

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

MAR 2 1983

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Upper Worthington Historic District

and/or common same

2. Location

street & number Worthington, Federal, Summit and Armory Streets not for publication

city, town Springfield N/A vicinity of ~~Congressional district~~

state Massachusetts code 025 county Hampden code 013

3. Classification

Category	Ownership	Status	Present Use	
☒ district	☐ public	☒ occupied	☐ agriculture	☐ museum
☐ building(s)	☒ private	☐ unoccupied	☒ commercial	☐ park
☐ structure	☐ both	☐ work in progress	☐ educational	☒ private residence
☐ site	Public Acquisition	Accessible	☐ entertainment	☐ religious
☐ object	☐ in process	☒ yes: restricted	☐ government	☐ scientific
	☒ being considered	☐ yes: unrestricted	☐ industrial	☐ transportation
		☐ no	☐ military	☐ other:

4. Owner of Property

name multiple, see attached list

street & number

city, town N/A vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Hampden County Registry of Deeds

street & number 0 Elm Street

city, town Springfield state MA

6. Representation in Existing Surveys

title Inventory of the Historic Assets of the Commonwealth has this property been determined eligible? ☐ yes ☒ no

date August, 1982 ☐ federal ☒ state ☐ county ☐ local

depository for survey records Massachusetts Historical Commission

city, town Boston state MA

7. Description

Upper Worthington HD, Springfield

Condition

☐ excellent
☐ good
☒ fair
☐ deteriorated
☐ ruins
☐ unexposed

Check one

☒ unaltered
☐ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

The district is located approximately ½ mile due east of the commercial business district of Springfield (Multiple Resource Area), connected to the downtown by Worthington Street, one of the primary east-west streets in the city. Two blocks to the south is the U.S. Armory (NHS), located atop Armory Hill and a major industrial center since the 1790's. The topography of Armory Hill is evident in the district, which defines the northern edge of "the Hill." The steep topography rises dramatically from the west and north edges of the district to a flat plateau at the center of the district. The district contains approximately 9 acres and 28 buildings, only 3 of which are commercial rather than residential in terms of use and visual appearance.

The district is predominantly residential and consists almost entirely of a single building type, the early 20th century four-story brick apartment block. These buildings were erected as multiple-unit tenement blocks and have retained their original use throughout their history.

The district is an urban residential neighborhood which carefully integrates architectural and landscape design to create a residential scale and ambience. The steep inclines of Worthington and Federal Streets from the west and north accentuate the prominence of the plateau at their juncture. Equally striking is the steep curved street pattern of Summit Street which runs from Federal to Worthington Streets and contrasts to the generally rectilinear grid of the surrounding area. The curved plan combines with an extensive landscape of mature trees to give Summit Street a decidedly picturesque ambience unlike any other apartment districts of the period in the city. The district buildings maintain a consistent setback, with nearly all buildings set back slightly from the sidewalk to permit a landscaped buffer of shrubs and grass. Building density is equally consistent, with structures of similar height and mass separated from each other by narrow driveways and landscaped buffers which create a steady rhythmic balance of buildings in each streetscape.

The district is characterized by its visual cohesiveness which is achieved through distinctly similar building scale, massing, materials and consistently fine design quality. Yet within this overall unity the district reflects a variety of stylistic details and interpretations which add to the richness of texture and visual interest. The majority of buildings are large four-story blocks, all of which are faced in brick with concrete and wood trim. Nearly all are designed in the Georgian Revival style, although there are also examples of Jacobethan and Tudor Revival design. A similar interpretation of these popular styles of the day creates a unified appearance: The basic brick block, generally rectangular, bowfront or U-shaped in plan, is embellished with lintels and sills, window surrounds, coursing, entrance porticoes and cornices which could readily incorporate details of various styles. Georgian Revival detailing which unifies the district includes an abundance of splayed lintels, keystones and molded window surrounds. Other trim includes light-colored coursing and banding of corners and pilasters to create a quoined effect, pilasters or columned entrance porticoes and Classical friezes and entablatures and decorative wooden cornices with large brackets and modillions.

8. Significance

Upper Worthington Street HD, Springfield

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☒ community planning	☐ landscape architecture	☐ religion
☐ 1400-1499	☐ archeology-historic	☐ conservation	☐ law	☐ science
☐ 1500-1599	☐ agriculture	☒ economics	☐ literature	☐ sculpture
☐ 1600-1699	☒ architecture	☐ education	☐ military	☐ social/
☐ 1700-1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☐ 1800-1899	☐ commerce	☐ exploration/settlement	☐ philosophy	☐ theater
☒ 1900-1928	☐ communications	☐ industry	☐ politics/government	☐ transportation
		☐ invention		☐ other (specify)

Specific dates 1908-1929

Builder/Architect

Gagnier and Angers et al.

Statement of Significance (in one paragraph)

The Upper Worthington Historic District is significant for events relating to the broad patterns of the city's history, specifically as an example of early 20th century housing built by local developers in response to the city's continuing commercial and industrial growth. As such, it is one of the largest and most cohesive early 20th century apartment districts in Springfield. It is associated with the lives of important persons, primarily the Gagnier and Angers families who built it and who were perhaps the city's most notable contractors and developers during the first 25 years of the century. Architecturally, the district embodies the distinctive characteristics of the Georgian Revival style as applied to a cohesive area of multiple-unit residential blocks. The layout and landscaping of Summit Street is a fine example of early 20th century planning in the city, contributing to the city's well-earned reputation during this era as the "City of Homes." An economic interest in real estate speculation was successfully combined with planning and design strategies of the day to achieve this image. The district is of local significance, and meets criteria A,B, and C of the National Register of Historic Places.

Springfield was settled in 1636 by William Pynchon and seven other families and was the first settlement in Massachusetts west of the Boston area. Located along the east bank of the Connecticut River, it was started as a fur-trading post but also supported farming. The village was nearly destroyed in 1675 when attacked by King Philip's Indians. Hostilities with the Indians continued well into the mid-18th century.

A major impetus for further growth resulted during the Revolutionary war. In 1776, Springfield was selected as the site for an arsenal. The war-related activities contributed to the town's emergence as a commercial center for the western part of the state. Still, by 1780, the town had only about 175 houses on six streets, and the only street which ran east of Main Street was the present State Street.

In 1794, Congress established the U.S. Armory at the arsenal site, a decision which was momentous to the town's growth over the next 150 years. The Armory, located at Armory and State Streets, became the core of Springfield's burgeoning industrial life and a second commercial center.

The war of 1812 further boosted the town's growth, attracting both skilled and unskilled labor to the Armory. By 1820, Springfield had clearly become a manufacturing town. The railroads arrived in Springfield in 1839, promising its quick emergence as a rail crossroads for western New England.

Springfield received its city charter in 1852, four years after the Chicopee section was set off as a separate town. The new city fully emerged as a rail crossroads during the Civil War, supplying both arms and other goods to Northern troops. After the war, manufacturing interests diversified and

9. Major Bibliographical References

Bauer, Frank, At the Crossroads, Springfield, MA 1636-1975, USA Bicentennial Committee of Springfield, 1975.
Frisch, Michael H., Town into City, Springfield, MA, 1840-1880, Cambridge, Harvard University Press, 1972
(continued)

10. Geographical Data

Acreage of nominated property 9

Quadrangle name Springfield South

Quadrangle scale 1:25000

UMT References

A

1	8	6	9	9	8	5	0	4	6	6	4	8	5	0
Zone			Easting				Northing							

C

1	8	7	0	0	1	2	0	4	6	6	4	9	5	0
Zone			Easting				Northing							

E

Zone			Easting				Northing							

G

Zone			Easting				Northing							

B

1	8	6	9	9	8	5	0	4	6	6	4	8	5	0
Zone			Easting				Northing							

D

Zone			Easting				Northing							

F

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

Beginning at a point 94.5 feet south from the intersection of Taylor and Federal Streets, the boundary runs west along the northern property lines of 116-20, 36-40, 26-30 and 20 Summit; then proceeds along (cont.)

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

state	code	county	code

11. Form Prepared By

name/title Candace Jenkins Margo B. Webber
Registration Director by Preservation Consultant

organization Massachusetts Historical Commission date November, 1982

street & number 294 Washington Street telephone 617-727-8470

city or town Boston state MA 02108

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Peter L. Weslowki

State Historic Preservation Officer, Massachusetts
title Historical Commission date 2/24/83

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I hereby certify that this property is included in the National Register

Entered in the
National Register

date

3/31/83

John S. Byers
Keeper of the National Register

Attest:

date

Chief of Registration

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National Park Service

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7. Description

The district's urban residential flavor and architectural cohesiveness differ from surrounding areas which are largely an assortment of small late 19th century wood-frame dwellings and mixed commercial areas. These include the frame dwellings on Grant and Lincoln Streets to the south built as workers' housing for the nearby U.S. Armory and the mixed commercial zone along Armory Street to the east. To the north, the topography slopes down to an industrial zone and the tracks of the Boston and Albany Railroad, while to the west, Worthington Street has adopted a mixed residential and commercial flavor.

Buildings within the district encompass the full spectrum of conditions from being recently renovated to vacant and abandoned. Five large blocks at the intersection of Federal and Worthington Streets (#16, 17, 18, 22, and 23) have recently been renovated as subsidized housing. The exteriors have been preserved and enhanced with a minimum of change to the original design. Four structures on Summit Street are vacant and abandoned, with windows boarded or missing, while several others on the street have been poorly maintained and are in drastic need of repairs, both exterior and interior. Developers have expressed interest in renovating these vacant and neglected structures for continued use as multi-family housing. Exteriors would be preserved following the Secretary of the Interior's Standards for Rehabilitation.

The district retains all of the buildings erected during its prime period of significance from 1913 to 1920. Even the two commercial blocks, the Art Moderne Blue Eagle Restaurant and the one-story commercial block at 935-41 Worthington Street (#26,27) were built during the 1920's. Although different from their neighbors in size, massing and use, they were built to serve the commercial needs of the growing residential community.

There have been no major alterations to the landscape since the buildings were erected. Rear lots are mostly paved and contain brick or concrete garages of utilitarian design. Any archeological remains associated with the area during its prior mid-19th century development as an area of single family homes would have been destroyed during the rebuilding as an urban apartment district.

Among the earliest buildings in the district are #19, 20 and 21 which date from c.1908 to 1910. Building 19 (Photo 1) is a four-story, red brick Georgian Revival bowfront set on a partially-raised basement. It is nine bays wide with a center entrance flanked by semi-circular full-height bays. The arched entrance has a transom light and the chief facade decoration is concrete lintels and sills at all openings. The building is capped by a high cornice decorated with festoons which accentuates the profile of the bays.

Building 20 (Photo 1) occupies a prominent corner site at Worthington and Armory Streets and features an angled corner bay with elaborate quoining.

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This large Georgian Revival structure is four stories high along Worthington Street, increasing to five stories along Armory Street in response to its sloping site. The design features two handsome full-height panelled bays on each facade, concrete door surrounds, keystones and sills. A modillioned wood cornice wraps around the major facades. The original corner storefront has been altered with modern glazing but appears to retain the original spandrel and masonry piers.

Building 11 (Photo 4) at the corner of Federal and Summit Streets is typical of the Georgian Revival apartment blocks erected from 1913 to 1916, the area's first phase of development. Similar structures include #7, 8, and 15, also bowfront blocks. The Federal Street facade has bowed corner bays which flank two center bays. The entrance has a decorative concrete surround with Classical brackets supporting a dentilled cornice. Above, the windows have splayed lintels with Keystones. Concrete coursing separates the second and third stories. Below it, the brick is coursed to imitate rusticated block while above, the bays are separated by concrete quoining which extends to the modillioned wood cornice.

Among other Georgian Revival designs are Buildings 3, 5 and 9, all on Summit Street (Photos 5, 6, 7). Building 3 is U-shaped and is distinguished by an open arcade which spans the center bays of the facade, creating a semi-private entrance court. Building 5 is a bowfront block with a three-story balcony across the facade. Its masonry piers and Chippendale-inspired wooden railings present an exceptionally decorative appearance. Building 9 wraps around the curve of Summit Street and features a corbelled brick cornice, splayed lintels with keystones, concrete capitals on the masonry pilasters which separate the bays and a Doric-columned entry portico capped by a pierced balustrade.

Building 13 (Photo 2) at the northwest corner of Worthington and Federal Streets repeats the same massing as Building 20 one block to the east. This four-story red brick block is five bays wide on Worthington, seven bays on Federal and has an angled corner bay. Classical entrances on each facade feature fluted pilasters supporting an architrave frieze above an arched opening. Concrete coursing and keystones enliven the surface, as does the deep cornice with large modillions. The original corner storefront has been replaced by an aluminum and glass system inserted into the original glazed areas.

Directly west of Building 13 is the district's only Jacobethan Revival structure, Building 14 (Photo 2). U-shaped in plan with a recessed entrance court, this large block is of buff-colored brick with concrete trim. The facade is nine bays wide, separated into two three-bay wings with a recessed center section. Jacobethan detailing includes quoined door and window surrounds, blind tracery panels above the doors and elaborate stepped brick parapets with concrete medallions and finials.

The Tudor Revival style popular in the 1920's is demonstrated by Buildings 17 and 18, both completed in 1927. Their Tudor Revival features

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are the Tudor-arched entrances, window surrounds with tabs and molded hoods, several levels of coursing and exceptionally tall and deep cornices with paired brackets and modillions.

The districts commercial blocks are not considered as intrusions; they consist of three one-story 1920's commercial structures towards the eastern end of Worthington Street. Although smaller in size, these structures maintain the same setback as the apartment blocks. Being of the same period, Buildings 26 and 27 make use of similar materials, red brick with concrete trim of Classical derivation. Building 28 (Photo 1) introduces new materials, glass block and metal panel, which although alien to the dominant district materials are appropriate to its simplified Art Moderne design.

There is no known archeological potential in the district since it is a highly urbanized, densely built district. Any resources associated with the area in earlier times, either prehistoric or historic, would have been destroyed during the construction of the present buildings in the early 20th century.

8. Significance

The industrial boom continued, uninterrupted for the next 60 years. Towards the turn of the century, the automobile industry was introduced to Springfield, a logical complement to earlier transportation-related manufactures. The automobile industry combined with existing commercial and industrial enterprises to support a healthy and expanding economy up to the Great Depression.

Development of the district was stimulated by the city's economic prosperity during the first 25 years of the 20th century. The area had previously contained a number of large homes and estates, lived in by prominent local citizens who recognized the area's proximity to the downtown as a desirable asset. As the city prospered and real estate speculation expanded to attract new workers to the downtown, the area became a prime location for new middle-class housing. Many of the previous residents were moving to outlying areas of the city or its suburbs and the property became available for redevelopment.

The speculative interest of the Gagnier and Angers firm as contractors and developers was the chief cause for development of the district. In 1908 Gagnier and Angers, a local developer/builder firm of French Canadian descent proposed to purchase the Horace Kibbe estate at the northwest corner of Worthington and Federal Streets and to subdivide the wooded site as a 35-lot tract for modern one and two-tenement houses. The Kibbe estate, built in 1863 and known as Tower Hill Place, was a large Italianate home which occupied the entire area which now includes both sides of Summit Street. The subdivision plan was avoided when the

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estate was leased for four years to an alcoholic treatment institute. In 1912 the estate was demolished for the creation of Summit Street. Gagnier and Angers revised their earlier plan and began what was to become over the next 20 years one of the city's most remarkable development programs of large, quality apartment blocks. Both visually and functionally, these buildings created a new image for the area as a neighborhood of tree-lined residential streets for skilled tradesmen, clerks and service workers.

The Gagnier and Angers firm was almost entirely responsible for realization of this new image, creating the layout for Summit Street and building over 12 apartment blocks in the district between 1913 and 1924, including all the buildings on Summit Street. Their firm was one of the most successful businesses among Springfield's recently-established French Canadian community. Formed in 1891 by Christopher I. Gagnier and Pierre Angers, the firm remained in business for over 30 years. Pierre Angers is listed in City Building Permits as the architect for nearly all of their work. By 1918, the firm's worth was valued at over \$20 million and it was reputed that they had built homes on nearly every street in the city. In addition to designing and building tenements, Angers formed a company in 1901 with two of his brothers to make shingles, and in 1910 they also established a wholesale lumber business. Gagnier and Angers' sons, Albert Gagnier and H.E. and Larry Angers formed a successor firm in 1925, H.E. Angers and Co. This firm developed all of the 1925 to 1929 apartment blocks in the district, continuing the visual harmony and compatibility which their fathers had sought to achieve. In all, 22 of the 28 buildings in the district were developed by the Gagnier and Angers families.

Other areas of the city were being developed at the same time for similar uses, some by the same firm. Beginning around 1899, Gagnier and Angers developed several brick apartment blocks near Pearl and Spring Streets. This became the city's first concentrated area of multiple-unit buildings. The success of this area prompted similar but more extensive development in the Upper Worthington area. Other areas of the city also were selected for apartment districts, including Locust Street along the Mill River near the South End, Pearl Street just west of Federal Street, and the Little Hollywood area of the South End. The Locust and Pearl Street areas are not as early in date, nor are they nearly as large or consistent in design. Little Hollywood, somewhat larger in size and developed largely by the same firm, Gagnier and Angers, represents a later phase of development and is also of fine visual quality as a planned apartment neighborhood.

The area began to decline in the 1960's due to the general reversal of economic conditions in the city. New residential housing on the outskirts of the city and in surrounding suburban communities drew people away from inner-city housing. The buildings fell into disrepair and eventually became home to transients. Today, a number of the buildings are vacant, awaiting revitalization of the area.

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The district is one of the city's most significant early apartment districts. Visually, it is a composite of buildings which through similar massing, design and materials create a totally unified and cohesive urban residential streetscape. It demonstrates the impact of developer interests on architecture and urban design in Springfield between 1900 and 1929. Summit Street is an exceptional example of the attractive tenement neighborhood. The street follows a gentle curve as it slopes down from Federal to Worthington Street. Large shade trees line the street, framing the individual buildings. The apartment blocks range from 6 to 16 units and are four stories in height with flat roofs and brick exteriors. They are Georgian Revival in design and feature fine Classical detailing such as rounded bays, contrasting lintels and projecting modillioned cornices. Several of the facades are enriched by two and three-story open wooden porches, also of the Classical design.

The earliest buildings (#19, 20, 21) at Worthington and Armory Streets (Photo 1) established a scale and massing which was consistently maintained throughout the district's development. All three buildings are fine examples of turn-of-the-century Georgian Revival apartment blocks. This building type was a new element in Springfield's housing stock, having been introduced only a few years earlier in the lower Pearl Street area. Here, the Classical detailing of the style is carefully combined with massing, scale and proportions appropriate to this large building type.

Similar massing and materials were adopted for the Summit Street blocks, particularly the early bowfront corner blocks (#7,8,11) (Photos 4, 5). In each, a handsome design is achieved through adapting traditional details to the new large-scale tenement, with concern for appropriate proportions and accentuation of Classical trim.

As the area grew, the newer buildings became larger and more grandiose in their use of stylistic detailing. Building 12 (Photo 2) employs a U-shaped plan with central courtyard and doorways embellished with Art-Nouveau type leaded transoms. The Jacobethan Revival detailing of Building 14 (Photo 2) is an unusual example of an unassuming building transformed to grandiose proportions through the use of ornate trim characteristic of the Jacobethan style. Likewise, the Tudor Revival embellishments of Buildings 17 and 18 illustrate a conscious effort to utilize the most fashionable trends of the day in the design of these apartment blocks.

The first apartment developer in the area was Edward Jenks Pinney (1873-1945), a widely known local contractor who built the three blocks at the corner of Worthington and Armory Streets (#19, 20, 21) between 1908 and 1910. E.J. Pinney first worked as foreman for the Potter Lumber Co. until starting his own real estate business. His firm built many of the best known buildings in the city including Forbes and Wallace and the Museum of Fine Arts. Other work throughout New England included the Hartford County Courthouse and buildings at Smith, Mt. Holyoke and Bennington Colleges. The firm is still in existence today.

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The firm of Gagnier and Angers was the primary force in development of the area, however, and built all 15 of the blocks erected between 1913 and 1924. Christopher I. Gagnier came to Springfield in 1888 from New York where he had been employed as a carpenter since arriving from Canada. Pierre Angers moved to Springfield in 1887 from the town of L'Ange Gardien near Montreal where he ran a saw and planing mil. Their partnership was formed in 1891 and flourished for over 30 years, with offices at 327 Main Street. In all, the firm completed over 837 buildings in Springfield and 1017 in the state. It was perhaps the premier building firm in western New England and almost certainly in the city during its heyday. The business lasted until 1925 when it was succeeded by the principals' sons' firm, H.E. Angers and Co., comprised of H.E. and Larry Angers and Albert Gagnier. This firm was involved both in real estate development and property management, specializing in the large apartment blocks first successfully initiated in the Upper Worthington District by their fathers. All 7 of the apartment blocks built within the district between 1925 and 1929 were erected by these men.

There are no intrusions within the district. The three one-story commercial blocks on Worthington Street are interspersed between the large apartment blocks and conform to the same setback to maintain a strong street edge. They are of the same period (1920's) and in their simple designs do not detract from the impressiveness of their residential neighbors.

The district as a whole as well as the individual structures within it retain their integrity of location, design, setting, materials, workmanship, feeling and association. The district's location recalls an era of prosperity and economic growth in the housing field close to the downtown and commercial areas of the city. Architecturally, the design of the individual blocks remains essentially as it was when they were first constructed. The setting retains its integrity, including the relationships between buildings and to their landscaped grounds. Original materials predominate and there has been minimal change to the exterior appearance of the buildings. Consequently, the original workmanship as evidenced by handsome architectural details such as cornices and entrance porticoes remains intact. The district's strong visual cohesiveness creates a sense of times past when the area was a fashionable residential neighborhood for middle-class citizens of the city. Its association with the Gagnier and Angers development firm and its existence as one of the prime districts for multi-family dwellings in the city during the early 20th century illustrate the importance of the residential building boom to the city's history during these years.

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9. Major Bibliographical References

Picturesque Springfield, 1895, p. 63.

Springfield's Ethnic Heritage, the French and French-Canadian Community,
USA Bicentennial Committee of Springfield, 1976.

Springfield Scrapbooks, Springfield Public Library, Department of Genea-
logy and Local History, V.18, p.55; V.20, p.27; V.22, p.66; V26, p.71.

Springfield City Directories, 1916, 1920, 1928.

Springfield Union, May 31, 1961, p.1.

10. Verbal Boundry Description

the west boundry of 20 and 14 Summit and 866 Worthington to the north side of Worthington Street where it turns eastward along the southern edge of 866, 878 and 884 Worthington to the centerpoint of 888-896 Worthington where it crosses Worthington Street and proceeds along the west and then south edges of 895-899 Worthington, crosses Federal Street to the east and continues eastward along the southern edge of 915-919 and 925-931 Worthington; it then proceeds northerly along the east edge of 925-931 Worthington for a distance of 59.6 feet to the southern edge of 914 Worthington and easterly 38.16 feet and then northerly 76.05 feet to Worthington Street. It then crosses Worthington Street to the north, proceeds east along the southern edge of 942-46 Worthington to the corner of Armory Street and then proceeds north along the east edge of 942-946 Worthington and 86 Armory to the southern side of Federal Court where it turns westward 144.17 feet, then crosses diagonally at the turn of Federal Court to the northeast corner of 91-93 Federal. It then proceeds westward 26.73 feet and northward 990 feet along the east edge of 99-103 Federal, then westward along the northern edge of said lot, across Federal Street to the west and northerly a distance of approximately 180.51 feet along the east edges of 112 and 116-20 Federal to the point of origin.

This boundary encompasses a visually and historically cohesive district which is distinct from adjacent areas in its visually consistent appearance and dominant multiple-dwelling land use. It includes the steep slopes and plateau of a hill, a topographical feature which organizes the entire layout of the district. To the north on Federal Street are a series of late 19th c. multi-family wood-frame tenements. Taylor Street (to the north of Summit Street) includes a mixture of industrial and residential blocks of undistinguished design. Further west on Worthington Street are a series of mid-to-late 19th c. frame dwellings. The district's southern boundary separates it from a contemporary motel structure and a 1950's commercial office block on Federal Street. To the east along Armory Street is a mixture of frame houses and small mid-20th century commercial buildings set on large paved lots.

DISTRICT DATA SHEET

MAP #	STREET ADDRESS	DATE	STYLE
1	116-124 Federal	1924	Georgian Revival
2	112 Federal, 44-48 Summit	1923	Georgian Revival
3	36-40 Summit	1924	Georgian Revival
4	26-30 Summit	1915	Georgian Revival
5	20 Summit	1914	Georgian Revival
6	14 Summit	1914	Georgian Revival
7	866 Worthington	1913	Georgian Revival
8	878 Worthington	1914	Georgian Revival
9	15-19 Summit	1915	Georgian Revival
10	31-35 Summit	1923	Georgian Revival
11	100 Federal, 45 Summit	1916	Georgian Revival
12	90-98 Federal	1924	Georgian Revival
13	84 Federal, 902 Worthington	1919	Georgian Revival
14	896 Worthington	1922	Jacobethan Revival
15	884 Worthington	1914	Georgian Revival
16	895-899 Worthington, 60-68 Federal	1929	Georgian Revival
17	57-63 Federal	1927	Tudor Revival
18	925-931 Worthington	1927	Tudor Revival
19	86 Armory	c.1908	Georgian Revival
20	942-946 Worthington, 76 Armory	1910	Georgian Revival
21	940 Worthington	c.1908	Georgian Revival
22	926 Worthington	1926	Georgian Revival
23	916 Worthington, 79-83 Federal	1925	Georgian Revival
24	91-93 Federal	1926	Georgian Revival
25	99-103 Federal	1925	Georgian Revival
26	935-937 Worthington	1930	20th c. commercial
27	941 Worthington	1930	20th c. commercial
28	932-938 Worthington	1923	Art Moderne

United States Department of the Interior
National Park Service

83000773

Upper Worthington Historic District
Hampden County
MASSACHUSETTS

Working No. MAR 2 1983

Fed. Reg. Date: 2-7-84

Date Due: 3/31/83 - 4/16/83

Action: ✓ ACCEPT 3/31/83

Entered in the RETURN

National Register REJECT

Federal Agency: _____

- ☐ resubmission
- ☐ nomination by person or local government
- ☐ owner objection
- ☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____

Reviewer _____

Discipline _____

Date _____

see continuation sheet

Nomination returned for: ☐ technical corrections cited below
☐ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition		Check one	Check one
☐ excellent	☐ deteriorated	☐ unaltered	☐ original site
☐ good	☐ ruins	☐ altered	☐ moved date _____
☐ fair	☐ unrestored		

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ alterations/integrity
- ☐ dates
- ☐ boundary selection

8. Significance

Period _____ Area of Significance—Check and justify below

Specific dates _____

Builder/Architect _____

Statement of Significance (in one paragraph)

- _____ summary paragraph
- _____ completeness
- _____ clarity
- _____ applicable criteria
- _____ justification of areas checked
- _____ relating significance to the resource
- _____ context
- _____ relationship of integrity to significance
- _____ justification of exception
- _____ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

USGS Reference _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature _____

Title _____

Date _____

13. Other

- _____ Maps
- _____ Photographs
- _____ Other

Questions concerning this nomination may be directed to _____

Signed _____

Date _____

Phone: 202 272-3504

Comments for any item may be continued on an attached sheet



Upper Worthington Historic District
Worthington, Summit, Federal Streets
Springfield, MA

James Delore, July, 1982
Delore Studio Photography, Springfield

Photo 1 of 7
Facing northwest towards Worthington
Street from Armory Street



Upper Worthington Historic District
Worthington, Summit, Federal Streets
Springfield, MA

James Delore, July, 1982
Delore Studio Photography, Springfield

Photo 2 of 7
Facing towards northwest corner of
Worthington and Federal Streets



Upper Worthington Historic District
Worthington, Summit, Federal Streets
Springfield, MA

James Delore, July, 1982
Delore Studio Photography, Springfield

Photo 3 of 7
Facing northeast from west edge of
district on Worthington Street



Upper Worthington Historic District
Worthington, Summit, Federal Streets
Springfield, MA

James Delore, July, 1982
Delore Studio Photography, Springfield

Photo 4 of 7
Facing west down Summit Street from
Federal Street



Upper Worthington Historic District
Worthington, Summit, Federal Streets
Springfield, MA

James Delore, July, 1982
Delore Studio Photography, Springfield

Photo 5 of 7
Facing east up Summit Street from its
lower end



Upper Worthington Historic District
Worthington, Summit, Federal Streets
Springfield, MA

James Delore, July, 1982
Delore Studio Photography, Springfield

Photo 6 of 7
Facing northwest towards facade of
20 Summit Street (#5)



Upper Worthington Historic District
Worthington, Summit, Federal Streets
Springfield, MA

James Delore, July, 1982
Delore Studio Photography, Springfield

Photo 7 of 7
Facing north towards entrance arcade
of 36-40 Summit Street (#3)

UPPER WORTHINGTON HISTORIC DISTRICT
Springfield, MA

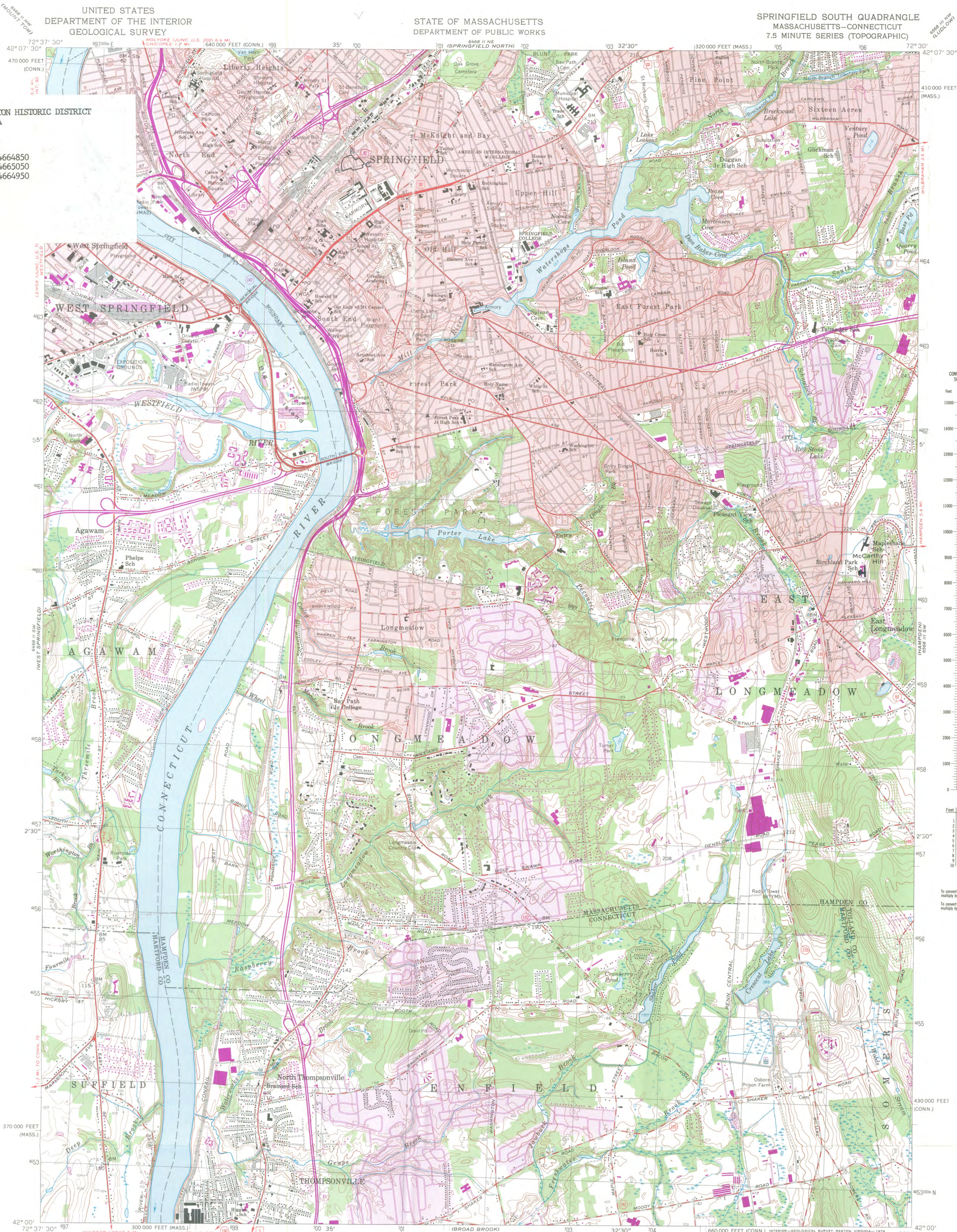
UTM references:

A - 18/699850/4664850
B - 18/699950/4665050
C - 18/700120/4664950

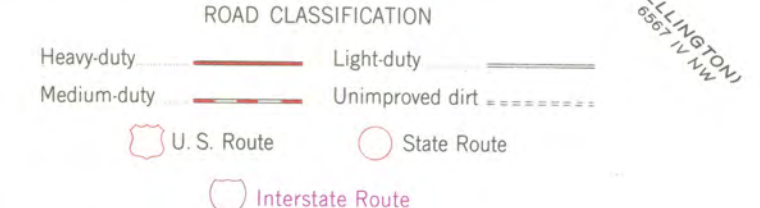
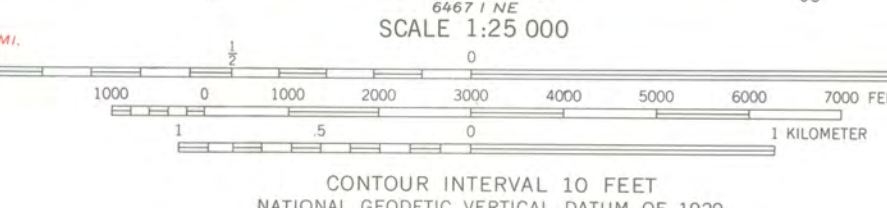
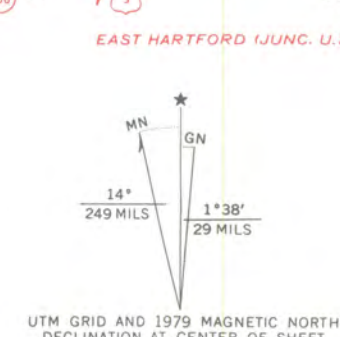


Feet	Meters
1	3048
2	6096
3	9144
4	12192
5	15240
6	18288
7	21336
8	24384
9	27432
10	30480

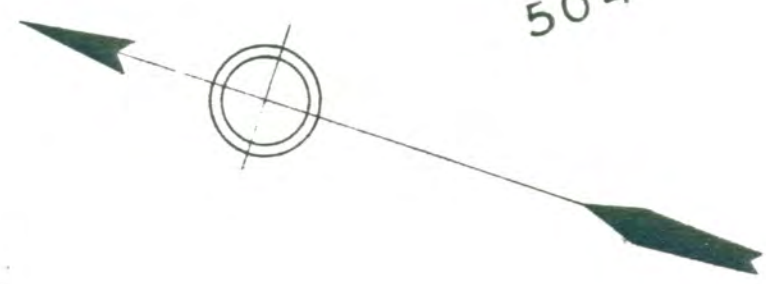
To convert feet to meters
multiply by .3048
To convert meters to feet
multiply by 3.2808



Mapped, edited, and published by the Geological Survey
Control by USGS, USCGS, Massachusetts Geodetic Survey,
and Connecticut Geodetic Survey
Topography by planetable surveys 1933 and 1942
Culture revised from aerial photographs by photogrammetric
methods. Aerial photographs taken 1957. Field check 1958
Polyconic projection. 1927 North American datum
10,000-foot grids based on Massachusetts coordinate system,
mainland zone, and Connecticut coordinate system
1000-meter Universal Transverse Mercator grid,
zone 18
Red tint indicates areas in which only
landmark buildings are shown
Revisions shown in purple compiled in cooperation with the State of
Massachusetts agencies from aerial photographs taken 1975 and other
source data. This information not field checked. Map edited 1979
Purple tint indicates extension of urban areas



SPRINGFIELD SOUTH, MASS.-CONN.
N4200 - W7230/7.5
1958
PHOTOREVISED 1979
AMS 6468 II SE-SERIES V814



508

UPPER WORTHINGTON
HISTORIC DISTRICT
SPRINGFIELD, MA

503

508

BUILDING DEPARTMENT
SPRINGFIELD, MA
1 IN. = 50 FT.

FORMULATION STANDARD 10-24-46
APPLICABLE
EDITION 1-0-41

20317

414

141

502

R. R.

57018

503

51,488 sq
ft.
1.182 ac.

TAYLOR STREET

STREET

SUMMIT STREET

STREET

WORTHINGTON STREET

STREET

COURT

STREET

ARMORY

HANNON ST.

504

25

24

23

22

21

20

17

18

16

13

14

15

8

7

6

5

4

3

2

1

CJ

BOTO REALTY TRUST

P.O. Box 1982 - 260 Pearl Street - Springfield, MA 01101

Telephone (413) 736-3454

January 19, 1983

Ms. Valerie Talmage
Acting State Historic Preservation Officer
Massachusetts Historical Commission
294 Washington Street
Boston, MA 02108

Dear Ms. Talmage:

I am sending this letter in support of the nomination of the upper Worthington Historic District to the National Register.

Over the years I have seen this area rapidly decline with the changing economics and population of Springfield. Since I was at one time a resident of this district, I would very much like to see this vicinity preserved and restored to the once beautiful neighborhood I knew.

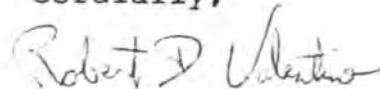
My interest is of a business as well as a personal nature, since I am one of the property owner's in this district.

The buildings are structurally sound and display an architecture reminiscent of Springfield's prosperity. To preserve this detailed craftsmanship, which surfaced at the turn of the century, certainly would be an asset to our city's revitalization plans.

I, along with other property owners, have tried to inhibit the destruction and deterioration of an era rich in architectural design. It is our desire to reconstruct a part of history, rather than allow it to disintegrate from neglect.

We hope your commission looks upon our history favorably, aiding our efforts to restore and enrich our city.

Cordially,



Robert D. Valentine,
Trustee

GENESIS REALTY TRUST

21 Pawkechätt Way
Marion, MA 02738

January 19, 1983

Massachusetts Historical Commission
294 Washington Street
Boston, MA 02108

ATTENTION: Valerie Talmage

As a property owner in the Worthington Historic District, I take this opportunity to express my opinion as to why I strongly support the nomination of these properties to the National Register.

My investment in these properties was made from the foresight that these potentially attractive buildings could be preserved and renovated. The outlay of buildings and streets would make a uniquely inviting neighborhood as the growth and expansion of the City of Springfield takes hold.

Currently, most of these buildings are in various stages of disrepair with some abandoned and fallen victim to arson and vandalism. The daily destruction in this area is causing a slow deterioration of an historic and irreplaceable architectural style.

I still believe that we can halt this housing blight and renew an historically significant neighborhood of Springfield through preservation and reconstruction. For this, we turn to your commission to help strengthen our stance in the ever enduring fight to restore and rehabilitate these ornate structures.

Sincerely yours,

Gibbs Bray
Gibbs Bray,
Trustee

City of Springfield
THEODORE E. DIMAURO
Mayor



100 Court Street
Springfield, Ma. 01103



City of Springfield

January 24, 1983

Valerie Talmage
Acting State Historic Preservation Officer
Massachusetts Historical Commission
294 Washington Street
Boston, Massachusetts 02108

Dear Ms. Talmage:

I would like to take this opportunity to express my complete support of the proposed Upper Worthington Historic District in Springfield. The City has, and quite regrettably, observed the steady decline of a once thriving neighborhood in the Federal, Summit, and Worthington Streets area. As Mayor, I am very anxious to curb this downward trend and witness the revitalization of these significant buildings.

The proposal that the developers have presented to the City assures a complete and sensitive restoration project. The proposed district's proximity to the historic Armory coupled with the architectural cohesiveness of the structures themselves would make for a fine example of preservation.

The designation to the National Register of Historic Places is critical to this project's success. I would ask that the Massachusetts Historical Commission and the State Review Board give this matter their utmost concern and consideration.

Should you have any questions regarding my support of the project, please do not hesitate to contact me.

Sincerely,

Theodore E. Dimauro
Mayor

TED;cmt

SPRINGFIELD PRESERVATION TRUST

January 28, 1983

JAN 31 1983

MASS. HIST. COM.

MS. Valery Talmadge
Massachusetts Historical Commission
294 Washington Street
Boston, MA. 02108

Dear Ms. Talmadge:

The board of directors of The Springfield Preservation Trust wishes to express its very strong support for National Register status as an historic district for the Upper Worthington Street neighborhood in Springfield. This area is a fine example of an early twentieth-century apartment block neighborhood. With the exception of our Hollywood section in the South End all other apartment blocks of this era are scattered throughout the city. Because of the Upper Worthington Street's layout of continuous four-story brick blocks which was designed as a whole it is unique and should be recognized as such. The buildings are in total harmony with each other. To any visitor to the area the long rows of buildings with their massive detailing on the facades - heavy classical, bracketed cornices, limestone lintles and window and doorway arches - are an impressive sight. Many of the buildings in the neighborhood are now going to be fully restored to their original beauty. The area is indeed fortunate that these apartment blocks have not been destroyed to make way for new developments as so many other important buildings in the city have.

We urge nomination of this neighborhood for the National Register to protect it and keep it intact as an important architectural period of Springfield's past and we hope, her future.

Sincerely,

Stephen W Wallace

1111 main st.
springfield, mass. 01103
CC George Hano
Ed Brice



**MASSACHUSETTS
HISTORICAL
COMMISSION**

**COMMONWEALTH OF MASSACHUSETTS
Office of the Secretary of State**

294 Washington Street
Boston, Massachusetts
02108
617-727-8470

MICHAEL JOSEPH CONNOLLY
Secretary of State

February 24, 1983

Ms. Carol Shull, Chief
National Register of Historic Places
National Park Service
Department of the Interior
Washington, D.C. 20243

Dear Ms. Shull:

Enclosed you will find the following nomination forms:

Boston - Harvard Avenue Fire Station (Local)
Dedham - Ames School (Local)
Needham - Amos Fuller House (Local)
Newbury - Hale-Boynton House (Local)
Northbridge - Rockdale Common Housing District (Local)
✓ Springfield - Upper Worthington Historic District (Local)
Winchester - Town Hall (Local)

All have been voted eligible by the State Review Board and have been signed by the State Historic Preservation Officer. Owners were notified of pending State Review Board consideration 30-75 days before the meeting and were afforded the opportunity to comment. Comments received to date are attached to the nomination forms.

Sincerely,

Candace Jenkins

Candace Jenkins
Registration Director

CJ/lk

RECEIVED

NATIONAL
REGISTER