

# 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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**Town/City:** Amherst

**Place:** (*neighborhood or village*):  
Lincoln-Sunset National Register District

**Address:** 163 Lincoln Avenue

**Historic Name:** Rev. W.H. Beaman House

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

**Date of Construction:** c. 1873, by 1879

**Source:** Visual and Maps

**Style/Form:** Victorian Vernacular

**Architect/Builder:**

**Exterior Material:**

Foundation: Brick

Wall/Trim: Wood Clapboard; Wood

Roof: asphalt/fiberglass composite

**Outbuildings/Secondary Structures:**  
barn with loft; attached garage (2006)

**Major Alterations** (*with dates*):  
converted to 3 apartments (1967); renovations remain, but currently operated as single family with mother-in-law apt.

**Condition:** Excellent

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

**Acreage:** .65 acre

**Setting:** On a tree-lined residential street, surrounded by homes dating from the last quarter of the 19<sup>th</sup> century.

## Photograph



## Locus Map



**Recorded by:** Steve Bloom/Suzannah Fabing

**Organization:** LHDSC

**Date** (*month / year*): September 9, 2015

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 sidehall plan house is related to a group of at least thirty buildings of this type in and around Amherst Center. The standard builder's form with a simple exterior provided affordable and comfortable housing. Although this was standard housing in town, the south end of Lincoln has relatively few vernacular buildings. Most are large Colonial Revival houses, c. 1890.

An example of the builder's version of the style, this L-plan Queen Anne with a brick foundation has a three-bay façade and sidehall entrance. The primary entry door features two fixed panes. The two-story bay on the south elevation is similar to the bay on the E.I. Bangs House (155 Lincoln Avenue, AMH.159), as the upper bay is smaller than the first-story bay. A rectangular bay on the north elevation features a single window on each face. The full-width porch is supported by standard squared posts; the railing was replaced in 2006 to meet code. The interior of this rather modest residence contains an elaborate slate fireplace surround with faux marble finish and a black walnut bannister and newel post.

### **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.*

Built ca. 1873, this was the home of Reverend Warren Harrison Beaman (1813-1901), the Superintendent of Schools and a Congregational minister; his wife Elizabeth L. (née Worcester; 1815-1889), and their children, Emma, John, and Mina. Mina served as Librarian of the Amherst Center Library. Harlan Fiske Stone, who later became a Chief Justice of the Supreme Court, lived in the Beaman House with his aunt at the end of the century. Mina, whose married name was Willard, later returned to live in the home with her daughter-in-law and grandson; she is recorded there in 1937 and in the 1940 U.S. Census, and her daughter-in-law, Helen, still lived there in 1948.

Warren Beaman attended Amherst Academy and was a member of the Amherst College class of 1837. He published his *Reminiscences* in 1900.

By 1893, Lincoln Avenue was laid out and two of the residents were ministers. As the street developed, professionals and proprietors of many Amherst businesses as well as university and college professors, moved to Lincoln Avenue, building large houses and giving rise to the nickname "Millionaires Row." However, there were always a small number of workers living on Lincoln-- a plumber, a painter, a machinist-- and it was for that group that standard builder's houses such as this one were built.

Harry and Anne Agard, who bought the house in 1962, turned most of it into three apartments in the 1970s. (Previous owners had already created an "in-law" apartment on the second floor of the back wing.) The youngest of their daughters, Susan Agard Krause, and her husband Rhett, bought the house in 2006. They tore down the back wing, revealing an old midden, two cisterns, and two full brick privy pits. The rebuilt wing is larger in all dimensions than the old one, and the garage is new. The wing still contains an in-law apartment. The front door was repaired and reglazed. The living room chimney was replaced, and the old kitchen chimney was removed.

**\*\*SELECTED TO NATIONAL REGISTER DISTRICT (2/22/1993)\*\***

### **BIBLIOGRAPHY and/or REFERENCES**

Maps: 1886, 1916.

Amherst Street Lists and City Directories.

National Register of Historic Places, Registration Form, Lincoln-Sunset Historic District, Amherst, section 7, p. 6.

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

Biographical information on the Beamans from [ancestry.com](http://ancestry.com).

Correspondence from Phyllis Agard, reproduced below.