

# FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number  
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MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

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## Photograph



**Town/City:** Amherst

**Place:** (*neighborhood or village*):  
Prospect-Gaylord National Register District

**Address:** 77-79 North Prospect Street

**Historic Name:**

**Uses:** Present: Multi-Family Residence

Original: Duplex Residence

**Date of Construction:** 1895-96

**Source:** deed, tax record

**Style/Form:** Victorian eclectic

**Architect/Builder:**

**Exterior Material:**

Foundation: unknown

Wall/Trim: cedar clapboard, vertical wood boarding and asphalt shingle at rear/wood trim

Roof: metal (enameled steel)

**Outbuildings/Secondary Structures:**

None. The small building behind this house was originally part of its plot but now belongs to a different parcel.

**Major Alterations** (*with dates*):

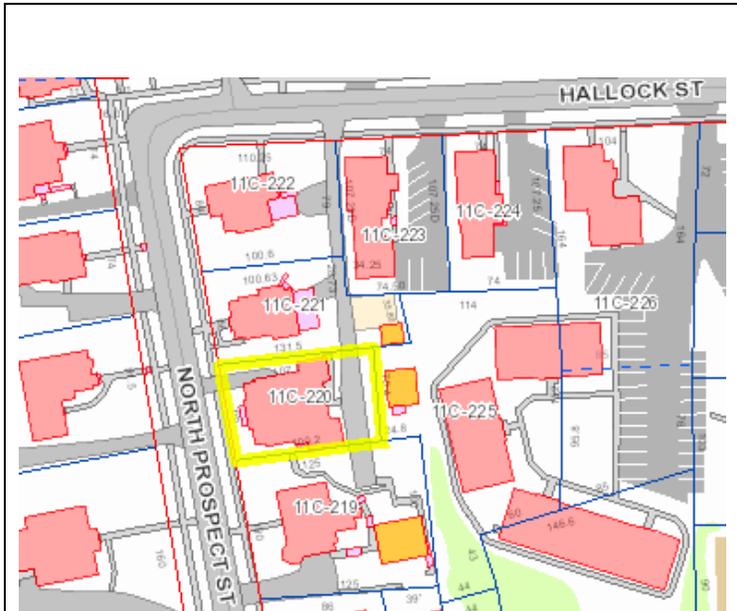
**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** .16 acres

**Setting:** This house tightly fills its lot, which slopes down at the rear. It is on a tree-lined residential street near the town center. Most houses in the area date from the fourth quarter of the 19<sup>th</sup> century. An alley behind the house connects the property to Hallock Street.

## Locus Map



**Recorded by:** Suzannah Fabing

**Organization:** LHDSC

**Date** (*month / year*): June 2015

# INVENTORY FORM B CONTINUATION SHEET

AMHERST

77-79 NORTH PROSPECT ST.

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 Morrissey Boulevard, Boston, Massachusetts 02125

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AMH.213

Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

*Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.*

## ARCHITECTURAL DESCRIPTION:

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

This large side-gabled house was one of only a handful of duplexes built as such in Amherst, which is overwhelmingly "a single-family-house town." Three dormers pierce its roof on the street façade. Each dormer has paired windows, and the symmetrical façade suggests identical, mirrored interiors for the two units. The full-width front porch, with a shingled pediment, has turned supports and balustrades. Two modern three-story sections have been added at the rear, on the NE and SE corners of the house, where the lot goes downhill. These are sheathed in vertical, butted planks. The center section between them is clad in asphalt shingle.

This property is part of the Prospect-Gaylord Historic District, which was designated a National Register Historic District on 4 February 1993.

## HISTORICAL NARRATIVE

*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

This house does not appear on the 1886 Bird's-Eye View of Amherst. Jenny and Fanny Cowles sold the land to F. A. Cadwell in 1895, as part of a parcel that ran all the way to Hallock Street. Frank A. Cadwell (1860-1935) had been orphaned at age 16, when a logging accident killed his father. He became a prominent land speculator, timber baron, and banker. Among other properties, he acquired various woodlots in Pelham, MA. In 1952 his widow donated 1200 acres of this land to the University of Massachusetts, which created from it the Cadwell Memorial Forest.

Frank Cadwell appears to have developed 77-79 North Prospect as an income-producing property. He built the "double tenement" on it in 1895/6, according to tax records, and rented it for over a decade but appears never to have lived there. The *Springfield Republican* confirms the dating; its year-end survey of the year's building for 1895 reports, "F. A. Cadwell has nearly completed a double tenement house, fitted with all modern improvements, on North Prospect street, which cost \$5000." In the 1900 Census #77 was rented to Fred Sloan, a shoe salesman, his wife, daughter, and son, and four of his Baker in-laws. The other half, #79, was home to Thomas Smith, a grocery clerk at the Grange Store, his wife and daughter, and perhaps also John Towne, a bridge contractor, his wife, son, and sister-in-law.

In the 1910 Census, the Sloans and Bakers were still at #77; a 70-year-old widow, Martha Hawley; her stepdaughter, age 45—a teacher—; and her sister, age 72 were living at #79.

In 1910 Cadwell sold the property to Horace W. Field of Leverett, MA. Fred Sloan, who had been renting half of it and who was something of a land speculator, bought the property at auction from Field's estate in 1918 and sold it very soon thereafter to Charles L. and Inez Wood. The Woods are shown living at #77 in the 1920 Census. Charles Wood (1861-1952) had various careers, as carpenter, motorman, and painter/paperhanger. The other half of the house, #79, was rented by the widow of F.W. Sloan, her sister L. Ada Baker, and Baker's son Kenneth, age 21; they appear to have switched sides when the ownership changed.

Clarence Monroe Wood (1882-1964), probably a relative of Charles, is shown living in the #77 half of the house with Charles in the 1921-23 city directories. He is at #79 in the 1927 volume and bought the property, with his wife Annie, in 1928. He is listed

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H

AMH.213

at #77 in the 1933 to 1954 city directories. Clarence Wood worked as a butter maker at the Amherst Creamery. He appears at #77 in the 1930 and 1940 U.S. Census; by that time, Charles and Inez Wood, who sold the house in 1928, had moved elsewhere in Amherst.

77-79 is the only surviving duplex house on North Prospect Street and one of the few in Amherst Center. At the time of its construction, there was another "double house," 12 and 14 N. Prospect in the old numbering scheme, at the rear of the lot on which today's 38 N Prospect was constructed in 1890. That double house was dismantled before 1930.

Under the ownership of Joseph and Pauline Volpe, 77-79 North Prospect was part of a bed-and-breakfast, along with 71 North Prospect and its carriage house. It is currently an owner-occupied rental property.

## BIBLIOGRAPHY and/or REFERENCES

"Average Prosperity Shown by the Buildings in Western New England. Excellent Record for 1895," *Springfield Daily Republican*, 28 December 1895, p. 5.

Town of Amherst tax records 1895, 1896 ff. for Frank A. Cadwell, Special Collections, Jones Library, Amherst.

U. S. Census, 1900, 1910, 1920, 1930, 1940

Hampshire County Registry of Deeds, Book 475/23-24, Cowles to Cadwell, 1895; 650/78, Cadwell to Field, 1 January 1910; 741/253-4, Field Estate to Fred Stone, 16 August 1918; 741/272-3, Stone to Charles and Inez Wood, 26 August 1918; 1238/334 and 336, Clarence Wood to Everett Roberts to Charles and Elizabeth Meakim, 26 December 1956. Thanks to Ed Wilfert for deed and tax research.

Amherst City directories, 1921, 1923, 1928, 1933, 1928, 1942, 1948, 1954.

Pioneer Valley Planning Commission, Form B (1988), online in the MACRIS database.

National Register of Historic Places, Registration Form, Prospect Gaylord Historic District, Amherst (1992), section 8, p. 14.

On Frank A. Cadwell: [https://en.wikipedia.org/wiki/Mount\\_Lincoln\\_\(Massachusetts\)](https://en.wikipedia.org/wiki/Mount_Lincoln_(Massachusetts)) and <http://eco.umass.edu/facilities/our-forest-properties/cadwell-forest/>, accessed June 24, 2015.