

Sunderland Historic District Walking Tour

Main & School Streets

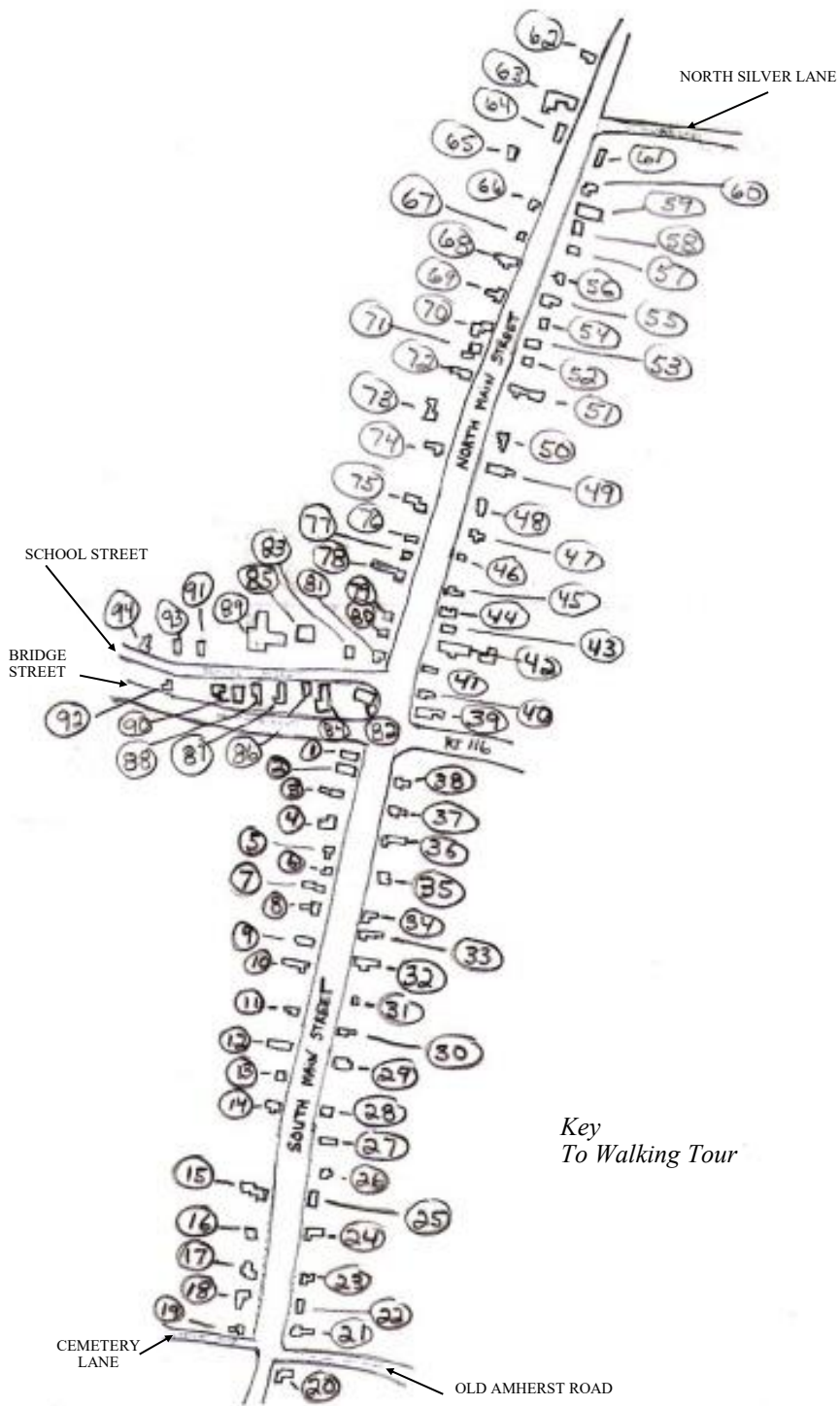


Presented by members of the Sunderland Historic Commission
First published October 9, 1993
Revised October 1, 2008

On October 10, 2001
The Sunderland Town Center
was approved to become part of the
National Register of Historic Places.

North and South Main Streets are scenic, broad avenues that appeal to our sense of what a small town Main Street should be. There are large shade trees, full of brilliant colors in the fall, arching over the road. There are sidewalks on both sides along the length of the street. There are town buildings in the center, a church complete with a soaring white steeple, and farmland stretching behind the Main Street houses. These houses are a pleasing mix of sizes and architectural styles.

On this Historic District walking tour you will find a good representation of house styles that have been built in Sunderland over the past three centuries. There are 12 houses built between 1714 and 1800, 34 houses built between 1800 and 1900, 35 houses built between 1900 and 2000 and 1 house built in the 21st century! Examples of the different architectural styles of houses built include: Colonial, Federal, Greek Revival, French Second Empire, Italianate, Victorian, Carpenter Gothic, Colonial Revival, Craftsman Bungalow, Cape, and Ranch.



Key
To Walking Tour

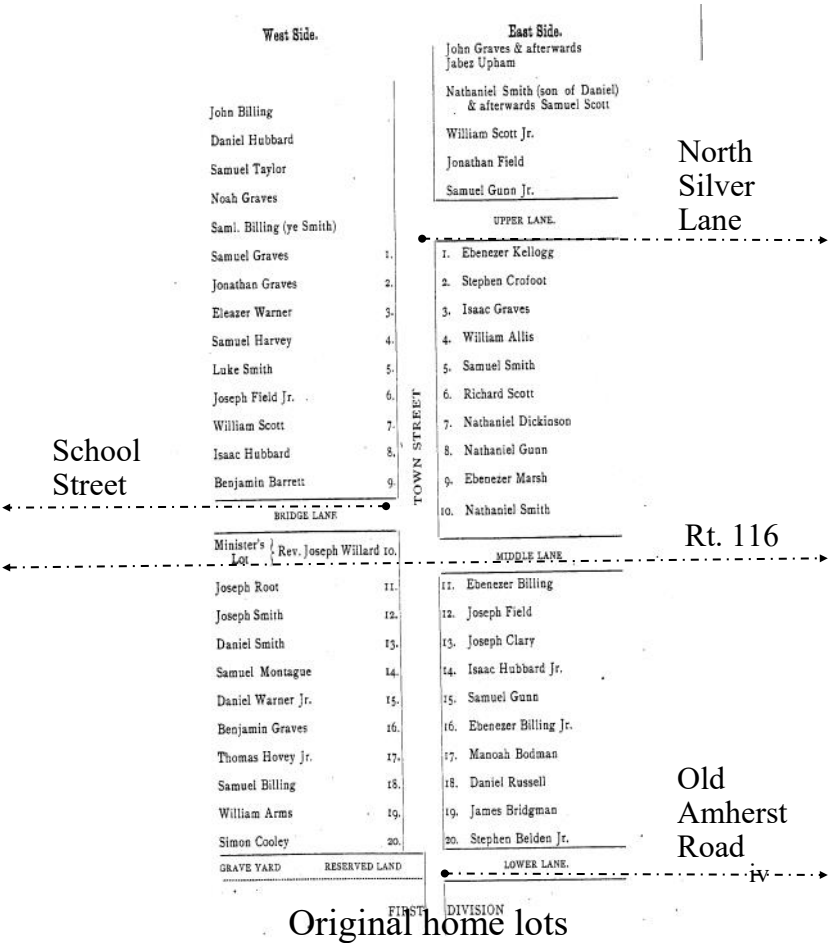
Settlement History of Sunderland

A first attempt to establish a town here was made in 1673. The General Court, the local governing body for the English Crown, granted a request to establish a new plantation north of Hadley. Maj. John Pynchon from Springfield, and Lieutenant William Clarke and Mr. William Holton from Northampton were named to layout the boundaries. The settlers were given seven years to attract a sufficient number of permanent residents to settle, build homes, and hire a minister. The plantation was to be named Swampfield. The English arranged to "buy" from the Norwattucks, for a token amount at best, the land that is now Sunderland, Montague and Leverett.

The first settlement failed. King Philip's War, which began in Rhode Island, was a conflict between settlers and Native Americans. It spread to the Massachusetts Bay Colony when the Native American leader, King Philip, and his followers took refuge. Local tribes got involved, and hostilities escalated. Swampfield was abandoned, and settlers moved to Hatfield and Hadley, both of which were fortified with palisades.

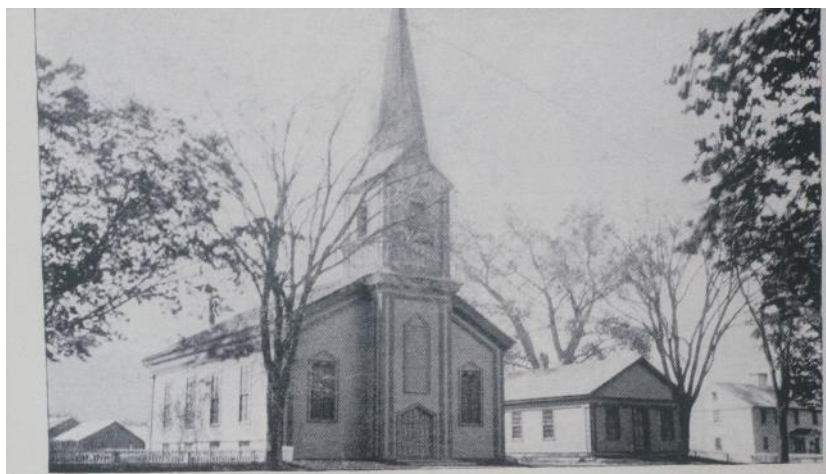
Main Street along with School Street, which are the focus of this walking tour, was laid out by settlers in the second and successful attempt to settle the town in 1714. Each of the original thirty-nine families were assigned a 3 ½ acre lot along the street on which to build their house. On the west side of the street, the lots extended to the Connecticut River, and on the east side, they extended to the wetlands or swamp, which ran north and south below the base of Mount

Toby. That basic plan is what constitutes Sunderland center today. Each settler also received a share of outlying common land for tilling, mowing and wood cutting lots. This type of town plan, which we call a "linear street village", was typical in the Connecticut River Valley. Springfield, Northfield, Deerfield, Hadley and Hatfield were all laid out with this same type of plan. There were no zoning laws then, but the towns were orderly and organized. When the town was incorporated in 1718, the name "Sunderland" was chosen by the General Court to honor the 3rd Earl of Sunderland, Charles Spencer.



SOUTH MAIN STREET - West side

[1] **Chapel**, (*style - Greek Revival*). Built c. 1849, used for village functions from beginning to present. It is substantially unchanged, and was renovated in the mid 1990's. The Chapel replaced the Town House at 104 North Main Street as a new separate meeting place for church functions, after the official separation of church and state in the mid 19th century.



Church, Chapel and 1st Parsonage, c. 1900

[2] **Church**, (*style - Greek Revival*). This is the 3rd meeting-house, built 1836. The first meetinghouse was built in 1717 in the middle of the street. It was taken down in 1794. The second meetinghouse was built in 1793, and taken down in 1836. The third, the present church, was built in 1836. It has undergone several revisions – a major one in the 1870's when tin was used for walls and ceiling. The tin is still there. Faux stained glass windows were added, as were the gothic details applied to the tower, window pediments, and door surrounds. The next major restoration was in the 1950's when the present windows were added.

[3] **87 South Main Street**, (*style - Federal*). The house was built about 1817 by Luther Root. The Church purchased the

house in 1833 to serve as a parish house, to be rented to the new minister, Henry B. Holmes. Holmes was dismissed by the congregation after two years, and the house sold. This house has an unusual appearance for this area, with the side (front) porch incorporated into the roofline. It is an uncommon Federal house form in New England and is found more frequently in the south.

[4] **83 South Main Street**, (*style - Colonial Revival*). The first house on the site was taken down and this one constructed in 1914 by Fred C. Kidder. This house is Sunderland's highest style of Colonial Revival pre-W.W.II as well as a good early example of the use of extensive plate glass and single pane windows. Kidder was an onion grower who made money in the pre-War I boom. When the bubble burst he went bankrupt and lost everything.



[5] **79 South Main Street**, (*style - Greek Revival*). Built c. 1840, this was the third parsonage of the Congregational Church, from 1840-1918. Eight of our town's ministers have lived here. The house has detailing of the Greek Revival style, including wide pilasters at the sides and trim around the windows.

[6] **75 South Main Street**, (*style - Utilitarian*). Now converted into house, it was built as a store c. 1895 by Darwin Clark for his youngest daughter, Grace Annie Clark who lived next door. It was a general store for many years having various owners including First National (a grocery chain). It also served as a beauty shop in the 1950's to 1970's. It also housed the Post Office until the 1960's when the Post Office building was built on Garage Road.

[7] **71 South Main Street**, (*style - Greek Revival*) This house was built by Austin Lysander Marsh, c. 1835. It has had many

owners including Wirt Goodwin and his wife Grace Clark, who's father Darwin built the general store next door for her. As a Greek Revival house, it is rather conservative as its two door surrounds on south and east enclose multi-light transoms, a Federal period design feature. Only the relatively wide frieze at the cornice denotes a Greek Revival as distinct from Federal façade. Its steep roof pitch suggests the builder was aware of Gothic Revival style current in town at the time. But the center chimney was stylistically a retrograde feature.



[8] **69 South Main Street**, (*style - Georgian*). Probably built c. 1756 by Elisha Smith, who fought in the Revolutionary War, serving as a private from Sunderland. While the center chimney has been removed, there are gable-end overhangs which suggest the mid-18th century construction of the house. Window lintels on the main block of the house have slight caps on the first floor, but none on the second floor as they are placed very close to the eaves in Georgian fashion. Its Greek Revival doorway was added, and appears to be a twin to doorway of house across the street, visible behind the screened in front porch. Its shutters are a post-1800 addition.

[9] **63 South Main Street**, (*style - Greek Revival*). Seth Warner built this house in 1834 as a two-family house, the second such house on South Main Street. The first recorded two-family house the Alexander/Taft house was constructed about 1800 at 23 South Main Street. Both were designed so as to appear as single family houses. A relatively rare example of brick construction in the area, it was often seen as a sign of prosperity. The house was owned by Darwin Clark in the 1880's and stayed in the Clark family for some time. Part of the house was a store about 1887 run by Darwin's daughter Grace and her first husband Winfred Hobart. In the early 20th

century, it was occupied by Darwin's' son Dr. Lewis L. Clark, a dentist.

[10] **59 South Main Street**, (*style - Greek Revival*). This is the second house that has been built on this property, and there is some confusion as to exactly when this house was built and exactly by whom. It is believed to have been built c.1800 by either John Montague or Elisha Smith. In its present form, it is difficult to see any portion of the house that could be from this early date. Rather it appears to be a typical Greek Revival style which would date the house from the 1820's-1830's. The house was in existence in its present form during the ownership of John Huntington who lived here between 1830 and 1835. Huntington was a hatter who kept his workshop (now gone) south of this house.

[11] **51 South Main Street**, (*style -Queen Anne*). Built in 1904 for Louis Pomeroy, this is the third house on this lot. As a point of interest, Naptha, the only slave ever owned in Sunderland, lived in the first house that was constructed on this site.

[12] **47 South Main Street**, (*style - Greek Revival*). This is one of the relatively few two story houses on Main Street, the majority being two-and -a -half stories. It is however, the most common side hall plan house. Built towards the end of the Greek Revival period, c. 1847, the house has nearly full length windows on the first floor and standard sized windows on the second. This is the second house on this lot, built by Nathaniel Austin Smith.

[13] **41 South Main Street**, (*style Colonial Revival*). Built by Philip Hepburn in 1922. It has a true "balloon" framing, with 2 x 4 construction, and the studs go up 2 stories. Balloon framing gave freedom to the house form. Builders could move away from the basic box form that post and beam construction dictated. Platform framing, which is now used, uses the same principles, but uses fire stops between floors.

[14] **37 South Main Street**, (*style - Italianate*). This classic Villa style Italianate house was built by Deacon Albert Hobart C. 1850. It is a good example of mid-19th century valley agricultural prosperity, at this time in Sunderland chiefly from the growing of tobacco. It looks something like an Italian villa, with its nearly flat roof and wide overhanging eaves. Note the paired, scroll cut brackets at the eaves and the little attic windows between them. These are all characteristic features of this style house. One owner of this house was Henry Harper, a Civil War veteran who was a house painter around 1910. His daughter Miss Carrie Anna Harper taught English at Mount Holyoke College. She was a well respected scholar and drama critic and perhaps the first woman in Sunderland to receive a Ph.D. which she was awarded by Bryn Mawr College in 1910.



[15] **23 South Main Street**, (*style - Federal*). This is the earliest known house in town to have been built as a two-family house c. 1800. Two-and-a-half stories in height beneath an end gable roof covered with slate, there is an off-center chimney which is likely to be a later alteration. The door surround is also a later alteration. This is the second house to be built on this site by Miles Alexander who fought in the French and Indian War as well as the Revolution. This house was home to Horace W. Taft who was one of Sunderland's most active public figures. A Dartmouth graduate, Taft was a lawyer by profession and served fifty years as town clerk. It is believed that Horace altered the house from a two-family to a single family house sometime before 1899.

[16] **17 South Main Street**, (*style - Queen Anne*) Built by William H. Dill c. 1900. This house is the second house on this site. Mrs. Lillian Dill was a schoolteacher in town for over

fifty years. It is a modest Victorian in style, and one of the few houses on Main Street that originally had a front porch. At the turn of the 20th century, many houses added large porches across the front. They were expensive to maintain, but indicated a preferred style at the time. Today decks are popular to build in the back of houses.

[17] **11 South Main Street**, (*style - Ranch*). Built by Louis Yurkevicz c. 1960, of a style known as “ranch”.

[18] **7 South Main Street**, (*style - Vernacular Farmhouse*) The second house on this site, built by Apollos Sanderson about 1825. Additions were made in 1860. This large two story dwelling is of primitive construction. It was not clapboard, but covered with very wide boards. Now vinyl sided.



[19] **1 South Main Street**, (*style - Salt Box*) This is a modern example of the saltbox shape built by Louis Yurkewicz c. 1960. Original building on this site was a brick school house, 1816—1835.

Road to Cemetery

The cemetery merits its own separate walking tour. The graveyard used to have a fence surrounding it. It was taken down in the 1950's. As a note of interest, the pickets from the graveyard fence are now in front of the Dwight house at Historic Deerfield.

South Main Street—East side

[20] **1 Old Amherst Road**, (*style - Georgian*) Corner of Old Amherst Rd and South Main Street. This is the first house on this lot, built in 1753. It is one of Sunderland's best preserved Georgian houses and one of the very few saltbox forms re-

maining. The house is two and a half stories in height and end gable roof with a central chimney. The land that the house is built on was initially part of the first division of plowing land. It has had various owners at one time it was occupied by immigrants who lived on one side and kept chickens on the other. Part of the house had fallen into the cellar. A lot of restoration work has been done over the years. This house is a classic 18th century Georgian in style, with a side addition. An early “porch” or entry survives in the Memorial Hall Museum at Historic Deerfield. A point of interest is that in 1935 owners, Olive and Clifton Hubbard, established the first Youth Hostel for Sunderland. It was in operation until 1937 when it moved to 55 Falls Road.

[21] **4 South Main Street**, (*style - Gothic Revival*) Built about 1850 by Benjamin Darling, who was a carpenter in Sunderland for a long career of fifty-three years. This house is one of our Main Street examples of Gothic Revival styling, with its “gingerbread”, or bargeboards, and pyramid at the gable peak. Its form is basic Greek Revival, with its gable end to the street, and entry at the side. The pediment is elongated in deference to Gothic styling effort.

[22] **8 South Main Street**, (*style - Ranch*). A post WW II ranch style house, with attached garage an original feature of the house. Built by Frederick Snicker about 1956.

[23] **12 South Main Street**, (*style - Craftsmen*). Built by Clifford Hubbard c. 1918. This house is an elaborate version of the bungalow. Rather than just the simple end gable house whose roof extends to form a porch, it is L-shaped in plan with a front gabled bay on the west and a transverse gable on the north façade. What distinguished the house particularly is the use of a consistent stylistic theme which is vaguely Egyptian Revival and consists of battered



porch supports and window surrounds topped by pediments. “Battered” in this case refers to the slightly enlarged bases of window and door surrounds and porch supports.

[24] **18 South Main Street**, (*style - Georgian*). The exact lot on which this house was originally constructed was not officially recorded so there is some doubt as to when and where it was built. By some accounts, the house is thought to have been built by Stephen Scott when he married in 1756. According to Volume I of Sunderland Town History, this house was moved from Lot no. 6 East side to its current location about 1826 by Elias Graves. It was set on rollers and moved by oxen. It is a Georgian Colonial, with a massive central chimney. The front doorway was updated to the Greek Revival style probably when it was moved. It was occupied by the Childs family from the mid 19th century to about 1970. It has had several owners since then.



[25] **24 South Main Street**, (*style—Roadside Novelty*). The roadside stand was built in 1929 by Richard Graves, Sr. to sell produce from the family farm. Old Millstones were used in constructing the front wall. Unique and eye-catching commercial buildings such as this one were built all over the country in the 1920's, when automobile travel added a new outlet for farmers and other entrepreneurs. The building is now the Millstone Farm Market.

[26] **22 South Main Street**, (*style - Greek Revival*). Built c. 1834 by Warren M. Graves. Still occupied by the Graves family, they have the original deed from George III for the land. It is an excellent example of a Greek Revival side hall plan, with central entry on the south side for traditional appearances. The most decorative feature which is unusual in Sunderland is the

deeply recessed secondary street entry. A contemporary note: the façade was used as an inspiration for the house designed and built in Amherst described in the Tracy Kidder book, *House*. The great barn out back was built pre WW I, later converted into six living units.

[27] **34 South Main Street**, (*style - Greek Revival*). Probably built by Capt. Clark Rowe, c. 1831. It has had many



owners and occupants. It is a small side hall Greek Revival, one of several examples in town. This was a period of growth in Sunderland, making the gradual shift to a market economy from self-sufficient. Its original lot was less than an acre, carved from the Bodman lot (lot No. 17 East), not a lot large enough for a family to farm on.

[28] **38 South Main Street**, (*style - Greek Revival*). It is reported that some part of this house was built about 1758 by Manoah Bodman, and was originally a salt box. From the exterior, none of that earlier house is visible today. What is clearly present, is a Greek Revival house two-and-a-half stories in height. It has had many tenants and owners, among them Rev. Ashley, the town minister, who exchanged the first parsonage for this house in 1784 as part of the long standing dispute with the town. The dispute was over external matters and not from dissatisfaction with his clerical ministrations. It appears that the Rev. did not want to pay his fair share of taxes as they were being used for the rebellion (the Rev. wanted to remain loyal to England). In retaliation, the town neglected to pay Rev. Ashley the full amount of his salary or make up the deficiency caused by the depression of the currency. After taking the town to court over the matter, the Rev won his case and the town reached an agreement with the Rev. He would move from the parsonage, stop preaching, get one yearly salary in advance and firewood for life.

[29] **46 South Main Street**, (*style - Federal*) Second house built by Nathan Catlin about 1800 – occupied from 1855 by three generations of the Trow family, all doctors. The house has been vinyl sided, thereby losing much of its historic detail. Several important features from the Federal period remain. One of these is the original Palladian window in the center of the front of the house, a notable feature that is currently popular in new construction. The center entry is an open pediment surround above a fanlight. The barn in back dates as early as 1800.

[30] **50 South Main Street**, (*style - Greek Revival*). This is a late Greek Revival house built about 1847 by Elihu Smith and is a rather straightforward version of the Greek Revival form without many added details. It was occupied most of the 20th century by Dr. Charles Moline, a Swedish immigrant, who was successor to the Trow Doctors. Like most houses on Main Street, the house is located at the north side of its lot, to allow for good southern exposure and garden space. This practice is no longer possible with current zoning regulations, requiring 10' – 15' side yard minimums. The houses on Main Street are also built close to the front line of the lot.

[31] **56 South Main Street**, (*style - Ranch*). This replaces a large colonial house torn down mid 20th century. Notice how this house which was built to conform to modern zoning regulations, is set back from the road and in the center of the lot. Communities in village areas like this one are now allowing special zoning regulations that help new buildings conform better to the historic building patterns.



[32] **62 South Main Street**, (*style - Victorian*) This is the second house on the site, built by Albert Darling in 1891. The

house was not built with post and beam, but balloon or light stud construction. Because corner posts were not needed, porches and small bays could be built using of 2" x 4"'s. The extensive porches on this house were removed after WWII.

[33] **66 South Main Street**, (*style - Victorian*) This is the second house on this site, built about 1886 by Frederick Davis to replace the house that burned down. It is a good example of "Farmhouse Victorian", with decorated porches and bay windows. Barns are for multiple use.

[34] **70 South Main Street**, (*style - Colonial*). Built by Lucius Graham in 1791. It has had various owners and tenants, and the original details are no longer visible. The front doorway, however, echoes the front doorway of the house across the street at 69 South Main Street.

[35] **76 South Main Street**, (*style - Tudor Revival*). One of the few Tudor Revival houses in Sunderland, it was built by Arthur W. Hubbard, c. 1910. The house was designed by Karl Putnam, a prominent architect of Northampton. Smith College holds a collection of his drawings. This house sits on a cobblestone foundation and has a cobblestone porch wall. The balance of the house is stucco and its gable fields are ornamented with Tudor strap work to suggest the English manner of construction. In recent times, it has generated considerable interest as a prime example of the period.

[36] **82 South Main Street**, (*style - Greek Revival with Stick Style*). This is a house which gives a mixed stylistic character to the town center. It appears to have begun life as a Greek Revival house with a hipped roof. The house was altered between 1866 and 1899 when owned by Edward N. Smith. It is believed the house was built by William Russell as he is recorded as living here in 1831. Also, Henry Taft did not describe the house in his essay on Sunderland 1825 - 1830.

[37] **86 South Main Street**, (*style - Greek Revival*). Built by Samuel Dorrance about 1835. This is a stylistically well-

developed Greek Revival house. It is one and a half stories in height and faces south rather than towards the street.

[38] **90 South Main Street**, (*style - Greek Revival*) This generously proportioned Greek Revival was built by Dr. Gustavus Peck about 1835. It has the finest door surround of its period in Sunderland with engaged pilaster. The relief detail suggests the use of a pattern book, possibly of Asher Benjamin, one of the most famous builders in the Connecticut Valley in the 19th century.



CROSSING ROUTE 116

As you cross Rt. 116 onto North Main Street you should note that the “real” historic village center is a little bit to the north of this intersection, at the crossroad with School Street. Since this area was the commercial center from the beginning, it is why the library, town hall, Sunderland bank building were all located here. In addition, there have been a schools, stores, and inns near this area.

The first “village center” change took place in 1936 when the 8th bridge was destroyed by the March flood that year. The new bridge was relocated south of the old bridge and a new street Bridge Street was created that went through the lot where the original parsonage had stood (built 1717 and destroyed 1904).

The second change occurred in 1955 when Middle Lane was widened to create Rt. 116 replacing the previous route which went down South Main Street to Old Amherst Road. To make room for the new road, the house that was on the south east corner of Middle Lane and South Main Street was moved to

Garage Road - it now sits next to the current Post Office. This

house was built c. 1790 by Elijah Rowe in the Federal Revival style.

There was also once a tavern and a Town House on the same site as the Elijah Rowe House land. The Tavern burned down prior to 1820 and was never rebuilt.

The Town House was moved to its new location at 104 North Main Street in 1836.



NORTH MAIN STREET—East side

[39] Skibiski Insurance building (style—Dutch Colonial). Built in the mid-20th century, it was designed and built by Bill Gass. This building replaced the Mt. Toby house, a large Federal style house/inn that was torn down in 1927.

[40] **104 North Main Street**, (*style - Greek Revival*). “Old Town House” This building was built c. 1825, used as a town hall, and was moved to its present location from South Main Street in 1836. It was converted to a dwelling in 1849. The building is Greek Revival in style, with columns in front, a popular style making reference to the columned public buildings of Ancient Greece, the first and much admired democracy.

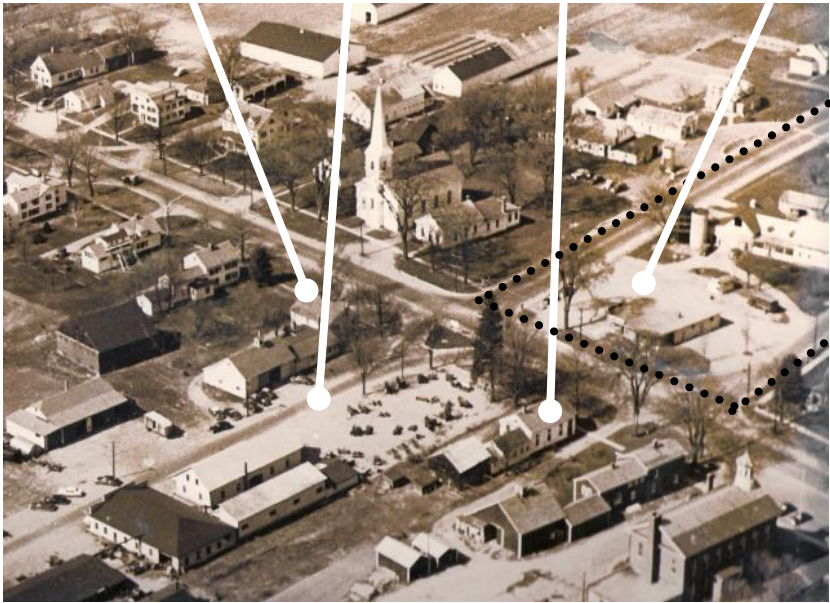
[41] **108 North Main Street**, (*style- Greek Revival*) This building was built to serve as the Sunderland Bank in 1825. Brick buildings are unusual for the area, and helped symbolize the importance of the building. This building is an example of early Greek Revival, with Doric pilasters, a “bat winged” pediment, and a vertically oriented oval window. The bank moved to Amherst in 1831 and the building was converted to a store.

Elijah Rowe House
moved 1955 to
Garage Road

Middle Lane
now RT 116

Town House
moved 1836 to
this location

It was
Minister's
Lot



Sunderland Center c. 1950

later converted again, to a dwelling, and now serves as office space.

[42] **112 North Main Street**, (*style - Italianate*). Originally built as the town hall, library, and school, the building was built in 1867 at a cost of \$20,000. The basement was once used as a lock up for disorderly men and boys “to sober up a bit”. The building was funded in large part by Alvin Johnson, a prominent summer resident of Sunderland, and friend of Horace Greeley. Johnson was a publisher in New York. Many of the building’s original Italianate features are still visible, such as the prominent modillion blocks at the cornice and raking eaves and its triple window composition in the end gable. The building was remodeled in 1941 when its original

Italianate features were changed to Colonial features. The size of the building is indicative of the relative prosperity of Sunderland in the late 1800's. The library moved out in 1900 and the school left in 1922. The building was used as a town hall until 1994. It then stood vacant until it was sold to the Blue Heron Restaurant in 2004. Extensive restoration was done at this time including restoring the front porch similar to the orig-



inal.

[43] **116 North Main Street**, (*style - Utilitarian*). It is not known exactly when this building was erected. The first recorded information regarding this building is that it served as the town post office from Nov 1, 1914 until August 9, 1953. In 1933, A. H. Phillips Co. opened a grocery store in the southern half of the building. It remained a grocery store until 1950 having various owners including John McGrath, who built what is now the Sunderland Corner Store. From 1953 to 1974, the building was a package store. In 1974 the building was converted to a store and luncheonette. It is now Dimeo's Restaurant.



[44] **118 North Main Street**, (*style –Vernacular Farmhouse*)

This is the second house on the site, built about 1850 by Samuel Jenners.



[45] **120 North Main Street,** (*style - Gothic Revival*). Second house on the site, built about 1843 by Henry Sander-son. Gothic Revival style, it has a high-pitched roof, with scroll and acorn drops. There is a transverse gable on the south facade which introduces a more complex volume to the interior of the house, a feature of the Gothic Revival style. The front gable has a king truss ornament, and barge boards line the raking eaves. These were derived from prominent features in medieval English architecture.

[46] **126 North Main Street,** (*Style - Cape*). Originally a wheelwright shop was on this site built about 1858. It was converted into a dwelling in 1860. IN 1947 the converted dwelling was taken down and Frank Mileski built the current house.



Town Hall, photo taken c. 1900

[47] **130 North Main Street,** (*style - Ranch*) The current house is the second house to be built on this site and was built in 1959 by Alice Karpinski. The first house built on this lot is believed to have been built by Nathaniel Gunn who lived here from 1720 - 1730. In 1731 Gunn sold the house to Simon Cooley who turned it into a tavern. The tavern was sold to Noahdiah Leonard who continued the tavern business. He built an addition to the tavern about 1783. The tavern was next sold to Roswell Field in 1828 and it remained a tavern until 1833 when a three way house swap between Field, Austin Smith and Lucius

Sanderson resulted in Field owning the Mount Toby house and the Leonard tavern reverting back to a single family house. It was taken down in 1950.

[48] **134 North Main Street**, (*style - Cape/Ranch*). This is the second house to be built on this property. It was built in 1955 by Joseph Tozloski. The style of this house is a cross between a traditional Cape and what is now called a Ranch, it was referred to as “Minimal Traditional”. This style was a mid 20th century housing type that developed as a simplification of other historic styles. The style incorporated the basic form of a cape cod and what would become the Ranch. Typical of the design was a front facing gable section integrated with a longer section, eaves are small and architectural detail is at a minimum. This type of house was built in great numbers in the years immediately before and after World War II.

[49] **140 North Main Street**, (*style- French Second Empire*).

This is Sunderland’s only example of the French Second Empire style house. The main block of the brick house is two and a half stories beneath a bell shaped mansard roof, penetrated by two interior chimneys. Typical of the period, the house is three bays wide and three bays deep. The proportions are so grand that the result is a large building. Built by Alvin Johnson about 1865 as a summer home, replacing the first brick house on the site. Johnson helped fund the building of the town hall in 1867. Johnson was a publisher from New York City, and published popular "common man" books of the times, such as atlases, facts for farmers, and other basic reference books. This house style is more common in the Hudson River Valley where Johnson came from. It is considered a more "urban" style. The house has had various owners, and has been divided into numerous apartments.



[50] **146 North Main Street**, (*style - Cape/Ranch*) This house was built in 1952 by Ben Toczydlowski.

[51] **154 North Main Street**, (*style- Italianate*) This is the second house to be built on this property and is an Italianate style farm house constructed late in the period c.1875 by George Abby. The eaves of the front gable make full returns to form a deep pediment, an Italianate feature. The house is three bays wide and is preceded by a single story porch on Italianate posts with scroll work brackets. Window lintels have small caps, another Italianate feature.

[52] **158 North Main Street**, (*style - Craftsmen*). This bungalow style house, built c. 1920-1930 by Perry Goodyear.

[53] **162 North Main Street**, (*style - Craftsmen*) This bungalow style house, was built in 1922 for Mrs. William P Abbey. Mrs. Abbey (Nellie) had previously lived at 121 North Main Street when in 1916 she opened that home for the care of maternity patients. She moved to this home in 1922 and around 1930 began to care for convalescents, a service she continued until her death in 1953.



[54] **166 North Main Street**, (*style - Ranch*) This is a mid 20th century house built in 1965. Previously, one of the original homes in town occupied this spot. It was very similar to the house at 168 North Main Street. Bill Hubbard drove by one day to see the bulldozer wrecking the ell. He called Bill Gass and Henry Flynt (Historic Deerfield). They rescued the main portion with the original paneling and corner cupboards. They were taken down and sent to Historic Deerfield where portions were used and others survive where architectural fragments are stored.

[55] 168 North Main Street, (style - Georgian)

This house is thought to be one of the oldest houses in Sunderland. There is some confusion as to exactly when the house was built. It may have



been as early as 1715. In any case, it is a very old house. It is a saltbox, style, so-called because the storage boxes for salt at the time were of the same angled shape as the house roofline, which slopes down to incorporate the lean-to addition. The house was restored by Daniel and Alice Fleming .

[56] 172 North Main Street, (style - Garrison Duplex). Built as a two family house in 1966 by Roman Skibiski to be used as rentals.

[57] 178 North Main Street, (style - Victorian). This three story house was built c. 1910 by Harold Pomeroy.

[58] 180 North Main Street, (style - Victorian) built in 1923 by Stuart Batchelder as a summer home.

[59] 184 North Main Street, (style - Utilitarian) This building was originally built for the storage of onions! It is not architecturally significant, but does remind us of the importance of onions in Sunderland. Onion production was at its peak in 1928, when Sunderland farmers harvested 850 acres of onions. The crop began to be grown in the 1850's and remained important until disease problems caused a decline in the late 1930's and the potato took over as the chief crop. According to our town history, at one time around four hundred carloads of onions could be housed in town. Onion storage buildings such as this one, were insulated buildings to store onions in throughout the winter. Storing enabled farmers to sell onions in the winter months when prices were usually higher. This building was converted to apartments in the 1960's

[60] **188 North Main Street**, (*style - cape*) Until 1994 this was the site of an old school house built in 1816. It was one of five one-room schoolhouses in town at the time. This school house was used until 1867 when the Town Hall was built. After the school moved out, the building was converted into a dwelling and was occupied until 1994 when it was condemned and torn down. This cape house was built in 1996.

[61] **194 North Main Street**, (*style - Colonial*) Built 1998.
North Main Street - West side

[62] **207 North Main Street**, (*style - Georgian*) The date of the house is uncertain. Noah Graves was granted the land in 1719. There is some historic notes that indicate Noah may have built a small section of the house, a center chimney cottage around 1720 to which the main block of the house was added in 1780's. The house has been used as a tenement for farm workers at Williams' farm to the north. It has had several owners since WWII, and appears to be reasonably intact.



[63] **199 North Main Street**, (*style - Federal*) The complex formed by the house and its attached buildings is a fine example of the evolution over time of a Sunderland farm. The main house is a one-and-a-half story, cape style house with a center chimney and end gable. The house was probably built c. 1825 by Israel Cooley. In 1918 the house was purchased by an immigrant from Poland. The family stills owns the property.

[64] **195 North Main Street**, (*style - Ranch*). First house on Main Street to be built in the 21st century. Built 2008 by Wil-

liam Penza.

[65] **187 North Main Street** (*style - Altered Federal*). This house was moved back from the street around 1980. It may date as early as 1719 but it is thought that this is may be the second house built on this site. The house has ample proportions, wide frieze boards and roof pitch more consistent with a date carved in its attic of June 29, 1804 and signed “S. Ballard” . It has a center chimney and symmetrical plan, and has seen many changes since it was originally built.



[66] **181 North Main Street**, (*style - Cape/Ranch*) Built in 1959 by Alfred Zewski.

[67] **177 North Main Street**, (*style –Cape/Ranch*) Built in 1955 by John Jackoski.

[68] **171 North Main Street**, (*style - Greek Revival*) This building combines features from the Greek Revival and Colonial Revival styles and has been both altered and expanded since its early 19th century construction date. The house is thought to have been built c. 1825 by Eleazer Warner, Jr. who built this house on the north side of his father’s house (167 North Main).

[69] **167 North Main Street**, (*style - Georgian / Federal*) This is one of Sunderland’s early, but altered, 18th century houses. The main block of the house has double interior chimneys and gable end overhangs which is a feature of later 18th century houses. The construction date of this house is unknown and could be prior to 1750 or after 1776. It is believed that there was a chair making enterprise located on this property in the early 1800’s.

[70] **161 North Main Street**, (*style - Colonial*) This house was built in 1998 to replace a tobacco shed which burned down. Notice how the house was built to blend in with the surrounding older homes. The previous structure served as a school house in 1858 and was run as a kindergarten from 1867 to 1896 by Mrs. Emma F. Smith and Miss Fannie A. Fairchild. In 1896, it was used as a Tobacco shop and then used for storage.

[71] **157 North Main Street**, (*style - Federal*) Constructed in the 1780's, this is the second house to be built on this site. It is a two-and-a-half story house with end gable roof and greatly

reduced center chimney. The house had been somewhat altered over time, and does not have its original door surround, and window surrounds,



but it retains its scale and the proportions of a generous Federal style house. One decorative detail remains which indicates the house was probably more ornate than at the present time, and that is the cornice molding which consists of a row of dentils and modillion blocks, an uncommon feature in Sunderland. The house was divided into two apartments c. 1900. It was restored and made into one house again post WWII.

[72] **153 North Main Street**, (*style - Federal*) This house has been altered considerably over its relatively long life. A Federal style house at the time of its construction c. 1776, it may originally have had two interior chimneys. However, it would appear that they have been reduced in size and moved. This house was the first house on Main Street to be sold to an immigrant – Roman Skibiski, in 1898. It was a very controversial event at the time, and made headlines in the Greenfield paper. Skibiski built up a large farm and produce distribution, equip-

ment and supplies business in the center of town.

[73] **147 North Main Street**, (*style - Ranch*). This is a brick Ranch built in 1962 by Roman Skibiski. A notably different style from the 19th century houses on the street, the house has a low profile, much glass, and a garage incorporated into the house design.

[74] **143 North Main Street**, (*style - Georgian*). This is one of Sunderland's fine Georgian houses. Built by David Graves sometime between 1748 and 1780. Note the gable end overhangs, a sign of an early house, the shorter second story, and second story windows with 8 panes on top, 12 panes on the bottom. This was another Fairchild house until after WWII when it was bought by Henry Kudukey. He was a carpenter for Bill Gass and did much of the finish work in restoration of Historic Deerfield.

The Buttonball tree

This is the largest American Sycamore, in Massachusetts. This tree is listed as a Massachusetts Champion Tree, a designation based on a tree's trunk, circumference, height and crown spread. The tree's girth is over 24 feet. It was standing here at the time the constitution was signed.

[75] **133 North Main Street**, (*style - Altered Federal*). Once a fine Federal style building, this house was altered in both 1850s and c. 1910 creating a mixed stylistic exterior which included Italianate and Colonial features. The house has undergone some renovation in recent years. The house was built by Rev. Joseph Taylor C. 1807. He was one of the founders of Amherst College and was an early trustee. Near this site, the first schoolhouse was built in 1732.

[76] **127 North Main Street**, (*style - Craftsman*). This is an excellent and relatively unaltered example of the Craftsmen

bungalow. It is one-and-a-half stories in height beneath a pyramidal hipped roof. Typical of craftsmen style is the use of mixed “natural” materials such as wood shingles, brick, and stone to make a point of tying the house to the land. This house was constructed c. 1920 by Kenneth Williams.

[77] **123 North Main Street, (style - Craftsmen)** This “bungalow” was built c. 1925 by Mrs. Albert I. Montague. At the time, she owned the house at 121 North Main Street and divided the lot in order to build this house for herself. An interesting side note is that between 1908 and 1940 kit houses could be ordered from such places as Sears & Roebuck, and became quite popular. One could look through a catalogue book, select the style, and then receive all of the necessary building materials by rail car (a typical house could fit into two box cars) for assembly either by the new home owner or a contractor. Since the Amherst to Sunderland street railway was in business from 1900 to 1926, this would have provided the ability for kit houses to be delivered during that time period. Sunderland has a few homes that are believed to be built from such kits. This just may be a kit house.



[78] **121 North Main Street, (style - Greek Revival).** Second house on the site - built by Ashley Graves - c. 1830. This is a south facing Greek Revival house which was updated during the Italianate period with a porch which wraps around much of its south, east and north facades. The Greek Revival engaged pilasters (flat columns) are still visible behind the porch. In 1916 Mrs. Nellie I. Abbey lived in this home and opened it up for the care of maternity patients. She eventually built a house in 1922 at 162 North Main Street and moved her operations there. The Montague family owned this house until the early 1950's. The house was renovated and turned into a Bed and

Breakfast in 2001 by Michael and Carol Skibiski.

[79] **115 North Main Street**, (*style - Four Square*). Built as the 4th church parsonage in 1917, it housed six ministers until the 1960's when it was sold by the Congregational Church. This house is a good example of the Colonial Revival style. Note the larger scale windows, which allow more light into the interior. The plan is three bays wide, rather than the typical five bays of the Colonial/Georgian period.



[80] **113 North Main Street**, (*style - Craftsmen*). Built by Roman Toczydowski in 1927. This house is one of several bungalow styles on the street. It is a modest Craftsmen style of the day. The roofline starts at the top of the first floor and incorporates a full front porch. Tapered porch posts is typical of this style. The porch has been enclosed. In 1850 on this site a Town House was built. It was in use until 1867 when the Town Hall was built across the street. The Town House building was sold to C.B. Tilton of South Deerfield, who took it down.

[81] **Graves Memorial Library**, (*style - Tudor Revival*). Built in 1900, Walter Leslie Walker, a New York architect and the Allen Brothers from Amherst served as builders. This is a Tudor Revival style building built of yellow brick with an Italian glazed ceramic tile roof. It was built on the site of the third schoolhouse built in town, constructed in 1791 and moved in 1815. Following the school house, there were several stores on the site, an important location since it was on the road from the bridge. The town built a new library in 2004 and this building is now home to Swampfield Historical Society and serves as a town museum.

[82] **Sunderland Corner Store**, (*style - Utilitarian*). This site was part of the minister's lot when the town was first founded.

The original house on this lot served as the parsonage until 1784 when, as part of the settlement with the town, Rev. Ashley traded houses with the Delano's (38 South Main Street). The Delano's were in the hat and saddle making business and built several out buildings on the land. Around 1858, Horace Lyman built a store on the site of the current Corner Store.

Lyman's store burned down in 1930. John McGrath built a new store here in 1952. This building has since served as a store. It has had various owners and names since McGrath including John & Rudy's Red & White, Commissio Market, Dairy Mart, Sam's and now The Sunderland Corner Store.



School Street

This road was originally know as **Bridge Street** as the first eight bridges were located at the end of this street. It was re-named School Street in 1938 when the current bridge, the 10th to be built,

was constructed. The lots on the north side of the street were part of lot 9 west originally assigned to Benjamin Barrett and the lots on the south side of the street were part of lot 10 West, the Ministers lot.



Trolley Tracks—South Main Street looking north, c. 1920

[83] **6 School Street**, (*style - Colonial Revival*). This is a late version of a Colonial Revival style house, a style which was not frequently built in Sunderland. The house with its matching hipped-roof garage, is an intact example of the combination house and garage which was coming into style in this country during the 1920's. This house was constructed by Fred Walsh, a second generation Irish immigrant to Sunderland, in 1921. Fred was active in town affairs, so a centrally located house was important. He served as school constable, Chief of Police and was a library trustee.

[84] **9 School Street**, (*style - Gothic Revival*). This is one of only a handful of Gothic Revival style buildings in Sunderland. Other examples can be found at 153 Hadley Road, 24 Russell Street, 334 Russell Street, and 351 Amherst Road.

This house was built c. 1865 by W.

D. Chandler of New York. Early photos show that there was a porch that was taken down in the early 20th century and replaced by this gabled portico. The house roof pitch and gabled dormers on the south ell, together with a 9-light window placed diagonally in the gable, are



Gothic Revival stylistic features. It is believed that the front-gabled roof likely had a barge board ornament at the time of its construction.

[85] **School Building**, (*style - Federal Revival*) Built in 1922. Karl Scott Putman, Architect. When the school was first built, it housed 8 grades, until Frontier was built to accommodate grades 7-12. Previously on the site was a large colonial style house built in 1750 by Daniel Montague. This house was turned into an Inn, the Graves-Croft Inn 1910 - 1922. The building was taken down in 1922 to build the school house. This grammar school was closed for school use in 1988 when the present elementary school was built. It became the Town Office building in 1995.

[86] **11 School Street**, (*style - Greek Revival and Queen Anne*). This is a one-and-a-half story, front gabled Greek Revival cottage, to which was added a Queen Anne style porch c. 1900. The house was built c. 1855 by A.C. Delano.



[87]**15 School Street**, (*style -Vernacular Farmhouse*) - This is a one-and-a half story cottage with a front-gable roof. A Queen Anne style window is on the east façade. There is some question as to the origin of this house. By some historical records it is believed to have been built by the Delano family as a store which was located on Main Street and moved to this lot in 1843. Only a structural analysis could determine whether any portion of this building dates before the 1850's when it first appears on the atlas of 1858. However, from the exterior, it would seem that even if the building originated in 1820, it was thoroughly remodeled c. 1870-1880 when the Queen Anne style was in vogue.

[88]**19 School Street**, (*style - Vernacular Farmhouse*). The house is believed to have been built by Adam Bandewicz c.1921 when he moved here with his wife. Adjacent to the house is a large garage. This building c. 1880 is actually on the lot of 19



Horace Lyman Store, c. 1880

School Street although it pre-dates the house. Originally built as a blacksmith shop, it has been used over time as a wood-working shop and an onion storage building.

[89]**Public Library** – This building was built in 2004 as a replacement for the Graves Memorial Library which the town

had out grown. J. Stewart Roberts Associates, Inc. of Somerville were the architects; Fontaine Bros. Inc. of Springfield were the general contractors.

[90] **25 School Street**, (*style - Cape*). This house was built in 1949 by Henry Petroski.

[91] **28 School Street**, (*style - Late Greek Revival*) Built c. 1855 by Horatio Graves, this is a two-and -a half story house with gable-end to the street. The orientation of the house is



explained by the fact that when it was built, it faced a road which branched off from School Street and descended to the river side and J. Flag's steam and saw mill. This is one of two houses on the street that belonged to Horatio Graves in 1858.

[92] **33 School Street**, (*style - Queen Anne*). This is a two story house which has an L-shaped plan. The main block of the house has a front gable roof and is surrounded by a wrap-around porch. The house was built c. 1910 after the gashouse which was located on this site blew up. This is the last house on the street, constructed while the bridge was still in operation at the foot of school street. When the new bridge was

constructed in 1938, its approach ramp cut off the lot of this house at the rear, leaving a triangular shaped lot.

[93] **32 School Street, (style— Colonial).** The original house on this lot was built by Curtis Fairchild about 1820 and it was described as a two story house. Since this is a two-and-a-half story house it is thought to be the second house on this property built c. 1900. In 1920, the property was purchased by Ben Toczdlowski who built the outbuildings in 1924. He added a restaurant and gas station (now gone) after the 1936 flood. He went on to construct a gas station on Bridge street in 1939, Ben's Service station, to take advantage of the traffic going over the new bridge. The house was converted to a two family in the 1950's.

[94] **38 School Street, (style- Federal).** This is a two-and-a-half story main house which is the typical five bays wide, but is only one bay deep,, under an end gable roof. An added porch on Queen



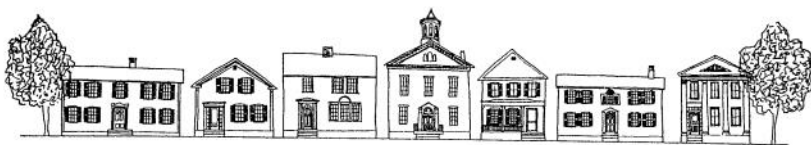
Anne, turned supports in on the south façade. The house was constructed in 1812 by the Bridge Corporation to house its toll gatherer at the edge of the Connecticut River. The wooden bridge was constructed in 1812 near the location of a ferry crossing which had been in operation since the early days of Sunderland. Bridge construction over a river as wide and seasonally variable as the Connecticut was not quickly mastered! In fact, it took nine more bridges before one was constructed which could survive the ice and flooding. In 1877 the eighth bridge had been constructed as a free bridge so this house no longer functioned as a toll gathering stop. Until relatively recently the house, like most on Main and School Streets, had a

bam and chicken coop in the back. An early sawn-mill site is said to be at the river's edge just to the north of the house.

Bridge – current bridge built after the hurricane of 1936. Constructed in 1937, it is the 10th bridge across the river from Sunderland. The first was built in 1812. Several were covered bridges. The river was once a busy traffic route, and early 20th century photos show huge log runs down the river. School Street – formerly Bridge Lane, was said to have had wood shingles, stacked and bound, ready to make the trip down river to New York, six feet deep along the road!







This historic walking tour was based on notes from Bill Hubbard with help from Edna Ahearn, George Boulden, Don Friary, Richard Graves, Wendy Houle, Liz Sillin, James Williams, and The Histories of Sunderland Volume I & II.

Revisions made in 2008 by Linda Lopatka based on documentation obtained from the Sunderland Cultural Resource Inventory and the nomination process for the National Historic District.

Cover picture: View of Sunderland taken from Mount Sugarloaf part of Burt's Stereoscopic Views, photographed by Lovell & Knowlton (1865 - 1880)

Back cover line drawing by Lorin Starr, 1993.