

MHC Reconnaissance Survey Town Report

SUNDERLAND

Report Date: 1982

Associated Regional Report: Connecticut Valley

Reconnaissance Survey Town Reports, produced for MHC's Statewide Reconnaissance Survey between 1979 and 1987, introduce the historical development of each of the Commonwealth's municipalities. Each report begins with an historic overview, a description of topography, and political boundaries. For the purposes of the survey, the historic period has been subdivided into seven periods: Contact (1500–1620), Plantation (1620–1675), Colonial (1675–1775), Federal (1775–1830), Early Industrial (1830–1870), Late Industrial (1870–1915), and Early Modern (1915–1940/55). Each report concludes with survey observations that evaluate the town's existing historic properties inventory and highlight significant historic buildings, settlement patterns, and present threats to these resources. A bibliography lists key secondary resources.

Town reports are designed for use together with a series of town maps that demarcate settlement patterns, transportation corridors and industrial sites for each historic period. These maps are in the form of color-coded, polyester overlays to the USGS topographic base map for each town on file and available for consultation at MHC. For further information on the organization and preparation of town reports, readers should contact MHC.

Users should keep in mind that these reports are now two decades or more old. The information they contain, including assessments of existing knowledge, planning recommendations, understanding of local development, and bibliographic references all date to the time they were written. In some cases, information on certain topics was not completed. No attempt has been made to update this information.

Electronic text was not available for digital capture, and as a result most of the reports have been scanned as PDF files. While all have been processed with optical character recognition, there will inevitably be some character recognition errors.

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MASSACHUSETTS HISTORICAL COMMISSION
William Francis Galvin, Secretary of the Commonwealth
Chair, Massachusetts Historical Commission
220 Morrissey Blvd.
Boston, MA 02125
www.sec.state.ma.us/mhc
mhc@sec.state.ma.us / 617-727-8470

MHC RECONNAISSANCE SURVEY REPORT

DATE: 1982

COMMUNITY: Sunderland

I. TOPOGRAPHY

Sunderland is one of the southernmost towns in Franklin County. The community is situated in the eastern portion of the Connecticut River Valley. Local terrain consists of floodplain, glacial lake bottom and uplands. The Connecticut River floodplain dominates the westernmost portion of town expanding from a narrow strip in northern Sunderland to a broad plain that encompasses the majority of the southern quarter of town. Originally, these lowlands and the base of Sunderland's eastern uplands were covered by prehistoric Lake Hitchcock. A remnant of the glacial lake bottom remains in southeastern Sunderland. This lake extended in the Connecticut River Valley from central Connecticut north to southern Vermont where it met Lake Upham. A complex of moderate to rugged uplands extend east from these lowlands and cover the remainder of town. Elevations generally range between 500 feet and 800 feet. Several points reach over 900 feet. Most prominent is Mt. Toby (1269 feet) located in northeastern Sunderland. This peak provides a commanding view of the Valley. Additional points include the sister peak of Roaring Mountain (1195 feet) and Bull Hill (937 feet) located on the southern periphery of these uplands. Local marshlands are limited to several small tracts scattered about the northernmost and southernmost sections of Sunderland. The Connecticut River delineates Sunderland's western boundary separating it from Whately and Deerfield. A series of streams and brooks drain from the eastern uplands into the Connecticut River. The most prominent of these waterways are Mohawk Brook and Long Plain Brook. Local bodies of freshwater are limited to Cranberry Pond and Whitmore Pond, which are both located near the Sunderland/Montague line.

II. POLITICAL BOUNDARIES

Originally included within Hadley grant (1661) and established as Swampfield plantation in 1673 with Connecticut River as western boundary with Deerfield. Settlement abandoned during King Philip's War (1675) and reestablished as town of Swampfield in 1714 extending north to Hunting Hills (Montague) and east to Long Plain (Leverett). Name changed to Sunderland in 1718 with southern boundary at Hadley line surveyed in 1740. Northern district established as Montague in 1754 and eastern district as town of Leverett in 1774.

III. HISTORIC OVERVIEW

Rural suburban town on primary corridor between Amherst and Greenfield. Located in Connecticut River Valley with native village site reported in Sunderland Center and suspected quarry locations around Mount Toby. Settled from Hadley as Swampfield before King Philip's War with town site reestablished during early 18th century along river terrace, including a few well preserved early Colonial houses on North Main Street and early burying ground at Riverside Cemetery. Farming

developed as primary activity in river lowlands from original division grants before Revolution with mid 18th century houses intact on South Main Street. Agricultural prosperity continued through Federal period with formation of outlying villages at Plum Tree and most notably at North Sunderland preserving early 19th century houses. Town center remained as focus of local activities during mid 19th century with Greek Revival town hall and Italianate suburban houses on Main Street axis. Introduction of commercial tobacco expanded settlement to lowland meadows through early 20th century with period barns on River Road and early bungalows and stucco dairy farms on Russell Road. Gradual expansion of commercial highway activity on Amherst Road with auto garages in Sunderland Center and monumental Art Deco bridge across Connecticut River. Present development most obvious along Route 116 corridor from Amherst rapidly eroding historic fabric at Plum Tree village and bisecting town center integrity. North Sunderland retains remarkable authenticity of river village and Connecticut River farmland remain active agricultural area despite suburban encroachment from Amherst.

IV. CONTACT PERIOD (1500-1620)

A. Transportation Routes:

Important regional corridor along east bank of Connecticut River. Primary north-south trail from Hadley apparently followed river terrace as Silver Lane to North Road to the Island (Post Office site: Holland, 1855, II, p.437). Alternate branch from Amherst Mill River fordway likely followed Plumtree Road Extension to Route 116 and North Road along base of highlands. From the Island the logical trail followed Main Street to Montague Road with an alternate branch along the river as Falls Road (North Sunderland). Other trail routes possible connected east around Mettawamps (Mount Toby) possibly as segments of Mountain Road.

B. Settlement Patterns:

There were no reported native Contact period sites. However, archaeological and documentary evidence and the presence of fertile bottomlands suggest Sunderland was the site of considerable period settlement. Native occupation probably concentrated on the Connecticut River floodplain and the glacial lake bottom situated in southeastern Sunderland. One secondary source stated that a portion of the floodplain east of the present village of Sunderland was once occupied by a "continuous settlement" of wigwams (Holland 1855: II, 438). Two native sites with Woodland period components were located further south in the general vicinity of Mohawk Brook. Additional evidence of Woodland period occupation was situated adjacent to Long Plain Brook and immediately above the Sunderland/Amherst line. Several undated native sites were reported on the Connecticut River floodplain located north of the village of Sunderland. Scattered hunting encampments were probably established in Sunderland's eastern uplands. A single undated native site was discovered in North Sunderland immediately south of Whitmore Pond.

C. Subsistence Patterns:

The Connecticut River floodplain and glacial lake bottom would have provided native occupants with excellent horticultural land. Native fishing probably focused on the Connecticut River. Smaller fishing sites were likely scattered about the area's streams and brooks.

D. Observations:

The Sunderland area was situated in the heavily settled Connecticut River Valley. Native period settlement occurring in Sunderland probably was associated with the Norwottuck settlement center situated in present Northampton and Hadley. Northern Sunderland most likely demarcated the boundary between the territory of the Norwottucks and the Pocumtucks, traditionally centered in Deerfield. The town has excellent potential for extant period sites. Particular attention should be paid to Sunderland's western floodplain and glacial lake bottom. However, continuous erosion on the eastern banks of the Connecticut River and recent residential development adjacent to the lower portion of River Road (immediately below its junction with Old Amherst Road) threatens these archaeologically sensitive areas.

V. PLANTATION PERIOD (1620-1675)

A. Transportation Routes:

Improvement of north-south trail from Hadley to Swampfield apparently as Silver Lane to Main Street home lots (1673). Settlement abandoned during King Philip's War (1675).

B. Population:

Sunderland probably had a substantial native population during this period. The town had a small colonial population.

C. Settlement Patterns:

Native settlement patterns were likely similar to those described for the Contact period. It appears the area had a limited native settlement at the time of initial colonial settlement. A small colonial settlement was reportedly established on the present site of Sunderland village shortly after the area's purchase from the Norwottucks in 1674. The settlement was shortlived. The site was abandoned with the outbreak of King Philip's War in 1675.

D. Economic Base:

Native subsistence patterns probably were similar to those suggested for the Contact period. The onset of Anglo-Indian fur trade in the Middle Connecticut River Valley in the late 1630s likely encouraged increased native involvement in the hunting and trapping of fur-bearing animals.

The colonial occupants probably focused on crop production utilizing the town's rich alluvial floodplain. Colonial fishing probably took place on the Connecticut and local streams and brooks. Some colonial hunting and timbering may have taken place in Sunderland's woodlands.

E. Observations:

Colonial interest in Sunderland was undoubtedly spurred by the area's excellent agricultural potential. Research should be devoted to determining the makeup of the period settlement since existing secondary sources only provide limited information. Did colonial and native settlements exist within Sunderland's boundaries at the same time?

VI. COLONIAL PERIOD (1675-1775)

A. Transportation Routes:

Resettlement of Swampfield after Queen Anne's War (1714) established rangeway field divisions along Connecticut River meadows. Basic pattern followed north-south axis of Main Street with east-west connectors surviving as Old Amherst and Garage Road to Silver Lane. Deerfield ferry established across Connecticut River from School Street landing (1719: Sylvester, 1879, II, p.683).

B. Population:

It is unclear if a post-1675 native population remained in Sunderland. Within five years of Sunderland's post-war resettlement (1718), the town was occupied by approximately 39 families. By 1765 Sunderland's population had increased to 491 individuals. The separation of present Leverett from Sunderland in 1774 was largely responsible for Sunderland's decrease to 409 residents in 1776. Most of the settlement's period inhabitants were former Hadley and Hatfield residents.

C. Settlement Patterns:

Colonial resettlement of Sunderland did not take place until ca.1715. As in the Plantation period, period settlement focused on the present site of the village of Sunderland. The initial plan laid out house lots on both sides of River Road between its intersection with Old Amherst Road on the south, and Silver Lane, on the north. This area was soon established as the center of the community's civic/ecclesiastical and educational facilities. Sunderland's first meeting house was erected in ca.1717 in the vicinity of the junction of River Road and the "Sunderland Bridge Road". This structure was followed by the town's first schoolhouse built in ca.1731 near the meetinghouse. In ca.1763, a second schoolhouse was constructed in the same general area after the first structure burnt down in 1762. In the 1720s and 1750s, settlement began to spread north and south of the Sunderland village node. In ca.1739, the first home was established in "Plum Tree" (general vicinity of Plum Tree Road). By the mid-1750s, a small hamlet had developed at this location. The first settlement

in North Sunderland probably took place in the 1720s with the possible establishment of a mill on "Slatestone Brook". By the 1770s, this area was inhabited by several families. Although Sunderland escaped native attacks during the Indian Wars of the 18th century, three fortifications (garrison houses) were established in the town. The only known site of these facilities is located on River Road (Sunderland Village) midway between its junction with Old Amherst Road and the Sunderland Bridge Road.

D. Economic Base:

The primary focus of Sunderland's colonial residents was agriculture, particularly crop production. The town's prime cropland was situated on the site and south of the village of Sunderland. In 1715 three divisions of "plowing land" were made between Old Amherst Road and Mohawk Brook. Additional cropland was set off in 1717 north of Sunderland. Several period mills operated during this period. The town's first mill appears to pre-date 1690 but its location is unclear (Sylvester 1879: II, 683). By 1726, Manoch Bodman, Daniel Russell and Nathaniel Gunn had established a sawmill in North Sunderland on Slatestone Brook. A grist mill was erected in ca.1738 by Joseph and John Field also on Slatestone Brook. Both of these mills were probably located in the general vicinity of Whitmore Pond. Operation of a fulling mill on Slatestone Brook was begun prior to 1774. Two possible pre-1775 tanneries were built by Gideon Henderson. The town's first tavern was established by Simon Cooley in ca.1731 in Sunderland Village. A second tavern situated in Sunderland village on the south side of the eastern portion of "Sunderland Bridge Road" was put into operation by Captain Fellows Billings in ca.1737. "Plum Tree's" first tavern was established in ca.1755 by Israel Hubbard on the site of the home of F. O. Hubbard (Smith 1899:194).

E. Architecture:

Residential: Sunderland is noteworthy for its surviving 18th century houses, seven of which are known extant. These include several very early houses, dated to the 1720s. While all of the houses exhibit the center chimney plan typical of 18th century houses, there is considerable variety among the structures, with one, two and three bay deep examples as well as houses with integral lean-tos and end gable overhangs. Of the two houses dated ca.1720, the Isaac Graves and the Noah Graves Houses, the Noah Graves House appears to be the one most likely to have been constructed in 1720; it is a center chimney cottage to which a larger house was added in the 1780s. The Isaac Graves House, with integral leanto and end gable overhang, undoubtedly dates from the 18th century but seems too large and well developed for the 1720s. Other surviving 18th century houses are the Israel Hubbard (1763), Bridgeman (1765) and Graves Hubbard (1753) Houses and houses dated 1748 and 1756. Several houses feature Georgian entrance surrounds with pediments. Sylvester (History of the Connecticut Valley 1879:) stated that the oldest house at that time was the Joseph Willard House of 1717, then incorporated at the rear of the A. C. Delano House.

Institutional: Only three institutional buildings were recorded for the period in the local histories. These were the First Congregational Church, a 30' x 45' x 18' structure built in 1717, the town's first schoolhouse (1732) and the 1762 schoolhouse which replaced it when the 1732 school burned.

Commercial: Only one tavern (1732; Simon Cooley) was recorded for the period.

F. Observations:

Sunderland had some of the most productive agricultural land of period settlements situated within the Connecticut River Valley study unit. Present Sunderland was the focal point of the period settlement that was established in Old Sunderland (Sunderland, Leverett). The community probably had strong economic and social ties with Hadley throughout this period. A large portion of the town's original street layout, particularly the town center, remains intact. The Riverside Cemetery contains some of the earliest (1720s) gravestones in the study unit. There is an excellent probability of extant archaeological evidence of the period settlement throughout the town's western floodplain.

VII. FEDERAL PERIOD (1775-1830)

A. Transportation Routes:

Continued improvement of Connecticut River crossing with Deerfield bridge replacing original ferry (1812). Local highway connectors of the period included Plum Tree Road from Silver Lane and Whitmore Road to North Leverett with River, Hadley and Russell Road set out in river meadows from Main Street axis.

B. Population:

Sunderland grew at a slow, though relatively constant pace throughout the Federal period, rising from 409 in 1776 to 666 in 1830. For the period 1790 to 1830, the town recorded a 44.1% growth rate, slightly above the county average and not far removed from that of other river towns like Whately (50.9%) or Deerfield (50.6%).

C. Settlement Pattern:

Civic focus remained at Sunderland Center with village extended along South Main Street. Secondary civic focus developed at North Sunderland with Baptist meeting house (1822) along Falls Road mill site. Agriculture continued as primary activity along Connecticut River lowlands with crossroads hamlet at Plum Tree village on Amherst Road.

D. Economic Base:

Almost exclusively agricultural economy with small saw and grist mills at North Sunderland, site of what little water power Sunderland had. The construction of the first Sunderland Bridge in 1812 brought some

commercial prosperity to the village, and in 1825 local merchants incorporated the Sunderland Bank. In addition, the landing near Bridge Street was an easily accessible shipping point, and Sunderland Village received considerable river traffic especially in lumber from surrounding towns. Sunderland, however, could not compete with the stronger mercantile and industrial economies of Amherst and, amid much ill will, the bank was moved to that town in 1831.

Probably in the 1820s, with the introduction of broom-handle lathes and a wire mill in North Hadley, Sunderland, like Whately and Deerfield, picked up the broom industry. By 1832 Sunderland was producing 50,000 brooms valued at \$5,000, about 11% of the market it shared with Deerfield and Whately.

E. Architecture:

Residential: Approximately two dozen houses and cottages of the Federal period survive in Sunderland. These include nearly equal numbers of houses and cottages, with most of the houses located either at Sunderland or at North Sunderland and most of the cottages scattered in outlying areas. For houses, no one plan predominated in the period: center chimney, end chimney and double interior chimney plans were employed with nearly equal frequency. In part this variety reflects the steady growth of the town through the period with houses of almost every decade from 1790 to 1830 represented among the extant examples. Notable houses of the period include the Catlin-Warner House (1800) which incorporates a second-story Palladian window and fanlit entrance surround and the hip roofed brick Cooley House (1815). Also of note for its early Greek Revival design is the sidehall plan brick Sunderland Bank of 1825 (later a residence) which incorporates facade pilasters, triangular end gable light and entrance surround with straight transom and sidelights. For cottages, the center chimney plan predominated; cottages were noted on Sunderland, Russell, River and North Silver Roads. Of special note is the state of preservation of the village of North Sunderland, which consists of some half dozen houses, among them a large, seven-bay wide, double interior chimney Federal house (probably a tavern), a half-cottage and several double chimney houses.

Institutional: Institutional buildings of the period included the second meetinghouse of The First Parish, built in 1792 and incorporating a steeple tower at one end and a porch at the opposite end, and a Baptist meetinghouse of 1822. The Baptists, who had been active in the northern part of town from the early 1780s, organized as the Baptist Society of Sunderland and Montague in 1822. Three school districts were formed in 1791; by the end of the period, four schoolhouses stood in the town, one of which, a one-story brick school of 1816, still stands on North Main Street. The town's first post office was established in 1815.

Commercial: Two taverns, one at Plum Tree Road and one at North Sunderland, were indicated on the 1830 map. The North Sunderland tavern indicated may survive as the seven-bay front, double interior chimney house which was observed in the field on Falls Road. The brick Sunderland Bank (1825; Nathaniel Smith), mentioned above, is the finest commercial building standing in the town.

VIII. EARLY INDUSTRIAL PERIOD (1830-1870)

A. Transportation Routes:

Continued maintenance of Deerfield bridge with replacement (1832) from Bridge Street. Regional improvement of north-south corridor from Amherst to Greenfield with New London and Northern Railroad (Vermont Central) following Long Plain Brook from Leverett around Mount Toby (ca.1858).

B. Population:

Sunderland continued its slow growth rate, reaching 832 in 1870. Only in the post-Civil War years did the town actually lose residents. Net percentage growth for the period amounted to 24.9%.

In 1855 Sunderland's 69 immigrants represented 8.2% of the town population, sixth highest rate in the county. Of the 69, 63 were from Ireland.

C. Settlement Pattern:

Sunderland Center remained as local civic and commercial focus with secondary village at North Sunderland. Tobacco farming introduced on Connecticut Valley lowlands extending on River Road to Plum Tree village.

D. Economic Base:

In 1837 Sunderland's broom industry, valued at \$11,415, led Franklin County's production. By 1845, however, though broom-making peaked at \$12,000 that year, it was second to Whately. During the 1850s, tobacco growing began to replace broom corn in acreage grown. By 1865, tobacco, planted in 283 acres, was Sunderland's leading crop, valued at \$101,037, making the town second in the county after Whately. Another crop introduced was onions. Levi P. Warner was the pioneer, about 1850. By 1885 Sunderland would be the leading onion producer in the valley.

E. Architecture:

Residential: The number of houses standing in the town grew slowly over the period. Most residential construction occurred as infill at the town center but also extended to the south along Russell, Hadley and River Roads. Houses and cottages were built in nearly equal numbers, with cottages being the predominant form, especially after 1860. The sidehall plan was the most commonly employed plan of the period with comparatively few double interior chimney plan houses or cottages observed. The most stylish houses generally date after 1850, when tobacco became an important crop in the town. A notable exception is the Peck-Hubbard House (1835), a sidehall Greek Revival house with a particularly elaborate entrance surround with corner blocks, pilasters with anthemion capitals and a segmental arched fanlight. Noteworthy houses of the mid-century include the cross-gabled Gothic Revival Darling-McLeod House (1851), the three-bay square Italianate

Hobart-Clark House (1850) and the Russell-Hubbard House (1858), which incorporates Gothic and Greek Revival and Italianate details such as panelled pilasters with valances for capitals and a Tuscan entablature with valances. By far the finest house of the period is the Alvin Johnson House (1865), a brick Italianate house with a symmetrical three-by-three bay square plan, semi-octagonal bays, one-story verandas and a concave mansard roof with bullseye windows and shaped cornice. Despite the presence of several individually notable houses, there are fewer outstanding houses in the town than one might expect given the prosperity the tobacco crop generated elsewhere in the valley.

Institutional: Several of Sunderland's important institutional buildings date from this period. These include the First Church (1836) and Chapel (1849) and the first (1836) and second (1867) Town Halls. The church is a two-story Greek Revival center entrance structure with a late 19th century steeple; the Greek Revival chapel is better preserved and retains its original double entrance plan, pilasters and pediment. The first Town House, now a residence, is a small well detailed Greek Revival building with a recessed portico and frieze windows. The 1867 Town Hall is probably the finest of these. A two-story brick structure, it features an end gable pediment with brackets; the Georgian Revival octagonal cupola and pedimented entrance are later additions. A public library was founded in 1869, but no building was erected.

IX. LATE INDUSTRIAL PERIOD (1870-1915)

A. Transportation Routes:

Continued replacement of Deerfield span after 1876 Flood with Iron Bridge (1877), and improvement of north-south corridor from Amherst with rural trolley line to Sunderland Center following River Road (Route 47).

B. Population:

Between 1870 and 1890 Sunderland lost a fifth of her population. After that date, however, the increase from Central European immigrants as farm laborers brought about a tremendous acceleration in Sunderland's growth, which peaked in the years 1910-15. Between 1890 and 1915 the town grew by 92%, and for the period as a whole, the 53.6% growth rate was the fifth highest in the county.

By 1905 Sunderland had a foreign-born population amounting to 36% of her total population -- the highest percentage of any town in the county. Of this number, 40% were from Poland, giving Sunderland one of the highest concentrations of Poles in the Valley. Although Hadley would later exceed this number, the Poles appear to have been at least a decade earlier in Sunderland than in Hadley. The other major groups, from Russia and Austria, amounted to 51% in 1905, though in this instance, the presence of these groups appears to be a reflection of their larger presence in Hadley.

C. Settlement Pattern:

Civic and commercial activities maintained on Main Street in Sunderland Center with tobacco farming as primary agriculture on Connecticut

valley lowlands. North Sunderland continued as isolated river village on Falls Road to Montague.

D. Economic Base:

By 1875 Sunderland's lone sawmill produced \$800 worth of lumber annually. The figure represented the total value of the town's manufactured products and was the lowest of the twenty-six towns in Franklin County.

In agricultural products, however, the town excelled. By 1885 Sunderland produced 32,952 bushels of onions annually, 85% of the county production and more than the total quantity of Hampden and Hampshire counties put together. Twenty years later the quantity had jumped 509%. Though Sunderland still had 57% of the county production, Hatfield onions outnumbered Sunderland's.

Tobacco production, in common with that in other Connecticut Valley towns, experienced a sharp decline in the 1870s and '80s (coincident with decreasing population and real estate values). But by 1905 tobacco had rebounded and its value, \$87,918, was the third highest (after Whately and Deerfield) in Franklin County, and eighth in the valley.

Both tobacco and onion raising were labor intensive and their development at this time is at least partially credited to the influx of Central European immigrants (mainly Poles) in the late 1880s and afterward.

E. Architecture:

Residential: While a few modest sidehall plan cottages with transitional Italianate/Queen Anne styling were constructed in the 1880s and '90s, most of the houses built in the period were constructed after 1900. These include a relatively large number of bungalows and simple Colonial Revival houses, most of them located along North and South Main Street or south of the center on Old Amherst, Russell, Hadley and River Roads. Bungalows with gable, hip and gambrel roofs are well represented. For two-story houses, the most common type built was the four-square sidehall plan with pyramidal hip roof. One of the finest houses of the period is the Arthur Hubbard House (1911, Karl Putnam), a stucco and half timber Tudor Revival house with an asymmetrical plan. Many tobacco barns were built in the southern half of the town in the period.

Institutional: The only institutional building of the period known is the Graves Memorial Library (1900, Allen Brothers, Amherst, builders). The library is an L-plan brick Tudor Revival building with an offset entrance and mullioned windows.

X. EARLY MODERN PERIOD (1915-1940)

A. Transportation Routes:

Abandonment of trolley route to Amherst(ca.1925) and improvement of

local highways as regional auto routes. Primary north-south road from Amherst to Deerfield designated as Route 116 with Connecticut River bridge replaced by monumental Art Deco span after 1936 flood and secondary north-south Route 47 from Hadley to Montague along River Road and Main Street.

B. Population:

After 1915 Sunderland abruptly stopped growing, and by 1940 the town had lost 15% of her 1915 population. In the latter year, the population stood at 1,085, though not until 1950, at 905, would Sunderland reach its lowest level.

C. Settlement Pattern:

Sunderland Center remained as local civic focus with development of highway commercial activities along Amherst Road (Route 116) from Deerfield Bridge.

D. Economic Base:

No new industries identified. Onions and tobacco continued as major crops, though with the shrinking population, by the late 1920s, there was probably a shrinking of onion acreage, as had occurred in Hadley.

E. Architecture:

While little construction occurred in the town as a whole after 1915, some houses were built at the town center in the 1920s. These are architecturally very similar to houses built between 1900 and 1915, i.e. bungalows and simple Colonial Revival houses. The Hubbard House (1919), a double gabled bungalow and the three-bay square Colonial Revival Hepburn House (1922) are examples of these types. Stucco Craftsman houses were also observed on River and Hadley Roads. Perhaps the most unusual building of the period is the Millstone House (ca.1920), a one-story, flat roofed fieldstone store on South Main Street.

XI. SURVEY OBSERVATIONS

General: While the center of Sunderland has been surveyed for local historic district designation, a comprehensive survey has not been completed. Existing inventory forms for the town center are relatively thorough and well researched although construction dates for some 18th century houses do not seem accurate. Future survey work should include North Sunderland, Montague Road, River, Russell, Hadley and Silver Roads. Recent apartment complex construction in the southern half of town has seriously impacted historic resources in that area. The agricultural landscape of 19th and early 20th century houses and tobacco barns is now considerably altered by the presence of outsized apartment buildings on the open floodplain. Road widening at the intersection of Route 116 and Main Street has also damaged the integrity

of the immediate area, although North and South Main Street retain much of their earlier character. Of particular note is the outstanding state of preservation of North Sunderland.

XII. SOURCES

Politella, David, My Sunderland: Quarter-Millennial Souvenir (2 vols., Sunderland, 1968). (not examined.)

Smith, John Montague, History of the Town of Sunderland, Massachusetts, Which Originally Embraced within its limits the Present Towns of Montague and Leverett (2 vols., Greenfield, 1899-1954).