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NATIONAL REGISTER

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

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

1. Name of Property

historic name Prospect-Gaylord Historic District

other names/site number _____

2. Location

street & number Various addresses along North and South Prospect Street,
Gaylord and Amity Streets N/A not for publication

city or town Amherst N/A vicinity

state Massachusetts code MA county Hampshire code 015 zip code 01002

3. State/Federal Agency Certification

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

Judith B. McDonough 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

entered in the

National Register

Date of Action

Delores Byers

2/4/93

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	
58	10	buildings
		sites
		structures
		objects
58	10	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)

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

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE: funeral home
DOMESTIC: single dwelling; secondary structure
HEALTH CARE: dentist office

7. Description

Architectural Classification
(Enter categories from instructions)

MID 19th CENTURY: Greek Revival
LATE VICTORIAN: Italianate
LATE 19th & EARLY 20th CENTURY REVIVALS:
Colonial Revival

Materials
(Enter categories from instructions)

foundation BRICK, STONE: granite
walls BRICK, WOOD, ASPHALT, STUCCO,
SYNTHETICS: vinyl, METAL: aluminum
roof STONE: slate, ASPHALT
other

Narrative Description

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

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7. DESCRIPTION

Located one block west of the intersection of Amherst's Central Business District (NR: 1991), Prospect, Gaylord and Amity Streets have historically been associated with the town center as a residential neighborhood for artisan, business and professional families. The area began to take form in the 1820s when smaller lots along South Prospect and Amity Streets were divided from larger agricultural parcels and built with Greek Revival style houses. Construction on Amity and Prospect lagged only slightly behind the development of small lots clustered around the central Amherst intersection and the town Common. Later in the 19th century prosperous business families built Italianate and Queen Anne style houses on the northern part of Prospect Street extending the street to its present length. Lots on Gaylord Street were developed around the turn of the century.

Setting: Topography and Streets

Prospect Street occupies the crest of a ridge, a drumlin in origin, that runs in a north-south direction between lower ground in Hadley to the west and the Fort River lowlands in the eastern part of Amherst. Rising from Hallock Street at its northern end, Prospect Street is level from Cowles Lane to its southern terminus on Northampton Street. Southeast of the one-half mile stretch of Prospect Street the ridge rises to a higher knoll, formerly called Moot Hill, where Amherst College is situated. Amity Street, the connecting road from the parent village of Hadley to Amherst, mounts the ridge from the west, bisects Prospect, and meets Pleasant Street at a central intersection.

From the spine of Prospect Street, land descends on both sides. Gaylord Street, one block long, slopes near its intersection with the west side of Prospect and continues on low ground to Lincoln Street.

North Prospect, bordered with large maples is a narrow, one way street; houses with front lawns and ornamental plantings are placed about 20' from the curb, although setbacks are irregular (Photograph #8). South Prospect Street, with few street side trees is the same width, but houses on the west side stand close to sidewalks with little space for front yards; the two east side houses are unevenly spaced from the street (Photograph #3). Gaylord Street, overarched with large oaks and other deciduous trees is a narrow street without curbs and with a single northside walk; houses have small front yards (Photograph #1). Amity Street, the oldest and widest street in the

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proposed district, was laid out in the original 1703 plan as a still wider street. Buildings are set back 25' on the north side, and about 15' on the south, and young deciduous trees grow along the street among occasional mature maples and evergreens.

Building Descriptions

The Prospect-Gaylord-Amity neighborhood contains a remarkably intact group of 19th century buildings considering its proximity to the active downtown business district. Within the proposed district only one of 48 residential buildings (15 Gaylord St.) was built after 1940 and only four of the pre-1940 buildings do not contribute to the district's historic character because of insensitive remodeling (106 Amity St., MHC #263; 37 S. Prospect St., MHC #515; 43 S. Prospect, MHC #516; 85 Amity St., MHC #261). The most frequently occurring architectural styles are Greek Revival, Italianate, and Queen Anne. The district is predominantly residential, although a few structures with living quarters also have other uses; a house with dentists' offices (MHC #268) a funeral home (MHC #269) and the American Legion building (MHC #262). Only Hope Church (MHC #284) was not historically built as a residence. A number of buildings in the densely populated district especially those south of Amity Street have been divided into apartments. Two structures are three and four story apartment buildings (124 Amity St., 85 Amity St., MHC #261). The following descriptions of buildings are based on architectural styles and are generally chronological.

The Seth Nims House (27 Prospect St., MHC #514, ca. 1790) is a brick house of simple Federal design, the only example of its type surviving in the proposed district (Photograph #4). The two-and-a-half story house has a three-bay facade with central transom-topped double door and two chimneys (a smaller one on the southern ridge, and a larger on the front roof near the north end). Rectangular stone lintels and sills trim windows and doors; upper windows abut the eaves. Windows on the three bay north facade are placed close to the corners. A polygonal bay with heavy molded cornice was added over the south lower front window in the mid-19th century. A one-and-a-half story clapboarded south wing has a cornice window over a shed-roofed porch and second door. The porch has square posts with molded capitals. A rear wood deck of recent construction overlooks a sloping back yard.

Nearly a dozen houses built during the early development of the neighborhood between 1828 and 1870 have Greek Revival features. Clustered most densely along Amity Street, these houses are also found on the western side of South

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Prospect Street south of Amity. Later transitional houses with some Greek Revival features are located on the west side of North Prospect Street near Cowles Lane. The district's Greek Revival houses vary in design and range from a brick, hipped roof example (111 Amity St., MHC #260) and a wood frame, side gabled example (MHC #265), to the most numerous wood frame front gabled type (MHC #s 267, 510, 512). Some front gabled houses with side hall plans have the proportions of Greek Revival houses with only a few of the characteristic embellishments: wide frieze boards, pilastered corners and doors, closed pediments, and sidelights (MHC #s 224, 227, 267, 268). Some houses lost original trim when they were re-sided (Inv. #s 262, 268).

The Solomon Pitkin House (111 Amity St., MHC #260, ca. 1833) built by the president of Amherst's first bank, is the single brick example among the district's Greek Revival houses. A stylish departure from the side gabled symmetry of older houses, this two story house has an updated appearance with a ridge hipped roof, long axis perpendicular to the street, and a three-bay front with side hall plan. Two brick chimneys are placed near sidewalls. Raised brick corner pilasters and frieze bands frame panelled sides; six-over-six windows are trimmed with flush sandstone lintels and slightly projecting sills. Because of a buff-colored wash, brick and stone color cannot be clearly ascertained. Prominent Greek Revival details are a tripartite panelled lintel over the door, 2/3 length sidelights and a hip roofed full front, and a one story porch with four fluted Doric columns. A slender iron rail strung between the columns does not detract from the temple-like appearance of the porch. A two story brick, hip roofed ell and a one story, clapboarded gabled ell extend in the rear.

The district includes two side gabled Greek Revival houses. One is a two story, noncontributing house at 106 Amity Street (MHC #263, ca. 1850) altered with aluminum siding and a front addition. The other is a one-and-one-half story cottage with a central chimney at 125 Amity Street (MHC #265, ca. 1840). The clapboarded house, first occupied by bookbinder Samuel Cutts Carter, has a five-bay facade and a low-pitched roof with gable returns. Below the front frieze are two decorative cornice windows with a geometric muntin pattern. A early 20th century porch with chamfered posts and scrolled brackets, enclosed with multi-pane glazing, covers a central door and transom; stickwork ornaments the gable of the porch. A gabled ell with attached garage extends behind the cottage.

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Among the numerous front gabled Greek Revival houses in the proposed district there are two small, two story, wood frame examples located on the south side of Amity. The house at 146-148 Amity Street (MHC #268, 1834) now including dentists' offices, has a continuous front cornice and low pitched roof. The side hall plan house has two lower front windows and two unranked second floor windows. Some original trim may have been lost when the house was sided with aluminum. A Colonial Revival gabled enclosed porch covers the door. An ell with flush sides and a slightly lower ridge line extends behind the house, and a full length one story addition appends the east side. Next door at 140 Amity Street (MHC #267, ca. 1840) is another small front-gabled house. On the gable is a decorative triangular panel of narrow clapboards and gable returns. A side door and a single window on the first floor face the street under a late 19th century full front porch. Cut porch posts have two scrolled sides, the railing is square-cut, and sunburst carvings fill triangular ends beneath the shed roof. A one story rear ell projects behind the short block of the main house. Wooden steps of recent date lead to another entrance on the second floor.

Three larger front gabled two story wood frame houses on South Prospect Street have Greek Revival features. One of these at 43 South Prospect Street (MHC #516, ca. 1860) is a noncontributing house because of alterations. The others, together with 111 Amity Street (MHC #260) are among the more intact examples in the proposed district. The Salmon Dickinson House (11 S. Prospect St., MHC #510, ca. 1865) with side hall plan has a prominent, low-pitched, front gable with continuous cornice and flushboarded tympanum; a cross gable of the same height on the south side has a similar pediment. A cordoned frieze circles the clapboarded house beneath prominent eaves. On a three-bay front and on the south elevation, windows have bold molded crowns that extend beyond jambs. A portico with square posts, enclosed multi-pane sides and a flat hipped roof covers an inset door framed with panelling and panelled pilasters beneath a two-light transom. The house has a granite foundation. Multiple additions on the rear include a south side sunroom that appears from vertical muntins in upper sash to be from the early 20th century, two ells with two or three stories that gain a full basement story from the slope of the rear lot, and a group of sheds.

The second of the larger front gabled houses on South Prospect Street, the Joseph Colton - Mrs. Harriet Mack House (19 S. Prospect St., MHC #512, 1865) has a side hall plan, three-bay front and continuous cornice; a gable attic window has a molded crown, while lower six-over-six windows on the

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synthetically sided house have lost their crowns. The front door is surrounded by a Greek Revival style grooved frame with panelled corner blocks and 2/3 length sidelights; vertical as well as horizontal muntins divide sidelights into small rectangular panes. A hip roofed full porch supported by square posts with small pedestals and capital moldings is bordered by a simple square cut railing. A small rectangular bay and an ell with lower ridgeline have three stories because of the rear lot's slope; double open porches line the south side of the ell.

The Elizabeth Hannum House at 96 Amity Street (MHC #262, ca. 1870) on the corner of South Prospect Street, the home of American Legion Post 148, is an altered Greek Revival house with an Italianate front gable window. The two story, wood frame, front gabled house with three-bay front and side hall plan lost some of the original trim when it was sided with aluminum. Lower front and east windows were also replaced. The house has a continuous front cornice and a portico with Doric columns and a simple rail. Vertical siding by the door indicates an area where a frame and sidelights were formerly located. An ell with flush sides and a lower ridgeline lengthens the house; an east hip roofed porch with Doric columns spans the junction between the sections, covering side doors into the main block and ell. A two story bay with narrow windows appends the east side of the ell. A cannon and flagpole are prominently displayed in the front yard.

On North Prospect Street, the Mrs. Williams House (58 N. Prospect St., MHC #224, ca. 1870) is a two story, wood frame, front gabled house with some Greek Revival features. The front gable of the three-bay side hall plan house is unadorned, but flat pilasters with molded capitals and full length five-paned sidelights frame the door. Front lower windows are elongated in Greek Revival style; sash has been replaced. Some trim may have been covered or removed when the house was synthetically sided. Over the door and lower windows, a full width hip roofed porch is supported with square chamfered posts with molded capitals; a cut railing skirts the porch. There is a single two-over-two attic window in the front gable. On the north side is a one story rectangular bay.

Also on the west side of North Prospect Street near the intersection of Cowles Lane, three transitional two story, wood frame houses have both Greek Revival and Italianate features (MHC #s 223, 227, 226). Italianate ornaments such as round-headed windows, scrolled cornice brackets, more elaborate window and door crowns, and polygonal bays have been applied to front gabled, side hall

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plan houses with the proportions of Greek Revival houses. Chamfered porch posts with elaborate crowns and pedestals have replaced classical columns.

The house at 44 North Prospect Street (MHC #227, ca. 1870) is stylistically a transitional house with simple Greek Revival and Italianate ornamentation. The front gabled, two story house has a three-bay front with a side hall plan. On the clapboarded house are Greek Revival style friezes, a half-round gable fanlight, and a pilastered door frame. The double hung two-over-two windows, small brackets on the door's cornice and chamfered porch posts with molded, flaring capitals under a full width, hipped porch roof are Italianate features. The door is double-leafed. Appended to the house are a north cross gabled bay, and rear one story addition.

The J. B. Ward House (62 N. Prospect St., MHC #223, ca. 1860) is another two story, three-bay front gabled house with side hall plan and features of both Italianate and Greek Revival styles. The door frame with broad pilasters, five-paned sidelights and bracketed cornice exhibits the blend of styles of this transitional house. The clapboarded house has a granite foundation. Lower front nine-over-nine windows are elongated in Greek Revival fashion. Italianate brackets embellish the roofline cornice. A spindled porch railing and turned porch posts with scrolled brackets under a hipped roof appear to be Queen Anne additions.

The C. Deuel House (52 N. Prospect St., MHC #226, ca. 1870) built by a druggist, is a more elaborate wood frame two story, front gabled, side hall plan house with Greek Revival and Italianate features. A low-pitched pediment over the three bay front is flushboard. A cordoned frieze circles the house beneath prominent eaves. An inset door is framed with Greek Revival style sidelights, pilasters, and a double dentilled cornice; Italianate brackets, supporting a flat roofed porch with turned posts on panelled pedestals, are superimposed on the pilasters; and panes of the sidelights are filled with tinted glass. The porch railing is made of heavy turned balusters. A south side porch, adjoining the front bay and a cross gabled bay also projects from the north side of the house. Small brackets are positioned at the corners of molded window crowns. Front porch steps and walkway are granite; a cobbled retaining wall borders a driveway leading to a rear carriage house.

Though the Gothic Revival style was popular during some of the same years that Greek Revival houses were being built, houses with Gothic features were not common in Amherst, and only two houses in the district were noticeably

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influenced by the style. The Tempe Linnell House (155 Amity St., MHC #270, ca. 1842) built by a mariner's widow who moved to Amherst from Orleans, is an unusual side gabled example, a cottage with a five bay symmetrical front and a doorway with lancet crown. In its symmetry and proportions, the house is traditional; the low roof pitch is more characteristic of Greek Revival than of Gothic Revival houses. The door is also topped by a traditional multi-light transom, but panes are small and elongated vertically. The lancet door crown, the single Gothic feature is unusual. Within a molded frame, wooden circular designs mimic the tracery of a Gothic window. The house has two modern dormers and a north wing including a garage. The front faces the east sideyard where for many years there was a right-of-way that might have become another north-south street. A second house with Gothic features (32 N. Prospect St., MHC #229, ca. 1875) is described later.

Italianate houses in the proposed district occupy the northern and southern sections of Prospect Street peripheral to the central area near Amity where Greek Revival houses are most numerous. Houses with Italianate features are all wood frame buildings but vary in plan; there are front gabled, side gabled, hipped square shaped houses, and an L-shaped house with hipped roof. These houses, built between 1860 and 1880 are all of substantial size. While many are synthetically sided, a good deal of the period detail has survived. Seven of the houses from this period on North Prospect Street have carriage houses remaining and most appear to have been built at the time of the house's construction (MHC #s 215, 220, 221, 225, 226, 227, 228).

Two front gabled houses with Italianate features on the northern end of North Prospect Street (MHC #s 215, 218) are taller than Greek Revival houses and only hint at the preceding style in their side hall plan and closed front gables. A house on the corner of South Prospect and Gaylord Streets (37 S. Prospect St., MHC #515, ca. 1870) is also of this type, but is noncontributing because of extensive alterations (Photograph #3). The Barrett House (90 N. Prospect, MHC #215, ca. 1870) (Photograph #6), is a two story, front gabled, wood frame house with side hall plan and three ranked front. A three-part transom spans a door and sidelights in Greek Revival manner, but Italianate pilasters with wide flaring molded tops provide the outer frame for the doorway. Also Italianate in style is a round headed gable window in a molded frame and a cornice with single scalloped brackets spaced along a wide frieze. Chamfered square posts with flaring molded capitals support a full front, hip roofed porch bordered with a cut railing. The porch continues along the south side to a cross gabled bay; a small square stained glass

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window faces south above the roof. A second porch and entrance are located on the south side of a rear ell.

Also taller in its proportions is the Thomas Young House (82 North Prospect Street, MHC #218, ca. 1870) (Photograph #6), a two story, wood frame, L-shaped, cross gabled house with a prominent front gabled bay and some Italianate features. The house has a side hall plan, but instead of the more common three-bay facade it has a polygonal bay with narrow windows next to the door on the first floor. An asymmetrical pair of narrow windows and a single wider window are located on the second floor. The door and sidelights beneath a gabled portico have segmental arched tops. Bracketed square posts support the portico roof; trellised sides appear to be 20th century additions. In the low pitched gable with continuous cornice is a single arched window. Cornice brackets may have been removed when the house was sided with aluminum, but windows retain flared molded crowns. A three bay south wing includes a second door and full porch. A two story polygonal bay and a one story rectangular bay are appended to the south wall of the front bay. The birds' eye view of Amherst in 1886 shows a continuous verandah on the house extending along the south and east sides.

The Field House (55 S. Prospect St., MHC #518, ca. 1850) is another front gabled house with three bay front and side hall plan; but with little surviving trim, this is one of the least intact of the Italianate houses. A round headed attic gable window and fairly simple molded crowns on lower two-over-two windows survive on the synthetically sided house. A 1/2 front porch with gable over the entrance wraps around the south side; paired square posts support the roof, and a cut railing with bowed profile edges the porch. Eaves on the moderately pitched roof are wide. A two-part ell with flush sides extends the house and gains a cellar story from the lot's slope. The first one-and-one-half story section includes two north facing shed dormers and a south facing sun porch; the second one story section includes a vertically sided shed or garage.

A more elaborate side gabled, two story Italianate house, the Rufus W. Stratton House (94 N. Prospect St., MHC #214, ca. 1865) has a low pitched central front gable and three bay symmetrical front. Paired scalloped brackets ornament broad eaves along a wide trim band on the tall synthetically sided house. Beneath the front gable, a bracketed hood crowns a round headed two-over-two window. A central door in a segmentally arched molded frame is under a bracketed portico with deck-hip-roof. Chamfered square portico posts have molded capitals and are clustered on pedestals connected by a rail with

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lozenge-shaped cutouts. Paired elongated windows in single frames without crowns flank the central bay on first and second floors. The house has granite foundations. Wooden south side exterior stairs and a rear addition are of recent construction.

The F. Gallond House (49 S. Prospect St., MHC #517, ca. 1873) is another Italianate house with two stories and a central front gable, but this house has a ridge hipped roof. A round headed, six-over-six attic window in the front gable tops a symmetrical three bay front. Cornice trim has not survived, but there are molded window crowns with flaring corners on lower windows. The house is sided with asphalt shingles. Over the central door is a hip roofed porch with a decoratively scored central gable, frieze with circular cutouts, and square posts with scalloped brackets. The solid battered rail is a 20th century addition. On the north side, an added exterior chimney extends through the wide eaves of a metal roof. Rear additions are extensive and gain a cellar story because of the lot's rear slope; on the south, rear additions containing a sunroom are flush with the house, while on the north a two story addition with appended one story front extends into the north sideyard.

Two of the proposed district's Italianate houses are square houses with low pitched hip roofs, three bay fronts, and elaborate porches. The Rufus W. Stratton - Mrs. Swift House (57 N. Prospect St., MHC #225, ca. 1865) is a tall, two story, wood frame house with side hall plan and much intact ornamentation. Beneath the hipped roof with wide eaves is an elaborate trim band with periodic horizontal cornice windows, diamond-shaped molded ornaments, and arched brackets. On the full front porch are smaller scale brackets and circle and diamond patterned cornice ornaments; a spindle rail connects chamfered posts with molded capitals. Bold flared moldings and wide friezes crown two-over-two windows and the door. The house has a granite foundation and synthetic siding. An ell with second floor cornice windows includes a south facing porch and second door.

Another tall square, hip roofed house with a three bay facade, the H. Holland House (74 N. Prospect St., MHC #220, ca. 1865) has a center hall plan. The wood frame house more deeply set on its lot than other houses on North Prospect Street, has an elaborate cornice punctuated by paired heavy brackets and rectangular beaded ornaments beneath wide eaves. A central door is framed with wide sidelights and a transom and placed under a deep portico with hipped roof, brackets, cutout balustrade, and chamfered, grooved square posts with

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bosses and molded capitals. The fine-cut railing was probably a later addition. On the sides, symmetrical one story bays with bracketed cornices contain windows inset in rounded panels between pilasters. A small rectangular appendage on the front roof containing two windows may be a modified former cupola. The house has a granite foundation. Behind the house are an ell with south-facing porch and a Stick Style carriage house.

At 71 North Prospect Street (MHC #221, ca. 1880) is an L-shaped Italianate house with intersecting hipped roofs. The double front door of the two story, wood frame house is located under a verandah at the intersection of a projecting front bay and a bay with axis paralleling the street. Roof ornaments were probably lost when the house was sided with aluminum. A polygonal one story bay appends the projecting front bay. A front verandah with polygonal finial-topped corner is an addition made after 1902, but there was an original south facing verandah. Triangular pierced scalloped brackets and chamfered posts with molded capitals decorate both elevations of the verandah.

Two Second Empire houses in the proposed district are located on the east side of Prospect Street. One of these houses with a characteristic mansard roof is an asymmetric cottage (MHC #222) the other is a two-and-one-half story symmetrical house (MHC #513). A third house with a mansard roof (MHC #229) has small Second Empire style dormers, but Gothic features are more prominent. The houses all appear to have been built in the 1870s. The J.J. Young House (63 N. Prospect St., MHC #222, ca. 1875) the home of an Amherst furniture dealer, is a story-and-a-half Second Empire wood frame cottage with front and rear bays appended to a central segment with long axis parallel to the street. Dormers containing two-over-two windows under bracketed shed roofs punctuate the slightly S-curved mansard roofs. A full width front porch has some Queen Anne components: a low pitched pediment, turned heavy posts and a cut rail and frieze. Along the porch roof are paired brackets. Scrolled spandrel brackets with trefoil cutouts append front porch posts and the posts of a small south portico. The portico over a side door has no frieze and appears to have original posts and rail; here slender chamfered posts with molded capitals support a pierced railing with diagonal cutout patterns. Brackets under the eaves of the mansard roof have been removed, perhaps when the house was synthetically sided.

An imposing two-and-a-half story French Second Empire house at 24 South Prospect Street (MHC #513, ca. 1875) a house moved to this location in the

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1920s from an unknown prior location, has a symmetrical three bay front and full height side bays. Between the molded edges of the slate mansard roof are regularly spaced gabled dormers ranked with lower windows; dormer windows are pointed, and heavy molded cornices along the steep pitched gables are supported with scrolled brackets parallel to the face of the dormers. Beneath the eaves are heavy single triangular brackets along a cordoned trim band. A deep portico over the double central door has square chamfered posts with flaring molded capitals and a flat hipped roof; heavy triangular brackets with trefoil cutouts and a solid rail with quatrefoil ornaments in circular panels are, with the pointed dormers, Gothic embellishments. Two-over-two front room windows on the first floor are elongated and have molded crowns. Windows in side bays are narrow. A hipped, bracketed hood covers a central upper door over the portico. Some of the pointed dormer windows have been replaced with rectangular windows.

The house built by photographer J. L. Lovell (32 N. Prospect St., MHC #229, ca. 1875) is a two story clapboarded house with a mansard roof and series of steep pitched, Gothic style, through-cornice gabled dormers on front and side elevations. Eaves are deep, supported at gable corners with concave-curved brackets. Above the three front dormers are stylish, small rounded attic lights in Second Empire frames: the central semi-circular light is in an eyebrow shaped frame, and circular side lights are in scalloped frames topped with finials. On side elevations there are small paired gabled dormers at attic level. Dormer windows and a pair of narrow windows in the central front dormer are set in pointed frames. A full front porch with mansard roof covers a central door and half-length sidelights. Paired chamfered porch posts support a simple railing and a wide beaded frieze with paired brackets. Hipped one story rectangular bays append the sides of the house, and an ell with narrow through-cornice dormers extends on the rear. Decorative chimneys placed on the sides of the roof are pierced by arched openings and have flaring tops.

Another unusual house, the cottage with double through-cornice side dormers at 120 Amity Street (MHC #264, 1836, remodeled late 19th c.) is sided with striking angled and fanned clapboarding in panels divided by horizontal and vertical stickwork. Wheel brackets beneath a hip roofed door hood are a type sometimes found on Stick Style houses. A low pitched front gable probably reflects the presence of a Greek Revival house beneath the late 19th century facade. Pointed window crowns are of a kind found on Greek Revival and later houses. A front oriel-like bay on the second floor and deep eaves are Gothic

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features. A picture window next to the side entrance is a post-1940 alteration.

A dozen houses with Queen Anne features built in the last decades of the 19th century and early 20th century are most densely clustered in three areas in the proposed district: Gaylord Street, the north end of North Prospect Street on the east side, and the south end of North Prospect Street on the west side. Queen Anne style houses in this group are all of wood frame construction with two or two-and-one-half stories, and exhibit varying amounts of characteristic embellishment: decoratively cut shingles, lacy spandrels and spindlework on porches, decorative windows with stained glass or small bordering panes, towers, and cutaway or overhanging bays. The district's Queen Anne houses vary widely in plan and include a simple front gable vernacular example (MHC #282) numerous cross gabled houses (MHC #s 511, 280, 283, 281, 279, 217, 216, 228) a gable on hip roofed example (MHC #230) a side gambrel with tower (MHC #231) and a side gabled example (MHC #219).

The simplest of the Queen Anne houses in plan is a front gabled house at 24 Gaylord Street (MHC #282, ca. 1900) that stands on the foundation of the first electric plant in Amherst, a building later remodeled as a duplex. The house formerly had two front doors, both leading into a divided sidehall. Traditional in plan with its front gable, three ranked front, and sidehall, the house is embellished with Queen Anne decorative features: two kinds of wall treatment, an upper shingled (now synthetic-sided) story and lower clapboarded story, a door with window bordered with stained glass panes, and a slot-shaped stairway window, also stained glass and bordered with small panes. The house is broader than most earlier front gabled houses with room for a pair of third floor windows in the front gable. A partial front porch with flushboarded gable has chamfered posts, scrolled brackets, and a cut railing. An ell, flush on the west, extends into the east sideyard with double porches; the lower enclosed porch has casement windows, and the upper open porch has chamfered posts. Two-over-two windows remain intact.

A large two-and-one-half story front gabled house at 12 South Prospect Street (MHC #511, ca. 1890) is elaborated with two slightly projecting cross gables that give the house a cruciform shape. With two front doors under a side porch, the house appears to have been designed as a duplex or apartment building; long and broad, the house provides ample residential space on its small lot adjacent to the downtown. Queen Anne style cut shingles ornament gables above corner bracketed eaves. The roof is slate. Lower walls with

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asymmetrically placed windows are synthetically sided. Paired chamfered and grooved posts with simple brackets support the porch, also with a shingled gable. Brackets are pierced with circular cutouts, and the rail and frieze have a bowed profile. On the south side, the broad projecting bay has cutaway corners; behind it a two story open porch has posts and brackets like those on the front as well as replaced posts.

On Gaylord Street two cross gabled houses have prominent front gables and shingle cross gables extending into sideyards. The Mary Miller House (28 Gaylord St., MHC #280, ca. 1880) is a two story clapboarded house with horizontal stick banding and fairly steep roofs with wide eaves. The front gable includes three bays with a side hall entrance under a hip roofed porch; the porch is supported with chamfered posts and scrolled brackets and has a cut railing. Windows are two-over-two. A second door on the wing is centered between two windows; on the second floor is a single window. A one story ell extends in the rear. A wooden stairway of recent date has been added to the east side.

The Anthony B. Culver House at 17 Gaylord Street (MHC #283, ca. 1900) is a more elaborate cross gabled example. Cut shingles and small windows ornament steep pitched gables and a shed roofed two story rectangular bay appended to the gabled front has a cut shingle skirt above first floor windows. Stick Style cornice bands of ornamental vertical flushboarding circle the house below prominent eaves, and a horizontal Stick beltcourse with continuous flushboarded cornice band includes asymmetric windows. The house retains many of its two-over-two windows. A hip roofed enclosed porch in the corner between front and side bays is of later date.

Also on Gaylord Street are two Queen Anne cross gabled houses with more complex plans. Both have two story, cutaway bays beneath decorated front gables. The Edwin W. Clark House at 27 Gaylord Street (MHC #281, ca. 1890) is a two story house with highest roof ridge parallel to the street. A shingled second story flares slightly over a belt course and first floor clapboarding. The door, on a small porch beside the front bay, enters an east projecting bay; turned posts without brackets support the porch's hip roof; a railing with bowed profile and a frieze are constructed of cut elements. Shingled gables contain replaced windows. Extensive recent remodeling has altered the east side and back of the house: a new side deck and shed roofed additions include new entrances, windows, and solar panels; however, the property retains sufficient integrity to contribute to the district.

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The Paul Phillips House at 33 Gaylord Street (MHC #279, ca. 1890) (Photograph #1), is a Queen Anne cross gabled house with highest roof ridge perpendicular to the street; a prominent front gable over a cutaway bay and a gable headed hip roof face the street; a cross gable extends eastward. Except for decoratively cut shingles in gables, the house is sided with aluminum. A typical Queen Anne window framed with multiple small panes ornaments the front gable and a beaded frieze borders the eaves. The door is located beside the front cutaway bay under a partial, front, hip roofed porch with curved margin that extends around the southeast corner; turned posts support scrolled brackets and a simple cut railing. An ell with lower gabled-roof extends in the rear. Skylights have been added on the west facing roof.

Two cross gabled Queen Anne houses on the east side of North Prospect Street have broader front gables with asymmetric fenestration. The John Ostrander House at 83 North Prospect Street (MHC #217, ca. 1880) built by contractor John Towne, is a two story, wood frame Queen Anne house with a prominent front gable on which the door is placed slightly off-center and on which paired or single windows are arranged. A wooden sunburst design decorates the gable of a full, front, hip roofed porch with thick, turned posts and scrolled brackets. A pair of larger brackets frame the porch entrance; a cut railing skirts the porch. A strip of roof above second floor windows encloses the front gable with paired windows. A projecting north cross gabled bay on the synthetically sided house includes narrow front-facing windows. A south cross gabled bay is cut away on the first floor, revealing a section of exterior brick chimney.

Another cross gabled house with broad front gable at 38 North Prospect Street (MHC #228, ca. 1889) first occupied by Edwin Marsh and family, is a Shingle Style variant of the Queen Anne type. The two-and-one-half story house has a clapboarded first story and a shingled second story. Shingled gables flare along lower margins; curving portions of the walls, such as hoods over windows or braces below overhanging bays, are sheathed with shingles. Sawtooth-cut and curvilinear rows of shingles decorate gables and edges. Decorative multi-paned windows and transoms and a wooden fan ornament on the front gable are revivals of Colonial forms, while a stained glass window, decoratively grooved and bracketed wooden porch posts, and a bowed cut railing are features often found on Queen Anne houses. On the front gable a side door beneath a gable portico is adjacent to a large window with multi-paned transom beneath three upper windows. Beneath overhanging cross gables are a north two story, polygonal bay and a south bay overhanging the first floor. Decorative south

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windows light a stairwell. On the rear is a one story gabled ell with screened porch.

Though gables appended to hipped roofs are common configurations among Queen Anne houses elsewhere, only one representative of this type appears among the houses in the proposed district. The Mary Robison House at 24 North Prospect Street (MHC #230, ca. 1880) has a hipped slate roof, ridge parallel to the street, with attached front and south gabled bays. As on the house at 17 Gaylord Street (MHC #283) a vertical flushboarded cornice band circles below the eaves, and horizontal stickwork articulates clapboarded walls at the level of window lintels and sills. This house has decorative quarter round windows in flushboarded gables and brackets with bulls eyes at the gable corners. Upper sash have a typical Queen Anne pattern of bordering small panes. A triangular window in a north gabled dormer has multiple small panes. Paired lower windows in the front bay are under a pent roof. Beside the front bay the door is located in a hip roofed enclosed porch with Colonial Revival fanlight transoms. A one story ell has a hipped roof.

The only one of the district's Queen Anne houses with a gambrel roof and tower, the Charles F. Morehouse House at 18 North Prospect (MHC #231, 1892), is a tall two-and-one-half story wood frame clapboarded house. A polygonal tower with three tiers of windows occupies half of the front, protruding from the front planes of a flaring side gambrel roof. The door is located beside the tower beneath a hipped partial front porch (once continuous across the front) with Doric columns and a simple cut railing. Other classical or Colonial Revival elements are modillions and dentils on the tower and long overhanging gambrels on side elevations, dentilled front cornices, fluted corner pilasters, and stylized fanlight ornaments in gambrels at attic level. Window crowns are molded, and third floor windows in the tower and in gambrels have picket patterned muntins in upper sash. A rounded two story bay on the south side is positioned beneath an overhanging gambrel next to a door under a shed roofed porch. Rear additions include a one story bay with deck.

The last of the houses with Queen Anne features, 77-79 North Prospect Street (MHC #219, ca. 1890) is a two story wood frame house designed as a duplex with side gabled roof and symmetrical front. A hip roofed porch above two centrally placed doors extends across the front; a low pitched pediment over the porch entrances is filled with decorative cut shingles; turned posts and simple two-lobed brackets support the roof. Three front dormers, two hipped and one gabled, each contain two windows. Windows in central front bays are

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single, flanked by paired upper and lower windows on the sides of the house. Deep eaves and a cornice are continuous across gabled ends above two story polygonal bays with hipped roofs. The house has synthetic gable shingles and painted lower shingles of undetermined composition.

Three shingled buildings in Craftsman style are located in the proposed district: the Hope Community Church on Gaylord Street and two houses on interior lots. The door of the beamy front-gabled church (20 Gaylord St., MHC #284, 1912) (Photograph #2), is located in a square tower on the side of the front. Craftsman details are the many small lights in the upper sash, clustered windows, square piers in the tower's open belfry beneath a pyramidal flaring roof, and small rounded rafter ends beneath the belfry. The double, round-topped door set in a gabled bay on the base of the tower is flanked with Doric columns. A round stained glass window and four clustered twelve-over-two windows in the front gable light the sanctuary; beneath flush side gables in side walls, triple windows have a central transom. A brick cellar story with door and clustered twelve-over-two windows is exposed on the west side where the lot slopes downhill.

The second Craftsman building is a small one-and-one-half story shingled bungalow with side gabled roof (117 Amity St., ca. 1930) first occupied by Andrew S. Thompson. The asymmetric house has a low sloping and flaring roof covering a front room with clustered windows and a door; beside the larger block is a smaller shed roofed bay. Many of the windows on the lower floor are casements. A shed dormer behind a small deck cut into the front roof includes two windows and double, west, one story bays each include two west facing windows and angled single side windows. A garage wing on the east, added later, has a lower roof.

A third Craftsman building (96 N. Prospect St.) is located behind the Stratton House (94 N. Prospect St., MHC #214). This shingled, side gabled, one-and-a-half story building with shed dormer and front gable was built as a sanatorium about 1930 by Dr. Mary Sanderson.

Two Colonial Revival buildings on Amity Street contrast with each other in scale and ornamentation. The cottage at 130 Amity Street (MHC #266, ca. 1830, remodeled 1920s) dating from the early development of the street, was extensively remodeled in Dutch Colonial style in the 1920s. Originally a Greek Revival side hall cottage, the present long, linear clapboarded house was enlarged with a gambrel roof and side shed dormers that span the front

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block and ell. Next to the side-placed front door are two, two-over-two lower windows and on the second floor are three clustered windows. Some side windows have vertical muntins in upper sash. A small portico has Victorian square posts with flaring molded capitals, and a west side, lower porch on the ell has turned posts. Wooden exterior steps added in recent years to the west side lead to an upper level door.

A large and elaborate Colonial Revival house built by the Marsh family but sold after construction to an Amherst College fraternity, the Phi Kappa Psi House (151 Amity St., MHC #269, ca. 1895), is a two-and-a-half story aluminum sided, hip roofed house; now used as a funeral home. The slate roofed house faces an east sideyard and drive on an interior lot. A prominent flat roofed portico with one-and-a-half story Ionic columns and cornice with dentils and modillions is centrally placed over an off-center door and stained glass entrance window. Flanking tripartite, second floor and singly-spaced first floor twelve-over-one windows are symmetrically placed, as are triple, hip roofed, shingled front dormers. Roofs flare at eavelines above a dentilled molded cornice, and finials mark the peaks of dormers and the ridge hipped roof. A hip roofed open porch with Doric columns spans the south side at first floor level; a smaller north side porch has flaring square posts. Wooden stairs of recent date lead to a north side entrance.

Two apartment buildings in the district have undergone numerous facade changes and remodelings. The building formerly called the Prospect House, the Perry Hotel, and later The Drake (85 Amity St., MHC #261, ca. 1850, enlarged ca. 1912), located on the corner of Amity and North Prospect Streets, is now a stuccoed, four story building with metal cornice; it was originally a two story, front gabled building with a centered front door and Greek Revival details. A later 19th century verandah with panelled posts on pedestals and lacy spandrel brackets extended across the front and west sides; a remnant of the porch supports remains in a corner on the front facade. Two stories and the cornice were added in 1912, and a rounded west corner and mansard roof on the present Doric-columned porch survive from that remodeling. The building retains the central door, sidelights, and fanlight (now blocked) from the original Greek Revival building. Third and fourth floor windows are differently arranged than lower windows, and some are clustered. The building has a long axis parallel to North Prospect Street and an ell that extends west of the front block. The west side porch is now enclosed. Because of the extensive alterations to the building, it is considered noncontributing.

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Another apartment building, Griggs Apartments, is located on an interior lot on the south side of Amity Street (124 Amity St., ca. 1925). Formerly a furniture store, the three story building is sided with aluminum, and has a stepped, parapeted false front concealing a low pitched, front gabled roof. The cornice of the parapet is molded. The building has two front doors and an asymmetric window arrangement on the north side, and several east side entrances. Casement windows are centrally located on upper floors on the front, flanked by single windows; most windows are 6/6. The building's long axis is north-south, and two story ells with additional entrances further extend the building. Small parking lots surround the building.

Conclusion

The layout and architecture of the Prospect-Gaylord area reflect the development of an in-town neighborhood through several phases, initiated in the early 19th century. The proximity of the neighborhood to the central business district resulted in the conversion of many buildings for multi-family residences and some for commercial use in the 20th century.

The number of buildings in the Prospect-Gaylord district has remained relatively stable. One house has been moved into the district (24-26 South Prospect Street) and approximately a dozen houses have been taken down since the area began developing in the 1820s. The more notable among them was the Amherst Academy across from the Strong House on Amity Street (now a parking lot which is outside the district); the Dr. Sellen House which was near the corner of South Prospect and Sellen Streets; the David Parsons' house which was on the south east corner of South Prospect and Amity Streets (parking lot outside the district); the Warren S. Howland Octagon House of 1855 which was on North Prospect Street and a large Second Empire house on east side of South Prospect Street. Two small speculatively built houses on North Prospect Street next to 32 North Prospect Street are gone; as are several small houses on the east side of South Prospect Street which were torn down after 1940 in the Center expansion.

Although a large number of properties within the district have experienced the application of synthetic siding (asphalt, aluminum, and vinyl), in many instances that has been the only alteration, and therefore, many retain sufficient integrity to be considered contributing.

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MassachusettsSection number 7 Page 19Archaeological 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 the district's locational criteria (slope, drainage, distance to water) are not particularly favorable for prehistoric settlement.

A high potential exists for significant historic archaeological remains within the district. Structural remains from numerous buildings spanning most of the 19th and early 20th centuries are likely common throughout the district. The Seth Nims House ca. 1790 is the only known house in the district from the 18th century. Structural remains from the residence of Warren S. Howland ca. 1855 many survive near the corner of Cowles Lane and North Prospect Street. In 1879 this house, known as the octagon, became the first Kindergarten in the area. Similar remains many also survive for a pair of small houses ca. 1860s-1870s no longer extant in the lot to the north of 32 Prospect Street and the 1860s Parson's House on the southeast corner of Amity and South Prospect Street. Structural remains of a large 19th century mansard building may exist between 12 and 24 South Prospect Street and from the J.S. Adams House at 12 Prospect Street. A later 1805 house was built at that location. Other potential structural remains within the district include the Amherst Academy building at the southwest corner of Amity and Pleasant Street that burned in 1924, and a summer home known as "Rosemary Cottage" located in a barn behind the house at 125 and 111 Amity Street which was moved by 1930. On Spring Street a number of homes were rearranged in the early 20th century leaving possible structural remains from that period. Occupational related features (trash pits, privies, wells) may also survive with several existing 18th through 19th century residences in the district. These features may be more common and contain more research value in cases where older houses are present, particularly in the Prospect, North Prospect and Amity Street locales.

(end)

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

EDUCATION

SOCIAL HISTORY

Period of Significance

ca. 1790-1940

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Howland, Warren S.

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

- X State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

Massachusetts Historical Commission

10. Geographical Data

Acreeage of Property 18.6 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	18	703900	4694660
Zone	Easting	Northing	
2	18	703910	4694620

3	18	704010	4694620
Zone	Easting	Northing	
4	18	704020	4694460

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

Bonnie Parsons, Senior Planner, with Greg Farmer, Lynda Faye and Margaret Hepler,
name/title Pioneer Valley Planning Commission, with Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission date December 1992

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

city or town Boston state MA zip code 02116

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional items

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

Property Owner

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

name Various

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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

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MassachusettsSection number 8 Page 1**8. STATEMENT OF SIGNIFICANCE**

The Prospect-Gaylord Street area represents a distinct residential neighborhood that meets National Register criteria A and C at the local level. The district also meets National Register criteria consideration A for religious properties. It is significant for the broad range of architectural styles from the Federal through the Colonial Revival and Bungalow styles, as well as for the consistently high quality of the buildings. The district is also significant for its association with the field of education in Amherst via the many educators who lived in the district and taught at the Amherst Academy, Amherst Female Seminary, and Massachusetts Agricultural College or in private schools in their homes. The district's period of significance is from 1790, the date of the earliest house, to 1940 when residential development levelled off. The houses and related structures retain integrity of location, design, setting, materials, workmanship, feeling, and association.

Residents of the district that developed on Prospect and Amity Streets in the early 19th century were active in creating the businesses and educational institutions that made Amherst Center distinctly different from the villages in North, East and South Amherst. Situated on a hilltop away from water power and alluvial soil, the Center with its pastoral vistas became an outpost of piety and intellectual endeavor, while mills and agricultural activity supported nodes of development in other parts of town. The village also became a market center during a period when there was an increasing reliance on the purchase and trade of ready made, rather than on household produced goods. Street names such as Amity, Prospect and Pleasant expressed the conservative idealism of the center's business and professional leaders.

The area that developed into the Amity-Prospect neighborhood, near the first meetinghouse and west of the junction of a primary division road and the road to Hadley, was sparsely populated with farmer-professionals at the time of the Revolution and Tory in sentiment. The Amherst Academy (1814) was built in the district. The Charitable Institution or College (1821) was endowed with profits from the sale of district lots during the 1820s. Residents who occupied lots clustered along Amity and South Prospect Streets after the founding of the Academy, the College, and early businesses were generally artisans, women who boarded students, ministers, and shopkeepers. Later in the 19th century store owners, professors, widows, and retired ministers, as well as numerous private home-based schools (most headed by women) occupied buildings in a fully-developed neighborhood. Around the turn of the 20th

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century, lots on interior positions and on Gaylord Street were developed with houses, a retail store, and a church for black Congregationalists.

Colonial Period (1660-1775)

Before the area that became Amherst was settled by people of English descent, the low uplands east of the Connecticut River were open woodlands burned annually by native residents to facilitate hunting. After their migration from Connecticut in 1661, settlers in Hadley maintained the Outward Commons (Amherst) as summer grazing land for livestock by continued burning. Periodic native attacks from 1675 through 1724 deterred settlement on the eastern land, though a survey and division of the Outward Commons in 1703 distributed parcels of land to Hadley residents. A small proportion of the original proprietors of the long lots, laid out in regular files along wide north-south division roads, actually settled on their plots.

The western division road in the initial survey, named Pleasant Street in the 19th century, was a 40 rod road designated a King's Highway. North of the place where the Hadley road (Amity Street) was later established, a long east-west lot originally drawn by Samuel Church was later settled by Solomon Boltwood, while on the south side of the road a lot drawn by Samuel Barnard was settled by Simeon Clark.

Nehemiah Strong moved to east Hadley (Amherst) in 1741 from Northampton and built a house at 67 Amity Street (NR: 7/5/84, not in district), close to the intersection of the Hadley Road and the western range road. Positioned near the northern boundary of land allowed for the Hadley road, the house was probably built about 1754 when the Court of Sessions voted to make the road a King's Highway, though local tradition maintains the house was built in 1744. Nehemiah's son Simeon (1736-1805) who after attending Yale became one of Amherst's first college-educated residents, opened a law office in a west wing (now repositioned to parallel North Prospect Street) in the 1760s. Simeon's sister Mary married Solomon Boltwood. The Strong House, was deeded to Simeon After Nehemiah's wife Hannah died.

Settlement of these outlying Hadley lands was dispersed from the beginning, in a manner quite different from the clustered village arrangement of the mother town and other Connecticut Valley River towns settled in the 17th century. Farms emphasizing livestock, hay and apple production were scattered along the six mile length of the range roads on sizeable lots; with fewer acres of rich

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bottomland, tillage was less important than on riverside farms, but residents grew Indian corn, rye, peas, barley and wheat. During the pre-Revolutionary years no distinct nodes of settlement formed, though an inn on East Street and mills on the Fort and Mill Rivers had the potential to attract other development. East Hadley residents, though diffused, demonstrated a sense of common identity, or common frustration at having to travel to Hadley to meetings. The settlement was set off as the Third Precinct in 1735, despite resistance from Hadley, became the Amherst district in 1759, and a town in 1775.

The first meetings of the Third Precinct in 1735 established a potential town nucleus when the first meetinghouse (begun 1738) was positioned in the center of the western range road on Moot Hill near the "Hartling Stake." On the southwest corner of the intersection of the Hadley road and western division road, the Hartling Stake, mentioned in many early records, seems to have been a post erected by early residents to designate a community center in accordance with old European tradition. Built near the meetinghouse south of the proposed district were the house of David Parsons, the minister ordained in 1739, and a "west Middle School House" (finished in 1766). An inn was built in 1757 in the vicinity of the Hartling Stake on land owned by David Parsons. Amherst grew quickly after 1760 as more settlers arrived from Hadley, Hatfield, and Northampton; Amherst had 900 residents by 1776.

After the Boston Tea Party aroused local revolutionary sentiment, it became apparent that residents near the meetinghouse were loyalist in persuasion. Simeon Strong hosted meetings of Amherst Tories in his house at 67 Amity St., including neighbors Josiah Chauncey, a lawyer, and physician Seth Coleman. Rev. David Parsons, Harvard-trained and married to Connecticut heiress Eunice Wells, was also a Loyalist, and though the town withheld his salary for some years during the conflict, he continued to preach. Simeon Strong, Dr. Coleman, and Josiah Chauncey, however, lost their positions as district treasurer, district clerk, and Justice of the Peace, and these men with other Tories were forced by the local Committee of Safety to surrender firearms and remain under house arrest.

Federal Period (1775-1830)

After the war divisions persisted between conservative center residents, who had resumed active roles in town affairs, and outlying residents who had been more uniformly patriotic during the Revolution. The rift became clear when

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David Parsons, Jr., whose sentiments were much like his father's, filled the pulpit after the death of the elder Parsons in 1781. Other residents immediately formed a Second Parish and proceeded to build a church in the middle of East Street near the Pelham road. First Parish residents, who strongly resisted the loss of revenue and the split in the parish, countered by rebuilding the meetinghouse on Moot Hill (1788). The two neighborhoods were called "Zion" (center) and "Sodom" (East Street) by those partial to the First Parish. Enmity towards lawyers and officialdom during Shays' Rebellion further divided the parishes. Rev. David Parsons, the younger, resigned in 1819 in an unsuccessful attempt to mend the schism.

The center village continued to be a neighborhood of farmer-professionals in the post war years. In the 1790s Simeon Strong extensively remodelled his house at 67 Amity St., reasserting his social position. Before his death in 1805, Strong conducted legal affairs from the law office in his home, served as Amherst's representative in the General Court and also as a justice on the Supreme Judicial Court of Massachusetts. His sons, also lawyers, became leaders in town affairs, particularly Hezekiah Wright Strong, who operated the first store in the village center, located on the northeast corner of the main intersection. H.W. Strong was influential in rallying support for the founding of the Academy and College.

In 1810 a new resident, Dartmouth-trained physician Dr. Rufus Cowles, bought thirty acres of land north and east of the Strong property from Elijah Boltwood, keeper of the central inn and son of an early settler, Solomon Boltwood. Cowles married Solomon Boltwood's widow, built a house just east of the proposed district, north of the street today called Cowles Lane, and operated a general store nearby on North Pleasant Street. A town moderator and selectman, Cowles was also an active promoter of education in Amherst and became one of the first trustees of the College.

Amherst remained a town of scattered farms until after the turn of the 19th century, when growth accelerated and commercial enterprises, stores and artisans' shops, began to cluster in several distinct village centers throughout the town. East Street was the location of the first post office (1807) an inn and artisan shops. With the Second Parish church, it was as important a center as the West Street and Hadley road intersection until 1820. At a town meeting held in the Second Parish meetinghouse, residents decided to build a road to divert traffic away from the center to East Street. The continuing rivalry of the neighborhoods, now with an economic

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component, was manifest during 1820 in heated clashes between East Street residents, who tried to build Triangle Street, and Center residents, who tried to undo construction as quickly as it proceeded.

The formation of Amherst Academy (1814) however, and the Collegiate Charity Institution (1821), that became Amherst College (1825), led to a denser concentration of residential and commercial development in the Center than was found elsewhere in town. Amherst Academy a three story brick building built in 1814 across Hadley Road from the Strong House was one of the earliest college preparatory schools in the Valley, and quickly attracted many male and female students, half from outside Amherst. A charter for the institution, dedicated to "promoting morality, piety, and religion" with instruction in "learned" languages, arts, and sciences was granted in 1816. Sarah Strong, daughter of Hezekiah Strong, was a teacher in the Academy.

The idea of founding a local college for training "indigent young men of promising talents and hopeful piety" for the ministry grew from the Academy, a movement again strongly supported by members of the First Parish. Noah Webster, who had come to Amherst for a quiet setting while writing his dictionary, was one of many Center residents who actively supported the drive to found a college. Second Parish residents opposed the Collegiate Charity Institution, considering it a self-serving venture of the Center's elite. The General Court, influenced by Amherst opposition and by Harvard College, a universalist-unitarian institution with little sympathy for the trinitarian evangelical point of view of local supporters of the College, was reluctant to grant a charter; one was finally approved in 1825.

During the effort to raise a sufficient endowment for the Collegiate Charity Institution, land west of the Academy was divided into lots. The sale of real estate on the south side of Hadley Road, obtained in 1821 by the Trustees of Amherst Academy for the Charity Fund from David Parsons, Jr. and central innkeeper Elijah Boltwood, promoted the new educational institutions as well as Center development. Between 1824 and 1828 the Fund benefitted from the sale of small lots west of the Academy to a number of artisans: Jacob Edson, a cabinetmaker, David Waite, a shoemaker, Ozro Church and Orin Russell, cabinetmakers, and George Guild, a carpenter. Jacob Edson bought a lot in 1824 at 120 Amity St., that reverted to the Trustees and was resold in 1828 to David Waite with a shop; Waite constructed additional buildings including a house at 106 Amity St., before reselling the property to two single women in his family, Lucinda and Nancy Waite, in 1829. Ozro Church and Oren Russell,

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both cabinetmakers, shared a shop on a one acre lot at 130 Amity St., west of the Edson lot. Since they were owners for only one year, it is unlikely that they built more than one of the small front gabled houses on the south side of Hadley Road. Another cabinetmaker, William F. Bangs, occupied their shop during the early 1830s. The other two small buildings in the row, 140 and 146 Amity St., seem to have been built on the Church and Russell lot during the 1830s. South of the row of lots along Hadley Road, a five acre lot was sold in 1828 to Leander Merrick, a tailor and draper. The lot was bounded on the east by a private road known as Shepherd's Lane. Dr. William Sellen, a physician, bought a lot east of the land next to today's Sellen Street where he built an imposing three story house (not extant). John Leland, acting as Treasurer of Amherst College, sold most of the lots.

Laid out in 1824, Shepherd's Lane, renamed Prospect Street in the 1850s, took its name from Deborah Shepherd's house (ca. 1822) on the south end. The street lay east of the artisans' lots sold by Leland to benefit the College and west of the Academy and a house lot that belonged to David Parsons, Jr. The Parsons House, (no longer extant) called "the Mansion House" in deeds, was not the original parsonage (also no longer extant), which had been located on the west range road near the meetinghouse, but Rev. David Parsons the younger seems to have been living in the Hadley Road house when he died in 1823 shortly after his retirement from the ministry. His wife Harriet continued to live in the house, and his son David Parsons, a clock and watchmaker, sold lots along the east side of the new street. Purchasers were Rufus Graves, an Academy chemistry teacher who was one of the most tireless supporters of the College, Aaron Belden, a farmer from Whately who boarded students, and Jonathan Eastman, a lawyer.

On the north side of Hadley Road and west of the Strong property, Warren S. Howland bought lots from Dr. Rufus Cowles in 1828. Howland was a builder who had come to Amherst in 1821 from Conway and who had assisted in the construction of the College's Johnson Chapel (1826). In 1828 he built the third meetinghouse of the First Parish, a front gabled brick Greek Revival building on the corner of the later Northampton Road and "the west street". In 1828 he sold one of his Hadley Road lots, 125 Amity St., to Samuel Cutts Carter, a bookbinder who came to Amherst as part of the printing firm of Carter and Adams; the printing office was located near the Center. Howland was probably the builder of the Carter House and also a few years later, of the brick houses in the district: the Seth Nims House, 27 S. Prospect St. (ca. 1836), and the Solomon Pitkin House next door to the ca. 1833 Carter House at

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111 Amity St. Simeon Strong, Jr. also divided his property in 1825 selling a lot along Hadley Road that included a recently erected 36' x 44' building.

In 1830 after Amherst had grown for two decades at more than double the rate of other Hampshire County towns, the Center and its adjacent neighborhood to the west were well established. While at the time of the Academy's construction in 1814 there had been just two stores located near the Hartling Stake, standing at that time near the intersection, by 1833 a contiguous row of buildings edged the north side of the Common, and rows of separate buildings lined the east and west sides. Amherst Center was more densely built by that time than village clusters in other parts of Amherst; its post office, stores, workshops and inn served the needs of residents and the considerable population of students attracted by three educational institutions (the Mount Pleasant Classical Institution opened north of the Center in 1827). On the streets west of the business district, a dozen new buildings had been erected by 1833. Most appeared after 1828 when the greatest number of lots were sold on Shepherd's Lane (S. Prospect St.) and Hadley Road (Amity St.). Eight of these district houses built before 1833 all on Amity Street, survive in some form today (MHC #s 269, 263, 264, 265, 266, 267, 268 and 111 Amity St., MHC # 260).

Early Industrial Period (1830-1870)

The character of central Amherst in antebellum years was shaped by the nearby educational institutions and their student population. During the 1830s the Academy, the Amherst Female Seminary (created after women were excluded from Amherst Academy), the Classical Institute, and the College enrolled nearly five hundred students - the largest number in Amherst until after the Civil War when the student population rose again with the founding of the Massachusetts Agricultural College (1863). About one hundred students were boarders in nearby neighborhoods as early as 1827. The largely clerical faculty of the College and professional and business families of Amherst intermingled at receptions, lectures, and literary occasions. An Antivenean Society that promoted abstinence from alcohol, tobacco, and opium, and an Antislavery Society were both organized among college students and faculty in the 1830s, and equivalent organizations, such as the Amherst West Center Total Abstinence Society, were supported by many in the town. Periodic religious revivals also crossed campus boundaries.

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Aside from education, Amherst Center businesses in the antebellum years were sustained by the coming of the straw hat industry, an enterprise depending on women's handiwork rather than on water power. Braiding of palm leaf had been a home industry in the area since the 1820s with local merchants supplying unsplit imported leaf and exchanging goods for braided hats. David Mack ran a ladies hat factory north of the Common on the upper floors of a building he erected about 1840. It replaced a building destroyed by fire in 1838 that had housed the Amherst Female Seminary. Leonard M. Hills built hat-making factories east of the Center on Main Street. The railroad line from Palmer, completed in 1853, terminated near his factories, and for a time a second business district with a bank and hotel were located near the depot. The fourth building for the First Congregational Church, a stone Gothic structure, was built east of the village center in 1868.

The Central business district prospered in mid-century despite the failure of ventures undertaken elsewhere in town: raising mulberry trees and silkworms were a short-term enthusiasm, a profitable carriage-making industry moved to Belchertown and fabric and paper-making mills could not survive competition from towns with more water power and better railroad connections. But central businesses such as the Adams brothers' printing office and bookstore, Seneca Holland's paint and dry goods store, and the Marsh furniture business were long lived, and druggists, grocers, tin and stove dealers and photographers endured under shifting ownerships. Civic pride prompted Amherst Center residents to form the Amherst Ornamental Tree Association in 1857 to plant trees and beautify the Common and walkways. Maps after 1860 show a clearly demarked green circled with trees.

In the neighborhood west of the business district in this period, residents were occupationally linked to center businesses and to nearby educational institutions. Families of professors and businessmen as well as a notable number of households headed by single women lived in the houses built in the early 1830s. After the first burst of development in the 1830s, few houses were built in the neighborhood until after the Civil War. After the war another surge of growth occurred along the newly developed North Prospect Street and on South Prospect, where new houses belonged to families of Center storekeepers and business people. Amity and Prospect Streets were known by the names familiar today by the 1850s though the name "High Street" appears on some deeds for Prospect Street in the 1860s.

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Business families and ministers were numerous in the antebellum neighborhood. On a lot sold by W. S. Howland on the north side of Hadley Road (Amity Street) was the house of Solomon Pitkin (111 Amity St.) a general storekeeper and president of Amherst's first bank, the Sunderland Bank. In the 1840s Prof. Aaron Warner bought the Pitkin House, succeeded by classics Prof. Edward P. Crowell in the late 1850s. Howland had sold a lot next to the Strong House to Gideon Delano, a lawyer, in 1832. Two residents of undetermined occupation succeeded Delano before Myrick. N. Spear, a bookseller and stationer, came in 1859. Spear had earlier bought a small house at 146-148 Amity St., which he purchased from Albin P. Howe, proprietor of the Amherst House hotel.

Seth Nims, a harness maker and saddler who had a shop on Phoenix Row north of the Common, and who later was Postmaster and a founder of the Amherst Savings Bank, lived on Shepherds's Lane (S. Prospect St.) after 1836. Nims appears to be the first owner of the brick house at 27 S. Prospect St., because the former owner of his lot, Leander Merrick, tailor and draper, lived on Amity Street east of the Strong House. Rev. Benjamin F. Clarke lived for a few years next to Nims in a house at 19 S. Prospect St., built about 1840 by Joseph Colton; Harriet Mack, David Mack's widow, lived in the house after 1854.

A remarkable number of single women lived in the neighborhood by 1860. At that time six houses on the south side of Amity Street west of South Prospect Street were all occupied by women as heads of households, and other houses headed by women were located on the north side of Amity and on South Prospect Street. A number of the women were widows, and several supported themselves and their families by keeping student boarders or by doing needlework. A number of the children of widows in the neighborhood attended Amherst Academy and the College. Tempe Seabury Linnell was a widow who moved to Amherst from Orleans in 1839 with six children after her mariner husband died. She bought a lot from Robert Cutler and built a house in 1840 at 155 Amity St., where she supported herself by boarding students; eleven lived with her in 1850. A member of her household was also listed as a braider of straw hats in an account with a local merchant. The Strong House was a student boarding house in the early 1830s run by Mrs. Sarah Ferry; Henry Ward Beecher lived there when a freshman at Amherst College. After 1853 the house was purchased by Mrs. Sarah Emerson, a relative of the Strongs, who ran a school for women. Harriet Mack, at 19 S. Prospect Street, was a daughter of Rev. David Parsons and had been married to Rev. Royal Washburn, minister of the First Church in the late 1820s and early 1830s, before she married David Mack. She kept students and gave needlework lessons to area girls.

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Mrs. Elizabeth Hannum lived in one of the six houses on the south side of Amity Street that by 1860 were all owned and lived in by women. A widow of Gamabiel Hannum, she bought the corner lot on South Prospect and Amity Streets from Lucinda and Nancy Waite in 1857, and built a house during 1858 at 96 Amity St. The Waite sisters, one a widow, were still in residence next door at 106 Amity St., probably built by carpenters Russell and Church, and conveyed to Ferry by her relative Solomon Eastman, a farmer active in the First Parish, in 1836. Her daughter Sarah lived with her, attended Amherst Academy, remained single and won prizes for her needlework; she inherited the house. Ann Ferry boarded students and owned two of the other small houses at 130 and 140 Amity St., also sold to her by her Eastman relatives. She sold them to Hannah Merrick and Julia Cadwell in 1858. Hannah Merrick, widow of Leander Merrick, tailor, moved from a house on Amity Street east of the Strong House. Her husband had been bankrupt and their personal property had been sold at auction after his death. Merrick's eight children included one who was crippled and required much care. Nearly all attended Amherst Academy in spite of difficult circumstances. Hannah's daughter Catharine, who never married, and her crippled son lived with her for many years while she boarded students. Julia Cadwell, a dressmaker who lived in the next house at 140 Amity St., was single until late in her life. A widow named Smith at 146-148 Amity St., sold to Julia Harrington, who sold to a teacher Eliza Hanks.

Women were not only an important presence in the Amity-Prospect neighborhood as heads of households, as students they also attended the Academy and several home-based schools in the district during this period. After Amherst Academy decided not to admit women students in 1824, its enrollment dropped sharply, since male and female students had attended in equal numbers. Within three years the Amherst Female Seminary in David Mack's building had nearly two hundred students, some from as far away as Georgia and Michigan. After the school was destroyed by fire in 1839, administrators of the Academy were persuaded to readmit women, whose numbers again matched those of male students. The developing public school system led to a decline in the Academy's students and in 1868 the Academy closed, leaving an endowment for classical studies in the Amherst high school, and the new brick Amity Street Grammar School (1868) took its place. Within the Prospect-Gaylord neighborhood, however, private home schools for women offered alternatives. The Misses Emerson ran a school for girls in the Strong House, at 67 Amity St. in the 1850s, after Sarah Ferry had left to be a matron at Dana Hall in Wellesley, an institution founded by two of her Amherst nieces. In

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1860, a young ladies' institute was conducted by Rev. George Cooke in the house on the east side of South Prospect Street earlier built by Dr. William F. Sellon (not extant). Miss Brewster ran a school in the Academy building in 1856 before the building became a parish house during the construction of Grace Episcopal Church, and an office for President French of the Massachusetts Agricultural College during that institution's first years.

North Prospect Street began to be developed during the 1850s although the street was indicated on an 1833 map. Gideon Delano bought a lot on Amity Street west of the Strong House from William S. Howland in the 1830s, and together with his law partner Enos Baker, who bought much of Dr. Rufus Cowles' farm, laid out the street. No houses appear on North Prospect on an 1854 map. The first house appears to have been Warren S. Howland's octagon (not extant) his own residence, built in 1855 on the southeast corner of Cowles Lane (then called Maple Street) and North Prospect Street. The Hampshire Express noted in June 1858 that Enos D. Williams was building two houses to rent on "the new street lately opened to the public by Mr. Hallock.... presenting the finest views our town affords." The 1860 map shows two houses near the intersection of Cowles Lane and North Prospect occupied by J. L. Lovell, a photographer, and D. Lord, a carriage trimmer. These houses appear to be 58 and 44 North Prospect Street. Leavitt Hallock, who bought the remainder of Rufus Cowles' farm from Enos Baker, had come to Amherst from Plainfield to educate his two sons. Living in the former Cowles farmhouse on Cowles Lane, he was responsible for developing North Prospect Street, Hallock Street, and McClellan Street. He became an active member of the First Parish, and in the course of much dealing in real estate between 1854 and 1886 gave land to Amherst College and to missionary organizations. Houses stood on many of the lots Hallock sold on North Prospect by 1873; at that time all the west side lots from 32 North Prospect to the north end of the street were filled, as well as two lots on the east side north of Cowles Lane, lots sold by Levi D. Cowles. Running from the north end of North Prospect Street to Pleasant Street, Hallock Street was developed at the same time.

Families of Amherst Center entrepreneurs occupied these North Prospect Street houses built in the late 1860s and early 1870s. J. L. Lovett, a photographer who took over the earlier Shumway business, and who had lived in one of the houses on the street built by Enos Williams, built the fashionable French Second Empire house at 32 North Prospect and a pair of small houses in the next lot to the north (not extant). Lovett was in business in Phoenix Row for

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47 years and was the source of many surviving 19th century photographs of Amherst. Members of the March family, chair and cabinetmakers, furniture dealers, and undertakers on Phoenix Row, lived in two houses on the street in 1873, at 85 Amity St., (the corner of N. Prospect), and at 44 N. Prospect St. C. Deuel, a druggist, lived at 52 North Prospect. Seneca and Henry Holland, a father and son who sold paints, hardware, and later, groceries on Phoenix Row built the Italianate house at 74 North Prospect. Thomas Young and J. Young, brothers who sold furniture, lived in two houses on the north end of the street (82 N. Prospect St. and 63 N. Prospect St.). Barrett, the proprietor of a restaurant and billiards room in the Amherst House lived at 90 North Prospect Street and shoe dealer R. W. Stratton lived first at 57 and then at 94 North Prospect Street.

Besides merchants, other known occupants of these North Prospect Street houses were J. B. Ward, a retired farmer at 62 N. Prospect St., and two women: Mrs. Martha Swift, a widow, lived on the north corner of Cowles Lane at 57 N. Prospect St., and Mrs. Williams, perhaps a relative of Enos Williams who built the house, lived at 58 North Prospect.

After 1860 new houses were also built on South Prospect Street. In this area David Parsons who was a machinist by trade occupied the house on the southeast corner of Amity and South Prospect Street (not extant) that had long been in the Parsons family; he was probably by this date the third generation descended from Amherst's first minister. In 1860 John S. Adams, a printer, bookseller and railroad promoter, built a house (not extant) on South Prospect Street next to David Parsons' house. Salmon White Dickinson, a cabinetmaker and farmer, built the Greek Revival house at 11 South Prospect on a lot purchased in 1860. The house was conservative in design for the 1860s, a time when front columns were removed from the First Church and a stone Gothic church was built to replace it.

Four houses on the west side of South Prospect south of Seth Nims' property were owned by shopkeepers, workers, widows and business people between 1860 and 1873. Three of the four were built during those years; the house where Mrs. Harrington lived in 1873 (43 S. Prospect St.) appears to have been there by the 1850s, when owned by Mrs. Lucy Clapp. Surnames on the south end of the street suggest families of Irish and French Canadian descent lived in the houses built during the 1860s. McClellan Street, a street developed by Leavitt Hallock north of North Prospect Street, was built with the homes of laborers and skilled workers of Irish descent during this same period. A

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widow, Sophia P. Morse, lived south of Nims in 1873 at 37 S. Prospect St. George B. Gallond, a fish dealer on the corner of Amity and Pleasant Streets, lived at 47-49 South Prospect Street with a large family that by 1879 included a clerk, cutter and deputy sheriff. Insurance agent E. G. Field appears to have lived beyond the Gallonds at 85 S. Prospect St., and the family of Michael Garvey, a laborer, in a fifth house (outside of district).

Late Industrial Period (1870-1915)

In the late 19th century central Amherst was the commercial and civic focus of a town enlarged with a second major college and with a thriving hat industry located in large four story factory complexes east of the Center. New rail lines (1887), trolleys (1900), and eventually automobiles more closely linked the town to the surrounding region. A series of devastating fires wracked the rows of commercial buildings along the Common during these years. After an especially destructive fire on Merchants' Row in 1879, contiguous masonry blocks were built to replace west side buildings. After a fire leveled the Palmer block on the east side, the town erected a new brick and stone Town Hall (1889).

The village Improvement Association, successor to the Amherst Ornamental Tree Association, continued to oversee town appearances; influenced by the Olmsted plan for the Common, the group urged townspeople to remove picket fences and plant ornamentals. Grass on the Common was tended and shaded by elms, and tall elms also grew along Amity Street. Sidewalks, first constructed along the business rows in 1876 extended to Amity Street during the 1880s. Street paving began in 1901. In response to fires, emergency water tanks were situated around town, with two on Amity Street in 1874. A more dependable supply was pumped from Pelham after 1879 by the Amherst Water Company. Some neighborhoods used private funds to construct sewers during the 1880s, including Amity and North Prospect Streets. The Amherst Gas Co. brought gas lines to many parts of town in 1877 and in the early 1890s added electricity transmitted from a plant located on Gaylord Street.

Outside of the village center, farming continued to play a dominant role in the town's economy. Encouraged by local expertise at the Agricultural College and the Experiment Station, farmers specialized in dairying, poultry raising, and potato growing and large apple orchards were planted in South Amherst. After the trolley connected Amherst with other Valley towns, a daily milk car took dairy products to Holyoke. Produce of local farms also supplied the

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tables of numerous Amherst boarding houses. Besides students, many of the six hundred workers employed at the hat factories were boarders in local homes.

Households in the Amity Prospect neighborhood during these years were also enlarged by boarders who were not members of immediate families. Extended family members, servants, and others who may have been workers in the family business, single women or students, occupied beds and places at the dinner table. None of ten households studied in the Amherst directories on the north end of Prospect Street in 1870 consisted of a nuclear family alone, and seven people was a minimum size. For example at the Holland House at 74 N. Prospect St., lived three generations of the family including two grown sons, one with his own family, as well as a servant and a Holland store employee. John B. Ward, retired from farming, boarded a teacher, a laborer, and a widow with her daughters at his 62 N. Prospect St. home. Martha Swift, a widow, who lived with her children at 57 North Prospect Street kept an Irish servant and boarded a teacher. The Deuels kept a black fourteen-year-old servant from South Carolina, at their 52 N. Prospect St. home.

From the late 1880s through 1910 new Queen Anne houses were constructed on all the remaining empty lots along North Prospect Street. Three of these houses were on the east side, south of Hallock Street. Seventy-one N. Prospect St., the fourth house in this vicinity with an Italianate plan, appears to have been built earlier; this house too assumed a Queen Anne appearance with the addition of a verandah with a polygonal corner after 1902. The adjacent duplex (77 N. Prospect St.) a rare type in the neighborhood, appeared by 1900; early residents were Thomas Smith, a clerk at the Grange store in Amherst Center, and widow Martha Hawley. John Towne, a local contractor, built the house at 83 North Prospect about 1902; Massachusetts Agricultural College Professor John C. Ostrander and family later lived there. M.A.C. Professor George C. Martin was the first occupant of 89 North Prospect St., built before 1910. The mansard cottage at 63 North Prospect received a full front Queen Anne style verandah after 1902.

Three more elaborate Queen Anne houses were built on the west side of North Prospect Street near the Lovell House (32 N. Prospect St.) in the late 1880s and early 1890s. The earliest of these, 24 N. Prospect St., with Stick Style features was built by 1886 and occupied by Mrs. Mary Robison, a widow. In 1910 Curry Hicks, an instructor at Amherst College, and later director of athletics at M.A.C. lived there. Charles Frederick Morehouse, a partner in the Carpenter and Morehouse press and editor of The Amherst Record, moved to

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his new house at 18 North Prospect in 1892. Morehouse, who spent his childhood in Darien, Connecticut, co-authored a thick volume with Carpenter, A History of Amherst (1896). The Shingle Style house at 38 North Prospect Street was built about 1895 by Edwin Marsh, a member of the family long in the furniture and undertaking business; later Marsh became president of the Amherst Gas Company and was connected with mercerizing and leather goods companies.

Gaylord Street's Queen Anne houses were also built during these years. Flavel Gaylord, a farmer with a home in Mill Valley whose varied business interests included ice dealing, saw and grist milling, and real estate, purchased 2-3/4 acres of the surrounding land in 1882 from Harriet S. Hunt, since 1879 a resident in the Nims House. The street was laid out as a private way by the mid-1880s, visible on an 1886 birds' eye view of Amherst with a north side house (17 Gaylord St.). Flavel Gaylord was on the board of the Amherst Gas Co., and its first electric plant, operating about 1890, was located on the street at 24 Gaylord St. By 1892 a new plant was located on College Street, and the Gaylord Street building became a duplex. Gaylord Street appeared on a directory street list in 1895; Amherst accepted it as a town way in 1906.

Early residents of Gaylord Street were employed in a range of different occupations that included college teaching and craftwork. Anthony B. Culver, a baker on Phoenix Row, bought the house and lot at 17 Gaylord Street from Flavel Gaylord in 1890. Living with him were Hattie, a hat trimmer, Lillian, a nurse, and Minnie, a seamstress. Culver may have been the only resident on the street to own his house until after 1900, though four other houses were built by that date as rental properties. Mrs. Mary Miller, a widow who had lived in Mill Valley, was living on the street by 1895, renting 28 Gaylord Street. In 1900, Carl Olson and his wife, both immigrants from Sweden, and coal dealer Thomas Dillon and family were renting the duplex next door at 24 Gaylord St. In 1900 Paul Phillips, a physical culture instructor at Amherst College who introduced games into a curriculum of calisthenics, rented the house at 33 Gaylord Street. Edwin W. Clark, a retired farmer who had been a neighbor of the Gaylords in Mill Valley, lived at 27 Gaylord Street.

After Flavel's death in 1901, Fidelia Gaylord sold the rental houses on the street. All the houses, except one built after 1940, 15 Gaylord St. (noncontributing), had been built by 1900. By 1910, residents in the north side houses besides Anthony Culver, still in residence, were William McGee, a blacksmith at 33 Gaylord St., and merchant tailor Joseph Campion at 27 Gaylord

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St. Fidelia Gaylord moved to 27 Gaylord Street after 1911. Alvah Eldridge, a farmer, bought the house at 24 Gaylord Street about 1905; Mrs. Powell, a dressmaker, and George Cooley, a janitor at Amherst College shared the house. Assessors' records indicate Eldridge owned two horses, a cow, and a barn in 1910. Annie Dillon, wife of Thomas, bought 28 Gaylord Street.

Plans were in existence by 1910 for Hope Church, a building that was subsequently erected on a lot on Gaylord Street bought from neighbor Henry Paige in 1907. About 1906 the black congregation of Amherst, who had been organized as a mission church of the College since 1869, meeting in a separate Zion Chapel behind College Hall on Woodside Avenue, split into two groups. One group that wanted to be free of white involvement in the church joined the African Methodist Episcopal conference and laid the cornerstone for a new Zion chapel on Woodside Avenue in 1910. A second group that decided to retain ties with Congregationalism, the denomination of white residents who had organized mixed Sunday school classes in the 1860s, and who had supplied organists and ministers to the congregation in subsequent years, formed Hope Congregational Church. Booker T. Washington came to Amherst to raise money for the Hope Church building fund, and Mary McLeod Bethune was present at the dedication of 1912.

The quality of life in Amherst valued by many residents in the late 19th century, the sense of its being a quiet set-apart place of pastoral beauty undisturbed by the crass concerns of the outside world, attracted retired ministers to the town and continued to make it a setting considered appropriate for private schools. "The location of Amherst is peculiarly suited to the retirement necessary to study," stated an early directory. A number of the thirty-four ministers living in Amherst in 1879 lived in the Prospect-Gaylord neighborhood west of the center, and some of their wives ran schools. Of a dozen ministers known to have lived in the district during this period, two were active in local churches; Rev. Donald McFayden of Grace Episcopal Church, living at 44 North Prospect in 1910, and Rev. Frederick M. White of the Baptist Church at 12 South Prospect Street, a house erected about 1885 on the site of the former J. S. Adams House. Since clerical faculty at Amherst College had largely disappeared by late in the period, it may be assumed that most of the ministers were retired.

The neighborhood tradition of schools led by women strengthened during this period. Of schools led by ministers' wives and daughters, the Herrick School for Nervous and Delicate Children, later called The Home School for Backward

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Children and Youths gave education and care to children with special needs. Located in a large mansard building between 12 and 24 South Prospect Street (not extant), the school was founded by the wife of Rev. William D. Herrick and was later headed by her daughter Frances J. Herrick; it operated between 1881 and 1922. In a large front gabled Greek Revival house on the corner of Amity and North Prospect Streets (85 Amity St.) the wife of Rev. Robert G. Williams ran the Select Family School for Young Ladies during the 1880s. In Rev. George Lyman's house at 57 N. Prospect St., Mrs. Emma Owen Buffam in 1883 conducted a preparatory school for young women that later moved to Lessey Street. Rev. Lyman had retired to North Prospect Street from a ministry in South Amherst.

The Howland sisters Clara, Fannie and Kate were teachers who conducted a school for children, many from faculty families, in the Octagon on the corner of Cowles Lane and North Prospect Street (not extant). A kindergarten, the town's first, was opened in the Octagon in 1879 by Miss E. M. Munsell; she later conducted the kindergarten on Amity Street, perhaps in 125 Amity Street a house purchased by Amanda D. Munsell in 1889. Miss Laura Emerson taught music in the Strong House.

Many women continued to own homes in the Prospect-Gaylord neighborhood. The houses on the south side of Amity Street were occupied by women, and the Nims and Dickinson Houses (27 and 11 S. Prospect St.) passed to single daughters. Several widows occupied houses south of Gaylord on South Prospect and houses on North Prospect during this period. Elizabeth Hannum shared her house on the corner of Amity and South Prospect Street (24 N. Prospect St.) with a number of different women including Mrs. Mary A. Robison before she built her own house on at 24 North Prospect Street. The widow of Charles Deuel bought the David Parsons House (corner of Amity and S. Prospect St., not extant) in 1883.

During the 1890s most Amherst College fraternities moved from private residences into elaborate new chapter houses, some of which were located in the Prospect-Gaylord neighborhood. Alpha Delta Phi, the college's oldest Greek letter fraternity founded in 1832, built a house facing South Pleasant Street north of Sellen Street in 1894. The old Sellen House that still stood on South Prospect Street behind the new building had been purchased by the fraternity in 1874. Two more large fraternities were built in 1896 south of Sellen Street. A large Colonial Revival house built on an interior lot at 151 Amity St. by Edward B. Marsh in 1895 was purchased within a year by Phi Kappa Psi.

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Aside from the craft shops that existed in the early 19th century, buildings in the neighborhood west of the Center had long been used as residences and schools rather than as places of commercial activity. In the 1890s, however, a livery stable was established in a barn behind a house (not extant) north of the Strong House and after 1900 the house at 85 Amity St., on the corner of Amity and North Prospect Street, was converted into a hotel, the Prospect House. In 1900 the building was a boarding house run by the wife of Egbert E. Perry, a glove manufacturer and trucker. By 1909 the two story, gable front building then underwent major remodeling, assuming the four story height and horizontal cornice of the present building and the name Hotel Perry.

The visible industrial complex east of Amherst Center, the growing number of immigrant families, the noise of trains and trolleys, and the presence of competing values (Catholic and Unitarian churches were established during this period), fed a nostalgia for the past felt by a number of Amherst's established residents. During the 1890s when the Carpenter and Morehouse press published its history of Amherst, the Historical Society and D.A.R. were organized.

Early Modern Period (1915-1940)

With the collapse of the hat industry during the Depression, Amherst and its central business district came to rely more heavily on local educational institutions for support. The Massachusetts Agricultural College became the Massachusetts State College in 1929, and the institution expanded rapidly between 1930 and 1935, compensating for losses in other parts of the town economy. Civic and commercial activities remained focussed in the village center, but a secondary business strip began to develop along Route 9 on College Street.

In the Center and adjacent to the Prospect-Gaylord neighborhood a number of large institutional buildings appeared in the 1920s. Saint Brigid's Roman Catholic Church was built on the corner of Cowles Lane and North Pleasant Street in 1924, replacing a wood frame church north of the Center that had served local Catholics since 1871. The Jones Library, a large fieldstone Colonial Revival structure completed in 1928 took the place of several wood frame buildings east of the Strong House. The library had been located earlier on the southwest corner of Amity and Pleasant Streets in the Amherst House complex that burned in 1924. The new library was designed by Allen Cox, a Boston architect who was also responsible for the plans of the Lord Jeffrey

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Inn built on the Common in 1926 and a number of Amherst College fraternity houses built during the period.

The Hotel Perry, 85 Amity St., benefitted from the closing of the Amherst House in 1917, an event unrelated to the fire. One other lodging house on North Pleasant Street competed with the Perry before the Lord Jeff appeared. William and Ann Richters, earlier owners of a New York Times Square hotel, bought the Perry in 1938, renaming it Drake's Hotel.

The street railway that had connected Amherst to other Valley towns stopped running during the Depression, and was replaced by bus routes. Throughout the period, automobiles became more numerous. Another commercial building in the neighborhood, an automobile garage, was built by Henry E. Paige behind his house at 49 S. Prospect St., about 1920. The Amherst Garage Company serviced, stored, and fueled cars in that location until after 1940.

By 1915 the buildings that currently stand on Prospect, Gaylord, and Amity Streets were nearly all in place, and the only new construction in the next decades was done, as at the Paige Place, on interior lots. Between 1916 and 1930, however, a large mansard-roofed building was moved to 24-26 S. Prospect Street from an unknown previous location. During the construction of the Lord Jeff a number of sizeable houses were rearranged on Spring Street by George B. Churchill; it is likely he moved this house to South Prospect Street as well.

On the south side of Amity Street George W. Griggs opened a furniture and storage business in a barn behind the house where his family had been living at 120 Amity St. A photograph taken sometime before 1930 shows that the front gabled barn was ornamented with the same striking fanned and angled clapboards as the house. When the decorative siding was applied has not yet been determined. A photograph of a larger new rear furniture store with a parapeted front, in place by 1930 at 124 S. Amity St. shows that the building sported a neon Frigidaire sign on its roof, a dentilled cornice, and a first floor display window. The Griggs family sold furniture there until after 1940, but some members, Hiram D., a custodian, and Mary E., a dressmaker, moved their residence to Gaylord Street by 1916.

Lincoln Barnes, a photographer with a shop on Main Street and a summer house, "Rosemary Cottage" in a barn behind houses at 125 and 111 Amity Street recorded not only the Griggs business during the 1920s and 1930s, but the appearance of the neighborhood. Mature elms with broad trunks shaded Amity

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Street, growing in front yards wider than today's along an unpaved street. By the rustic barn where Barnes and his wife spent time in the summer grew a large perennial flower and herb garden, reached by a drive they called "Amity Lane". 125 Amity Street at that time had a larger central chimney. The Perry Hotel 85 Amity St., in 1931 had rounded corners on its verandah and an interior rich with decorative woodwork. The house that had belonged to Elizabeth Hannum at 96 Amity St., became an American Legion Post in 1924; Barnes' photographs of it show architectural features that do not survive today such as a panelled front pediment, Greek Revival sidelights, and elongated lower front windows.

By 1930 "Rosemary Cottage" had been removed, and a new bungalow at 117 Amity St., had been built on a lot behind 125 Amity Street. Living in the front house at that date was Mrs. Esther E. Thompson, a widow, possibly related to the occupants of the bungalow, Andrew S. Thompson, a salesman, and his wife Ida. Rev. Hervey C. Parke bought the front house from Mrs. Thompson shortly thereafter; his daughter Priscilla C. Parke lives there today. Next door in 111 Amity Street Annie L. Crowell, daughter of an Amherst College classics professor who had lived in the house, conducted a private school. The school, probably a kindergarten, was the only private school listed in Amherst directories in the 1920s and 1930s. Across Amity Street at about this time, the house at 130 Amity one of the small Greek Revival houses built about 1830, underwent Dutch Colonial remodelling; a gambrel roof with long side shed dormers replaced the earlier gable roof.

On the north end of North Prospect Street Dr. Mary Sanderson in 1930 ran a sanatorium in a building constructed behind her house (94 N. Prospect St.). Mary Sanderson had been raised in South Amherst and had attended the University of Michigan medical school, graduating in 1893; between 1916 and 1923 before coming to the center of Amherst, she had also conducted a sanatorium called "Rangeview" in her family farmhouse on South East Street.

Robert Francis lived at 65 North Prospect Street during 1933 and later wrote a novel, We Fly Away (1948) about his surroundings. Descriptions of his elderly landlady and fellow roomers are evidence that the extended household often run by women, still existed on the street. Many residents besides nuclear families continue to appear in directory lists during these years, though fewer toward the end of the period than at the beginning. About ten widows lived in the neighborhood throughout the period, most numerous on North Prospect Street; a number of retired men with families also occupied district houses.

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A smaller percentage of district heads of households were entrepreneurs during this period than in previous years, as the most fashionable streets had moved westward with development on Lincoln and Sunset. However, people such as Charles Morehouse, publisher (18 N. Prospect St.), A. J. Hastings, newsdealer and stationer (32 N. Prospect St.), Albert Douglass, undertaker and furniture dealer (house not extant) and John E. Ostrander, professor at M.A.C. (83 N. Prospect St.) lived on North Prospect in 1930, the part of the district that continued to be the most attractive to upper middle class families.

South Prospect Street continued to be home to many residents with Irish and French Canadian surnames. Two boarding houses, one catering to students, were located on South Prospect in 1919. Residents on both South Prospect and Gaylord Streets during the period were craftspeople, employees, laborers, clerks, workers in the Amherst Garage and retired people.

Since 1940

Continuing pressure on the Prospect-Gaylord neighborhood from the business district resulted in the removal of a number of houses along the east side of Prospect Street, replaced by parking lots. Dentists' offices at 146-148 Amity St., and a funeral home at 151 Amity St. have appeared in the district since 1940. Commercial intrusions, however, have been resisted by vocal, local residents and zoning restrictions. Apartments have replaced the Griggs furniture business, though an insurance office was located for a time in the former Griggs House at 120 Amity St. The Amherst Garage behind 49 S. Prospect St., is no longer operating, and the Drake Hotel/Perry Hotel has recently been converted into apartments. Many buildings have been remodeled and divided to meet a demand for student apartments as the University of Massachusetts' student and town population have both expanded.

Archaeological Significance

Historic archaeological resources previously described have the potential to provide detailed information on how a 19th and 20th century neighborhood developed from a community of sparsely populated farmer-professionals at the time of the Revolution to a community of residents associated with the area's educational institutions, businesses, widows and retired ministers. Structural remains within the district can help document the locations of buildings no longer extant, particularly those for which documentation is lacking. Structural remains from outbuildings (barns, carriage houses, sheds)

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can also be important by providing a more comprehensive picture of individual households. The analysis of barns, carriage houses and family owned transportation remains can provide information on the social status of inhabitants and the level of transportation technology available to individuals or families. Evidence may be present to help better understand the changeover from horse drawn to automobile transportation. Occupational related features (trash pits, privies, wells) may represent the most common and most research value of all archaeological survivals in the district. These features can provide detailed information on the inhabitants of specific homes. Inhabitants can include individual families or other social and ethnic groups. In the Prospect-Gaylord district analyses of occupational related features associated with these groups can provide valuable information relating to artisans, boards of students, students within an academic setting and well as home based schools and the French Canadian community. French Canadian surnames are common in the South Prospect Street area during the earlier 20th century.

(end)

9. MAJOR BIBLIOGRAPHICAL REFERENCES

PRIMARY SOURCES:

United States Census Bureau, Federal Census Schedules for Amherst, 1790,
1840-1910Amherst Town Directories, 1869, 1873, 1879, 1895, 1905.Hampshire County Registry of Deeds, Northampton, Massachusetts, deeds
1787-present.

MAPS:

1833. Map of Amherst, Alonzo Gray and Charles B. Adams, Amherst College, May,
1833, Boston.

1854. Map of Hampshire County, MA., Philadelphia, 1854.

1873. County Atlas of Hampshire, Ma., New York, Beers, 1873.

Photographs in the Jones Library Special Collection, Boltwood Room, Amherst.

(continued)

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MassachusettsSection number 9, 10 Page 2, 1

SECONDARY SOURCES:

Carpenter, Edward W. and Charles Morehouse. The History of the Town of Amherst, Amherst, 1896.Norton, Paul. Amherst: A Guide to its Architecture, Amherst, 1975.Rand, Frank P. Amherst, A Landmark of Light, Amherst, 1955._____. The Village of Amherst, Amherst, 1958

10. GEOGRAPHICAL DATA

UTM References (cont.):

	zone	easting	northing
5)	18	704000	4694450
6)	18	704060	4694130
7)	18	704020	4694120
8)	18	704030	4693960
9)	18	704000	4693950
10)	18	703980	4694060
11)	18	703900	4694060
12)	18	703820	4694660

Verbal Boundary Description:

See attached Amherst Assessors Maps 11C and 14A

Boundary Justification:

The Prospect-Gaylord Historic District is bounded on the east by the Amherst Central Business National Register District (NR: 1991). On the west by the proposed Lincoln-Sunset National Register Historic District. Above Amity Street the boundary follows the rear lot lines of the buildings on the west side of North Prospect Street to include the largest concentration of Greek Revival and Italianate buildings with their extant carriage houses. It expands west to include buildings on both sides of Amity Street where a concentration of Greek Revival and Italianate houses is located. Once again

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Massachusetts

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it expands west to include houses on both sides of Gaylord Street where development after mid-19th century occurred in a stylistically uniform manner. The boundary returns to the rear lot lines of the houses along the west side of South Prospect Street to include a number of houses which are historically linked to the development of Amherst. The south boundary is drawn at the furthest limits of the residential area of the district. The above boundaries were drawn to include the largest concentration of historic resources remaining from the original Prospect-Gaylord residential neighborhood, an area known for its associations with Amherst's educational institutions.

(end)

PROSPECT-GAYLORD NATIONAL REGISTER HISTORIC DISTRICT
AMHERST, MASSACHUSETTS
DISTRICT DATA SHEET

<u>MAP#</u>	<u>MHC#</u>	<u>STREET ADDRESS</u>	<u>HISTORIC NAME</u>	<u>STYLE</u>	<u>DATE</u>	<u>RESOURCE</u>	<u>STATUS</u>
14A-237		63 South Prospect	telephone equip. bldg.	Neo-Classical	ca. 1960s	B	NC
14A-235	518	55 South Prospect	J. Field House	Italianate	ca. 1865	B	C
14A-233	517	49 South Prospect	F. Gallond House	Italianate	ca. 1870	B	C
14A-232	516	43 South Prospect	Harrington House	Italianate	ca. 1870	B	NC
14A-232			carriage house/garage	Italianate	ca. 1870	B	C
14A-231	515	37 South Prospect	Morse House	Italianate	ca. 1870	B	NC
14A-231			garage	Craftsman	ca. 1920	B	C
14A-203	514	27 South Prospect	Seth Nims House	Federal	ca. 1790	B	C
14A-218		26 South Prospect	commercial building	Modernistic	ca. 1980	B	NC
14A-218	513	24 South Prospect	J.S. Adams House	Second Empire	1875	B	C
14A-204	512	19 South Prospect	Colton-Mack House	Greek Revival	1865	B	C
14A-205	510	11 South Prospect	Salmon Dickinson House	Greek Revival	ca. 1865	B	C
14A-216	511	10-12-14 S. Prospect		Queen Anne	ca. 1885	B	C
14A-309		Lot 309	Vacant			V	
14A-199	279	33 Gaylord	Paul Phillips House	Queen Anne	ca. 1900	B	C
14A-228	280	28 Gaylord	Mary Miller House	Queen Anne	ca. 1895	B	C
14A-200	281	27 Gaylord	Edwin W. Clark House	Queen Anne	ca. 1900	B	C
14A-229	282	24 Gaylord		Queen Anne	ca. 1890	B	C
14A-229			garage	no style	ca. 1940	B	C

PROSPECT-GAYLORD NATIONAL REGISTER HISTORIC DISTRICT
 AMHERST, MASSACHUSETTS
 DISTRICT DATA SHEET

<u>MAP#</u>	<u>MHC#</u>	<u>STREET ADDRESS</u>	<u>HISTORIC NAME</u>	<u>STYLE</u>	<u>DATE</u>	<u>RESOURCE</u>	<u>STATUS</u>
14A-201	283	17 Gaylord		Queen Anne	ca. 1885	B	C
14A-201			garage	no style	ca. 1930	B	C
14A-230	284	20 Gaylord	Hope Communtiy Church	Craftsman	1912	B	C
14A-202		15 Gaylord		20th c. Cape	ca. 1960	B	NC
14A-24	270	155 Amity	Tempe Linnell House	Gothic Revival	ca. 1840	B	C
14A-25		151 Amity	Edwin Marsh House	Colonial Revival	ca. 1895	B	C
14A-212	268	148-146 Amity		Greek Revival	1834	B	C
14A-208	267	140 Amity		Greek Revival	ca. 1840	B	C
14A-210	266	130 Amity		Greek Revival (altered)	ca. 1830	B	C
14A-26	265	125 Amity	Samuel Carter House	Greek Revival	ca. 1840	B	C
14A-209		124 Amity	Griggs Apartments	Queen Anne	ca. 1925	B	C
14A-211	264	120 Amity		Greek Revival	1836	B	C
14A-315		117 Amity	Andrew Thompson House	Craftsman	ca. 1930	B	C
14A-28	260	111 Amity	Solomon Pitkin House	Greek Revival	ca. 1833	B	C
14A-207	263	106 Amity	Dwight House	Italianate	ca. 1850	B	NC
14A-206	262	96 Amity	Elizabeth Hannum House	Italianate	ca. 1870	B	C
14A-29	261	85 Amity	The Drake/Perry Hotel	no style	ca. 1850	B	NC

PROSPECT-GAYLORD NATIONAL REGISTER HISTORIC DISTRICT
AMHERST, MASSACHUSETTS
DISTRICT DATA SHEET

<u>MAP#</u>	<u>MHC#</u>	<u>STREET ADDRESS</u>	<u>HISTORIC NAME</u>	<u>STYLE</u>	<u>DATE</u>	<u>RESOURCE</u>	<u>STATUS</u>	
14A-30	231	18 North Prospect	Charles Morehouse House	Queen Anne	1892	B	C	
14A-30				garage	no style	ca. 1920	B	C
14A-31	230	24 North Prospect	Mary Robison House	Queen Anne	ca. 1885	B	C	
14A-32	229	32 North Prospect	J.L. Lovell House	Gothic Revival	ca. 1870	B	C	
14A-32				garage	Craftsman	ca. 1920	B	C
11C-215	228	38 North Prospect		Queen Anne	ca. 1895	B	C	
11C-215				carriage house	Queen Anne	ca. 1890	B	C
11C-214	227	44 North Prospect		Italianate	ca. 1870	B	C	
11C-214				carriage house	Italianate	ca. 1870	B	C
11C-213	226	52 North Prospect	C. Dueul House	Gothic Revival	ca. 1870	B	C	
11C-213				carriage house	Italianate	ca. 1870	B	C
11C-217	225	57 North Prospect	Mrs. Swift House	Italianate	ca. 1868	B	C	
11C-217				carriage house	Italianate	ca. 1870	B	C
11C-211	224	58 North Prospect	Mrs. Williams House	Italianate	ca. 1870	B	C	
11C-211				garage	no style	ca. 1970	B	NC
11C-209	223	62 North Prospect	J.B. Ward House	Greek Revival	ca. 1860	B	C	
11C-209				garage	no style	ca. 1970	B	NC
11C-209				barn	no style	ca. 1900	B	C
11C-218	222	65 North Prospect	J. Young House	Second Empire	ca. 1875	B	C	
11C-219		63 North Prospect		Queen Anne	ca. 1900	B	C	

PROSPECT-GAYLORD NATIONAL REGISTER HISTORIC DISTRICT
AMHERST, MASSACHUSETTS
DISTRICT DATA SHEET

<u>MAP#</u>	<u>MHC#</u>	<u>STREET ADDRESS</u>	<u>HISTORIC NAME</u>	<u>STYLE</u>	<u>DATE</u>	<u>RESOURCE</u>	<u>STATUS</u>
11C-219	221	71 North Prospect		Italianate	1875	B	C
11C-219			carriage house	Queen Anne	ca. 1880	B	C
11C-208	220	74 North Prospect	H. Holland House	Italianate	ca. 1865	B	C
11C-208			carriage house	Stick Style	ca. 1860	B	C
11C-220	219	77-79 North Prospect		Queen Anne	ca. 1900	B	C
11C-207	218	82 North Prospect	Thomas Young House	Greek Revival	ca. 1868	B	C
11C-207			garage	Colonial Revival	ca. 1930	B	NC
11C-221	217	83 North Prospect	John Ostrander House	Queen Anne	ca. 1900	B	C
11C-222	216	89 North Prospect	George C. Martin House	Queen Anne	ca. 1905	B	C
11C-206	215	90 North Prospect	Barrett House	Italianate	ca. 1860	B	C
11C-206			carriage house	Italianate	ca. 1860	B	C
11C-205	214	94 North Prospect	Rufus W. Stratton House	Italianate	ca. 1870	B	C
11C-205		96 North Prospect	Sanderson Sanitorium	Craftsman	ca. 1930	B	C

TOTAL RESOURCES:

58 Contributing Buildings
10 Noncontributing Buildings

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Prospect--Gaylord Historic District
NAME:

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: 93000007

NOMINATOR: STATE

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 2/4/93 DATE

Entered in the
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____
REVIEWER _____
DISCIPLINE _____
DATE _____

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

CLASSIFICATION

count resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

historic current

DESCRIPTION

architectural classification
 materials
 descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

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

summary paragraph
 completeness
 clarity
 applicable criteria
 justification of areas checked
 relating significance to the resource
 context
 relationship of integrity to significance
 justification of exception
 other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

acreage verbal boundary description
 UTM's boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps USGS maps photographs presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____

Date _____



Gaylord Street Streetscape #33 Gaylord at left, Prospect Gaylord Historic District.
Amherst, Massachusetts
Margaret Hepler
June, 1990
Pioneer Valley Planning Commission
Viewed east
Photograph No. 1

PROSPECT. GAYLORD LD
AMHERST (HAMPSHIRE CTY)
MA

MARGARET HEPLER
PIONEER VALLEY PLANNING COMM.
JUNE 1990

VIEWED EAST
GAYLORD ST. STREETSLAPE
#33 GAYLORD ST @ LEFT
PHOTO #1 of 8



20 Gaylord Street, Prospect-Gaylord Historic District

Amherst, Massachusetts

Margaret Hepler

June, 1990

Pioneer Valley Planning Commission

Viewed Towards Southwest

Photograph No. 2

PROSPECT-GAYLORD HD
AMHERST (HAMPSHIRE CTY)
MA.

MARGARET ~~HEPLER~~ HEPLER
PIONEER VALLEY PLANNING COMM
JUNE 1990

VIEWED TOWARDS SOUTHWEST
20 GAYLORD STREET
HOPE CHURCH

PHOTO # 2 OF 8



SLOW
WATCH
OUT
FOR
CHILDREN

GAYLORD

South Prospect Street Streetscape, Prospect-Gaylord Historic District
Amherst, Massachusetts

Margaret Hepler

June, 1990

Pioneer Valley Planning Commission

Viewed southwest

Photograph No. 3

PROSPECT-GAYLORD HD
AMHERST (HAMPSHIRE CTY)
MA.

MARGARET HEPLER
PIONEER VALLEY PLANNING COMM
JUNE 1990

VIEWED SOUTHWEST
SOUTH PROSPECT ST. STREETSCAPE
PHOTO # 3 OF 8



27 South Prospect Street, Prospect-Gaylord Historic District
Amherst, Massachusetts
Margaret Hepler

June, 1990

Pioneer Valley Planning Commission

Viewed West

Photograph No. 4

PROSPECT. GAYLORD HD
AMHERST (HAMPSHIRE CTY)
MA.

MARGARET HEPLER
PIONEER VALLEY PLANNING COMM.
JUNE 1990

VIEWED WEST
27 SOUTH PROSPECT ST.
PHOTO # 4 OF 8



10-12-14 South Prospect (left) + 24 South Prospect St (right) Prospect - Gaylord Historic District
Amherst, Massachusetts

Margaret Hepler

June, 1990

Pioneer Valley Planning Commission

Viewed North east

Photograph No. 5

PROSPECT - GAYLORD HD
AMHERST (HAMPSHIRE CTY)
MA.

MARGARET HEPLER
PIONEER VALLEY PLANNING COMM.
JUNE 1990

VIEWED NORTHEAST
10.12.14 SOUTH PROSPECT ST. (left)
24 SOUTH PROSPECT ST. (right)
PHOTO # 5 OF 8



82 North Prospect (left) 90 North Prospect (right) Prospect - Gaylord Historic District
Amherst, Massachusetts

Margaret Hepler

June, 1990

Pioneer Valley Planning Commission

Viewed Southwest

Photograph no. 6

PROSPECT. GAYLORD HD
AMHERST (HAMPSHIRE CTY)
MA.

MARGARET HEPLER
PIONEER VALLEY PLANNING COMM.
JUNE 1990

VIEWS SOUTHWEST
82 NORTH PROSPECT ST. (left)
90 NORTH PROSPECT ST. (right)

PHOTO # 6 OF 8



74 North Prospect Street. Prospect - Gaylord Historic District
Amherst, Massachusetts

Margaret Hepler

June, 1990

Pioneer Valley Planning Commission, West Springfield, MA

Viewed West

Photograph No. 7

PROSPECT. GAYLORD HD
AMHERST (HAMPSHIRE CTY)
MA.

MARGARET HEPLER
PIONEER VALLEY PLANNING COMM.
JUNE 1990

VIEWED WEST
74 N. PROSPECT ST.
PHOTO # 7 OF 8



44 North Prospect Street, Prospect-Gaylord Historic District

Amherst, Massachusetts

Margaret Hepler

June, 1990

Pioneer Valley Planning Commission

Viewed West

Photograph No. 8

PROSPECT. GAYLORD 40
AMHERST (HAMPSHIRE CTY)
MA.

MARGARET HEPLER
PIONEER VALLEY PLANNING COMM.
JUNE 1990

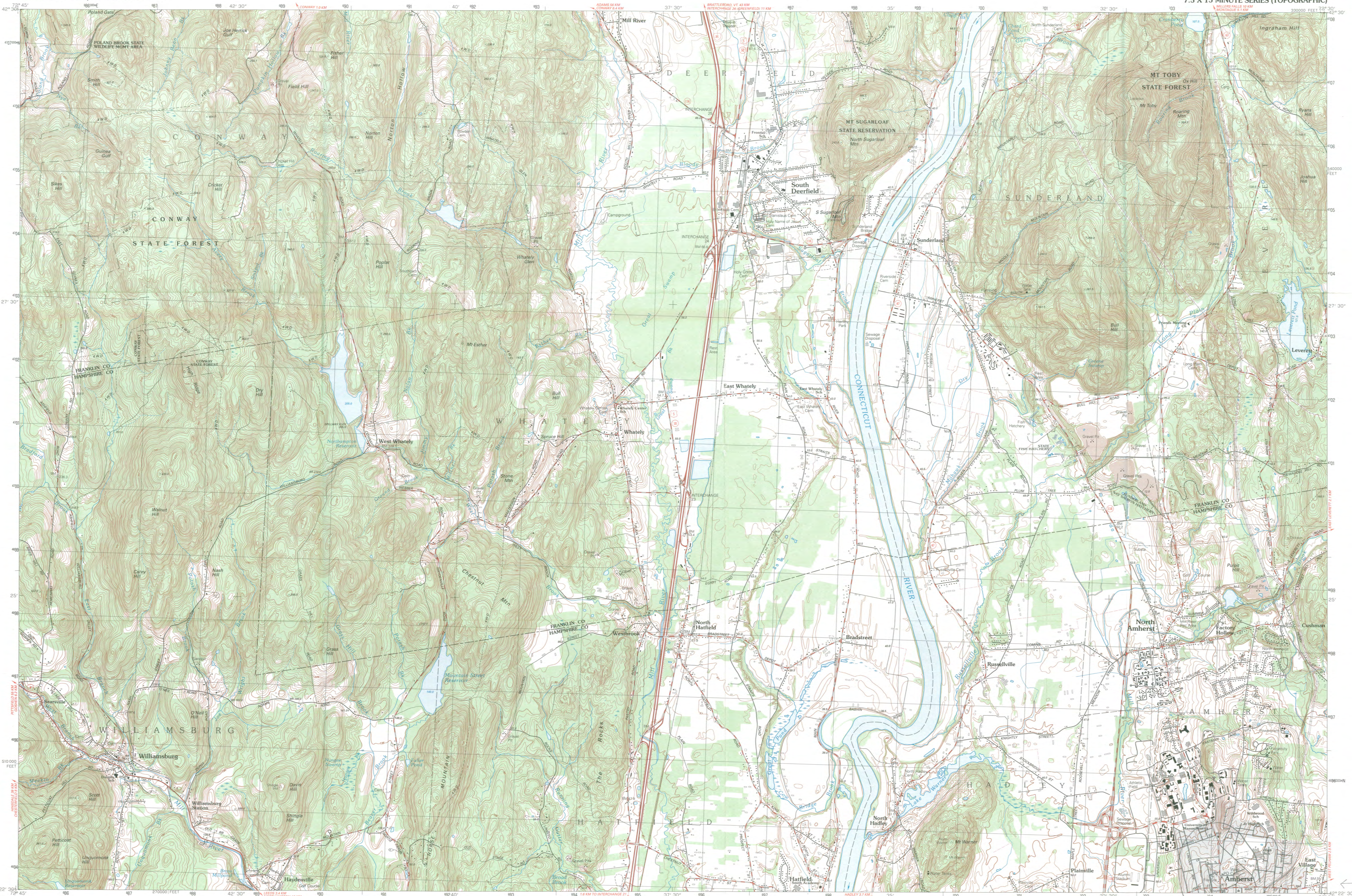
VIEWED WEST
44 N. PROSPECT ST
PHOTO # 8 OF 8

Williamsburg MASSACHUSETTS
 1:25 000-scale metric topographic map

7.5 X 15 MINUTE QUADRANGLE SHOWING

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

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 metric
 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

Meters	Feet
1	3.2808
2	6.5617
3	9.8425
4	13.1234
5	16.4042
6	19.6850
7	22.9659
8	26.2467
9	29.5276
10	32.8084

To convert meters to feet multiply by 3.2808
 To convert feet to meters multiply by 0.3048

ADJOINING MAPS	1	2	3
1 Ashfield			
2 Greenfield			
3 Orange			
4 Goshen			
5 Shelburne			
6 Chester			
7 Easthampton			
8 Windsor Dam			

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

Topographic Map Symbols

- Primary highway, hard surface
- Secondary highway, hard surface
- Light duty road, hard or improved surface
- Unimproved road: trail
- Route marker: Interstate; U.S.; State
- Railroad: standard gauge; narrow gauge
- Bridge: drawbridge
- Footbridge; overpass; underpass
- Build-up area: only selected landmark buildings shown
- House; barn; church; school; large structure
- Boundary:
 - National, with monument
 - State
 - County, parish
 - Civil township, precinct, district
 - Incorporated city, village
 - National or State reservation; small park
 - Land grant with monument; found 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
- Canal; canal with lock
- Campground; picnic area, U.S. location monument
- Windmill; water well; spring
- Mine shaft; prospect; adit or cave
- Control: horizontal station; vertical station; spot elevation
- Contour: index; intermediate; supplementary; depression
- Distorted surface: strip mine, levee, sand
- Sounding; 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
- Sands; meadows
- Orchard; vineyard

A complete describing topographic maps is available on request
 PROSPECT - GARLAND DIST. DIST.
 AMHEST (HAMPSHIRE CITY)
 MASSACHUSETTS
 MAP #1 OF 2

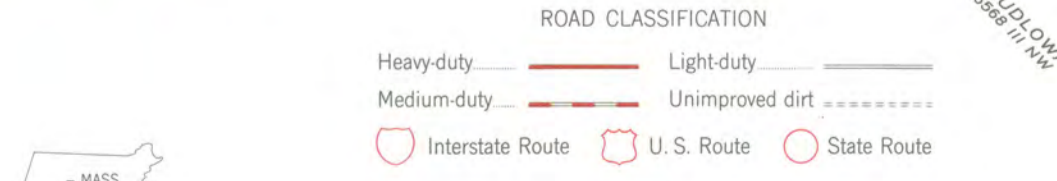
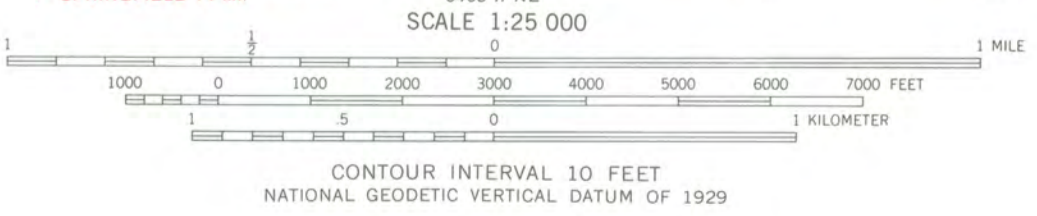
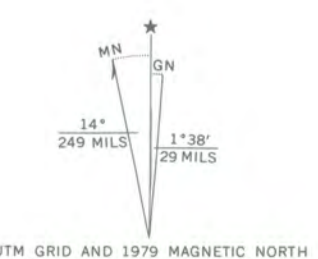
PROSPECT HILL HIST. DIST.
AMHERST (HAMPSHIRE CO.)
MASSACHUSETTS
MAP # 2 OF 2



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

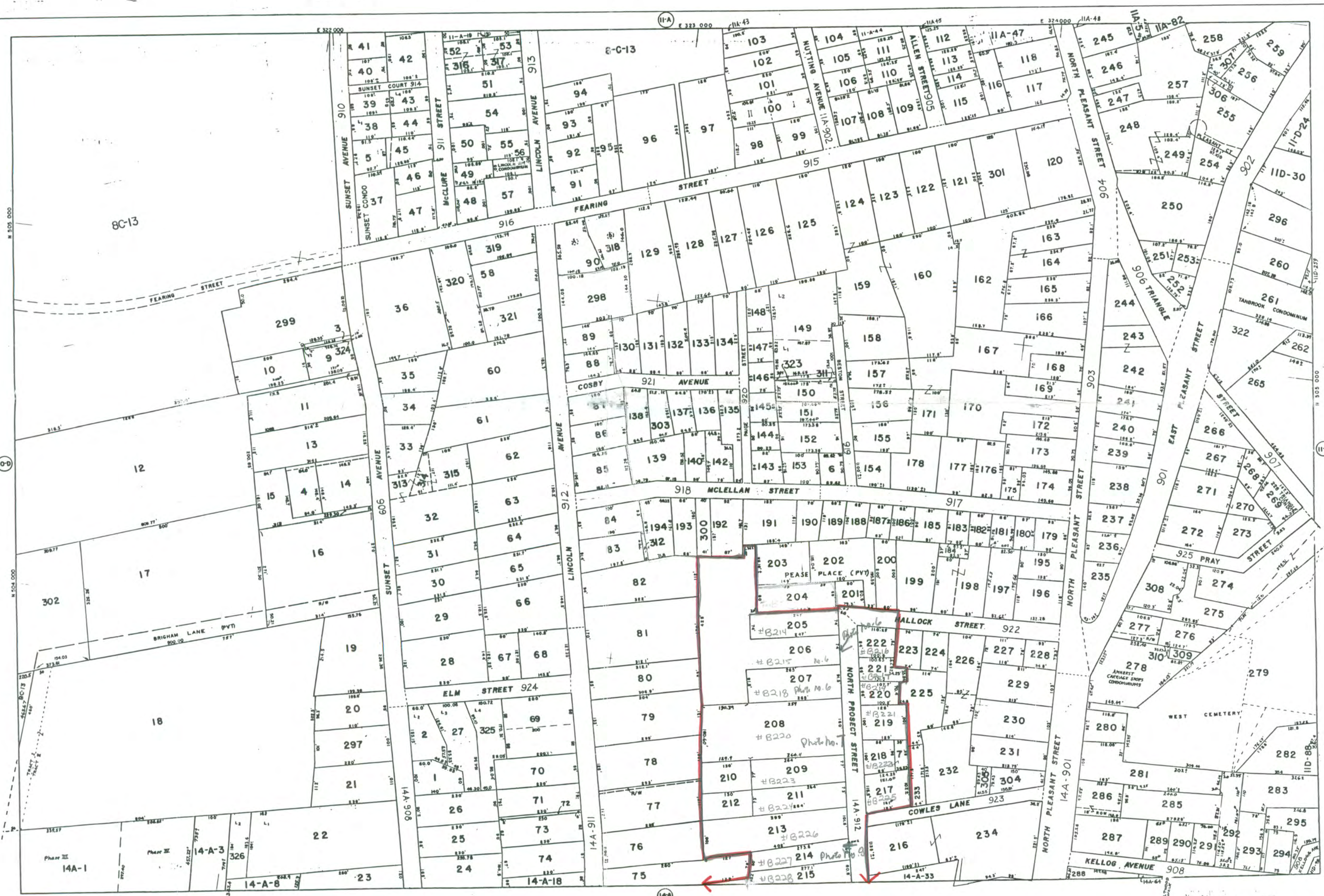
To convert feet to meters multiply by 0.3048
To convert meters to feet multiply by 3.2808

Mapped, 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

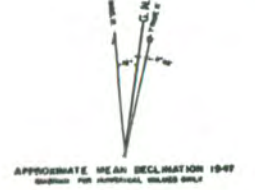


THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

MT. HOLYOKE, MASS.
42072-C5-TF-025
1964
PHOTOREVISED 1979
DMA 6468 1 SE—SERIES V814

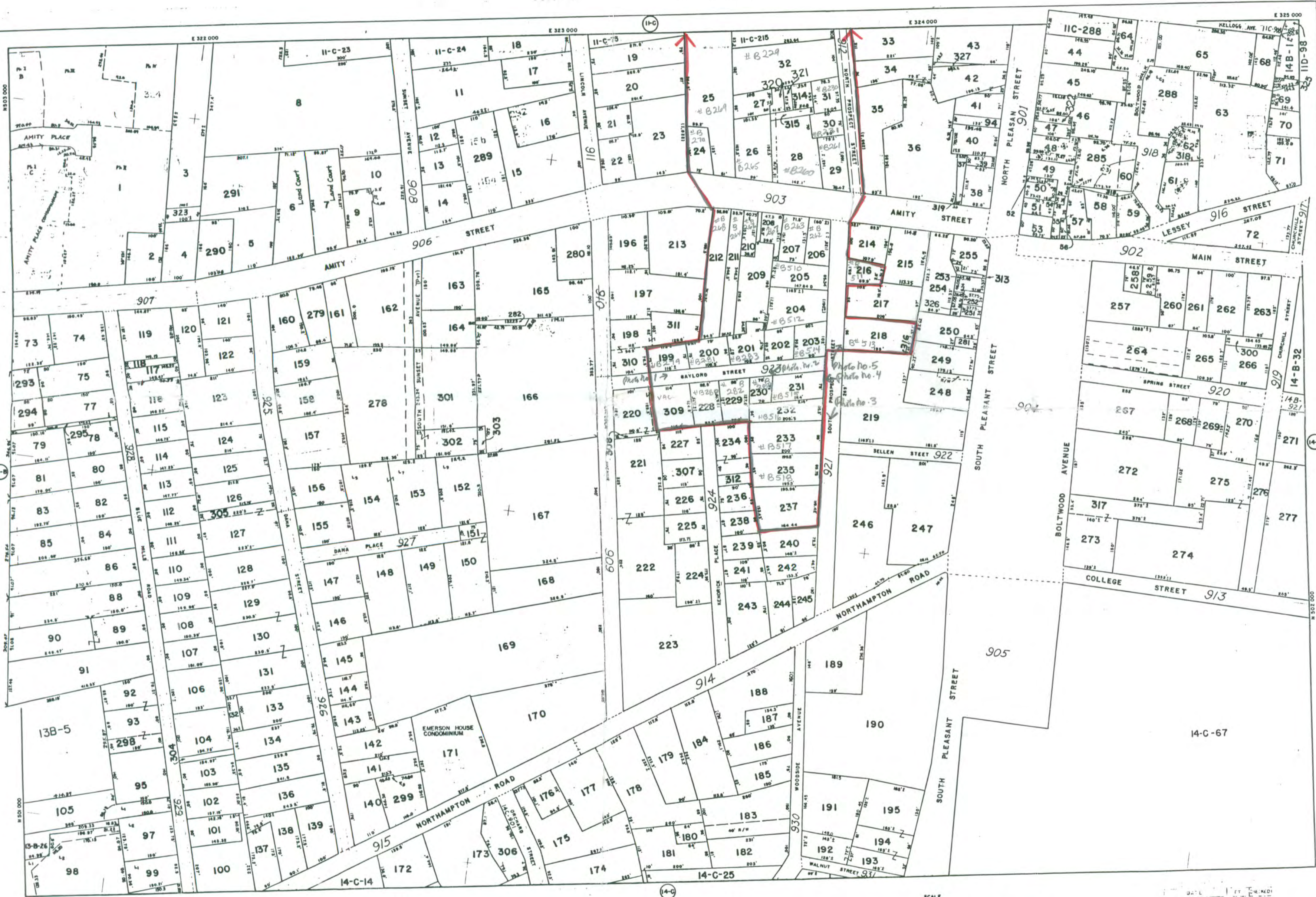


MAP PREPARED FROM AERIAL PHOTOGRAPHY DATED APRIL - 1956
 PROPERTY DATA PREPARED FROM HAMPSHIRE COUNTY REGISTRY
 OF DEEDS RECORDS AS OF JANUARY-1957.



TOWN OF
AMHERST
 MASSACHUSETTS

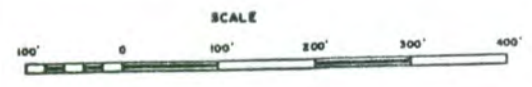
PROSPECT GAYLORD LIST, DIST.
 AMHERST (HAMPSHIRE CTY.)
 MASSACHUSETTS
 MAP # 1 OF 2



MAP PREPARED FROM AERIAL PHOTOGRAPHY DATED APRIL - 1956.
 PROPERTY DATA PREPARED FROM HAMPSHIRE COUNTY REGISTRY
 OF DEEDS RECORDS AS OF JANUARY-1987.



TOWN OF
AMHERST
 MASSACHUSETTS



14-A

PROSPECT, GATLORD HIST. DIST.
 AMHERST (HAMPSHIRE CTY.)
 MASSACHUSETTS
 MAP # 2 OF 2



TOWN OF
AMHERST
 MASSACHUSETTS



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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