

# 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:** 94 North Prospect

**Historic Name:** Rufus W. Stratton House

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

Original: Residence

**Date of Construction:** c. 1870

**Source:** deed, 1873 map

**Style/Form:** Italianate

**Architect/Builder:**

**Exterior Material:**

Foundation: brick, stone

Wall/Trim: aluminum siding/wood

Roof: asbestos shingle

**Outbuildings/Secondary Structures:**

See record for 96 N Prospect

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

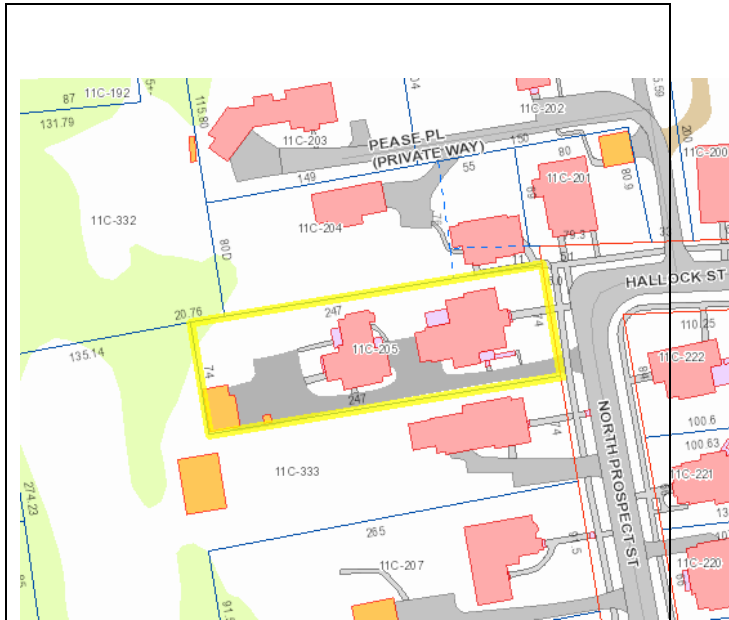
**Condition:** fair

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

**Acreage:** .42 acres

**Setting:** This house stands at the corner of North Prospect and Hallock streets in a residential neighborhood of 19<sup>th</sup>-century houses. Its lot has become crowded by the later addition of 96 North Prospect and a garage.

## Locus Map



**Recorded by:** Suzannah Fabing

**Organization:** LHDSC

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

# INVENTORY FORM B CONTINUATION SHEET

AMHERST

94 NORTH PROSPECT ST.

MASSACHUSETTS HISTORICAL COMMISSION

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220 Morrissey Boulevard, Boston, Massachusetts 02125

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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 rectangular house has a symmetrical front façade, centered by a small gable and an arch-topped gable window with drip moldings. The centered front door likewise has an arched top. There are paired brackets under the eaves. On either side of the central bay, paired full-length windows mark both stories. A porch supported by paired columns protects the front door and further emphasizes the central axis.

A two-story newer extension on the south side of the house has louvered windows on the upper floor and is covered in vertical boarding. A prominent wooden external emergency stair on the southeast corner detracts from the house's original profile.

A second building on the property, #96 North Prospect, is discussed in a separate Form B.

There is a modern garage behind this second house, with a lean-to woodshed on its northern side. It has two overhead garage doors in its east façade and a window on the south. It stands on a cement block foundation.

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.*

The land on which this house stands was part of a large parcel that Oliver Pease acquired in 1863 from Leverett Hallock, who had bought a significant portion of the former Rufus Cowles farm from Osmyn Baker in the 1850s and extended North Prospect Street to its present terminus. Pease sold this section to B. F. Leach in 1867, and Leach sold it to Rufus W. Stratton two years later. Stratton (c. 1827-1914), a prosperous shoe merchant with a shop in Merchant's Row, was also something of a real estate investor. He built this house for himself, though, in the fashionable Italianate style. The 1869 city directory already lists his residence address as "Prospect Street" (no house number given), though this may reflect his residence at 57 North Prospect, on a property he had bought in 1867 and built upon, but sold in 1869. The 1873 Beers map shows the present house in place and Stratton as its occupant. He is consistently shown living at this house, though variously numbered 48, 36 and 34 North Prospect, in US Census records and City Directories right up until 1913, the year before his death. His wife Jane (née Clapp; 1830-1903) predeceased him. Late in life, Stratton became an insurance salesman. He shared the house with his youngest child, Gertrude (1860-1946), in his later years. Stratton's executors sold the property in 1915 to William P. B. Lockwood.

From 1923 to 1939 the house belonged to Mary S. and later Alice A. Sanderson. Dr. Mary S. Sanderson (ca.1864-1931) had been raised in South Amherst and had attended medical school in Ann Arbor MI, graduating in 1893. She practiced in Worcester, then spent time in California, where one of her brothers, also a physician, operated a sanatorium in Berkeley. She returned to Massachusetts, opening a sanatorium in Springfield that she named Naheim. Between 1916 and 1923, before moving to the center of Amherst, she conducted a sanatorium called Rangeview in her family's farmhouse on South East Street. She bought the property on North Prospect in 1923 with a house and barn only, but by 1925 she was taxed on a second house rather than a barn. In 1927 she was operating the Rangeview Sanatorium at #94 and in this additional building, 96 North Prospect (q.v.). The 1930 US Census shows the sanatorium with Dr. Sanderson as proprietor; a staff of seven nurses, a helper, housekeeper, servant, and laborer; and eleven patients, ages 60 to 90. The sanatorium was still in operation in the 1933 and

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1938 city directories. An advertisement in the *Belchertown Sentinel* of 27 May 1932 explained that it aimed to provide long-term care for elderly patients in a homelike environment. Dr. Sanderson was no longer living, but Alice Sanderson, Mary's niece, succeeded her as proprietor, and there was a doctor on call.

City Directories from 1942 through 1954 show members of the Major family—Nelson P., Noel E., Leonard and Edward-- at #94 and 96. Nelson Major was a barber.

**BIBLIOGRAPHY and/or REFERENCES**

U. S. Census, 1880, 1900, 1910, 1930

Beers Atlas map, 1873

National Register of Historic Places, Registration Form, Prospect Gaylord Historic District (1992), Section 8, pp. 12, 20.

Town of Amherst tax records for Mary Sanderson, 1923-1925, in Special Collections at the Jones Library.

Hampshire County Registry of Deeds, Oliver Pease to B. F. Leach, 30 April 1867; Book 261/287, B. F. Leach to Rufus W. Stratton, 15 May 1869; 715/513 and 719/184, executors of Rufus Stratton to William P.B. Lockwood, 28 September 1915; Mary Lockwood to Dr. Mary Sanderson, 1 October 1923; Alice Sanderson; 942/89 and 956/134 to Nelson P. and Noel Major, February 1941. Thanks to Ed Wilfert for tax and deed research.

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

Amherst City Directories, 1873 to 1954.

*Belchertown Sentinel*, 27 May 1932, p. 2, with reference to a special edition of 20 May 1932. Online in the archives of the Stone House Museum, Belchertown.

Obituaries of Dr. Mary Sanderson, *Springfield Republican*, January 12 and 13, 1931.

"Amherst Appreciates Sanderson Sanitarium. Announcement it Will Continue as Heretofore Received with Satisfaction," *Springfield Republican*, 25 January 1931.

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Extension on south side of 94 N. Prospect



Garage and shed at 94-96 N. Prospect

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