

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

11C-144	Mt. Toby	E	AMH.
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Town/City: Amherst

Place: (*neighborhood or village*): N/A
Amherst Center

Address: 11 Paige Street

Historic Name: The Lloyd G. Hasbrook House

Uses: Present: Single Family Dwelling House
Original: Single Family Dwelling House

Date of Construction: c. 1889

Source: Amherst Directory 1927-28; MassRealEstate.com

Style/Form: Farmhouse

Architect/Builder: developer Frank E. Paige

Exterior Material:

Foundation: Unknown

Wall/Trim: Wood Clapboard

Roof: Asphalt

Outbuildings/Secondary Structures: N/A

Major Alterations (*with dates*): N/A

Condition: Excellent

Moved: no yes **Date:**

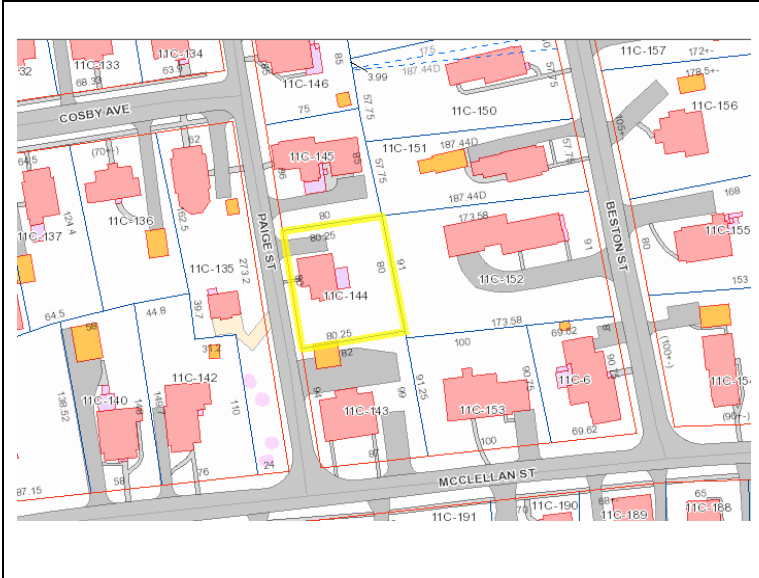
Acreage: 0.19

Setting: Residential

Photograph



Locus Map



Recorded by: E.Gouin, M. Adams, E. Wilfert

Organization: Lincoln-Sunset Historic District

Date (*month / year*): January and April-May 2016

INVENTORY FORM B CONTINUATION SHEET

AMHERST

11 PAIGE ST

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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.

Two-story farmhouse with front-facing gable and front door aligned to the left. Similar in style to other traditional vernacular farmhouses with three bays, and front door entrance on left or right-hand bay leading to second floor stairwell, on Paige, Beston, and McClellan Streets. A-frame awning, reminiscent of stick-style or craftsmen style architecture, appears over front door. A two-story extension to the right, set-back a few feet from the main house has an enclosed porch and a second door. Double-hung windows with four panes each.

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.

Frank E. Paige bought an empty 1 1/4 acre lot [405/72] on the north side of McClellan Street in Oct. 12, 1886 together with his father, Theodore L. Paige, proprietor of Paige's Livery. Frank bought out his father's interest on January 1, 1887 [406/216] and between 1887-1892 developed five house lots, the street and an adjacent lot facing McClellan St (the present #65-67 McClellan). The street existed in 1889, was called Paige Street by April 1896, and accepted as a Town way in 1942. The 1889 date suggests it was named after Frank E. Paige, and not Professor James B. Paige who resided nearby and is credited by James Smith's *Record* (p. 68). Two of the Paige St. lots were sold and the other three rented by African American families, named Hasbrook, Till and Pettijohn, who rented before purchasing their homes in 1905.

11 Paige (originally 5 Paige on the pre-1937-8 numbering scheme) was bought in 1905 by Lloyd G. Hasbrook, an African American [504/505] for \$850. The Deed refers to the boundaries and reserves a right of way for access, ditch and sewer pipes. Tax records value the house at \$550.

The Hasbrook family joined local families on McClellan Street (the Goodwins, Mittie Hall Anderson) who were active in the newly formed AME Zion Church of

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Amherst. Their names appear in documents associated with the AME Zion Church in the Jones Library Special Collection.

The executor of the will of Josiah Hasbrook [719/501] then sold the house to Josiah's son Lloyd C. Hasbrook for \$650. The house is listed in the 1916 as "now occupied by his Son Lloyd C. Hasbrook." Josiah's widow Jane A Hasbrook released to Lloyd her interest in the property (January 25, 1916) [710/502]. Ownership then passed to Florence H. Hasbrook (misspelled Hasbrouck in the Deed [1109/70]) who was Lloyd C.'s widow, and to Vernon C. Dubois, the widower of Ethel R. DuBois who was the daughter of Lloyd and Florence Hasbrook.

Thus ownership had passed to Josiah Hasbrook's widowed daughter-in-law and his deceased granddaughter's husband, who together sold the property to John V. Strickland (from Princess Anne, Somerset County, MD) - who is listed as receiving an MAC BA in Poultry Science -- and his wife Dorothy on December 26, 1951, in a Deed witnessed and signed by their African American neighbors from 44 Beston Street, Erwin W. and Helen B[ias] Pettyjohn (see Historical Narrative for 44 Beston), subject to a mortgage from Florence Hasbrook [Hasbrouck] to the Northampton Co-operative Bank (November 10, 1949) [719/501]. (Administrator's Deed [1125/107]). The house might also have been a rental under the Stricklands, since the Amherst Directory lists Perry Milman living at 11 Paige in 1954 with a family of 5.

The Sticklands, who had moved to Memphis, TN, sold the property to Daniel W. and Judith Haslegrave (1766/219) on April 12, 1974. Within a year (August 29, 1975) the Haslgraves sold to Margaret M. Culley [1947/49], a professor of English at the University who was part of an English Department enclave in the neighborhood: Margaret O'Brien at 25 Paige, Kathleen Swaim followed by Randall Knoper at 31 Paige, Leonta Horrigan and then Alex Page on McClellan, Doris Abramson on Cosby, John Hunt and Maurianne Adams on Beston, as well as other UMA faculty living in the immediate area as the former Massachusetts Agricultural College expanded into the current University of Massachusetts Amherst.

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The house at 11 Paige passed from Margo Culley to John and Suzanne Ryan in 1984 [2487/143]; to Miroslay Lazovic in 1988 [3242/331]; to Robin & John Peters in 1991 [3790/345]; and to the current owners, Wilbur and Barbara Pearson in 1998 [5507/296] who expanded and remodeled the second floor.

BIBLIOGRAPHY and/or REFERENCES

<http://gis.amherstma.gov/images/cards/969.pdf>

Deeds

AME Zion Church collection of clippings and special occasion booklets are on file in the Jones Library Special Collections.