

# 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

**Town/City:** Amherst

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

## Photograph



**Address:** 90 North Prospect Street

**Historic Name:** Cynthia E. Barrett House

**Uses:** Present: Two-Family Residence

Original: Residence

**Date of Construction:** c. 1867-68

**Source:** deeds 1867 and 1868

**Style/Form:** Italianate

**Architect/Builder:**

**Exterior Material:**

Foundation: not visible

Wall/Trim: wood clapboard/wood

Roof: asphalt/fiberglass composite

**Outbuildings/Secondary Structures:**

Carriage House c. 1870

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

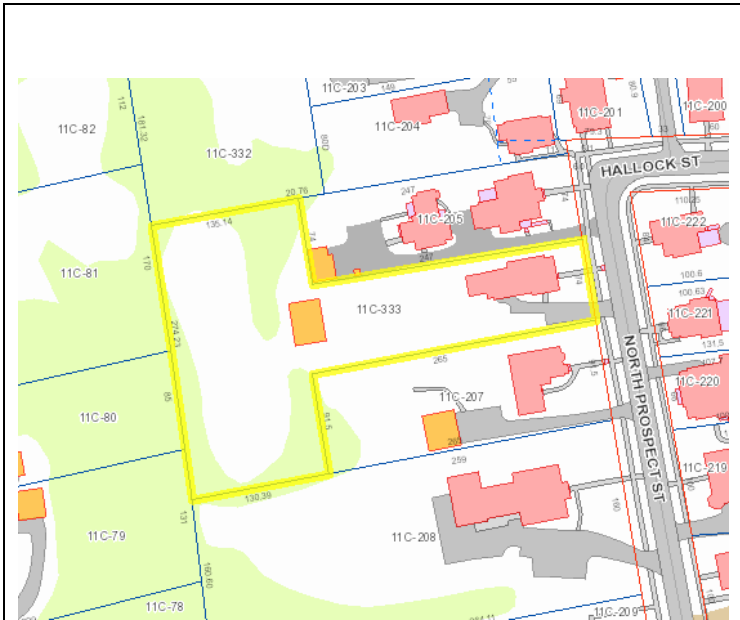
**Condition:** good

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

**Acreage:** 1.19 acres

**Setting:** This house occupies a large T-shaped lot near the corner of N. Prospect and Hallock streets. It is in a residential area of tree-lined streets near Amherst's downtown.

## Locus Map



**Recorded by:** Suzannah Fabing

**Organization:** LHDSC

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

# INVENTORY FORM B CONTINUATION SHEET

AMHERST

90 NORTH PROSPECT ST.

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 Morrissey Boulevard, Boston, Massachusetts 02125

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AMH.209

 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 front-gabled side-hall house follows a plan found relatively frequently in Amherst. It is similar to #44 North Prospect, for example; the prominent brackets under the eaves and cornice lines are an Italianate detail not found at #44, but evident at #94. The gable is closed; an intersecting gabled bay occurs at the rear of the main block. A veranda runs the full width of the street (east) façade. The 2/2 double-hung sash windows are aligned, and full sidelights and a transom window surround the front door. A lower-ceilinged two-story extension to the rear carries another veranda on its south façade.

The front-gabled one-story carriage barn at the rear of the property, with two barn doors in its eastern façade, may have been built soon after the house.

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, a tailor, bought from Leavitt Hallock in 1863. Pease sold this lot without a building in 1867 to J. J. Young, the furniture-maker, whose brother Thomas had bought the lot next door at #82; Young sold it with house, the following year, to Salmon W. Dickinson, though he apparently continued to live there for a few years. The 1870 US Census shows Jeremiah Young as head of household, between neighbors Thomas Young and Rufus Stratton (no street addresses are given). Cynthia Barrett, her husband Charles--a saloon-keeper/ proprietor of a restaurant and billiards room in the Amherst House--, her mother-in-law, and her one-year-old daughter Nellie are members of J.J. Young's household. Soon thereafter, Dickinson sold the property to Cynthia E. Barrett. (J. J. Young would build another house at #65 around 1872).

Barrett, who was widowed young, sold the property in 1873 to Sarah F. Pratt, who is indicated as the owner on the 1873 Beers map. At that point, the land at the head of the "T" belonged to Stockbridge and Westcott, the developers who would later develop Lincoln Avenue. Pratt, also a widow, is recorded as head of household there in the 1880 census, with a 17-year-old son and two daughters (who had been born in Turkey!). Might she, like other widows on the street, have moved to Amherst to put her son through college? (Albert Humphrey Pratt was a member of the class of 1884 at Amherst College but may not have completed his degree.)

Sarah Pratt in turn deeded the property to Oren Williams in 1882. Williams (1813-1905), a farmer, is recorded at the house (variously numbered 32 or 46 N. Prospect) in City Directories from 1886 through 1903 and in the 1900 US Census. He died in 1905. (His son John, editor of the *Amherst Record*, lived at 65 North Prospect from 1887 to 1890.)

In 1910 the house was occupied by Ira A. Boynton (b. 1852), also a farmer, and his wife Elizabeth. In the 1910 US Census they are shown there with her sister and two lodgers who were assistant chemists at Amherst College and the Experimental Station, a forerunner of UMass., and in the 1920 Census with Ira's sister-in-law and one lodger, a teacher. He was taxed on the entire T-shaped property, house and barn, in 1919. Elizabeth appears at this address in City Directories from 1927 through 1942 and as a nonagenarian living alone in the 1940 census.

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90 NORTH PROSPECT ST.

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## BIBLIOGRAPHY and/or REFERENCES

U. S. Census, 1870, 1880, 1900, 1910, 1920, 1940

Beers Atlas map, 1873

Town of Amherst tax records for Ira Boynton, 1919, at the Jones Library, Special Collections.

Hampshire County Registry of Deeds, Book 241/124, O. Pease to J. J. Young, 67 rods, 4 February 1867; 251/321, J. J. Young to S.W. Dickinson, 16 April 1868; 276/176, S.W. Dickinson to Cynthia E. Barrett, 21 November 1870; 307/332, C.E. Barrett to Mrs. Andrew T. (Sarah F.) Pratt, 17 Sept. 1873; 372/132, S.F. Pratt to Oren Williams, 13 June 1882; 586/284-287, Oren Williams to W.R. Brown, first of four tracts (67 rods), 31 August 1904. Thanks to Ed Wilfert for deed and tax research.

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

National Register of Historic Places Registration Form, Prospect-Gaylord Historic District, 1992, Section 8, p. 12.

Amherst City Directories, online at [ancestry.com](http://ancestry.com).

*Amherst College Centennial Biographical Record 1821-1921* (1927), online at <http://www3.amherst.edu/~rjyanco94/genealogy/acbiorecord/menu.html>



Carriage barn at 90 N. Prospect Street