, and materials was stipulated in many of the original deeds, setting a precedent that was maintained in the district well into the 20th century. Situated below the "brow of Sunset Hill," Lincoln Avenue developed slowly from the 1820s to the early 1880s. The first houses constructed on Lincoln Avenue, all located on the south end, were large Greek Revival residences set on deep parcels. Italianate dwellings were built in the middle of the century on Lincoln Avenue south of Amity Street and on the first block north of Amity.

In the 1880s, the bulk of the undeveloped land on Lincoln and Sunset Avenues was owned by the real estate development firm of Westcott and Stockbridge. They laid out building lots and sold the land with occasional deed restrictions that specified minimum building costs and setbacks. In general, area residents at this time set the socio-economic standards that later residents would follow. They were professionals, merchants, and academics at Amherst College (founded in 1821) and at Massachusetts Agricultural College (incorporated in 1863). Homes from the 1880-1920 period range from large, comfortable vernacular Queen Anne examples to very large, ambitious Colonial Revival and Shingle style houses. Fine examples of Craftsman architecture are located on the northern end of Lincoln Avenue, and Tudor Revival architecture is represented on both Lincoln and Sunset Avenues.

Between 1920 and 1940 some of the larger Lincoln Avenue parcels that were part of the Westcott and Stockbridge Plan of 1882 were divided, and modest Colonial Revival houses were constructed on the smaller lots. These one- and two-story residences incorporated readily available standard architectural details, such as stock door surrounds, but maintained a design standard, lot setback, and consistency of materials to contribute to the district.

The Lincoln-Sunset Historic District retains integrity of location, design, setting, materials, workmanship, feeling, and association and fulfills National Register criteria A and C on the local level.

Colonial Period (1675-1775)

Amherst was originally part of the Hadley Plantation, established in 1661. The land on which Lincoln Avenue, Sunset Avenue, and Amity Street are laid out was part of the First Division of the Outward Commons of Hadley, surveyed and distributed in 1703. At that time Samuel, Josiah, and Joseph Church were allotted land near "the highway which goeth over New Swamp and runs to Foot's Folly," later called Amity Street. These lots (numbers 39, 40 and 41 of the plan of 1703) were located north of Amity Street and west of North Pleasant Street and extended to the Hadley line.

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The 1731 list of Hadley landholders indicated that this land was sparsely settled. The voting population in the area that would become Amherst then numbered only eighteen, but the distance from the Hadley meetinghouse was cited as a frequent concern. As early as 1739, construction of a separate meetinghouse was underway in the Amherst or East Hadley district. Sited on the south end of the Amherst Common, the building was completed in 1753. Shortly thereafter, in 1759, Amherst District was incorporated.

Educational needs were addressed early; in December 1764, the town voted to build four schoolhouses, including one in the "west middle section of town" which would serve the area near Pleasant and Amity Streets. By the time of the Revolution, settlers from Hadley, Northampton, and Hatfield had swelled the population of Amherst to more than nine hundred people living in about one hundred houses. In 1776, Amherst declared itself a town by sending representatives to the General Court. The town was officially incorporated in 1786.

On the map of 1765-1771 the land bounded on the south by Amity Street (then called the road to Hadley) and east by Pleasant Street included the houses of three men: Simeon Strong, Esq., Noadiah Lewis, and Lt. Solomon Boltwood. By 1745 the Church family grant had been sold to William Boltwood, whose land extended from an eastern line near Prospect Street (not yet laid out) to near the Hadley line. The extant Solomon Boltwood House at 243 Amity Street (MHC #155) is a post-medieval building, constructed with garrison overhang by William Boltwood. Damaged once by fire during construction, the house was completed by 1751 and sold by William to his brother Solomon in 1760.

Solomon Boltwood was born in 1694 and moved from Hadley to Amherst in 1731. He purchased land from Nathaniel Clark in 1735 before he acquired the Boltwood house in 1760. His son, Solomon, born in 1727, sold the western part of the Amity Street lot to Samuel Boltwood for 200 pounds in 1789. The same day, Solomon sold land east of the Amity Street parcel to his son, Ebenezer. Ebenezer Boltwood, born in 1752, was an innkeeper in 1809, having acquired the tavern in the center of Amherst through a deed from his mother, Sarah Boltwood. The area along Amity was known as Boltwood Hill in the 18th century. The Boltwoods were linked by marriage to the neighboring Strong family when Solomon Boltwood the younger married Mary Strong in 1751. The Simeon Strong House (67 Amity Street) east of the Lincoln-Sunset area was constructed about 1744 on a smaller parcel of land that had probably belonged to the Boltwoods, though no deed from Boltwood to Strong has been discovered. In 1836 the Boltwood House was moved west of its original site to allow room for the Thomas Jones House, 219 Amity Street (MHC #158), built by Robert Cutler in 1839.

The land on the south side of Amity Street was part of the land set off for the Reverend David Parsons, Amherst's first minister. To convince Parsons to

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accept the calling of the First Parish, the town provided him with a house, several cords of cut wood, and a tract of land that extended south of Amity Street from South Pleasant Street west to the Hadley line. Parsons accepted the call to settle in Amherst in 1739 and preached in Amherst for approximately forty years. After his death in 1782, his son David Parsons took over the pulpit of the First Parish.

Federal Period (1775-1830)

The founding of Amherst College was the major political and educational activity in the town during this period. Residents of Old Hampshire County had petitioned the General Court in 1762 for a College similar to Harvard College, to be located in Hadley, Hatfield, or Northampton. The request was not granted, but the idea endured, and it was proposed again in 1816. At that time there was an unsuccessful attempt to unite Amherst Academy and Williams College. In 1818, however, after raising \$50,000, thirty-seven ministers and thirty-two delegates from thirty-four towns in Old Hampshire County met and decided to proceed with the construction of a college to be located in Amherst. Growing out of the Amherst Academy (1813), the College was founded in 1821 for the "gratuitous instruction of indigent young men of promising talent and hopeful piety who shall manifest a desire to obtain a liberal education with a sole view to the Christian ministry."

Local founders included Samuel Fowler Dickinson and Noah Webster. In 1822 the faculty numbered four professors and one tutor, and there were fifty-nine students enrolled. By 1830, the number of faculty had more than doubled, and the number of students had tripled to one hundred eighty-eight. In 1826 Simeon Strong sold the Trustees of the College land on the south side of Amity Street, including all buildings except the corn house. This reference suggests the College Trustees bought and sold property as a method of raising funds. It also indicates that the Strong property was probably still being farmed during the first quarter of the 19th century.

Between 1800 and 1830, residential lots in Amherst were clustered near the junction of Amity Street (the Hadley Road) and Pleasant Street (the highway leading from the Bay Road to Sunderland). A substantial amount of new construction had occurred between 1771 and 1833, and the 1833 map shows ten houses on the north side of the highway to Hadley in this district. Simeon Strong, a lawyer born in 1736, lived in the family house on Amity Street and was an influential member of the community, respected despite his conservative politics during the Revolutionary War. He was a Justice of the Peace (1768-1774), a Representative to the General Court in 1767 and 1769, and after the War he was appointed Justice of the Supreme Court (1800 and 1805). His son Simeon (b. 1764) was also a lawyer and a Representative to the General Court in 1809 and from 1812 to 1814. The Strong family were members of the First Church.

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West of the Strong House on Amity Street, five new dwellings appear on the 1833 map within the Lincoln-Sunset district. Other more modest houses were constructed at the time, but not mapped. Deed transfers in this area indicate unidentified dwellings belonged to various tradesmen including Mr. Ralph Snow, a trader, and Mr. Leander Merrick, a tailor, but no record of the owners remains and the houses are gone. Land to the north and west was still being farmed.

The first residential concentration in Amherst grew around the core of the major crossroads of Amity Street, Main Street, and Pleasant Street, a center of civic and commercial activities. Here was the first tavern, and later, the post office, "bazaar," and, as early as 1831, the Sunderland Bank. Homes were built surrounding this hub of activity along the Common, down Amity Street, and on South Prospect Street. There was a less dense concentration of building east of the Common, a pattern that continued into the 20th century. Residents of Amherst Center in 1833 were the professional, civic, and religious leaders of the community, including clergymen, doctors, professors, a builder, and local merchants.

Less prominent residents were also clustered around the village center. As the early industrial period approached, farm families turned away from the home production of such goods as homespun cloth, and started obtaining mill produced fabrics and ready-made tools in exchange for agricultural produce or skilled artisan work. In modest homes along Amity Street and the main street, unidentified on the map, lived such artisans as a tailor, carpenter, cordwainer, bricklayer, saddler, blacksmith, and tinsmith worker, as well as single women and yeomen whose numbers grew to supply these needs.

Early Industrial Period (1830-1870)

Amherst College grew along with the town and developed a reputation as a sound academic institution. Many of its graduates were educators who made Amherst their permanent home. (The 1869 town directory listed twenty-two resident clergymen, the largest category of professionals.) The size of the student body remained stable for the twenty-year period between 1830 and 1850. In 1850, the seven-member faculty and four tutors instructed a student body of one hundred eighty-two. One of the first residents on the south end of Lincoln Avenue was Professor Crowell, an Amherst College language professor. His residence is no longer extant.

The growth and development of Amherst College contributed to the character of the community. New construction provided opportunities for builders and joiners. Tax records for the second half of the century indicated professors were the only individuals in Amherst taxed on salary. The salaries ranged from \$350 to more than \$1,000 and provided revenues for the town. The presence of the College also added to the quality of life in Amherst. Guest

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lecturers, academics, religious speakers, and professional theatrical companies came to Amherst to educate and entertain at the Amherst campus and in upstairs halls in the town's commercial buildings.

The development of the Massachusetts Agricultural College, just north of Lincoln and Sunset Avenues, also had an impact on the building patterns of the area. As early as 1847, a project was initiated for "...the purpose of establishing in one of the towns lying on the bank of the Connecticut River an agricultural school and an experimental farm, the object of which should be instruction in agricultural science and improvement in all the arts connected with the practice of farming..." (Carpenter and Morehouse, p.274). In 1862 the Morrill Act, which provided for the establishment of land grant colleges across the country, was passed by Congress, and in 1863 the Massachusetts Agricultural College at Amherst became a reality.

A major factor in the commercial and retail growth of the town was the arrival of a rail line in 1853. As the Amherst-Belchertown rail line provided access to materials in Boston and markets in New York, Boston, and Philadelphia, the hat factories in East Amherst and paper mills in North Amherst City thrived. In turn, their prosperity fed the local business district in Amherst Center. Pleasant Street was the site of the commercial buildings and wood frame houses that held a tavern, hotel, tin shop, blacksmith shop, livery stable, harnessmaker, tailor, milliners, dry goods stores, musical instrument dealers, gold pen manufacturers, and other enterprises.

As the business district diversified and increased in size, a shift occurred in nearby residential areas. Density increased as the population of Amherst rose 53% during this period. East of the town center, neighborhoods of modest homes grew around the train depot and mills. The number of residences west of North Prospect Street more than doubled between 1833 and 1856, as people employed in town sought housing near their place of work. The Lincoln-Sunset area west of the center was the location of choice, where prevailing westerly winds provided clean air and relief from noise and chaos for houses built "a respectable distance" away from the sooty railroad, long brick mill buildings and jumble of warehouses. In the Lincoln-Sunset neighborhood, business owners, professionals, and clergy built large, comfortable residences for their families.

Three extant houses from this period are all on the west side of the street on the south end of Lincoln Avenue. They are the Ithamar Conkey House, 24 Lincoln Avenue (MHC #278, ca. 1860); the Reverend Allen House, 50 Lincoln Avenue (MHC #277, ca. 1820); and the R. B. Hubbard House, 76 Lincoln Avenue, (MHC #274, ca. 1826), each set today on very wide parcels with shrubbery buffers for privacy. The back yards are deep, extending west to Dana Street, and are landscaped to provide more than one type of outdoor experience. On these properties are broad lawns, intimate relaxed flower gardens, arbors leading to formal gardens, winding paths, and occasionally, ornamental pools.

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Ithamar Conkey, a lawyer and businessman, owned the largest Italianate house, located at 24 Lincoln Avenue, (MHC #278) built ca. 1860. It is similar in scale and proportions to the Austin Dickinson House on Main Street and may have been modelled after that house. Conkey practiced law from 1844 to 1875. His law office was located in the Cook's Block at 4-12 Main Street, two blocks east and two blocks north of the house. Conkey was active in town politics, serving as town moderator for twenty-six years. One of the first trustees of the Amherst Savings Bank, he was also a Justice of the Peace, served in the General Court, and was District Attorney of the Northwest Judicial District in 1856.

In 1870, Conkey sold the property to Charles Adams with the condition "...that no building shall ever be erected or placed upon any part...of the tract conveyed nearer to Lincoln Avenue than the present dwelling house of said Conkey." The selling price was \$3,200. Charles Adams published the New England Inquirer with his brother John S. Adams in 1827, and the Hampshire and Franklin Express in 1844. Active in civic and commercial affairs in Amherst, Charles Adams served as a town representative and was the first president of the Amherst Savings Bank.

A house constructed about 1750 near the site of 76 Lincoln Avenue by Simeon Clark (1752-1831) was moved westward on Amity Street in the early 1800s. The Greek Revival residence that stands at 76 Lincoln, now surrounded by ample grounds, was constructed about 1826. Deeds do not exist for the sale of the property, but there were kinship links between the Clark and Hubbard families through which transfers occurred. Simeon Clark's first wife was Lucy Hubbard (d. 1793). Another connection was the marriage of Asahel Clark and Irena Hubbard in 1786. When Asahel died, Irena married William Boltwood, owner of the Boltwood House on Amity Street.

Rodolphus Baker Hubbard, the owner in 1860, was born in Sunderland in 1803. After he graduated from Union College and preached in Northampton and surrounding towns, he became principal of the Mount Pleasant Institute in Amherst. Between 1855 and 1868, he conducted a boys' school in Amherst. Family history confirms that this house was the setting for the school. At the time he was taxed for the house, two smokehouses, a shop, and a large amount of livestock. Hubbard, who was a deacon of the First Church in Amherst for ten years, died in 1875.

In 1869 the number of residents on Lincoln Avenue had increased. In addition to I. F. Conkey and R. B. Hubbard were E. P. Crowell, professor at Amherst College in 1869, John Donahue, laborer, and Thomas Haley, laborer. Donahue's and Haley's homes were on the north block of Lincoln Avenue and the other residences were on the south end. The entire length of Lincoln Avenue from Northampton Road to Fearing Street was not officially accepted as a town road until 1873.

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MassachusettsSection number 8 Page 8Late Industrial Period (1870-1915)

Early in the 19th century, North and South Prospect Streets and the east end of Amity Street provided an ample residential area for professionals and merchants, but the neighborhood was pressured to expand as the commercial center grew. Residential expansion to the east of the business area was limited by the Sweetser, Dickinson, and Hills homes, built on large parcels on the north side of Main Street. The First Congregational Church, the hat factories, and the railroad blocked expansion on the south side of Main Street.

This was also the period during which the bulk of construction on the Massachusetts Agricultural College campus occurred. The creation of a second school of higher education in Amherst increased the base for future development in the town, and within a decade of its organization, professors from Massachusetts Agricultural College were living on Lincoln Avenue. Agricultural College land intended for scientific farming experiments extended south to Fearing Street and Lincoln Avenue. The Massachusetts Agricultural College professors' homes were primarily on the north end of Lincoln near the campus, interspersed among the homes of merchants, business owners, professionals, and clergy. The homes of Amherst College professors were most often located on the south block of Lincoln Avenue, closer to that college.

The Agricultural College was officially incorporated in 1863 and, under the stewardship of Levi Stockbridge, it grew steadily. Within five years, there were four buildings, four faculty members, and fifty-six students at the college. The campus and its buildings were clearly visible to residents on Lincoln and Sunset Avenue. By 1869, the campus of the M.A.C. consisted of 383 acres, purchased for \$43,000, and the number of faculty had grown from four to ten. By 1873, the Amherst Business Directory and map listed four M.A.C. professors and eight Amherst College professors on Lincoln Avenue. At that time, the street became a public way.

This development began when Levi Stockbridge, a farmer from Hadley and self-taught agricultural experimenter with a strong interest in scientific farming, joined with a group of local residents to purchase land for the college. Stockbridge organized the building program and the educational program at the College. An early advocate of scientific farming, he invented a "complete fertilizer." Marketing the fertilizer brought royalties, which Stockbridge used to fund agricultural experiments and create the Massachusetts Experimental Station on the campus in 1877.

Stockbridge joined with Jared T. Westcott, a local banker, and R.D.T. Westcott, a cashier at the First National Bank in Amherst, and together they purchased land between the college and Amity Street in the area of Lincoln and Sunset Avenues. In 1882, Stockbridge and Westcott filed a development plan for Lincoln and Sunset Avenues. The streets had become town roads earlier in 1873.

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The Stockbridge and Westcott plan defined 32 lots along Amity Street, and Lincoln and Sunset Avenues. The average single parcel was narrow, between 82' to 265' wide, and sold for \$600. Eight out of the fifteen property owners in 1882, however, purchased more than one adjacent lot. Besides determining lot size, Stockbridge and Westcott addressed siting and quality of architecture in deed restrictions. One such deed in the collection of the Jones Library was made to Eliza A. Graves, wife of George Graves, dated 1872. "This deed is on condition that said Eliza A. Graves shall build or cause to be built on said lot of land, within two years from date, a Dwelling House, the size and Architecture of which shall be comfortable, respectable and conform in taste and appearance to the dwellings of the adjacent community, and to have a cash cost of not less than \$2,500."

Many factors encouraged growth and development in the Lincoln-Sunset Avenue area during the next four decades. Its proximity to the business center, to the town Common, to churches, and to civic activity certainly made the area desirable to people active in town. Perhaps most crucial, this land for sale below the "brow of Sunset Hill," earlier known as Boltwood Hill, offered spectacular views of the hills to the west. Advertisements for land and newly constructed houses on Lincoln and Sunset Avenues were eloquently descriptive about the views.

Furthermore, with the exception of two houses on the east side of Sunset Avenue, the majority of homes were sited to provide large backyards; the purchase of double lots insured side yards as well. The existence of at least two extant landscape plans (both on the west side of the street) for the houses of James A. Foord, 272 Lincoln (MHC #181, 1911) and George Burnett, 26 Sunset Avenue (MHC #148, 1912), indicate the emphasis placed on exterior private space at the turn of the century. Both plans call for the creation of formal and informal gardens with intimate, private spaces. It appears that several Lincoln Street residences have maintained private gardens, with little alteration, for almost a century.

During the final decades of the 19th century, economic uncertainty and recession disrupted the national and local economy. Major fires struck with depressing regularity in the business center (1872, 1879, and 1881). The paper mills in North Amherst City suffered devastating fires at this time as well, and several were unable to rebuild. Unlike the mill owners, Amherst Center businessmen and merchants appear to have had adequate insurance to cover their losses and rebuilding was the immediate response to fires. The hat industry, with factory owners such as Henry Hills and George Burnett (8 Sunset Avenue, MHC #152, 1898), continued to show a profit. Many business owners made major investments in land during the 1870s, the decade of the most devastating fires. Amherst's healthy economy was based primarily on the palm leaf hat industry, the remaining paper mills, the pocketbook company, and the two major academic institutions.

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Many Amherst merchants lived in the Lincoln-Sunset Area at this time. They included: James W. Couch, working in the dry goods store of O. G. Couch & Son; William B. Jackson, part-owner of the Jackson and Cutler dry goods store; Noah Lee, part-owner of the Lee and Phillip stove shop; Merrick N. Spear, bookseller and stationer; and Mrs. M. N. Spear, owner of a millinery and fancy goods shop. Their homes were all assessed well above the average \$1,190 value of a house in Amherst in 1890. Jackson's house was valued at \$3,300, Lee's was \$2,000, and Merrick N. Spear's house was valued at \$3,800.

Other entrepreneurs on Lincoln Avenue at this time included the Montague brothers (Charles and George), who raised specially bred poultry, with a house valued at \$3,000 and a \$300 barn. Hamlin Wolcott, part-owner of Hamlin and Paige Livery in the central business district, was taxed on \$1,050 worth of stock; his barn's low assessment (\$150) suggests it was for his private use. His house, however, was assessed at \$2,300.

The layout of the Lincoln-Sunset area extended to the boundaries of the proposed district, to Northampton Road on the south, and north to the Massachusetts Agricultural College as far as Fearing Street. Later residents continued to follow the occupations established by earlier area residents: merchants and businessmen, academics and clergy, and boarders who were primarily widows, craftsmen and students. Residents between 1890 and 1900 included the Reverend Elisha Beaman, the School Superintendent, Dr. W. B. Leach, a dentist, and H. H. Goodell, professor at Massachusetts Agricultural College.

The five new homes constructed in the area during the last decade of the century were large, high-style dwellings. Queen Anne-style architecture dominated this decade, and in several houses the style was blended with elements from the Shingle Style. Three outstanding examples of Queen Anne/Shingle Style architecture belonged to Dr. James B. Paige, Mason Dickinson, and the Beston sisters. The Dr. James B. Paige House (204 Lincoln Avenue, MHC #172) was built in 1891 and valued at \$3,250. Dr. Paige was a veterinarian and in addition taught at the Massachusetts Agricultural College. He kept a small veterinary hospital on the grounds at 204 Lincoln. The Mason Dickinson House (194 Lincoln Avenue, MHC #170) was constructed in 1893. His outstanding Shingle Style house was assessed for \$3,500. Dickinson was the only resident on Lincoln Avenue in 1910 to be taxed for two horses, and his barn, which is extant, was valued at \$200. Mason Dickinson owned the Grange Store in Amherst Center. The Beston House (216 Lincoln Avenue, MHC #174) was built in 1895 by the Beston sisters, who operated a popular millinery business in the town center. Their house was valued at \$3,000, above the Amherst average of \$1,606 in 1910, but consistent with valuations of the majority of homes on Lincoln Avenue.

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New construction on Lincoln Avenue maintained the existing character of the area with consistent setbacks, quality of craftsmanship, and similar scale. These new homes were almost all 3 1/2-story buildings with broad elevations and ornate facades. Earlier neighborhood dwellings had been large and ambitious, but the architectural details found on the residences built between 1890 and 1900 surpassed even those.

The character of the neighborhood, the sense of its being a quiet, elegant refuge from the bustle of Amherst's commercial and manufacturing center, was reinforced by the broad lawns, carefully tended gardens, and the highest concentration of grand, late 19th century houses in town. The homes held families, widowed mothers, aunts or other relatives, and unrelated students and boarders. Among the boarders on Lincoln Avenue during the last decade of the 19th century were a variety of workers--a tinner, a carpenter, a clerk, a chemist at the Massachusetts Agricultural College, students, farm laborers, and widows.

It was during the last few years of the 19th century that two of the most elegant residences were constructed in the Lincoln-Sunset area. The William Burnett House (8 Sunset Avenue, MHC #152) was constructed in 1898 by the son of George B. Burnett, the founder of the highly successful Burnett Hat Factory, which had mill buildings near the railroad depot. The sloping site for this huge house was chosen primarily for its westerly views towards Hadley. On the corner of Amity Street and Sunset Avenue, the huge Colonial Revival mansion with a private museum attached to the west commanded attention from all directions. It features colossal pilasters at the entrance and corners, a porte-cochere, elegant carved swag details, and stained glass windows.

The Reverend William E. Dickinson constructed the most exuberant example of Queen Anne architecture in the neighborhood (15 Sunset Avenue, MHC #150, 1893). This outstanding example features an emphatically asymmetrical plan, combining curves and angles, porches and balconies, recessed facade planes, and projecting bays. A variety of window sizes and shapes play across all elevations. The varied elements are tied together with exterior shingles. Reverend Dickinson was the pastor of the College Mission Church of Amherst College, a black congregation. There may have been an additional house on this lot, constructed before the Queen Anne, because Dickinson was taxed for house #1 at \$2,750 and house #2 at \$650 in 1900.

As the number of dwellings grew and the population on Lincoln and Sunset Avenues increased, the previous occupational profile of merchants, professionals, and academics was maintained. Six professors, the Superintendent of Schools, professionals, merchants, a clergyman, widows, and a household of summer residents lived in the area in 1900. In addition, immigration patterns resulted in domestics of both Irish and Eastern European

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origin working in homes on Lincoln and Sunset Avenues. Some of the domestics lived in servants' rooms, which were on the third floor, accessible by "the back stair." The George Burnett House still has an original call tube.

New construction during the decade of 1900-1910 was solely in the Colonial Revival style. The Audubon Hardy House (67 Lincoln Avenue, MHC #275), an elegant, large house, was constructed in 1907 when Hardy was employed as Superintendent of the Amherst Schools. The Hardys were the only family on Lincoln Avenue taxed for a cow, an anomaly at the time, although several people had at least one horse.

The average value of a house in Amherst in 1900-1910 was approximately \$1,606 according to assessors' records. The Audubon Hardy House was valued at \$2,300 and the George Prince House, 242 Lincoln Avenue (MHC #177, 1908) had a slightly higher value of \$2,750. During this decade the average value of a house in the Lincoln-Sunset area was approximately \$3,313. The Colonial Revival structures of 1900-1910 were equal in scale to houses of the previous decade, and were constructed with a similar amount of architectural detail and with the same high quality of craftsmanship.

By 1910 at least nine out of the twenty-three households employed a minimum of one domestic of either Irish or Polish origin. Charles Toll, an Amherst College professor at 13 Lincoln Avenue headed the only household that employed a butler.

These elegant, large-scale dwellings within the planned neighborhood were furnished with the latest amenities. Most were constructed with tiles leading to potential sewer hook-ups put in place by Westcott and Stockbridge. The town report of 1881 refers to the introduction of running water and the necessity of installing sewers in Amherst. The town consulted engineers, lawyers, and doctors and reported that no two held the same opinion. In 1882 sewers were introduced at no cost to the town, as people had to pay a \$25 hook-up fee. In 1883 the first sewer was laid, and plans were in place for sewers on Amity Street. By 1886 an extensive sewer system included the area from Tan Brook to Fearing Brook (adjacent to Lincoln Avenue). In 1890, additional improvements had been made in the area, including electric street lights and concrete sidewalks. In 1893 Sunset Avenue residents requested the sewer system be extended to that street. These improvements were both the product of and inducement for the continuing construction of expensive, impressive houses in the area.

Early Modern Period (1915-1940)

The James A. Foord House (272 Lincoln Avenue, MHC #181, 1911) and the Ernest Bolles House (260 Lincoln Avenue, MHC #180, 1914) are two excellent examples of Craftsman-style architecture introduced into the streetscape. Although the

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Craftsman aesthetic shunned the excesses of scale and detail found in Queen Anne and Colonial Revival architecture, the new Craftsman houses supported the existing character of the area. Careful attention to geometric patterning and detail was consistent with the fine quality of craftsmanship and design previously established. Similar siting and setbacks also maintained the integrity of the streetscape.

Three additional houses were constructed on Lincoln and Sunset Avenues in the 1920s; these new houses were smaller in scale than existing buildings. The modest Colonial Revival structure, the Frank Loomis House (245 Lincoln Avenue, MHC #177), was built in 1920 for Loomis, a clerk in the Pleasant Street Grange Store owned by Mason Dickinson. The appearance of the Loomis House and the Tudor Revival Freeman Dickinson House (191 Lincoln Avenue, MHC #920, 1922) indicate a growing diversity of building costs, though these houses maintained high standards of craftsmanship and conformed to uniform setbacks.

In the 1930s, Lincoln Avenue was known as Millionaire's Row, a concentration of high-style houses that reflected residents' incomes. The average tax in Amherst in 1930 was \$76 but the residents on Lincoln and Sunset Avenues paid an average of \$352 in taxes in that year. Lincoln and Sunset Avenue residents had more than four times the average assets. The average value of a house in Amherst in 1930 was \$3,398.33, while the average value of a house on Lincoln Avenue was double that, at \$6,376.31.

Continuing the pattern already established, Lincoln-Sunset residents' occupations in 1930 included one Amherst College professor, seven Massachusetts Agricultural College professors, and a large number of wealthy merchants. Earlier tax records indicated houses and barns, but in 1930 there were eight garages on Lincoln and only three barns. In 1930 only James A. Foord, a M.A.C. professor, and Adeline Leonard, a widow, were keeping horses. Others had switched to automobiles.

More than ten of the Lincoln and Sunset homeowners owned major businesses in Amherst. James F. Paige owned a shoe store on 21 Pleasant Street and a house on Lincoln valued at \$5,700. He also was taxed on a garage. James Lowell (MHC #166) was a bookseller with \$5,000 in stock and a house valued at \$6,000. Mason Dickinson, (MHC #170) was proprietor of the Grange Store and also the President of the Amherst Manufacturing Co., with \$10,000 in stock and a \$6,500 house. Frank Thompson, of Thompson Sporting Goods owned a house valued at \$6,750 and a garage (MHC #176). Ernest Bolles, owner of Bolles shoe store, had \$1,000 in stock and a house worth \$6,450 (MHC #180). His property also included a garage valued at \$400, while the average for garages was \$200.

Edmund Bangs (MHC #163), plumber for Amherst College, was taxed \$3800 for one house, \$3200 for a second house, \$75 for a shop, and \$200 for a garage. Freeman Dickinson (MHC #920), manager of the Grange Store and son of Mason

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Dickinson (MHC #170), was assessed \$8,500 for his Tudor Revival house. Charles Tillson (MHC #171), Assistant Superintendent of Buildings at Amherst College, was taxed \$5,900 for his house and \$500 for a garage of unusual size.

In summary, the residents on Lincoln and Sunset Avenues throughout the late 19th and first third of the 20th century were highly successful businessmen and professionals. Residents were also employed at one or occasionally both colleges in various capacities such as professors, instructors, scientists at the Experimental Station, and men responsible for maintaining the physical structures of the colleges. Residents chose the Lincoln-Sunset area to be close to their workplaces and to civic activities. They also chose the area for its natural beauty. Homes were large and impressive and had enough acreage to create a sense of a private retreat. Lincoln and Sunset Avenues consciously appealed to those who could most afford to live there.

Modern Period (since 1940)

In the 1940s and 1950s, smaller Colonial Revival residences were built on several of the larger double lots. New construction responded to the housing shortage in Amherst after World War II, when returning veterans were able to use the G.I. Bill to pay for a higher education. With an increase in enrollment, more faculty was hired, and they also needed housing. The proximity to the University made the Lincoln and Sunset Avenue neighborhood particularly attractive.

Houses built after the war up to the present time exhibit a range of building types. Among these are 1 1/2-story late Colonial Revival capes, two-story, central-entrance houses, and contractor-built, postwar housing. Although the scale of these dwellings is diminished, their sensitive siting and consistency of building material has allowed the contemporary infill to add a vitality to this area.

Archaeological Significance

Historic archaeological remains previously described have the potential for providing detailed information on the social, cultural and economic patterns that characterized a 19th and 20th century upper middle class neighborhood directly associated with at least two nationally significant educational institutions and several of Amherst Center's businesses and industries. Structural remains may survive which could help reconstruct a poorly documented segment of the district's early period of development. Structural remains can also help document later periods in the district's growth which are also poorly documented. These remains may have originated with other working class segments of the district not represented by its more common upper middle class members. Occupational related features associated with

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existing buildings as well as those no longer extant may represent some of the more significant archaeological survivals within the district. Careful analysis of these features can provide detailed information on the lives of the district's more affluent residents as well as servants who often worked and lived in the same households. This information could provide valuable insights into the lives of servants and the conditions under which they lived, particularly as the contrasted to the upper middle class.

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10. GEOGRAPHICAL DATA

UTM References (cont.):

	zone	easting	northing
5)	18	703870	4693860
6)	18	703900	4693830
7)	18	703700	4693820
8)	18	703750	4693860
9)	18	703800	4693860
10)	18	703700	4694180
11)	18	703620	4694160
12)	18	703600	4694200
13)	18	703720	4694280
14)	18	703620	4694640
15)	18	703600	4694780
16)	18	703660	4694800
17)	18	703650	4694880

Verbal Boundary Description:

See attached Amherst Assessors Maps 11C and 14A.

Verbal Boundary Justification:

The district of Lincoln-Sunset is bordered on the east by the proposed Prospect-Gaylord National Register Historic District. Its northern boundary is several lots below Fearing Street, drawn to encompass the greatest concentration of contributing historic buildings. The western boundary was drawn on the rear lot lines along Lincoln Avenue's western side to include the large 19th century estates, and extends west to include a portion of Sunset Avenue, with several more of the early large estates. The southern boundary ends two lots in from Northampton Road, a major east-west road dividing the residential area from Amherst College. The above boundaries were drawn to include the largest concentration of historic resources from the original Lincoln-Sunset residential neighborhood (or as it was named in the early 20th century: "Millionaires' Row"), one of Amherst's first planned neighborhoods.

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<u>Map#</u>	<u>MHC#</u>	<u>Address</u>	<u>Historic Name</u>	<u>Style</u>	<u>Date of Construction</u>	<u>Resource Type</u>	<u>C/NC</u>
14A 169 111 169	278	24 Lincoln	Ithmar Conkey House garage	Italianate	ca. 1850 20th c.	B B	C NC
14A 168		Lincoln		Colonial Revival	ca. 1950	B	NC
14A 167 14A 167	277	50 Lincoln	Rev. Allen House barn	Greek Revival	ca. 1820 ca. 1890	B B	C C
14A 166 14A 166	274	76 Lincoln	R.B. Hubbard House garage	Greek Revival	ca. 1826 20th c.	B B	C NC
14A 165		Lincoln		Colonial Revival	ca. 1950	B	NC
14A 165	157	232 Amity	Hiram Johnson House	Gothic Revival	ca. 1830	B	C
14A 280		Lincoln		Colonial Revival	ca. 1950	B	NC
14A 222		41 Lincoln		Federal	ca. 1790; moved ca. 1940	B	C
14A 221 14A 221	276	61 Lincoln	W. Stowell House garage	Colonial Revival	1914 20th c.	B B	C NC
14A 220	275	67 Lincoln	Audubon Hardy House	Colonial Revival	1907	B	C
14A 197 14A 197	159	87 Lincoln	Edward Lewis House garage	Colonial Revival	ca. 1915 20th c.	B B	C NC
14A 198 14A 198		97 Lincoln	Edwin Sumner House garage	Colonial Revival	ca. 1925 20th c.	B B	C NC
14A 196 14A 196	273	194 Amity	F.Bell House garage	Queen Anne	1883 20th c.	B B	C NC

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<u>Map#</u>	<u>MHC#</u>	<u>Address</u>	<u>Historic Name</u>	<u>Style</u>	<u>Date of Construction</u>	<u>Resource Type</u>	<u>C/NC</u>
14A 23		175 Amity		Colonial Revival	ca. 1930	B	C
14A 22		vacant parcel				V	
14A 21	921	135 Lincoln	Winthrop Wells House	Colonial Revival	1922	B	C
14A 20	160	143 Lincoln	Paul Anderson House	Queen Anne	ca. 1910	B	C
14A 19		145 Lincoln		ranch	ca. 1950	B	NC
11C 75	163	155 Lincoln	E.I. Bangs House	Italianate	ca. 1893	B	C
11C 75	922	155 Lincoln	E.I. Bangs House	Italianate	ca. 1870;moved ca. 1915	B	C
11C 76	165	163 Lincoln	Rev. Beaman House	Queen Anne	1873	B	C
11C 77	167	171 Lincoln	Henry McCloud House	Colonial Revival	1881	B	C
11C 78		179 Lincoln		Second Empire	ca. 1860	B	C
11C 79	920	191 Lincoln	F. Dickinson House	Tudor Revival	1922	B	C
11C 80	171	199 Lincoln		Colonial Revival	ca. 1915	B	C
11C 80			garage		20th c.	B	NC
11C 81	173	209 Lincoln	C. Tellson House	Colonial Revival	1915	B	C
11C 82	175	219 Lincoln	Noah Lee House	Italianate	ca. 1870	B	C
11C 83				ranch	ca. 1950	B	NC
11C 84		235 Lincoln		ranch	ca. 1950	B	NC

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Amherst, Massachusetts
District Data Sheet

<u>Map#</u>	<u>MHC#</u>	<u>Address</u>	<u>Historic Name</u>	<u>Style</u>	<u>Date of Construction</u>	<u>Resource Type</u>	<u>C/NC</u>
11C 85	177	245 Lincoln	Frank Loomis House	Colonial Revival	ca. 1915	B	C
11C 85			garage		20th c.	B	NC
11C 86		253 Lincoln		Colonial Revival	ca. 1930	B	C
11C 87	179	259 Lincoln		Colonial Revival	ca. 1930	B	C
11C 60	181	272 Lincoln	Foord House	Craftsman	1911	B	C
11C 61	181	260 Lincoln	Ernest Bolles House	Craftsman	1909	B	C
11C 62	178	254 Lincoln	Jarvis Skinner House	Queen Anne	ca. 1910	B	C
11C 63	176	242 Lincoln	George Prince House	Colonial Revival	1908	B	C
11C 63			garage		1908	B	C
11C 64		234 Lincoln		Colonial Revival	ca. 1940	B	C
11C 65		226 Lincoln		Colonial Revival	ca. 1940	B	C
11C 66	174	216 Lincoln	Mary Beston House	Colonial Revival	1892	B	C
11C 68	172	204 Lincoln	Dr. Paige House	Queen Anne	1891	B	C
11C 68			carriage house		ca. 1900	B	C
11C 69	170	194 Lincoln	M. Dickinson House	Queen Anne	1893	B	C
11C 69			carriage house		1893	B	C
11C 70	168	180 Lincoln	C. Gordon House	Queen Anne	1920	B	C
11C 71		174 Lincoln		Colonial Revival	ca. 1950	B	NC
11C 72		vacant parcel				V	
11C 73	166	166 Lincoln	Rev C. Walker House	Colonial Revival	1920	B	C

Lincoln-Sunset National Register Historic District
Amherst, Massachusetts
District Data Sheet

<u>Map#</u>	<u>MHC#</u>	<u>Address</u>	<u>Historic Name</u>	<u>Style</u>	<u>Date of Construction</u>	<u>Resource Type</u>	<u>C/NC</u>
11C 74	164	160 Lincoln	James Page House	Colonial Revival	ca. 1915	B	C
14A 18	162	154 Lincoln	Charles Deuel House	Italianate	ca. 1870	B	C
14A 17	161	148 Lincoln	C. Patterson House	Queen Anne	ca. 1900	B	C
14A 16		136 Lincoln		ranch	ca. 1950	B	NC
14A 15	158	219 Amity	T. Jones/Field House	Greek Revival	1839	B	C
14A 15			garage		20th c.	B	NC
14A 289		229 Amity		Colonial Revival	ca. 1950	B	NC
14A 14	155	243 Amity	S. Boltwood House	Georgian	1751	B	C
14A 13	150	15 Sunset	Rev. Dickinson House	Queen Anne	1893	B	C
14A 13			garage		20th c.	B	NC
14A 12	149	21 Sunset	R. Nelligan House	Queen Anne	ca. 1895	B	C
14A 11	147	Sunset	Dr. Leach House	Italianate	ca. 1872	B	C
11C 24	146	43 Sunset	Henry Goodell House	Stick Style	1875	B	C
14A 8	148	26 Sunset	George Burnett House	Tudor Revival	1912	B	C
14A 10	152	8 Sunset	Wm. Burnett House	Colonial Revival	1898	B	C
14A 10			carriage house		1898	B	C

TOTAL RESOURCES:

52 Contributing Buildings

19 Noncontributing Buildings

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 93000008

Date Listed: 02/22/93

Lincoln--Sunset Historic District
Property Name

Hampshire
County

MA
State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

2/22/93
Date of Action

=====

Amended Items in Nomination:

8. Statement of Significance: Period of Significance

The terminus for the period of significance is clarified as 1940.

This information was confirmed with Betsy Friedberg, MASHPO, by telephone.

DISTRIBUTION:

National Register property file
Nominating Authority (without attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Lincoln--Sunset Historic District

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Hampshire

DATE RECEIVED: 1/08/93 DATE OF PENDING LIST: 1/19/93
DATE OF 16TH DAY: 2/04/93 DATE OF 45TH DAY: 2/22/93
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 93000008

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: Y NATIONAL: N

COMMENT WAIVER: N

___ACCEPT ___RETURN ___REJECT _____DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept
REVIEWER Savage
DISCIPLINE Architectural History
DATE 2/22/93

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 _____



Lincoln Avenue South of Amity Street, Lincoln-Sunset Historic District.

Amherst, Massachusetts

Linda Faye

June, 1990

Pioneer Valley Planning Commission

Viewed South

Photograph No. 1

LINCOLN-SUNSET HD

AMHERST, MA

PHOTO: JUNE 1990

LYNDA FAYE, PVPC

VIEW: SOUTH DOWN LINCOLN AVENUE

PHOTO # 1 OF 8

Streetscape

Lincoln Ave looking South, South of Amity St. 6/90



43 Sunset Avenue, Lincoln Sunset Historic District

Amherst, Massachusetts

Linda Faye

June, 1990

Pioneer Valley Planning Commission

Viewed East

Photo No. 2

LINCOLN: SUNSET HD

AMHERST, MA

PHOTO: LINDA FAYE, PVPC
JUNE 1990

VIEW: EAST, TOWARD 43 SUNSET AVENUE

PHOTO # 2 OF 8

Larry H Goodell house
43 Sunset Ave Lot # B.46
Amherst, Ma

east side

6/90



194 Amity Street, Lincoln Sunset Historic District
Amherst, Massachusetts
Lynda Faye
June, 1990
Pioneer Valley Planning Commission
Viewed South
Photograph No. 3

LINCOLN SUNSET HD
AMHERST, MA

PHOTO: JUNE 1990

LYNDA FAYE, PVPC

VIEW: SOUTH TOWARD 194 AMITY STREET

PHOTO # 3 OF 8

J. Bell house Inset B273
194 Amity Street
Amherst, Ma

Cen-Amity
+ Lincoln

6/90



216 Lincoln Avenue, Lincoln Sunset Historic District

Amherst, Massachusetts

Linda Faye

June, 1990

Pioneer Valley Planning Commission

Viewed Towards West

Photograph No. 4

LINCOLN SUNSET HD

AMHERST, MA

PHOTO: JUNE 1990

LYNDA FAYE, PVPC

VIEW: WEST TOWARDS 216 LINCOLN AVENUE

PHOTO # 4 OF 8

Beston house
216 Lincoln Ave
Amherst, Ma

(West Side)

6/90



67 (left) 61 (right) Lincoln Avenue, Lincoln-Sunset Historic District
Amherst, Massachusetts

Lynda Faye

June, 1990

Pioneer Valley Planning Commission

Viewed north east

Photograph No. 5

LINCOLN-SUNSET HD

AMHERST, MA

PHOTO: JUNE 1990

LYNDA FAYE, PVPC

VIEW: NORTHEAST TOWARD 67 LINCOLN AVENUE (LEFT) AND
61 LINCOLN AVENUE (RIGHT)

PHOTO# 5 OF 8

61 Lincoln, Wm. Stowell Hs, Inv# B276

67 Lincoln Audubon Hardy Hs Inv# B275
Amherst, Ma

east side
south end

6/90



272 Lincoln Avenue, Lincoln - Sunset Historic District
Amherst, Massachusetts
Lynda Faye
June, 1990
Pioneer Valley Planning Commission
Viewed West
Photograph No. 6

LINCOLN - SUNSET HD
AMHERST, MA
PHOTO: JUNE 1990
LYNDA FAYE, PVPC

VIEW: WEST TOWARD 272 LINCOLN AVENUE
PHOTO # 6 OF 8



26 Sunset Avenue, Lincoln - Sunset Historic District
Amherst, Massachusetts
Lynda Faye
June, 1990
Pioneer Valley Planning Commission
Viewed West
Photograph No. 7

LINCOLN · SUNSET HD
AMHERST, MA
PHOTO: JUNE 1990
LYNDA FAYE, PVPC

VIEW: WEST TOWARD 26 SUNSET AVENUE
PHOTO # 7 OF 8



199 Lincoln Avenue, Lincoln Sunset Historic District
Amherst, Massachusetts
Lynda Faye
June, 1990
Pioneer Valley Planning Commission
Viewed northeast.
Photograph No. 8

LINCOLN · SUNSET HD
AMHERST, MA

PHOTO: JUNE 1990
LYNDA FAYE, PVPC

VIEW: NORTHEAST TOWARD 199 LINCOLN AVENUE
PHOTO # 8 OF 8

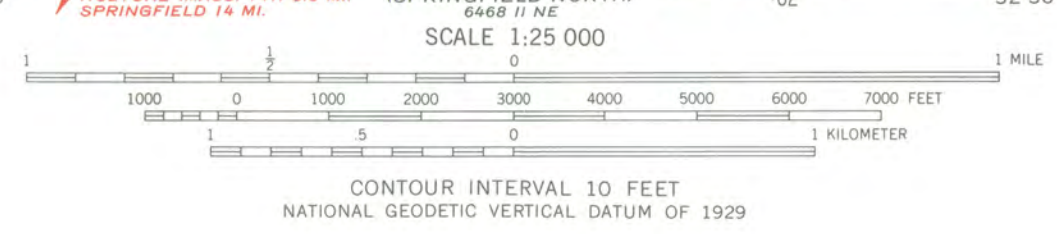
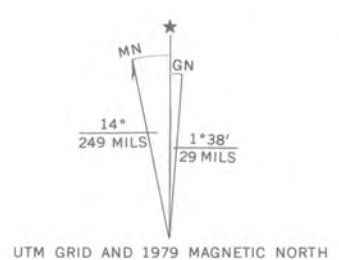
LINCOLN-SUNSET
HIST. DIST.
AMHERST
(HAMPSHIRE CTR.)
MASSACHUSETTS
MAP # 2 OF 2



Feet	Meters
1	3048
2	6096
3	9144
4	12192
5	15240
6	18288
7	21336
8	24384
9	27432
10	30480

To convert feet to meters
multiply by 3.048
To convert meters to feet
multiply by 3.2808

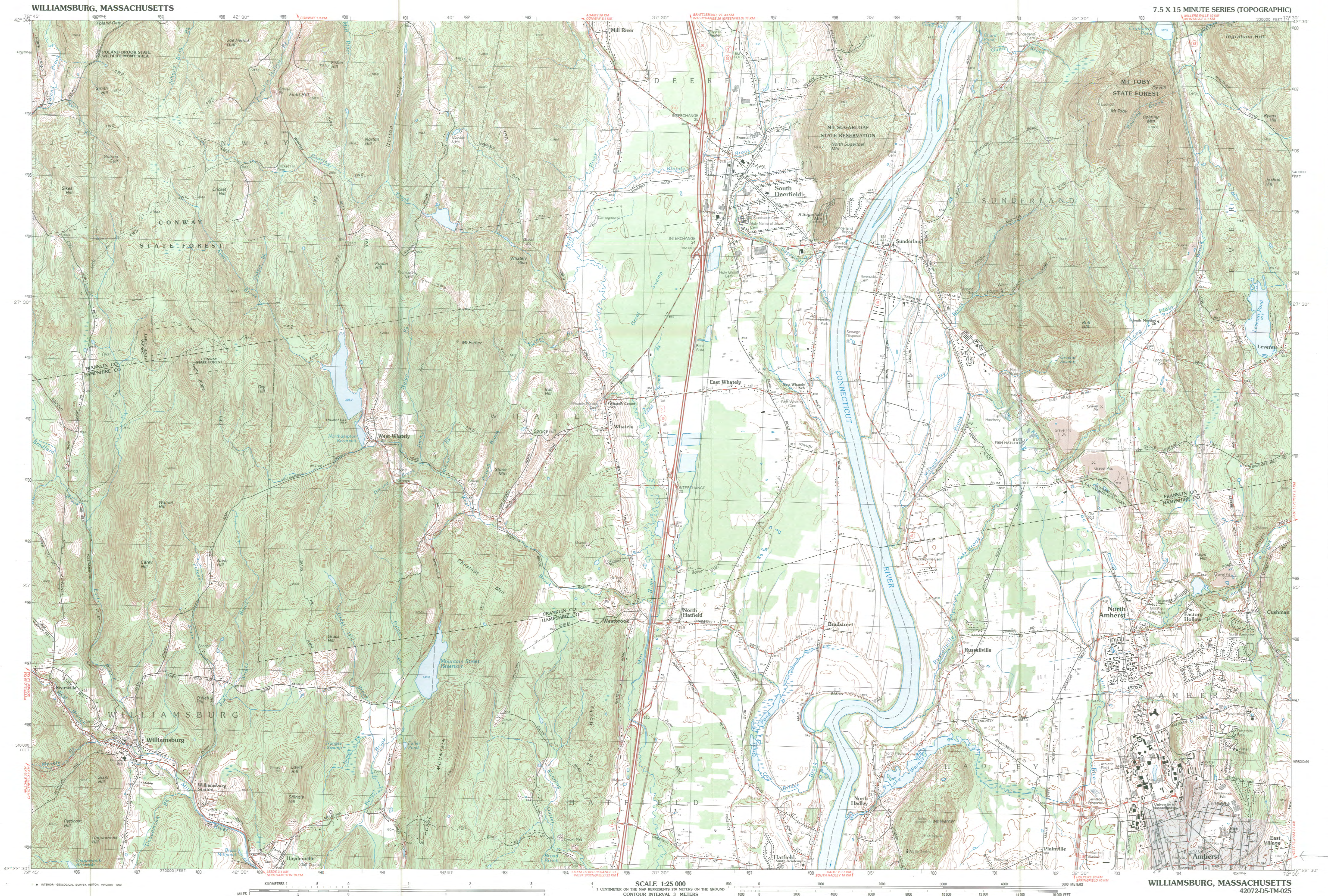
Maped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and Massachusetts Geodetic Survey
Topography by planetable surveys 1935. Revised 1964
Polyconic projection. 1927 North American datum
10,000-foot grid based on Massachusetts coordinate system,
mainland zone
1000-meter Universal Transverse Mercator grid,
zone 18
Red tint indicates areas in which only landmark buildings are shown
There may be private inholdings within the boundaries of
the National or State reservations shown on this map
Revisions shown in purple compiled from aerial photographs
taken 1976 and other source data. This information
not field checked. Map edited 1979
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



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



MT. HOLYOKE, MASS.
42072-C5-TF-025
1964
PHOTOREVISED 1979
DMA 6468 I SE-SERIES V814



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	3.2808	15° 15' W 1° 30' W 287 MILS 298 MILS UTM grid convergence (km) and 100 magnetic declination (MN) at center of map Diagram is approximate	4	5	
2	6.5617		6	7	8
3	9.8425				
4	13.1234				
5	16.4042				
6	19.6850				
7	22.9658				
8	26.2467				
9	29.5275				
10	32.8084				
To convert meters to feet multiply by 3.2808			1 Ashfield 2 Greenfield 3 Orange 4 Concord 5 Shelburne 6 Chester 7 Southbury 8 Windsor Dam		
To convert feet to meters multiply by 0.3048					

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

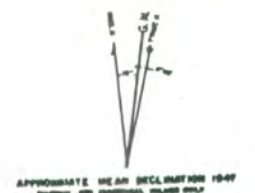
Topographic Map Symbols

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	.....
Bridges: drawbridge	.....
Footbridge: overpass	.....
Built-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; forest 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, levee, sand	.....
Spotting: depth curve	.....
Perennial lake and stream; intermittent lake and stream	.....
Rapids, large and small; falls, large and small	.....
Swamp; marsh	.....
Submerged marsh; land subject to controlled inundation	.....
Woodland; scattered trees	.....
Shrub; mangrove	.....
Orchard; vineyard	.....

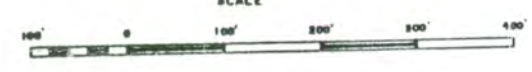
A pamphlet describing topographic maps is available on request
LINCOLN - SUNSET HIST. DIST.
AMHERST (HAMPSHIRE CITY)
MASSACHUSETTS
MAP # 1 OF 2



MAP PREPARED FROM AERIAL PHOTOGRAPHY DATED APRIL, 1954.
PROPERTY DATA PREPARED FROM HAMPSHIRE COUNTY REGISTRY
OF DEEDS RECORDS AS OF JANUARY, 1967.

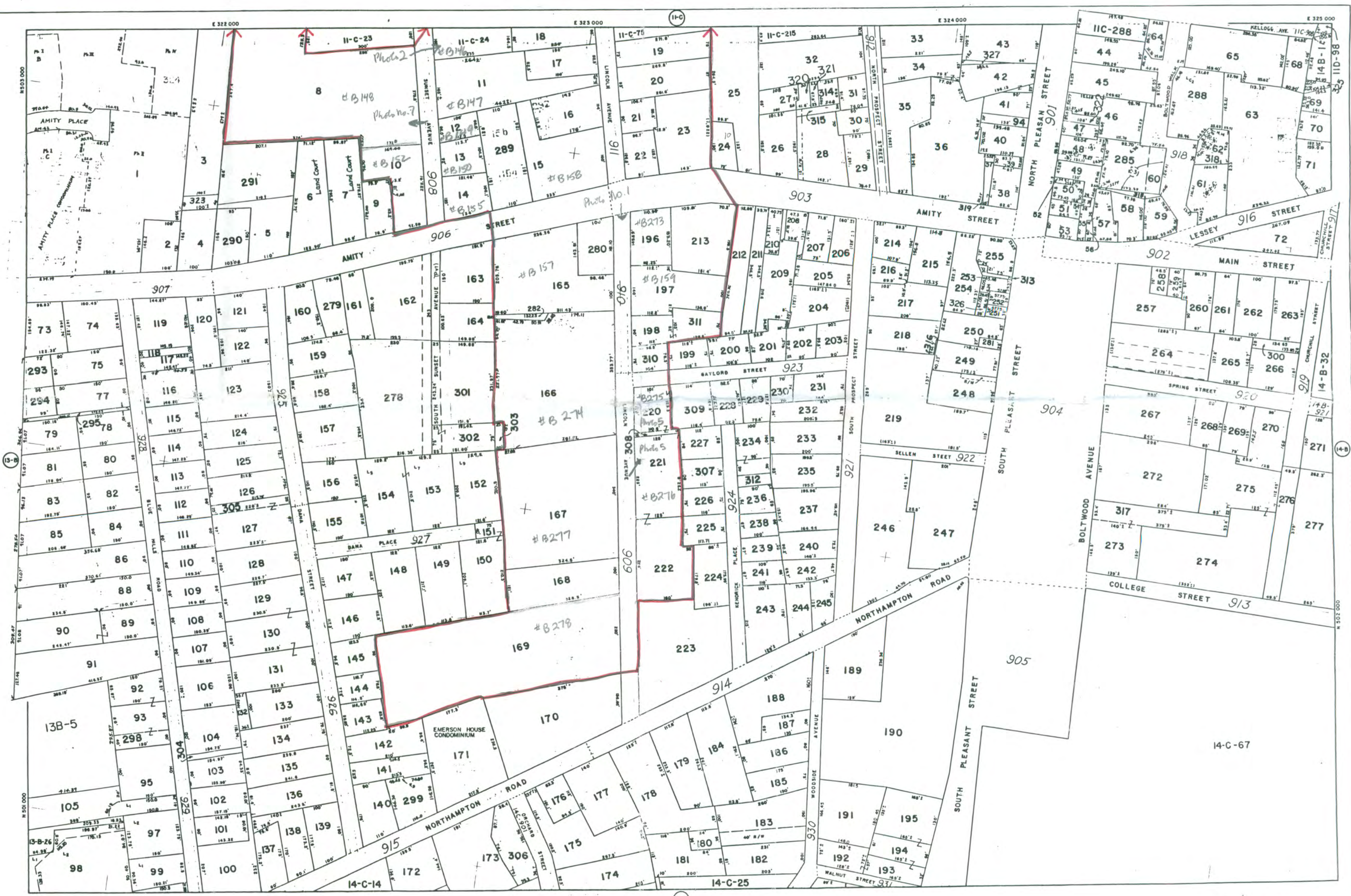


TOWN OF
AMHERST
MASSACHUSETTS



LINCOLN-SUNSET HIST. DIST.
AMHERST (HAMPSHIRE COUNTY)
MASSACHUSETTS
MAP # 1 OF 2

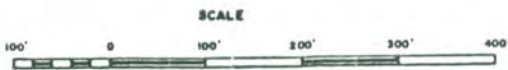
Lincoln Sunset



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



TOWN OF
AMHERST
MASSACHUSETTS



14-A

LINCOLN-SUNSET LIST, DIST.
AMHERST (HAMPSHIRE COUNTY)
MASSACHUSETTS
MAP # 2 OF 2





RECEIVED

JAN 0 1993

NATIONAL
REGISTER

December 28, 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 two nomination forms:

Lincoln-Sunset Historic District and Prospect-Gaylord Historic District,
Amherst (Hampshire County), Massachusetts, 01002.

The nominations have 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: Ann May, Chairperson, Amherst Historical Commission
Bonnie Parsons, Pioneer Valley Planning Commission
Elisa K. Campbell, Chairperson, Amherst Board of Selectmen
Bonnie Ifman, Director, Jones Library
Senator Stanley Rosenberg

PROPERTY NAME: Lincoln--Sunset Historic District

OTHER NAME/ Millionaires' Row
SITE No. :

MULTIPLE NAME: NOT APPLICABLE

ADDRESS/ Roughly, Lincoln Ave. from Northampton Rd. to Fearing St.
BOUNDARY :

CITY: Amherst

COUNTY: Hampshire

STATE: MASSACHUSETTS

Restricted Location Information: Owner: PRIVATE Resource Type: DISTRICT

Contributing Noncontributing

Buildings	52	19
Sites	0	0
Structures	0	0
Objects	0	0

Nomination/Determination Type: SINGLE RESOURCE

Nominator: STATE GOVERNMENT

Nominator Name:
NOT APPLICABLE

Federal NOT APPLICABLE
Agency:

NPS Park Name: NOT APPLICABLE

Certification: DATE RECEIVED/PENDING NOMINATION

Date: 01/08/93

Other NOT APPLICABLE
Certification:

Historic DOMESTIC
Functions: AGRICULTURE/SUBSISTENCE

Historic SINGLE DWELLING
Subfunctions: SECONDARY STRUCTURE
STORAGE
AGRICULTURAL FIELDS

Current DOMESTIC
Functions:

Current SINGLE DWELLING
Subfunctions: SECONDARY STRUCTURE

Level of LOCAL Applicable Criteria: EVENT
Significance: ARCHITECTURE/ENGINEERING

Significant Person's Name: NOT APPLICABLE

Criteria Considerations: NOT APPLICABLE

Area of Significance: ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT
SOCIAL HISTORY

Periods of:	1750-1799	1800-1824	Circa: Specific Sig. Years:
Significance:	1825-1849	1850-1874	
	1875-1899	1900-1924	NOT APPLICABLE
	1925-1949		

Architect/Builder/Engineer/
Designer:

Cultural Affiliation:

Putnam, Karl

NOT APPLICABLE

Other Documentation:

NOT APPLICABLE

HABS No. N/A

HAER No. N/A

Architectural GREEK REVIVAL
Styles: ITALIANATE
COLONIAL REVIVAL

Describe Other Style: NOT APPLICABLE

Foundation Materials: GRANITE
Wall Materials: WEATHERBOARD BRICK
Roof Materials: SLATE
Other Materials: ASPHALT

Acreage: 41.8

UTM	Zone	Easting	Northing	Zone	Easting	Northing
Coordinates:	18/	/7 03 720/	/46 94 900	18/	/7 03 820/	/46 94 820
	18/	/7 03 780/	/46 94 620	18/	/7 03 920/	/46 93 900
	18/	/7 03 870/	/46 93 860	18/	/7 03 900/	/46 93 830
	18/	/7 03 700/	/46 93 820	18/	/7 03 750/	/46 93 860
	18/	/7 03 800/	/46 93 860	18/	/7 03 700/	/46 94 180
	18/	/7 03 620/	/46 94 160	18/	/7 03 600/	/46 94 200
	18/	/7 03 720/	/46 94 280	18/	/7 03 620/	/46 94 640
	18/	/7 03 600/	/46 94 780	18/	/7 03 660/	/46 94 800
	18/	/7 03 650/	/46 94 880	/	/	/