

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

Upper North Street Commerical District

Name of Property

Berkshire County, MA

County and State

Name of multiple property listing (if applicable)

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 02001615

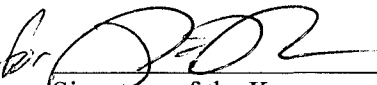
Property Name: Upper North Street Commercial Historic District

County: Berkshire County

State: MA

Multiple Name:

=====
This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

2/3/14
Date of Action

=====
Amended Item in Nomination

This SLR is issued to make the following substantive correction:

Section 7

The building inventory lists the first Burns Block at 273-285 North Street, built in 1883, as non-contributing due to concrete panels installed above the second floor windows on the North and Summer street facades. These 1969 panels have been removed, revealing the original 1883 façades on both streets. For this reason the building show now be considered as a "contributing" resource in the historic district.

The State Historic Preservation Office was notified of this amendment.

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Distribution

National Register property file

Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name UPPER NORTH STREET COMMERCIAL DISTRICT

other names/site number _____

2. Location

street & number 239-555 North Street, 33 Eagle Street not for publication

city or town PITTSFIELD N/A vicinity

state MASSACHUSETTS Code MA county BERKSHIRE code 003 zip code 01201

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Brona Simon

November 5, 2002

Signature of certifying official/Title Brona Simon Date _____
Massachusetts Historical Commission, Deputy State Historic Preservation Officer

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional Comments.)

Signature of certifying official/Title _____

Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

Signature of the Keeper

Date of Action

Edson R. Beall

12/24/02

5. Classification

Ownership of Property

(Check as many boxes as apply)

(Check only one box)

- private
- Public-local
- public-State
- public-Federal
- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| 26 | 7 | building |
| 1 | 4 | sites |
| 0 | 0 | structures |
| 4 | 7 | objects |
| 31 | 18 | Total |

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

- COMMERCE: business
- DOMESTIC: multiple dwelling
- RELIGION: church, church-related residence
- SOCIAL: meeting hall
-
-
-
-

Current Functions

(Enter categories from instructions)

- COMMERCE: business, restaurant
- DOMESTIC: multiple dwelling
- RELIGION: church, church-related residence
- SOCIAL: meeting hall
- LANDSCAPE: park
-
-
-

7. Description

Architectural Classification

(Enter categories from instructions)

- EARLY 20TH CENTURY COMMERCIAL
- CLASSICAL REVIVAL
- RENAISSANCE REVIVAL

Materials

(Enter categories from instructions)

- foundation stone, poured concrete
- walls brick, cast stone, broken ashlar, granite
- roof composition; built-up
- other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

(Please refer to continuation sheets)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Upper North Street Commercial District
Section number 7 Page 1 **Pittsfield, Berkshire County, MA**

DESCRIPTION:

The Upper North Street Commercial District encompasses properties in a five-block area, stretching along the west side of North Street from Columbus Avenue to Madison Avenue and, on the east side of North Street for four blocks north from Eagle Street on the south to Maplewood Street on the north. The district also includes the Eagle Building at North Street and Eagle Street east of Sottile Park. The south and north boundaries are Columbus and Madison avenues on the west side of North Street and Eagle and Maplewood streets on the east side of North Street. The district's southern boundary comes within a block of the northern boundary of the existing Park Square NRDIS [Extension, 1991]. The district contains 26 contributing buildings; seven non-contributing buildings; one contributing site, a mini-park at Maplewood and North streets; four non-contributing sites consisting of a vacant lot, two parking lots, and the recent Sottile Park; four contributing objects, mostly statues and commemorative boulders with plaques, and a cast iron fence; and seven non-contributing objects consisting of newer fencing, commercial signs, and roadway medians.

The buildings within the district are predominantly two and three stories tall. There are several one-story and four-story buildings, the former partially the result of fires and lower-profile newer infill. Most of the buildings are red brick, with some yellow brick, some granite, and one cast stone building. Trim is variously granite, marble, cast stone, and some concrete. Lateral and rear walls are predominantly red common brick. Architectural styles represent national architectural trends popular between 1875 and 1940. They are mostly representative of Classical Revival and Early 20th Century Commercial styles. The earliest building is Italianate, one building is Neo-Gothic, and several incorporate attributes of the Moderne style. The exception to the commercial buildings in this area is the property belonging to St. Joseph's Roman Catholic Church, consisting from north to south of a rectory, church, and convent. The granite church building is Gothic with a tall steeple. The rectory to the north was formerly French Second Empire but was substantially altered in the 1950s in no discernible style. The convent to the south of the church is High Victorian. Whereas all other setbacks in the area are at the sidewalk, the church buildings are set back from the street by a grassy tree-shaded lawn some 75 feet from the sidewalk and separated by a cast iron fence running the length of the property along North Main Street.

The most common alterations in the district are to storefronts. Replacement materials include brick, vertical ribbed sheet metal, composition, obscured transom areas and new display windows and doors. Generally, floors above the first are remarkably intact, although there has been some window replacement in the past 25 years, the result of governmental programs to upgrade the area. There is a preponderance of jack-arched lintels and windows grouped in twos and threes. Elaborate metal cornices with dentils, molding, and modillions predominate. Many of the buildings have horizontal stone banding between the floors.

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Pittsfield, Berkshire County, MA

The district is distinguished from surrounding areas by its virtually cheek-to-cheek concentration of solid storefronts along North Street (with the notable exception of the St. Joseph's property), its uniformity of materials and massing, and its concentration of compatibly-styled buildings dating mostly from the early 1890s to the late 1920s. Urban renewal and upgrading of the streetscape in the early 1970s is responsible for North Street's linden and maple trees along its east side, and three grassy median strip segments planted with lindens and maples.

In the following description, the properties on Upper North Street are arranged from south to north on the west side of Upper North Street from Columbus Avenue to Madison Avenue and then from north to south from Maplewood to Eagle Street.

South to north on west side of North Street, from Columbus to Summer Street:

Wright Building (condominiums), 239-261 North Street (1898): This building has six storefronts and one entrance to its second story. The front facade is asymmetrical and consists of three-bays in Flemish red brick bond. It has a wide frieze and a dentilled and corbelled overhung cornice with molded banding at the parapet. The stone trim is granite. The cornice is pressed metal. There are two end windows (one pair) on the south with picture-frame brick molding. At the north end there are three of the same windows. The third story is separated by a continuous sill belt course. The center bay on the third floor has a set of arched windows forming an arcade of 10 windows recessed in round brick arches. The address 255 is the entrance to the second floor. Offset above this main entrance is a second story window fully pedimented with cast stone and brick design under the window sill. Nine windows on the second story have plain flat light-colored stone lintels, but they are not continuous.

South to north on west side of North Street, from Summer St. to Union Street:

Commercial building, 273-285 North Street (1880, ca. 1960s): Reference is made to a first and second Burns Building. This is the first one. No historic fabric remains. It is a four-story building which originally had four storefronts. It has been covered in stucco panels with Drivit over the original red brick. The second story windows are replacements in wooden frames and are two-light side by side picture windows, placed four on the south side and eleven on the west or front façade. The building now has two storefronts. There is vertical board and batten over entirely new display windows and new kicks. The building is topped by a flat metal parapet.

Burns Block, 287-297 North Street (1890): This is a red brick (painted gray) three-story Victorian Commercial style building with three bays and a symmetrical façade. South to north, windows are grouped in a pattern of 3, 4, 3. The building has new metal flashing on its parapet coping. It has one entrance at the rear and one vacant store. Windows are one-over-one and are newer anodized windows on

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Upper North Street Commercial District
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the second and third stories. They have segmented arched brick window headers. The paneled kicks under the display windows and fluted wooden pilasters are newer. There is wood infill in the transom areas over the first floor display windows. This building was renovated in 1999-2000 by a new owner.

North Union Block, 301-317 North Street and 10 Union Street (1891): This two-story building of red brick was formerly painted white. There are five storefronts with the middle one being the entrance to the upper floor. This is a three-bay building. From south to north, the first bay has three windows, the center bay ten windows, and the north bay three windows. The bays are separated by wider piers defining each bay grouping. There is a continuous rusticated sill under the second story windows and newer aluminum one-over-one windows. Brick pilasters forming piers between the windows are round-cornered. A transom area above each window is of plain brick surmounted with horizontal rusticated lintel and a corbelled brick frieze. Brick bonding consists of a brick soldier course and horizontal brick courses below the cornice area. The cornice is molded with metal flashing covering the parapet. The Union Street side has six uneven bays defined by projecting brick pilasters and one storefront.

South to north on west side of North Street, from Union Street to Bradford Street:

Berkshire Hotel, 331-349 North Street, 10 Union Street (1905): This is a four story red brick building, painted yellow with five unequal bays, probably originally five storefronts. There is a modillioned projecting cornice. Bays are defined by vertical brick quoining. The south bay has four and the subsequent bays from south to north have windows grouped in a 3, 3, 2, 3 pattern. In the south original bay, the upper two floors have windows and wall surfaces which are slightly recessed. This south bay was a separate building built first to which the north four bays of the building were added. At the second floor, there are three central bays whose window sills are brick with I-beam headers. All other windows have rusticated stone lintels and sills. Tie bars run from the front to the back of the building. The upper three floors were renovated into subsidized apartments for seniors and the handicapped in 1980. It is now known as Union Court.

Commercial building, 351-359 North Street (1906): This building is similar to the Berkshire Hotel building to the south and looks like an annex. The design is similar to the Berkshire, but this building has only three stories with three storefronts. It has a similar pressed metal cornice, and rusticated window lintels and sills. It was connected to the Berkshire Hotel building in 1980 as part of the Union Court Housing Project. The upper two floors house apartments.

Bradford Building, 361-383 North Street, 31-33 Bradford Street (1909): This is a four-story building with an entrance to the second floor. It is symmetrical, with three bays and a dentilled, molded, and corbelled metal cornice. Its walls are red brick laid with a butter joint. There is quoining between and defining the bays. Distinctive features are the contrasting light stone sill banding at fourth floor windows

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and the wide flat sill course at the second story windows. Windows are one-over-one aluminum. There is a stone name block in the center bay above the third floor windows. Storefronts are divided by concrete piers with recessed panels painted blue and white. Transom areas on display windows are enclosed with molded wooden panels. The north side at 31 Bradford Street has an entrance to the Bradford Arms Apartments upstairs. West of that entrance is 33 Bradford Street, which became a Senior Citizens' Center in 1973. The Senior Center moved out in 1995 and the building is now an Adult Day Care Center. Along this facade, fourth floor brick panels are located between the window sets with flush stone diamond patterns surrounded by picture frame brick soldier courses around the windows. There are six unequal bays along Bradford Street defined by brick quoining separating each bay.

South to north on west side of North Street, from Bradford Street to Linden Street:

Lloyd Building, 391-401 North Street (ca. 1922): This is a two-story building of red brick with vertical soldier course lintels on both floors and a continuous stone sill at the second floor. The style is Early 20th Century Commercial. It has five bays with five storefronts. The two end bays have four window sets and the central bay above the main entrance to the second floor has one window on the second floor. Brick piers with stone caps project above the roof and parapet divide the bays. At the ground floor, the building has new display windows and new marble stone kicks dating from a 1986 rehabilitation executed by Barry architects. It has a raised central parapet over the center window. Replacement windows (52), also dating from the 1986 rehabilitation, are six-over-one, vinyl clad with snap-in muntins, and are shorter with transoms infilled and painted white. There is a stone coping covered with metal flashing. Transoms in the display windows are covered with awnings. Patterned brick work is located above the second story in panels infilled with patterned header courses. Small flat stone diamonds are flush at the top of the shafts on the brick piers and in the central brick panel over the single window is one flush stone diamond stone centered above the window. Along Bradford Street, there are five unequal bays on the south side of the building. Soldier courses are of a single brick defining vertical bands on the brick piers. Each pier has a stone plinth.

Dery Building, 405-411 North Street (1961). Noncontributing. This building has four storefronts, but appears to have originally had three storefronts. It is a one-story yellow brick building with a flat roof and aluminum display windows. There are stone plinths at the bottom of brick projecting piers between the display windows. These piers extend to the top of the parapet, but have been covered by applied signs over the display windows. It replaced the Strand Theater which was torn down in 1961.

Blaisdell Block, 413-419 North Street (1907): This is a three-story red brick building in Classical Revival style with four bays, granite trim, and a projecting molded, modillioned, and dentilled cornice. There are three storefronts and a main entrance. The building has four bays recessed between brick

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pilasters trimmed in stone, rusticated stone window sills, and pairs of windows on the third story with one shared sill per set. Its third story windows have jack-arched lintels with rusticated stone keystones and corner blocks. Its second story windows are jack-arched on the north and south sets and the two middle bays have low-sprung arched bay windows. All the windows are six-over-one wooden and double-hung. The brick piers are laid in Flemish bond. A molded and dentilled stone cornice completes the top of the building. There is a plain stone frieze painted black above the first-floor windows. On each side of the recessed entry to the second story are fluted Corinthian cast iron columns. The display window transom areas have glass behind furring strips under composition panels, but at least half of the original transom glass is visible and intact.

Wood Brothers Building, 421-429 North Street (1922-23): This is a three-story building with three bays in Neo-Gothic style. The entire front façade is covered in 40 tons of cast stone from the Art Stone Company of Millers Falls, Massachusetts. Since the facade was installed after the roof, it is likely that the building is steel-beamed. Two storefronts flank the front entrance to the second floor at 423 North St. The parapet is gabled at the center bay and flat on the two flanking bays. The two end bays have two windows each set into overall elliptical arches, but the transom areas within the arches have a gothic arch over each window. There are two vertical stone panels under each third floor window. The center bay has four windows each on the second and third stories. The first floor has smaller elliptical arches of stone containing a display window on each side of the main entrance. Each of these arches contains an elliptically shaped fixed-light display window and transom. The center bay has two recessed elliptical display windows flanking the main entrance to the second floor at 423 North Street. Decorative cast stone columns sit astride the main door with fanciful stone capitals. The name block, "Wood Bros.," is located in the center bay over the third-story windows. The cast stone at the north end of the parapet is crumbling.

The Coburn, 431-439 North Street (ca. 1913-15): The name block for this building is located in hexagonal floor tiles at the main entrance. This building is a close copy of the Blaisdell Block south of the Wood Bros. Building, which in turn is south of the Coburn. The rusticated stone trim is similar to the Blaisdell, as are the brick piers between the bays laid in Flemish bond. All three were designed by architect George Haynes and this is the last of the three to be built. The Coburn and Blaisdell buildings provide a certain balance and symmetry to the Wood Bros. Building centered between the two. The differences from the Blaisdell are that the Coburn's pressed metal cornice is somewhat thinner-membered but similar to the metal cornice on the Blaisdell. The Coburn is three stories tall with walls of vitrified red brick. Its upper windows are anodized one-over-one replacement windows. Display windows are all newer aluminum with aqua panels and kick areas covering the first story. Display window transoms have been infilled. There are four storefronts.

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Farrell Building, 441-445 North Street (1913-1915): This is a four story red brick building with three bays and two storefronts flanking the entrance to the second floor. The style is Early 20th Century Commercial. Trim is stone and the cornice is molded metal with a plain frieze beneath. The coping is concrete block. There are two windows in each bay. Fourth story windows have tabbed stone window surrounds and a continuous sill course tying the windows together. Bays are separated by piers of header course brick. Windows are one-over-one with aluminum storm windows. Above the third story windows and below in the spandrel areas are rectangular brick panels with stone corner blocks defined by soldier courses of brick. The interiors of the panels are contrasting red and gray brick laid in a Flemish bond. Under the second story windows in the spandrels, brick is also laid in Flemish bond. The end brick piers at the north and south of the first floor have molded stone capitals with Flemish bond gray and red brick inset in each capital. At the first floor, an applied tan-colored sheet metal covers the area from the top of the transoms to the sidewalk. Display windows are aluminum frame replacements.

Commercial building, 449-451 North Street, 3-5 Linden Street (ca. 1922): This is a one story building of two unequal bays. It is designed in Early 20th Century Commercial style. There are four storefronts. Around the corner, there are two additional storefronts at 3 and 5 Linden Street. The style is Early 20th Century Commercial. Walls are red brick with a molded metal coping and no cornice. End piers have flush stone insets and diamond-patterned brick. The south three-quarters of the front façade has original leaded small glass panes in the transom area. Kicks under the display windows are soldier course brick.

South to north on west side of North Street, from Linden Street to Madison Avenue:

Wood Bros. Building, 461-471 (ca. 1920): This is a two-story building of red brick with an asymmetrical facade. It is designed in Early 20th Century Commercial style. There are six unequal bays facing North Street and five unequal bays facing Linden Street. Four of the bays on North Street have tripartite Chicago-style windows on the second floor. In these bays, the center window is 15-over-one and the two flanking windows are nine-over-one. Two of the bays have single windows. Along the North Street facade, each bay with triple windows is decorated above with flush brick diamond patterns. Bays with the two single windows are not similarly decorated. Bays are separated by brick piers capped with cast stone insets with Gothic arches, reminiscent of buttresses. At the storefronts, window transoms have been covered in applied material. Display windows are newer. Each brick pier sits on a concrete plinth. The roof is flat with a molded galvanized cornice.

Brooks Pharmacy, 501 North Street (ca. 1991): This non-contributing building reflects the modern architectural style of the Brooks Pharmacy corporation. It is a one story brick-faced building with a flat roof and high windows. The entrance is at the north corner of the building. There are seven bays along the north street facade separated by projecting brick piers. The construction of the building is concrete

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block with poured concrete foundation and cast stone parapet flush to the exterior wall surface. On the northwest corner of the building at the rear is a projecting one story "L".

Parking lot, and Brooks Pharmacy sign, formerly 501 North Street (ca. 1991): The paved parking lot site and the freestanding sign in the parking lot are both non-contributing and date from ca. 1988. The non-contributing object, a freestanding sign, is metal and concrete and sits in the parking lot north of the Brooks Pharmacy. The Wood Bros. building, Brooks Pharmacy, the parking lot and sign are all located in the same parcel on Lot 101 in Block 19.

Parking lot, and Carr Hardware Company sign, formerly 519 North Street (both the parking lot site and the sign object are non-contributing): This paved parking lot occupies Lot 7 immediately to the south of the Carr Hardware Co. building. At the northeast corner of the lot is a large 1½- story metal freestanding sign supported by two vertical metal girders which reads "Carr Hardware." It is located very close to the commercial building to the north, now the Carr Hardware Building.

Commercial Building, 537 North Street (ca. 1920): This one-story red brick building is designed in Early 20th Century Commercial style. The front façade is composed of five bays separated by brick piers trimmed with a brick diamond pattern, recessed brick panels, and cast stone which has been painted white along with the front foundation. The center bay has a raised semi-circular brick parapet centered on the North Street facade with two flanking bays topped with a molded metal coping. The center bay over the recessed entrance is inset with diamond-patterned brick. Glass display windows on the front facade retain their original copper division strips dividing each display window into three lights. Transom areas have been covered with applied material. However, the front display window on the south side of the building has its original multi-paned transom glass. Kicks under the front display windows are brick laid in a soldier course.

Madison Block, 549-555 North Street (1913): Located on the southwest corner of North Street and Madison Avenue, the Classical Revival-style Madison Block is three stories tall with four bays wide between projecting brick piers. Walls are red brick with a butter joint. There are two windows per bay tied together by continuous stone sills within the recessed bays. The windows have brick jack-arched lintels with prominent tall stone keystones and are three-over-one with vertical muntins. Each recessed bay terminates over the third story in corbelled brick. The building has an elaborate projecting metal cornice, molded and decorated with large metal consoles. At the street level, there are three storefronts and a central recessed entrance to the Madison Apartments above. This entrance is decorated with small octagonal floor tiles with a red and white tiled meander patterned border. Above the apartment doors is a classically-inspired pedimented wooden entrance supported by paired wooden brackets. Cast iron columns between the storefronts have Ionic capitals. The south store, a liquor store, has been altered

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with new display windows and Permastone facing flush to the front plane of the building. The other storefronts are relatively unaltered.

North to south on the east side of North Street, from Maplewood to Carson Place:

Mini-park, northeast corner of Maplewood and North Street: This is a tree shaded small park with grass and maple trees. It contains two stone markers consisting of boulders with inscriptions.

- Boulder with plaque: The stone boulder contains a plaque which reads: "On this spot there was 1814-1826 a United States Cantonment. Later there stood here the Berkshire Gymnasium. In 1841 the Young Ladies Institute was established by the Reverend W. H. Tyler. In 1851, the Second Meeting House in Bullfinch design was moved to this location. The Maplewood Hotel, 1877-1936."
- Boulder with plaque: The second stone boulder contains a plaque which reads: "The First Inter-Collegiate Baseball Game in America was played on this site July 1, 1859 between Williams and Amherst Colleges under the Sponsorship of the Pittsfield Baseball Club. The three and one half hour contest was won by Amherst, 73 to 32. Game re-enacted during Bicentennial Celebration in 1976 at Wahconah Park."

The Greystone, 436-444 North Street (ca. 1908): This is a four story Classical Revival style yellow brick building with butter joints. There are four storefronts, all but one vacant, with apartments on the upper floors. Trim is stone and windows are jack-arched with stone keystones. The building is topped by a dentilled, modillioned, and molded metal cornice. Windows have granite lintels and sill courses, which are continuous under the fourth story windows. The building has a molded and dentilled metal cornice above a plain frieze over the display windows. The corner storefront has purple glass in the transom above the display windows. All other transom areas are covered with applied materials. Windows have newer aluminum storms. Approximately 95% of the windows on the Maplewood side of the building are original five-over-ones with vertical muntins in the upper sash. There are cast-iron fluted columns with Ionic capitals sitting on cast iron plinths at each storefront in the middle bays. The recessed entrance on North Street has "Greystone" in small ceramic tiles on the floor. The front door is a newer anodized aluminum and glass door. It is surrounded by a fully pedimented wooden surround with acanthus leaves as pilaster capitals. Inside the stairway hallway is pink marble stairs and wainscoting. All store ceilings are pressed metal squares of recessed panels surrounded by acanthus leaves. The first floor facing Maplewood Street is faced in brick laid in a Flemish bond. The north entrance along Maplewood has double anodized metal doors, flanked by two one-over-one windows with wrought iron grates, a name block, "Greystone," and four Ionic rounded columns in recessed tooled stone block walls. Over the door is a six-light vertically muntined transom.

Vacant lot: Noncontributing. This site is a grassy area on the south side of the Greystone. It is flat,

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contains no trees, and has a frontage along North Street of 70 feet and is 184 feet deep. It is owned by the City of Pittsfield.

St. Joseph's Rectory and garage, 414 North Street (ca. 1870s, 1950s): Both buildings are non-contributing. This is a two story masonry building faced in yellow brick. It was originally built in a French Second Empire style with a Mansard roof, but was substantially remodeled and received a three story rear addition in the 1950s. It is topped by a deck slate roof with copper flashing. The front façade is symmetrical and has a central projecting two story wooden porch with a fully-pedimented roof. The front entrance is recessed into a smooth stone surround with an elliptical arch. Flanking the entrance are Ionic smooth-shafted columns. Windows are six-over-ones grouped in pairs on the first and second stories with stone lintels and stone spandrel panels between the first and second story windows. The building has a smooth pink granite raised foundation. The rear of the building has an attached three story wing in similar style to the front portion of the building. Behind, is a two bay, flat roofed detached garage with stone coping and a copper awning, built during the 1950s.

St. Joseph's Church, 376 North Street (1866, 1889): This church was designed in Gothic style of light gray granite quarried north of Pittsfield in Cheshire. Walls are broken ashlar. The front façade is symmetrical with Gothic arched windows and a tall steeple. The main portion of the roof is slate with stepped down roofing over the north and south sides in standing seam copper sheets. Cornices are modillioned in wood and in stone on the base of the steeple. The north and south sides of the church building each have two stone buttresses and seven tall Gothic-arched windows. Three front doors are Gothic-arched and made of wooden planking. The central door is taller than the two side doors leading into the side chapels.

There are four objects on the church property, as follows:

- Modern sign: A noncontributing modern metal sign on the front lawn that reads, "Roman Catholic Church of St. Joseph. Mother Church of the Berkshires. Est. 1849"
- Christ the King statue: A contributing seven-foot tall Indiana limestone statue inscribed "Christ the King:" in front of the main door on a five foot tall stone base. Frank A. Feigeler was the sculptor.
- Purcell monument: On the north side of the church building, a marble monument to The "Rev. E. H. Purcell"
- Cast-iron fence: At the sidewalk along North Street, a Victorian-style cast iron fence sitting on concrete blocks, installed in 1873

St. Joseph's Convent, 350 North Street (1898-99): This High Victorian three story red brick building has a symmetrical façade with a projecting bracketed porch, and a gabled and hipped roof. It sits on a rusticated stone raised foundation. There are tabbed red sandstone window surrounds and matching

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window lintels. Windows are two-over-two and wooden. Above each window is a single light round-arched transom. The building is five bays across the front façade with a projecting central bay and entrance. There is a round-arched dormer window in the central bay and two flanking round-arched attic windows in the north and south wings on the roof.

North to south on the east side of North Street, from Carson Place to Melville Street:

Waite Building, 338-346 North Street (1913): This is a four bay, three story building in Early 20th Century Commercial style. It is divided into four bays by brick pilasters. In each bay is a triple set of windows. Those on the third floor have elliptical arches. There is an elaborate metal cornice and storefronts have been altered. Just before 1986, the Waite Building received new storefronts.

New Mills Block, 328-334 North Street (1898 (rear), 1901, ca. 1922): The New Mills Block is a Late Victorian style building. It is three stories tall with four unequal bays, designed in red brick with stone trim. Originally, it was four stories tall when designed in 1901 with an elaborate projecting cornice. Stone lintels on the third floor bring together a 3-2-3-3 window grouping in each bay (north to south). The building is topped now by a simple stone coping, following the January 10, 1940, fire which destroyed the Mills Building immediately to the south. The 1898 portion was originally constructed as a livery stable owned by the Mills family. The original construction of the New Mills Block, dating from 1901, was a brick four story building to match the original Mills Block next door. In 1921-1922, the livery and the southern half of the first floor of the Mills Block north section was substantially remodeled into a movie theater and lobby entrance. It remained known as the Capitol Theater Building until it closed in the late 1980s. In the early 1990s, the City of Pittsfield bought the building and renovated it into a large modern Senior Center, which opened in 1995.

Mills Building, 326 North Street (1897, 1940): This one story building was known as the Mills Building with four stories and three unequal bays until the New Mills Block was built adjacent to the north in 1901. A fire on January 10, 1940, substantially destroyed this southern three bay Mills Building. Historic photographs indicate that the two buildings taken together formed the appearance of a seven bay symmetrical building. After the 1940 fire, only the first floor and foundation remained. It was rebuilt in 1940 as a one story building with two storefronts. It is faced in black-colored marble squares reminiscent of the late Moderne style.

Melville Building, 308-316 North Street, 1-9 Melville Street (ca. 1899): This is a four-story building in red brick with granite trim. It has an elaborate pressed metal projecting cornice with modillions. At the northeast corner of Melville Street and North Street, it originally had a cant-cornered entrance at the

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street intersection. Windows are grouped in pairs with continuous stone lintel above the sets and a continuous stone sill under the fourth story windows. Storefronts have been altered.

North to south on the east side of North St., from Melville St. to the railroad tracks (Eagle Street):

YMCA Building, 292 North Street (1908-1909; Annex, 1981): This is a red brick Renaissance Revival style building of four stories, over a raised basement, with granite and marble trim and a pressed metal modillioned and molded cornice. It is located on the southeast corner of North Street and Melville Street, facing west on North Street. The metal cornice is dentilled and bracketed. The North Street façade is divided into three unequal-width bays with stone quoining defining the bays. On each floor, the north bay has three windows; the central bay one; and the south bay has five. Smaller windows on the fourth floor have jack-arched lintels of brick soldier courses and are defined by a continuous stone window still band. Third story windows have jack-arched stone lintels with stone keystones. Second story windows are slightly recessed into a decorative recessed brick round-arch. These windows have jack-arched lintels under carved stone fans within the recessed brick arches. The first story, raised over a stone-faced basement, has windows with tabbed stone surrounds. The main entrance on North Street has a carved Renaissance stone surround and is recessed. New aluminum doors have replaced the originals. The Melville Street side has three bays and a 1909 date block. The easternmost bay has large windows which have been bricked up. First story walls are laid in a Flemish brick bond. There is one trabeated entrance on the Melville Street side consisting of oak paneled doors with stone surrounds flanked by iron grating over the side lights. Attached to the south of the original building is an annex housing a swimming pool and fitness facility, built in 1981. This annex is concrete block construction faced in red brick with stone trim on the North Street façade and is windowless. It is two stories tall and is divided into panels with flush stone trim and brick soldier coursing on the first story to break up the otherwise unrelieved mass of brick. There is a stone date block "1981" near the base of the building at the north corner of the annex.

Commercial building, 244-262 North Street (1904): Noncontributing. This one-story building is faced in red brick and has two storefronts, originally designed for four storefronts. There is no visible historic fabric. Storefronts are newer with wooden vertical board sheathing above the newer display windows. Sheathing on the walls and in the kick areas is metal vertically ribbed material. The parapet coping is covered in aluminum sheathing. The original architect was Edwin Osteyee.

Merrill Block, 246 North Street (1894): The Merrill Block is a four-story rusticated granite stone building with a symmetrical façade of three bays separated by projecting stone pilasters. The central bay contains one window and in the two north and south flanking bays, three windows. Window sills are

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stone on the fourth story and there are cross-hatched stone panels above the fourth story windows and below the fourth and third story windows in the spandrels. A date block, "1894" is located above the center third story window. Windows are wooden one-over-one with combination metal screen and storm windows. The building is topped by a decorative bracketed metal cornice and storefronts have been altered. The ground floor contains newer display windows and the same vertical metal sheathing as is on the adjacent building to the north.

Whelden-Pender Block, 220-238 North Street (1875, 1920): This Italianate building is a two-story block with a cant-corner on North Street north of the railroad tracks. The foundation is stone and the walls are brick. The wooden cornice has a plain wooden frieze and is bracketed with dentilled molding and molded wooden coping. The brick is painted red on the south side and white on the west front façade. First floor storefronts have been altered with a vertical metal ribbed material. Windows on the second floor have simple brick hood molds, stone sills, and one-over-one lights. The name and date block above the cant-cornered entrance over the second story window reads "Pender 1920" dating from a 1920 purchase.

Sottile Park, North Street at the Railroad tracks (1984): This noncontributing site was constructed in 1984 at the intersection of Eagle and North streets. It replaced the crumbling rails and walk of the North Street railroad bridge and was built with money from the city and the *Berkshire Eagle*, whose building is a half block to the east of the park. It was named after the late city auditor Anthony W. Sottile. The park consists of poured concrete, an anchor link fence along the north side and a wrought iron railing along North Street. It has wrought iron posts supporting a pergola on the east, west and south sides. There is a grassy area along the north side planted with linden trees and sporting several park benches. The park also contains four wrought iron lamp posts with three and four round globes.

North side of Eagle Street at North Street:

Eagle Building, 33 Eagle Street (1904, 1926, 1950): This building is flat-ironed shaped with the apex facing west toward North Street, adjacent to the east of Sottile Park at the intersection of North Street and Eagle Street. The building is Early Twentieth Century Commercial in style with the appearance of many warehouses. It was built in 1904 to house *The Berkshire Eagle* newspaper. Along Eagle Street, from west to east, the building has three sections. The main entrance faces west and the building is four stories tall with nine bays along Eagle Street. The middle section has six bays, and the east section is only three stories tall and five bays long. The east section was originally two stories tall and a third floor with half windows of eight lights was added later. The building is red brick with cast stone window sills. The two western sections have bays which terminate in brick corbelling with a molded brick parapet

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above and metal coping. In each of the sections, the first two floors are tied together with squared cast iron posts defining the slightly recessed bays. Bays are defined by projecting brick piers above the second stories. Upper windows have segmented brick arches. Full windows are eight-over-eight and half windows are eight lights on floors three and four. All windows are replacements with integral muntins and extruded metal. Windows on floors one and two in all sections are newer fixed light. The building was altered in 1926 and 1950. It appears that the third story of the eastern-most section was added in 1926. There is some brick infill in the west and east bays of the westernmost section. The 1950 alterations include a polished black marble facing with green veining around the front door and a flat canopy over it at the apex of the building facing North Street. Other 1950 alterations appear to include brick infill from first floor to roof astride the front entrance, some parapet alterations, and reconfiguration of windows above the front entrance. The apex of the building is slightly rounded and includes a clock in the wall above the fourth story windows. At the eastern end of the building is a three story attached addition of red brick with five bays, flush anodized fix-light windows stacked vertically with composition panels between floors. This recent addition and the parking lot east of the complex have been excluded from this commercial district.

Archaeological Description

While no ancient Native American sites are currently recorded in the Upper North Street Commercial District, sites may be present. Seven ancient sites are recorded in the general area (within one mile), most located along the West Branch of the Housatonic River and its tributaries. Environmental attributes of the district indicate the presence of some locational criteria (slope, soil drainage, proximity to wetlands) that are favorable indicators for many types of ancient sites. Most of the district includes well-drained soils formed in glacial till on level to moderately sloped topography. Urban land deposits also characterize much of the district. Identification of soil types and their characteristics in this category have been obscured by urban development. The presence of urban land soil types also implies that integrity may be a problem with any ancient sites in that area. The district is located over 1000 feet from the nearest wetlands, a factor that also adversely affects the archaeological sensitivity for ancient sites at this location. Given the above information, a low potential exists for locating ancient Native American sites in the district.

A high potential exists for locating historic archaeological sites in the district; however, integrity may be an issue for any sites found. In 1752, the North Street area was included in lands that were first settled in Pittsfield. Structural remains of agricultural based homesteads including residences, barns and outbuildings and evidence of occupational related features (trash pits, privies, wells) may survive from the early settlement although no specific examples have been identified. Similar archaeological evidence related to 19th-century military and residential sites may also survive in the district though few specific

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sites are known. During the War of 1812, a United States Cantonment and prisoner of war depot was established on 26 acres of land in the North Street area. Structural evidence from three two-story barracks 130 feet long and two large barns may survive in the area immediately north of St. Joseph's Church. A commissary station, sutler's store and hospital are also reported in the cantonment area though their precise location is currently unknown. Structural evidence may be present from a cottage reported to serve as the residence of the commander for the Cantonment on the east side of North Street above the railroad tracks and Eagle Street. A large camping area for dragoons and soldiers is also reported south of the cantonment barracks. Occupational related features, hearths and post-holes may exist in the camping area. Post-holes may also exist from a tall fence that surrounded two barns used to house prisoners of war.

During the middle of the 19th century, the United States Cantonment was sold and subdivided into houselots. Residential homes dating to this period were developed in most of the district, however, none survive today. Late 19th and early 20th-century commercial buildings replaced all mid-19th century residences in the district. The Melville Building (1899) at 308-316 North Street replaced the Dunham family residence at that address. The Waite Building (1913) at 338-346 North Street replaced the ca. 1860 home of Dr. Lorenzo Waite. The three story Madison Block, built on the corner of North Street and Madison Avenue replaced a smaller building owned by Dr. J. A. Brackin at the same address. Structural evidence from mid-19th century homes may represent one of the more common types of potential archaeological resources in the district. Archaeological evidence of utilities (gas, electric, water, sewage) that serviced these homes may also survive. Structural evidence of an institutional/commercial building complex dating from the early 19th through 20th-century may survive on the east side of North Street north of Maplewood Street. Williams College established a preparatory school at that location in 1812. The complex became the Pittsfield Young Ladies Institute in 1841 and was known as the Maplewood Institute during the 1870's. The buildings became a resort in 1887 then closed in 1931. All buildings in the complex were demolished in 1937 except the east wing that was converted to the still extant Maplewood Apartments. Structural evidence might also survive from several of the district's late 19th and early 20th century commercial buildings that no longer survive. Archaeological evidence may exist from the old Majestic Theater (1910) on Lower North Street that was razed in 1993. The North Union Block at 301-317 North Street was built in 1890, burned immediately and rebuilt in 1891. In 1961, the old Strand Theater at 405-411 North Street was torn down prior to construction of new stores at that address

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UPPER NORTH STREET COMMERCIAL DISTRICT

Name of Property

BERKSHIRE, MA

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMERCE

SOCIAL HISTORY

Period of Significance

1866-1952

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

see continuation sheet

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested HPCA #8041
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

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HISTORICAL SIGNIFICANCE

The Upper North Street Commercial District, Pittsfield, is significant on a local level under Criterion C for Architecture and Criterion A in the areas of Commerce and of Social History. Under Criterion C, Upper North Street contains an impressive collection of Late 19th century and Early 20th century commercial designs by local architects, including designs by George E. Haynes, Joseph McArthur Vance, the firm of Harding and Seaver, Charles T. Rathbun, and H. Neill Wilson. Under Criterion A, the district is eligible for Commerce and for Social History. Upper North Street is a late 19th century and early 20th century commercial extension of Lower North Street. Its principal years of growth were Pittsfield's early decades as a city, ca. 1890-1929, during which time the last vestiges of the former residential area along North Street became wholly commercial. Beginning around 1890, Upper North became an important northward commercial extension of Lower North Street which was already completely filled in with commercial blocks housing a variety of Pittsfield businesses. The dividing line between Upper and Lower North Street has, since 1868 when the railroad arrived, historically been the railroad tracks of the Boston and Albany. Upper North is distinguished from Lower North by its greater concentration of early 20th century buildings. Lower North Street was itself a northerly extension of the Park Square area, the commercial, civic, religious, and institutional heart of Pittsfield. Finally, the district is significant under Social History for its associations with the Young Men's Christian Association. Under Social History, the district contains the YMCA building which opened in 1910 and has been associated with Upper North Street for over 90 years. The district retains integrity of association, setting, materials, location, design, workmanship.

AREA OF SIGNIFICANCE: ARCHITECTURE

The Upper North Street Commercial District embodies building designs spanning the nationally popular styles of the late 19th and early 20th centuries, beginning with the Italianate popular during the 1870s and ending with late Moderne styles from 1940 and 1954. Other representative styles include: Gothic, Victorian Commercial, Renaissance Revival, Early 20th Century Commercial, and Neo-Gothic. This particularly impressive collection of late 19th century and early 20th century commercial designs was executed by local architects George E. Haynes, Joseph McArthur Vance, the firm of Harding and Seaver, Charles T. Rathbun, and H. Neill Wilson.

Little is known about the architects or builders of the two earliest styles represented on Upper North Street, the Gothic style and the Italianate style. The earliest architectural style represented in the Upper North Street Commercial District is the Gothic-styled St. Joseph's Church, begun in 1866 and completed after sufficient funds were raised in 1889. The cornerstone was laid in 1864. It is constructed of light

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gray limestone quarried in the northern part of Pittsfield and laid in broken ashlar mode. The architect was P. C. Keeley of Brooklyn, New York. The builder was Patrick Treanor of Boston, who also built the Berkshire Athenaeum building on Park Square, and purportedly a cathedral in Boston. The Gothic design of the church includes two side chapels and a massive and very tall church steeple, with a generous use of Gothic-arched doors and windows. The Italianate styled Whelden Block was built in 1874-75 at the northeast corner of Eagle Street and North Street. No architect was listed for this two story brick building with bracketed cornice and brick hood molds over the windows.

A significant collection of George E. Haynes' commercial buildings exists on Upper North Street representing his architectural work from 1908 to 1923. The earliest elegant block on Upper North Street is the Greystone Building at 436-444 North St. Designed in Classical Revival style, it contained elegant apartments on the upper three floors and was considered one of the premiere addresses in Pittsfield in the early 20th century. It retains most of its cast iron first floor facade and has quality materials such as pink marble on the apartment hallways to the upper floors. The classically-columned entrance on Maplewood was the main entrance to the apartments above. The first floor storefront was originally designed for the McCormick and Joyce Grocers. Another building Haynes designed on Upper North Street was the Blaisdell Block at 413-419, around 1907. This three story red brick building with stone trim was built for a leading clothier, Henry S. Blaisdell, president and treasurer of the Kavy Company. The Blaisdell building flanks the Wood Bros. building on the south. To the north of the Wood Bros. building is the Coburn Building, built in 1913-1915 and a very close copy of the Blaisdell Block, built a few years earlier. Although probably not intended at the time, the Blaisdell and the Coburn in their similarity bring a certain symmetry to the Wood Bros. building in the middle of this trio of Haynes designs. Two other buildings on Upper North Street are attributed to Haynes: the Bradford Block at 361-383 (1909) and the Waite Building at 338-346 North Street (1913). Both are also elegant quality buildings with rhythmical bays between brick piers. They are both examples of Early 20th Century Commercial styles. The Bradford Block was named for Bradford Street which intersects with North St. at this location. In turn, the street was named for James Bradford, Berkshire County judge from 1872-1883. Finally, the Wood Brothers hired Haynes to design their piano and organ retail store in 1922-23. *The Berkshire Eagle*, on June 27, 1923, described this Neo-Gothic building with its 40 tons of cast stone manufactured by the Art Stone Company of Millers Falls, Massachusetts, as a building "with the Fifth Avenue aspect." The south store in the building was described as having unobstructed floor space free of all posts and with a skylight running its entire length. In keeping with the overall elegance of the musical establishment it housed, there were no applied signs on the front of the building. Signage was instead painted on the glass display windows. The building was a showplace on Upper North Street and, at the time of its construction, cost a staggering \$100,000 to build. It remains a focal point today and has excellent architectural integrity.

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George E. Haynes (1875-1932), a Boston native, moved to Pittsfield in 1901 as architect of the old Stanley Manufacturing Company, now the General Electric Company. He stayed in Pittsfield the rest of his life. He remained with Stanley for three years and then opened an office on Upper North Street in the Wright Building at 239-261 North Street. He later moved his offices to the Ryan Block at the corner of Union Street and North Street, and then in 1912 to the new Miller Block on Lower North Street, which he designed. Withey and Withey's *Biographical Dictionary of American Architects (deceased)* lists two notable examples of his work as the Mt. Carmel Church in Pittsfield and the Church of All Angels in Worcester, Massachusetts. However, Haynes also designed many schools, and business buildings. In Pittsfield, these include the Crane, Hibbard and Mercer schools in Pittsfield; the Chicopee High School, and the Mosley school in Westfield; The England Brothers building on Lower North Street; the Terrace Apartments; and the Notre Dame Rectory.

On Upper North Street, Joseph McArthur Vance (1868-1948) designed the Melville Building at 308-316 North Street around 1899. This four-story building was designed in Renaissance Revival style. The design is standard for the style and has a prominent cornice, decorative red brickwork, stone trim, and a cant-corner at the northeast intersection of North & Melville streets. It contributes strongly to the east side of North Street in the commercial district and is largely intact. Vance was born in Urbana, Ohio, and came East to study at M.I.T. where he was graduated in 1891. For a time he was associated with Francis R. Allen, a Boston architect. The firm of Allen and Vance won the competition for a new women's hospital at E. 49th and 50th Streets in New York City in 1899. Vance came to Pittsfield in 1894 to superintend the construction of the six-story Berkshire County Savings Bank Building at the corner of North Street and East Streets at Park Square. Among the local buildings Vance designed in Pittsfield were: the Registry of Deeds Building; the First Baptist Church; the First Church of Christ, Scientists; the Colonial Theater (1903); the old Majestic Theater on Lower North Street (1910, later the Palace Theater, razed in 1993); the Masonic Temple (1914); the white brick Kinnell-Kresge Building at 49-49 North Street (1918); and the top two stories of the Berkshire Life Insurance Building. An avid local dramatics amateur, he also designed the impressive Mahaiwe Theater in Great Barrington, which opened in 1905, as well as the Ramsdell Public Library (1908) in Housatonic, and the Aspinwall Hotel in Lenox (destroyed by fire in 1931). The entire corpus of Vance's work in Pittsfield is to date unknown.

The Pittsfield firm of Harding and Seaver's senior partner was George C. Harding (1867-1921). Harding was a graduate of M.I.T. and became active professionally in 1896. He was in partnership with Charles Rathbun briefly, but the firm dissolved in 1899. After working for a time, he formed a partnership with Henry M. Seaver in 1902 after which the Harding and Seaver firm built a wide and successful practice. Among this firm's important works was the Museum of Natural History and Art in Pittsfield (1907) and the YMCA building on North Street in Pittsfield (1908), the Lenox Town Hall (1903), Lathrop Hall (1905) and Memorial Chapel (1914) at Colgate University in Hamilton, New York, and Colby Academy at New London, N. H. The firm was commissioned to do extensive work in Dalton, Massachusetts,

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including Senator Crane's "Sugar Hill", the Z. Marshall Crane House (1914), the YMCA building (1909), the Congregational Church Parish (1913), the Union Block (1914), and the Bay State Mill (1914). Following the death of Harding in 1921, Seaver continued alone until 1933 still under the name of Harding and Seaver. He was a long-standing member of the Pittsfield Planning Board, having begun his first term in 1924. The firm designed several houses on Main Street in Dalton, including the "Model Farm" for F. G. Crane, and the South Street Development project (1923) for Crane and Company for four workers' double houses on Porter Street. Harding and Seaver designed the YMCA building in Pittsfield at the same time they designed a YMCA building in Dalton, but the latter was destroyed by fire in 1932 and then rebuilt according to the architects' original plans. The two buildings are quite different. The one in Dalton is smaller, and dominated by a hipped roof and plain unadorned dark red brick walls. The YMCA Building at 292 North Street in Pittsfield is an imposing four story Renaissance Revival building with a striking symmetrical facade over a raised stone-faced basement. It is the largest building on Upper North Street in terms of massing and is located at an important corner at North Street and Melville Street.

Architect Charles T. Rathbun's architectural contribution to Upper North Street is located at 287-297 North Street. It is the Burns Block, built in 1890. Typical of commercial buildings of its time, it is three stories, with segmental arched window lintels, three bays, and a prominent cornice. Rathbun (1828-1908) was a prominent architect in Pittsfield where he was born on the City's West Side. He attended the public schools in Pittsfield and learned the trade of carpenter. He drew up many plans for public and private buildings in Berkshire County, including the First Methodist Church on Fenn Street (1873), which he considered his masterpiece. Other commissions outside Pittsfield included Memorial Church in Lee, the Congregational Church in Williamstown, the Housatonic Congregational Church (in collaboration with H. Neill Wilson, 1893-94), and the former Central Block in Housatonic. According to a letter from architect Henry M. Seaver, printed on December 28, 1940 in *The Berkshire Eagle*, Rathbun was trained as a carpenter, "became a good one and began to make what he called 'drafts' for other carpenters to use." Seaver's impression was that Rathbun took more interest in these "drafts" than "in making a practical and convenient plan for an owner." In the tradition of builders using carpenters' books, or pattern books, Seaver felt that Rathbun "did not hesitate to put an Eastlake-style addition on an old colonial building." In 1893-94 when the Housatonic Congregational Church was built, H. Neill Wilson was listed as the architect and Rathbun as the builder, indicative perhaps of the distinction being made at the time between a formally trained architect and a builder with more practical experience.

Architect Henry Neill Wilson (1855-1926), a Pittsfield architect, was trained by his father, a midwest architect named James K. Wilson who favored the Richardsonian Romanesque style. Henry Neill Wilson was born near Cincinnati, Ohio, working with the firm of Water and Wilson in Cincinnati and, then, briefly in Minneapolis, Minnesota. Wilson came to Berkshire County in 1885. In 1899, Wilson took a partner, Henry E. Weeks, and the firm then became Wilson & Weeks. An article in the *Pittsfield Sun* on April 17, 1902 noted that "H. E. Weeks is preparing the plans for the additions and alterations in

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the new Mills Block on North Street, which will be occupied by the Munsey Department Store.” His various commissions included churches, hotels, private residences, and commercial buildings. Notable Wilson designs in Pittsfield include the Wollison-Shipton Building at 142-156 North Street (1888); the Berkshire County Home for Aged Women in (1888), St. Stephen’s Parish House; the Wendell Hotel at Park Square (1898, razed); the Pilgrim Memorial Church (1897-98); and a number of fine Pittsfield residences during the 1880s and 1890s. Wilson also designed the Irving House in Dalton (razed); the Red Lion Inn in Stockbridge, the Town Hall and Library in Dalton (1892); the Ten Eyck Hotel in Albany, N.Y.; and collaborated with Charles T. Rathbun on the Housatonic Congregational Church (1893-94) [NRIND 2002]. Wilson designed the North Union Block in 1890, but it immediately burned to the ground in July, 1891, and was soon rebuilt. The North Union Block is a Victorian Commercial style building of red brick with stone window lintels and decorative brickwork. The other building on Upper North which Wilson designed was built in 1897. It was the Mills Block, a four story building which burned on January 10, 1940. Only the basement and first floor walls survived. Subsequently, it was rebuilt as a one-story building and bears no resemblance to its original design. However, the New Mills Block, designed by Wilson and Weeks, was built immediately to the north in 1901, incorporating an 1898 livery stable at the rear of the property, and converted to the Capitol Theater in 1921-1922. Taken together, both the old and new Mills buildings comprised a four story solid seven bay symmetrical facade and appeared to be one building before the 1940 fire. An article in the *Pittsfield Sun*, dated May 16, 1901, states that the New Mills Block was also designed by Wilson.

AREA OF SIGNIFICANCE: COMMERCE

Early Settlement 1735-1812

In 1735, some of the “wild lands” west of Hampshire County, including the present-day City of Pittsfield, were granted by the General Court to the City of Boston as compensation for that city’s heavy taxes. Pontoosuc township, now Pittsfield, was sold a year later at public auction to Jacob Wendell. In 1743, work began clearing lots, but actual settlement was delayed by the French and Indian Wars until the early 1750s. In 1752, what is now North Street was included in the lands first settled in Pittsfield. By 1753, with a population of 200, the area was incorporated under the name: “The Proprietors of the Settling lots in the Township of Pontoosuc.” This proprietary status lasted until 1761 when a leading local figure, Colonel William Williams, petitioned the colonial governor to incorporate as a town and the area as a county. The petition was accepted and the town became “Pittsfield” and the county “Berkshire.” In 1790, Park Square at the south end of North Street was chosen as the location of the second meeting house, near the first one which it replaced. Four streets, North, South, East, and West radiated from the park.

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Following the Revolution, Pittsfield began its slow upward growth. Commercially, the textile and paper industries began their rapid growth around 1800. By the turn of the century, present-day Park Square emerged as the civic, institutional, and commercial center of Pittsfield and intersecting roads (North, South, East, and West streets) had been laid out. At this time, North and South streets were parts of a road through Pittsfield from Lanesboro to Lenox. One of the earliest mentions of commercial activity on North Street occurred in 1809 when Abner Stevens moved his drum factory to North Street between Fenn Street and the later Boston & Albany railroad tracks. It was, however, the War of 1812 which had a profound effect on the growth of and the development of North Street.

War of 1812

Pittsfield became a rallying center for troops in the War of 1812. This war changed forever the history of the city and affected the development of North Street. Congress declared war against Great Britain in June, 1812. In the same year, it established a cantonment of United States troops and, in 1813, a depot for prisoners of war was added. In May of 1812, the Rev. William Allen deeded to the federal government one acre of land on the east side of North Street just above what is now the railroad tracks and Eagle Street. A cottage was moved from East Street to this location on North Street and became the residence for the commander of the cantonment. Shortly thereafter, the government purchased an additional 13 acres on the east side of North Street some 165 feet north of Park Square, which by later purchase was increased to 26 acres. The northern part of the 13 acres was a grove of trees. Just north of the location of St. Joseph's church today, three two-story barracks 130 feet long and two large barns were built. South of the cantonment barracks the grounds were covered by a "beautiful level area of eight or nine acres" where dragoons and soldiers who could not be accommodated in the barracks encamped. A commissary station, sutler's store, and hospital were established, and in 1813, prisoners of war were housed in the two barns, then converted to that use with a tall fence around them. The importance of this cantonment was two-fold: it increased the importance of North Street and it furnished a cash market for all sorts of goods and supplies which the surrounding region could produce. The money spent by the government in support of this cantonment contributed much toward making Pittsfield a local business center. Part of the cantonment grounds south of Maplewood was bought in 1863 by the first pastor of St. Joseph's parish.

Early Industrial Period 1812-1880

With a few notable exceptions, Upper North Street remained almost completely residential through the first three-quarters of the 19th century. However, the cantonment was not the only non-residential activity on Upper North Street. In 1812, just north of Maplewood on the east side of North Street, Williams College located a preparatory school. The complex became a girl's school, the Pittsfield

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Young Ladies Institute, in 1841. It was known as the “Maplewood Institute” during the 1870s, and eventually became a resort in 1887. It closed in 1931 and was largely demolished in 1937, except for the east wing, converted to the Maplewood Apartments, which are still standing. This facility on the northeast corner of North Street and Maplewood provided a barrier to advancing commercial activity on North Street well into the twentieth century. Also in 1841 when the “Pittsfield Young Ladies Institute” opened, the first train arrived in Pittsfield from Stockbridge. Pittsfield became a railroad stop on the Boston to Albany line. By the 1860s, the city was an important railroad center and railroad hub. The train tracks intersected North Street and divided it into “Lower” and “Upper” North at Railroad Street (now Columbus Avenue). Four successive generations of train depots, the last one built in 1914, were west of North Street in the vicinity of Railroad Street. The first station was actually at the northwest corner of North Street and present-day Columbus. It is not surprising given the proximity of the railroad station that the current Whelden-Pender Block was built in 1875 at the northeast corner of North and Eagle streets. This was the first brick commercial block to rise on Upper North Street north of the railroad tracks and C. M. Whelden was criticized for appealing to the Lanesboro trade at the time, because the commercial center of Pittsfield was south of the railroad tracks.

The major exception to the current commercial appearance of Upper North Street is the St. Joseph’s Church property on the east side of North Street between Carson Place and Maplewood Street. Roman Catholics held the first Mass in Pittsfield in 1835, built their first Catholic Church on Melville Street in 1844, and laid the cornerstone for St. Joseph’s Church in 1864. The Rev. Edward H. Purcell bought the land in 1863 where the church was begun a year later. This had been part of the cantonment grounds during the War of 1812. The church was completed to its current Gothic appearance in 1889 by Brooklyn, N.Y., architect P. C. Keeley. The original building was completed and consecrated in 1866, two years before Pittsfield was named the county seat of Berkshire, replacing Lenox. The first St. Joseph’s “parsonage,” now “rectory,” is shown where it is today at 414 North Street on the 1876 Beers map. A historic photograph shows this building to have been a two story square brick building with a Mansard roof. City Assessors date the building to 1858, but this is date is probably too early. The rectory is said to have been “improved” in the 1950s. Although the current appearance is much altered, some of the original building may still exist under the 1950s improvements.

Late Industrial Period 1880-1900

While Upper North Street quietly remained largely residential during the 1880s, events quickened by 1889-90. Pittsfield was incorporated as a city and this was accepted by the town in 1890. In 1891, a trolley system was laid out which included North Street. From this date on, Pittsfield became a major producer of electrical equipment and appliances. The Stanley Electric Manufacturing Company was also founded in 1891. It became General Electric in 1903. During the 1890s, Lower North Street became

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significant for its banking buildings, especially between 1894-1896: Three major additions to Lower North were the Berkshire Company Bank, the First Agricultural Bank, and the Berkshire Bank and Trust Company.

Upper North Street gradually segued into commercial development as early property holders sold out to or developed commercial interests on their home lots or family lands. The Merrill Block at 246 North St. was constructed in 1894 north of the railroad tracks on the east side of North Street. The building's original owner was John E. Merrill, but the property in 1876 was the location of Butler Merrill & Co., lumber dealers. The new Merrill Building was adjacent to part of the Merrill Estate in 1904. What is now called the North Union Block at 301-317 North St. was built in 1890, burned immediately and rebuilt in 1891. Its original owner was Dr. John A. Brackin, a veterinary surgeon, who lived around the corner on Union Street. The Melville Building at 308-316 was built at the northeast corner of North and Melville streets in 1899. It replaced the residence of the Dunham family and was apparently begun as a project by Dr. Brackin, but was finished by the Englands, who employed Joseph McArthur Vance as architect.

One non-commercial development during these years was the construction of the St. Joseph's Convent in 1898-99 on the east side of Upper North Street just north of what is now Carson Place. This High Victorian building followed the construction of St. Joseph's Church by 27 years and was constructed under the term of the Rev. Terence M. Smith. Smith oversaw considerable expansion of parochial interests in Pittsfield during his tenure. The convent initially served as an academy in addition to its primary function. But within a few years, the academy moved to Chicopee and became Our Lady of Elms College. The convent was built on the site of the old Pittsfield Coliseum grounds, a building which formerly housed a roller skating rink. The convent was closed by the parish in 1981 as an economy measure because of a decline in the number of the Sisters of St. Joseph, historically a teaching order, who were living there.

Early Modern Period 1900-1930

In 1900, Upper North Street still showed signs of its village and residential past. On the west side of Upper North, there was only one commercial block. The remainder of that side of the street was residences and the Unity Church just north of Bradford Street. Until 1903, North Street was a dirt road, but its increasing importance as a commercial street dictated that the city pave it for the first time. New commercial buildings continued to be built during this period all the way up to Maplewood on the east and Madison Avenue on the west. In 1904, the John E. Merrill estate built a new one story brick block containing four stores at 244-262 North Street with unrealized plans by architect Edwin Osteyee to add additional floors later. The Blaisdell at 413 North Street (ca. 1907) was a substantial addition to the west side of North Street between Bradford and Linden streets. It was named for Henry S. Blaisdell, president

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and treasurer of the Kavy Company, which sold clothing and gents' furnishings. The east side of North Street was rapidly filling up with commercial blocks as owners sold their residences and moved away. The Greystone Building at 436-444 North at the corner of Maplewood and North was built in 1908. The Waite Building (1913), designed by architect George E. Haynes, was built south of the St. Joseph's Convent, now just south of Carson Place at 338-346 North Street. It was built on the site of the ca. 1860 home of Dr. Lorenzo Waite, whose heir, D. L. Waite, owned the property in 1904 before the Waite Building was constructed.

Another significant addition just off North Street was the construction of the Eagle Building at 33 Eagle Street. This street was originally "Cottage Row." A syndicate of businessmen headed by publisher Kelton B. Miller bought the paper in 1891. As circulation increased, it became a daily in 1892 with offices on West Street. In 1893, the Eagle moved to a new building on the south side of Cottage Row, where it remained until the move across the street to its new flat-iron building at 33 Eagle Street. In 1904, the new four story Eagle Building was constructed on land formerly owned by K.B. Miller south of the Boston and Albany railroad tracks. The wedge-shaped parcel of land necessitated a flat-iron shape to the new headquarters with the front door facing west toward North Street.

After North Street was paved in 1903, commercial development quickened north of Linden Street. Until then, both sides of North Street above Linden and Maplewood streets was still largely residential with many old homes. In 1913, the three story Madison Block on the corner of North Street and Madison Avenue was built with four storefronts and apartments on the upper two floors. It replaced a smaller building owned by Dr. J. A. Brackin at the same address. A recession in 1915 dampened the local economy in Pittsfield, but it quickly recovered in 1916 when war orders, largely financed by American loans, began to flood in from Europe as a result of World War I. In the 1920s on the west side of North Street between Linden Street and Madison Avenue, old homes gave way to one and two story commercial buildings designed in Early Twentieth Century Commercial style. Another new building at 537 North Street south of the Madison Block was built around 1920. It was entirely occupied by Sears, Roebuck and Company in 1933.

The city held its first automobile show in February, 1916, sponsored by the newly formed Berkshire County Automobile Association. Initially, Pittsfield's "Automobile Row" was located on South Street, but as more people bought cars, North Street participated in this new retail commerce. At the corner of Linden and North, a two story building was erected around 1927 for the firm of J. S. Harrington, Inc., a dealer in Essex and Hudson automobiles. At 501 North Street where Brooks Pharmacy stands today, the City Garage and Sales Company operated out of a commercial building selling Jordan, Pontiac, and Oakland cars, and G.M.C. trucks. This building replaced another old residence. Two other houses farther north gave way to the F. H. Hillman and Company's new dealership in Studebaker cars.

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The decades from 1900-1930s were the financial heyday of Upper North Street. Merchants prospered and new construction of commercial buildings tending northward were legion. By the 1920s, Pittsfield had a "speakeasy" reputation as a regional center in Berkshire County. The Capitol Theater, built in 1921-1922 as part of the New Mills Block, was one of four theaters on North St. of eight in Pittsfield. In 1920, James J. Pender bought the Whelden Block at 220-238 North Street just above the railroad tracks. He upgraded the old Whelden Block adding the 1920 date block to the front and changing the name to the Whelden-Pender Block, and operating his clothing store out of the building until he went out of business in 1939. Another striking addition to Upper North Street was the Woods Brothers Building at 421-429 North Street, built in 1922 in Neo-Gothic style. The two brothers, William and Joseph Woods, maintained a piano and music store in their new building until the 1960s. Originally, Woods Bros. opened their establishment on West Street in 1881, then moved to 131-141 North Street below the railroad tracks, and finally to Upper North Street in 1922. They were agents for some of the best manufacturers of organs and pianos in the area, representing such piano brands as Decker Bros., Kranich & Bach, and Haines Bros., as well as Wilcox & White Organ Company of Meriden, Connecticut.

Late Modern Period 1930-1950

In 1932 the Pittsfield Electric Street Railroad Company's last trolley car ended service in the city. The car barns had been located on North St. at the intersection of North and Wahconah Streets, some three blocks north of Maplewood Street. Although there were still signs of growth, development slowed on Upper North Street during the 1930s. Sears, Roebuck and Company became a commercial anchor on North Street just below Madison Avenue when it took over the commercial building at 537 North Street in 1933, remaining there until 1955 when the building was sold to the present owners, Carr Hardware Company. But in the 1930s and 1940s, virtually no new commercial buildings were constructed facing North Street between Eagle and Columbus on the south and Madison and Maplewood on the north during this period of almost 20 years. The signal exception was a building at the southwest corner of North Street north of Columbus. At 211-221 North Street, the new Monitor Building was constructed in 1937 followed by another in 1954 immediately to the north at 229-237 North Street. These two buildings were designed in the late Moderne style, but have been excluded from the district because subsequent storefront alterations and applied materials at the front facades have completely obscured their original designs.

Recent History 1950s-1960s

The middle of the 20th century was a period of stagnation on Upper North Street. These decades signaled the decline in railroad activity. The trolley system was torn up. North Street was designated State Route 7, which only added to automobile congestion in the area. Parking became a problem for

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merchants on Upper North Street. The Capitol Theater flourished until the 1960s and then closed. By 1961, the City of Pittsfield constructed a new parking facility for merchants south of the railroad tracks, and those north of the tracks felt the pinch. Some merchants took the situation in hand. In 1961, the J. Edward Dery Realty Company bought the old Strand Theater at 405-411 North Street, tore the theater down, and built three new stores, converting the left-over space to a parking area for Dery's funeral home on Bradford Street. Also in 1961, *The Berkshire Eagle* reported that there were 12 vacant stores between Columbus Avenue and Maplewood Avenue and named them "eyesores" standing out like "missing teeth." Merchants in the area deemed the problem to be mostly due to a lack of parking. They complained about the prevailing perception that an "imaginary dividing line" separated Upper and Lower North Streets into two distinct areas. In 1961, Isadore Secunda, owner of the Berkshire Hotel building at the northwest corner of Union and North streets, decided to establish a downtown branch of his New England Furniture Company. Parking remained the chief concern of merchants on Upper North Street in the early 1960s. In 1962, the City of Pittsfield installed new mercury lights of 60,000 lumens and removed the overhead wiring in favor of new light poles.

Recent History 1970-1980s

This two-decade period was one of urban renewal and civic beautification on Upper North Street. Decline continued, but at a slower pace. In the early 1970s, Lower North Street became the location of a H.U.D.-funded project through the Pittsfield Housing Authority, but little was done on Upper North Street in the way of urban renewal. The Bradford Building at 361-383 North Street became the new home of the Pittsfield Senior Citizen's Center and was dedicated on January 21, 1973. Also in 1973, North Street itself was reconstructed between Park Square and Wahconah Street with a new median strip and turn lanes onto side streets. The object was to provide a safer street and improve traffic flow. In addition, this plan entailed resurfacing the road, planting lindens and maples in the median strip, and installing a mini-park north of the Greystone at North Street and Maplewood slated to be completed in 1975. Sodium vapor lights were installed on existing lamp standards. Then, the pace of some urban renewal quickened during the 1980s. In 1982, the Capitol Theater at 328-330 North Street closed. Several North Street businesses began to care for the public property, which included sweeping sidewalks, weeding median planters, and planting flowers each year. This was a local response because the City of Pittsfield was only marginally maintaining the improvements done in the 1970s. In 1984, the city decided to improve the gateway to Upper North Street by improving the crumbling walls of the railroad bridge under North Street. Sottile Park was built at the intersection of North and Eagle streets. It was named for city auditor Anthony W. Sottile and co-funded by the City of Pittsfield and *The Berkshire Eagle*. The park was located in front and to the west of the Eagle's flatiron building just to the

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east of North Street. The newspaper paid about \$60,000, more than half the cost, for constructing Sottile Park, and provided labor and materials for its continued upkeep. In 1986, rehabilitation and facade improvements on Upper North Street included the Lloyd Building at 391-401 North Street after the Lloyd family sold the building that year. Barry Architects did the design work, which included 52 replacement windows, new gray and maroon awnings, and marble-like facings under the storefront windows. This work was done under a city-sponsored Facade Improvement Program, which also included two other facades on North Street, the Waite Building and "Soda Chef" building. The Woods Brothers music store building at 421-429 North Street was purchased by an Albany businessman in 1988 and improvements were made to its 12 apartments. The building's facade was cleaned and the interior upgraded. During the 1980s, another project on Upper North Street was the Union Court Housing Project in the Berkshire Hotel building at 331-349 North Street.

Contemporary Trends - 1990s

The 1990s saw several changes on Upper North Street with account for its current appearance. In 1993, North Street was again reconstructed at the cost of almost 1.5 million dollars. Broken sidewalks were removed and replaced by a red cement strip along the edge of the sidewalk and curb, imprinted to look like red brick. Trash receptacles and benches were replaced, and traffic lights synchronized. The Senior Citizen's Center moved out of the old Bradford Building in 1995 and relocated in the Capital Theater Building to the south, where it is located today. In 1997, the Miller family who operated *The Berkshire Eagle* sold the Eagle Building at 33 Eagle Street. The Massachusetts Department of Social Services became the first tenant in the refurbished old building constructed in 1904 by the paper. The *Eagle* had moved to new quarters in the Clock Tower Building on South Church Street in 1990. Finally, in 1999-2000, the Burns Block at 287-297 North Street was renovated by a new owner.

AREA OF SIGNIFICANCE: SOCIAL HISTORY

The YMCA has been located at 292 North Street since its new building, started in 1909, was completed in 1910. It remains there today with a new 1981 swimming pool and fitness facility, despite interest in moving from North Street in the late 1970s. The Young Men's Christian Association was formed in Pittsfield on April 23, 1885. The first president was Alexander Kennedy and first general secretary was Edward N. Huntress. In October, 1885, headquarters were opened in a building adjacent on the north to the Berkshire Life Insurance Company on Lower North Street. The purpose of the Association, part of a world-wide fellowship, was to develop Christian character and leadership by the practical application of Christ's teachings in spiritual, mental, social, and physical activities while respecting the denominational associations of its members. As soon as the YMCA was incorporated in 1886, a building fund was started. Different buildings and locations were used by the Association over the next 20 years until

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Pittsfield grew to such a size that new and larger quarters became necessary. An adult summer camp, Camp Merrill, was established in 1904 at Pontoosuc Lake and a boys' camp, Camp Summer, was established in 1924.

Stretched for space and services, the Association decided in 1906 to build a new facility. Through bequests, the Association had, by 1905, acquired several valuable tracts of land in Pittsfield, some along Lake Pontoosuc, some in the Pittsfield suburbs, and some forested tracts. One hundred feet of frontage comprising several lots on North Street was purchased for \$50,000. Within a week, 2,000 people subscribed \$44,000 for the new building. The ladies' auxiliary raised an additional \$5,000, a bequest from Franklin W. Russell amounted to almost \$100,000, and a gift from the heirs of William E. Tillotson added \$25,000 more. The building contract was awarded to Beckworth and Pike and the architects chosen were the local firm of Harding and Seaver.

The cornerstone of the present building was laid August 1, 1909, and the final opening of the building occurred on September 15, 1910. The building was designed with 74 single-bed rooms to rent out. The effects of the new facility were immediately felt. Membership in the YMCA in 1910 was 730. By 1915 it reached almost 1,500. By 1926, it soared to almost 2,500. In the late 1970s, the YMCA began planning for a new facility on a different site, but decided to remain at the North Street location. In 1981, a new swimming pool and fitness facility was attached on the south of the original building.

Archaeological Significance

Historic archaeological resources described above have the potential to contribute important information relating to Pittsfield's settlement and economic history from the 18th through 20th centuries. Historic archaeological resources may also contribute important information on United States military history in the early 19th century and the War of 1812. Additional documentary research combined with archaeological survey and testing may locate the survivals of structures and features associated with 18th and 19th century residential sites in the district. No evidence of farmsteads and buildings from that period survive in the district today. Archaeological resources may document the types of early farm buildings, their architectural features and geographical distribution in the district. Archaeological resources may also document the changes that occurred in residential architecture as settlement evolved to a more exclusively residential function in the 19th century. Detailed analysis of the contents of occupational related features may also contribute important social, cultural and economic information on the district's inhabitants as the settlement evolved from a more agrarian to urban lifestyle. Historic archaeological resources may contribute important information relating to military life in the early 19th century and the living conditions for United States soldiers and prisoners during the War of 1812. Structural evidence of buildings in the Cantonment and analysis of occupational related features may contribute information

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that documents the extent that goods and supplies grown and manufactured in the Pittsfield region were important to the support of the Cantonment community. Conversely, information may also exist that details the extent that the Cantonment introduced goods, services and cash to the local economy. Information may be present that documents the living conditions of enlisted men versus officers and prisoners of war.

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UPPER NORTH STREET COMMERCIAL DISTRICT
Name of Property

BERKSHIRE, MA
County and State

10. Geographical Data

Acreage of Property approx. 11 acres

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet)

1. Zone 18 Easting 643560 Northing 4701170
2. Zone 18 Easting 643640 Northing 4701740

3. Zone 18 Easting 643860 Northing 4701700
4. Zone 18 Easting 643760 Northing 4701140

 See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Norene Roberts and Gregory Farmer with Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission date November 2002

street & number 220 Morrissey Boulevard telephone 617-727-8470

city or town Boston state Massachusetts zip code 02125-3314

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs - Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name MULTIPLE

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

**Section number 10 Page 1 **Upper North Street Commercial District
Pittsfield, Berkshire County, MA****

BOUNDARY DESCRIPTION:

The boundaries of the nominated district is shown as a penciled line on the accompanying Assessors Maps of the City of Pittsfield, Sheets H09 and H10.

BOUNDARY JUSTIFICATION:

The five block area of Upper North street between Columbus/Eagle streets on the south and Madison/Maplewood on the north includes the highest concentration of late 19th century and early 20th century commercial properties north of the Boston and Albany railroad tracks and represents a commercial extension of Lower North Street, which with Park Square became the commercial, governmental, and institutional center of the City of Pittsfield. Buildings fronting North Street in the block south of the railroad tracks have been marred with substantial alterations. Excluded to the west of North Street above Columbus are parking lots, a city fire station, and the Silvio O. Conte Federal Building; in short, newer non-commercial buildings and open space. To the east of North Street above Eagle Street the commercial area rapidly drops off to a few residences and governmental buildings. The west 233 feet of the 1904 and 1926 portions of the Eagle Building south of the tracks is included, but the attached new addition and parking lot tot he east of the Eagle Block are excluded from the district. North of Madison Avenue on the west side of North Street and Maplewood Street on the east side, early 20th century commercial growth virtually stopped and are so excluded. In addition, the character of the commercial area excluded to the north outside the district is dominated by uneven setbacks and newer commercial construction designed to accommodate the automobile. Less than a block to the south of the district's southern boundary is the northern edge of the existing Park Square Historic District's 1991 boundary extension. Although nearby, the Park Square district's character is substantially different than the Upper North Street district.

(end of Section 10)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Photographs

Page 1

**Upper North Street Commercial District
Pittsfield, Berkshire County, MA**

**Upper North Street Commercial District
Pittsfield, Berkshire County, Massachusetts**

Photographer: Norene Roberts

Date: May 14, 2001

Location of Negatives: Agricola Corp., Chicopee, MA

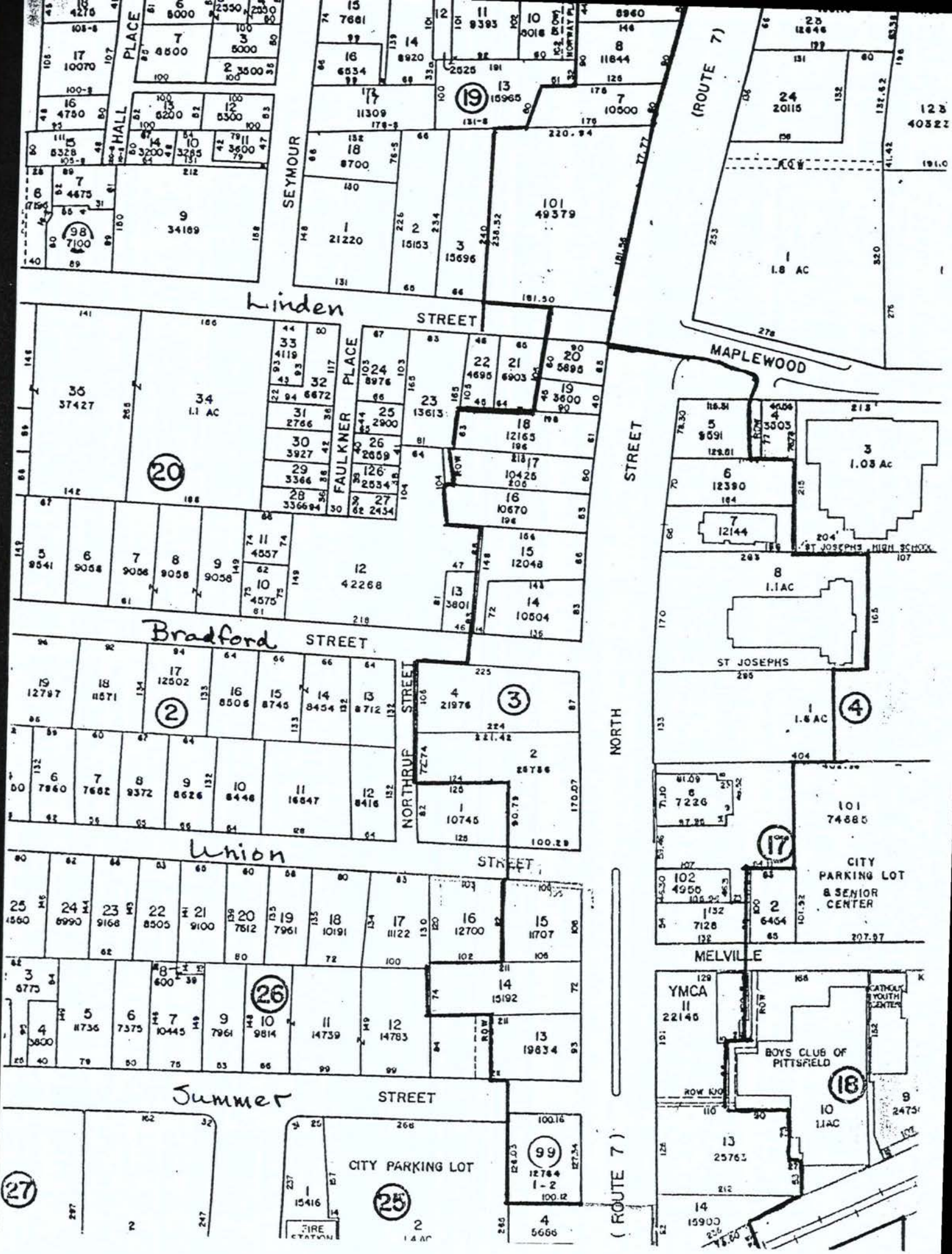
Photo #

1. West side of North Street at its intersection with Columbus Avenue, looking NW.
2. West side of North Street at its intersection with Union Street, looking NW. The Berkshire Hotel is in the left foreground.
3. West side of North Street looking toward its intersection with Bradford Street, looking NW. The Bradford Block is to the left. The block between Bradford Street and Linden Street is to the right.
4. West side of North Street between Bradford Street and Linden Street, looking NW.
5. East side of North Street from Columbus Avenue, looking NE.
6. East side of North Street, looking NE at the YMCA Building and Annex, 292 North Street. At left is the Melville Block and the spire of St. Joseph's Church.
7. East side of North Street, looking NE. Right to left are: the Melville Building, 308-316 North Street; the Mills Building, 326 North Street; the New Mills Block (Capitol Theater), 328-330 North Street; and the Waite Building, 338-346 North Street.
8. East side of North Street looking NE. The Waite Building, 338-346 North Street is on the right. The St. Joseph's Church property is on the left.
9. East side of North Street looking NE from St. Joseph's Church, 376 North Street toward the Greystone Building at the intersection of North Street and Maplewood Avenue.

Copies of Historical Maps & Views:

- A. Atlas of Berkshire County, Mass., details of Plates 50 & 51 (Beers, 1876)
- B. Birdseye View of Pittsfield, Mass., detail of North St. area (Van de Carr, 1899)
- C. Atlas of Berkshire County, detail of Plate 2 (Barnes & Farnham, 1904)

(end of photographs)

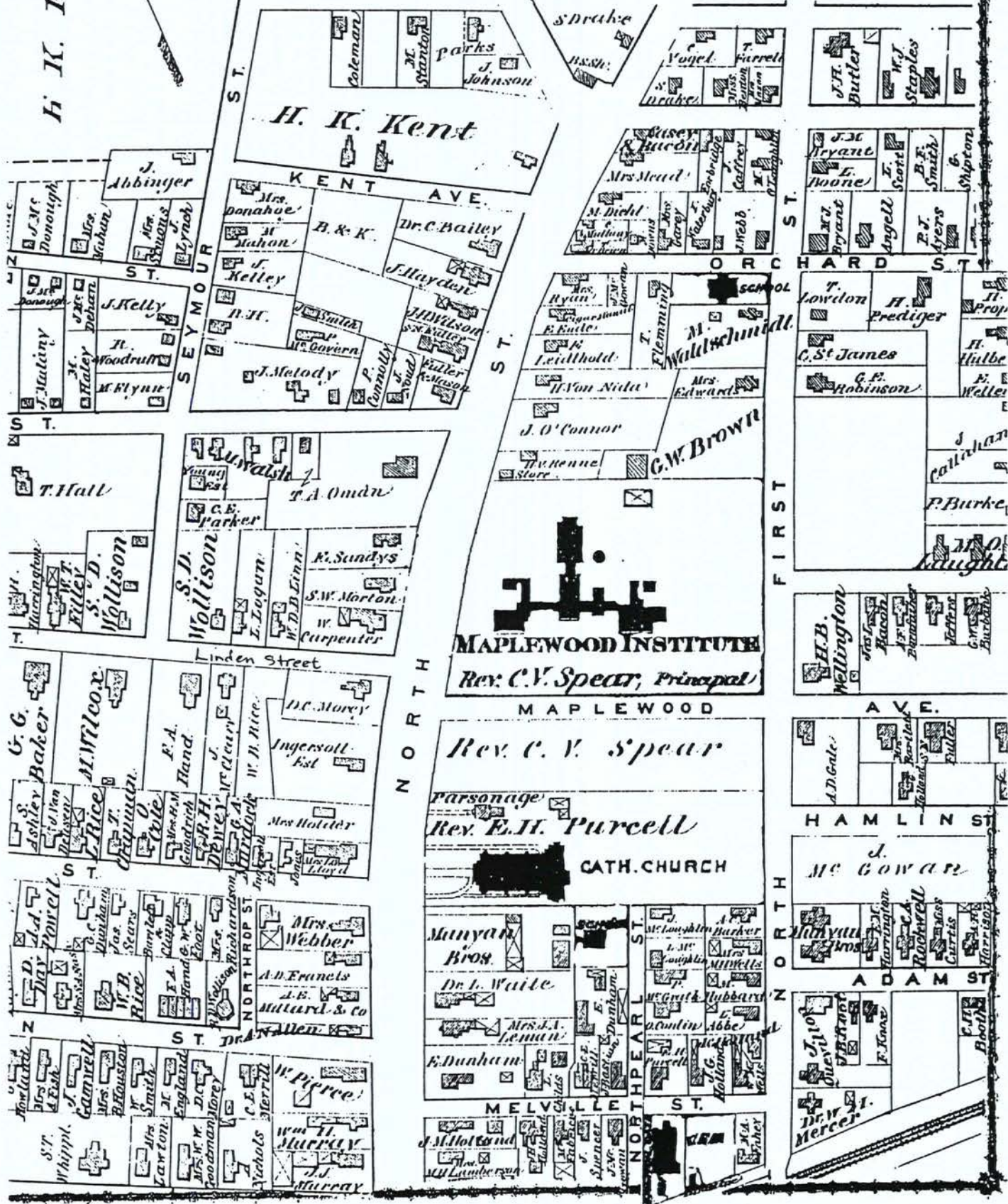


PITTSFIELD

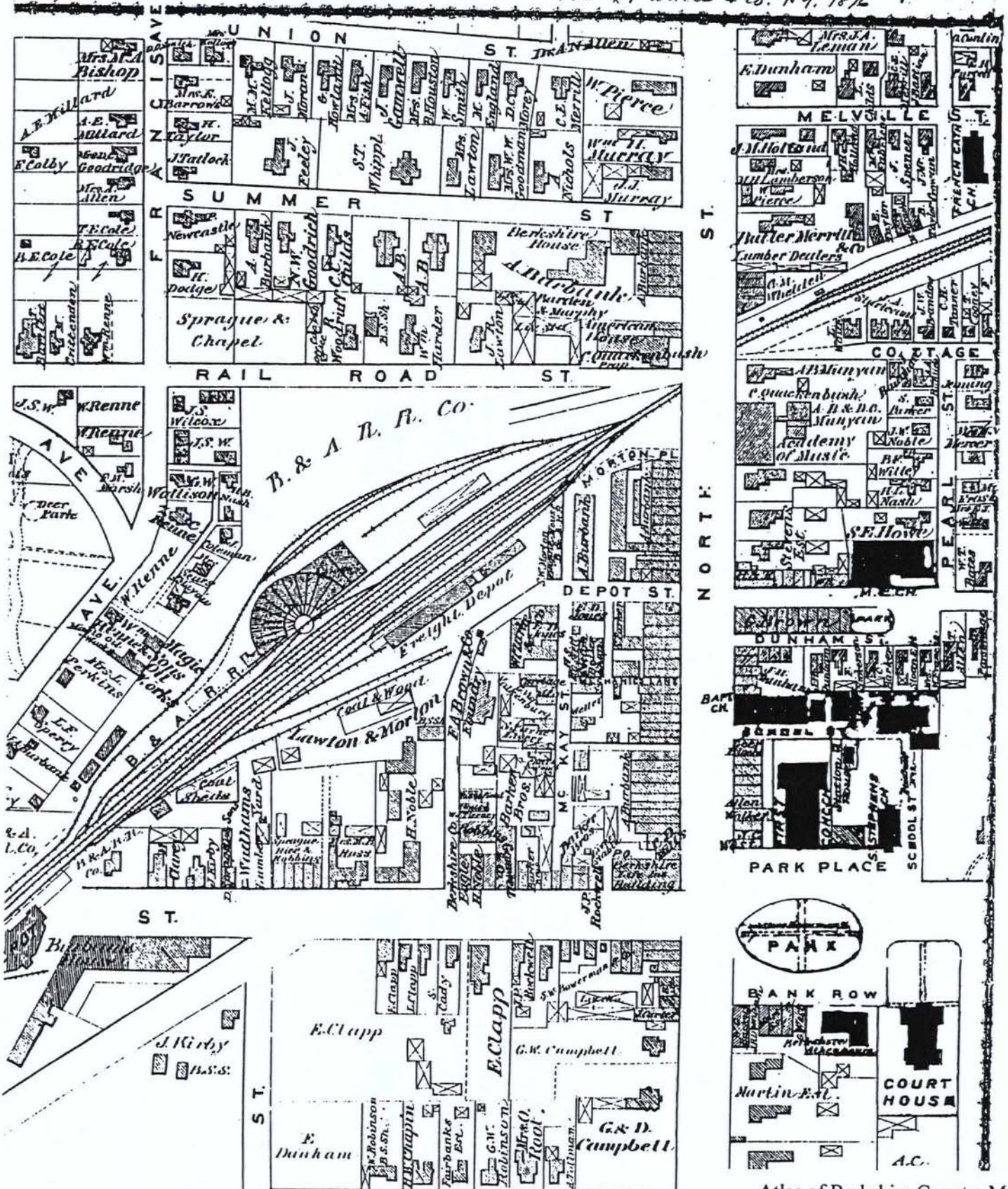
TOWN OF PITTSFIELD

Scale 300 Feet to the Inch

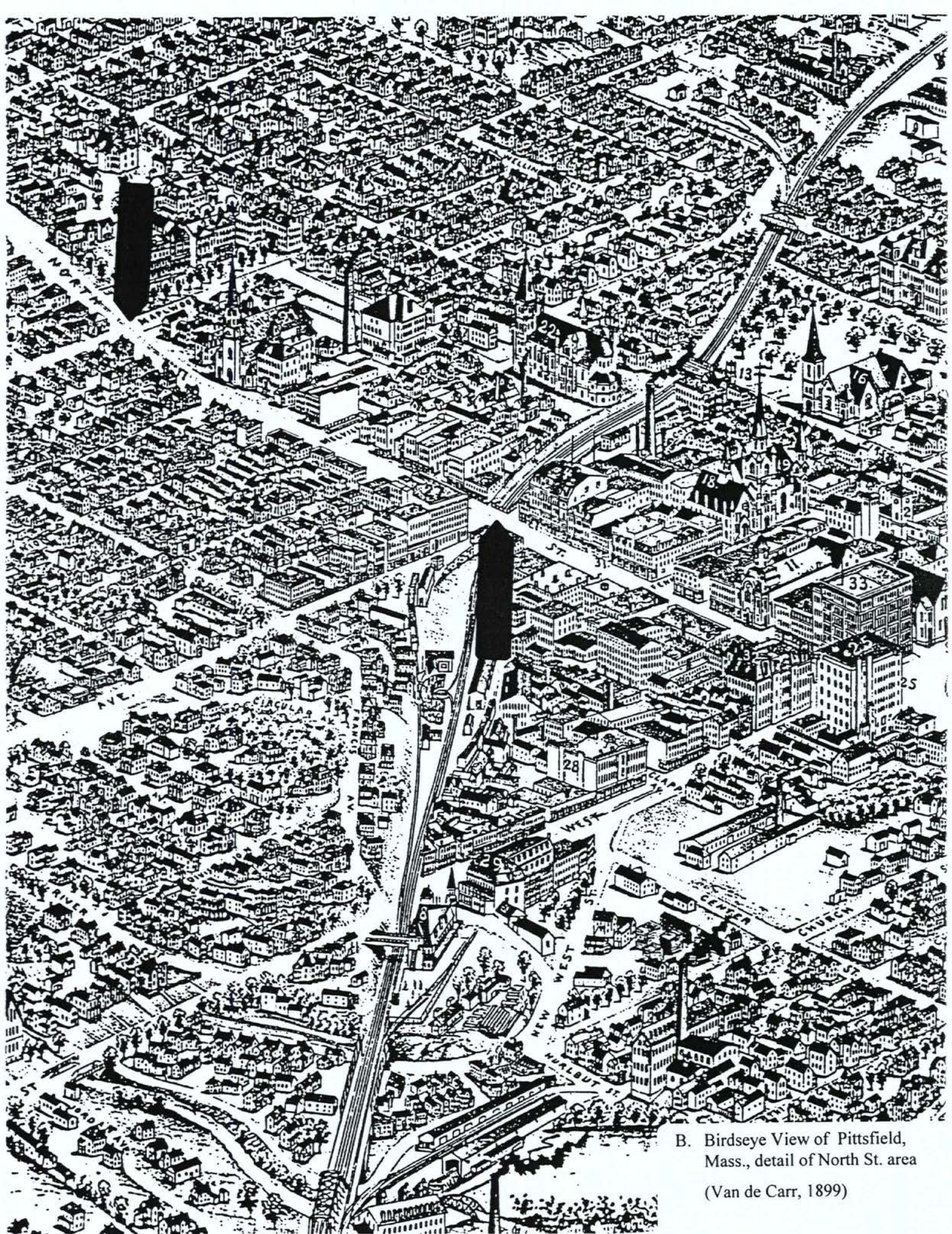
H. K. Kent



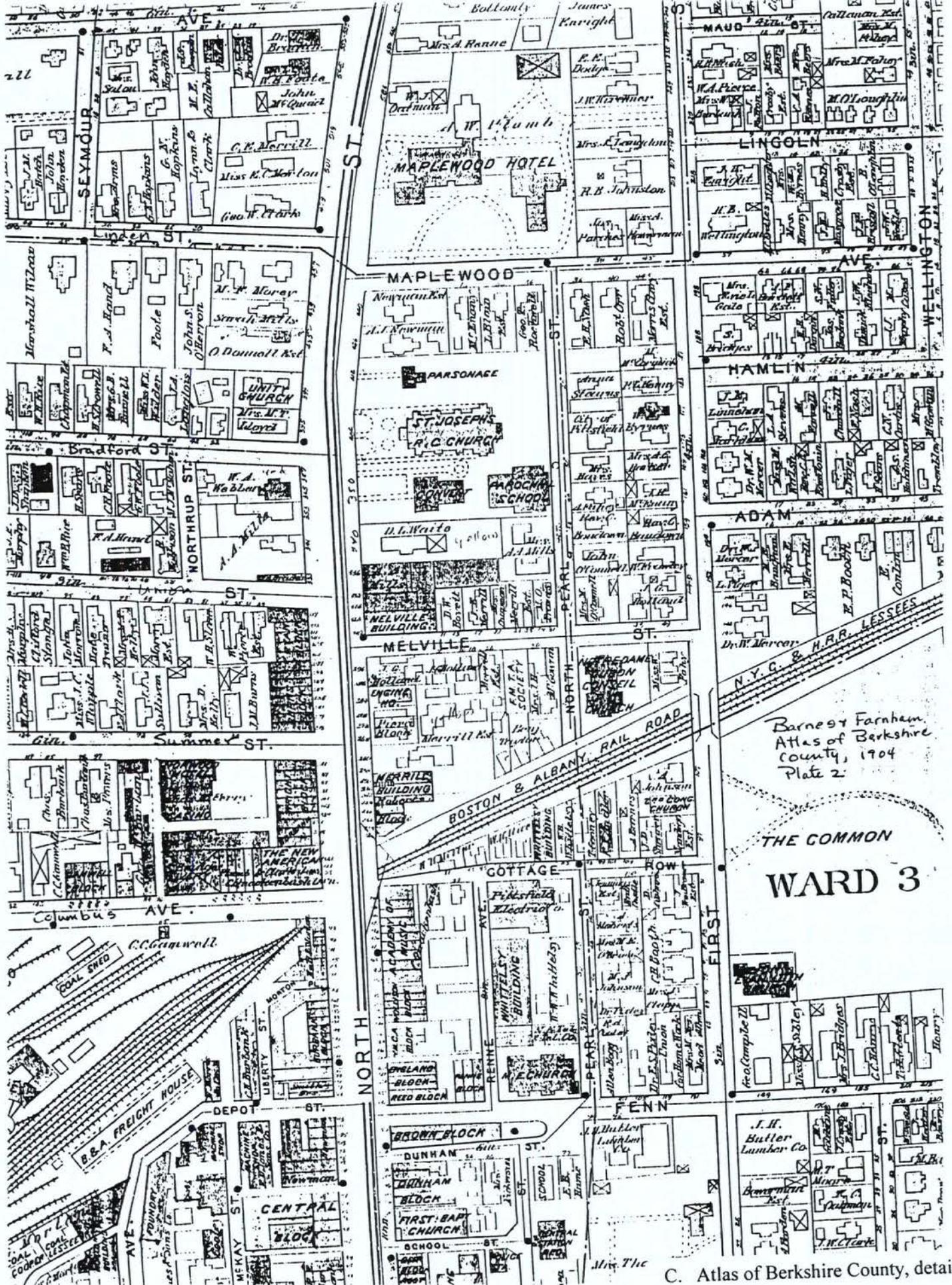
A. Atlas of Berkshire County, Mass. details of Plate 50 (Beers, 1876)



Atlas of Berkshire County, Mass: details of Plate 51



B. Birdseye View of Pittsfield, Mass., detail of North St. area (Van de Carr, 1899)



Barney Farnham
 Atlas of Berkshire
 County, 1904
 Plate 2

THE COMMON
 WARD 3

C. Atlas of Berkshire County, detail
 of Plate 2
 (Barnes & Farnham, 1904)

Upper North Street Commercial District, Pittsfield MA – Data Sheet

| INV | ASSESSORS MAP # | ADDRESS | RESOURCE | YEAR | FORM/STYLE | TYPE | STATUS |
|-----|------------------|--------------------------------------------------|---------------------------------------------------------------------------------------------------------|------------------------------|-------------------------------------------------------------|------------------|-------------------|
| | H09-0018-001 | 33 Eagle St. | Eagle Building | 1904, 1926 | Early 20 th C. Commercial | B | C |
| | H09-0018-006 | NE corner, North & Eagle | Sottile Park | 1984 | | Site | NC |
| 10 | H09-0018-014 | 220-238 North St. | Whelden-Pender Block | 1875, 1920 | Italianate | B | C |
| 107 | H09-0099-001/002 | 239-261 North St. | Wright Building | 1898 | Renaissance Revival | B | C |
| | H09-1899-013 | 244-262 North St. | Commercial building | 1904 | | B | NC |
| 30 | H09-0018-013 | 246 North St. | Merrill Block | 1894 | Victorian Commercial | B | C |
| | H09-0026-013 | 273-285 | Commercial building (Burns) | 1880, ca. 1960s | New Brutalism | B | NC |
| 19 | H09-1899-001 | 282 North St. | YMCA Building | 1909 | Renaissance Revival | B | C |
| | H09-1899-002 | | YMCA Annex (attached to 282) | 1981 | | B | NC |
| 115 | H09-0026-014 | 287-297 North St. | Burns Block (2 nd) | 1890 | Victorian Commercial | B | C |
| 113 | H09-0026-015 | 301-317 North St. | North Union Block | 1891 | Victorian Commercial | B | C |
| 16 | H09-0017-001 | 308-316 North St. | Melville Building (also 1-9 Melville St.) | 1899 | Renaissance Revival | B | C |
| | H09-0017-102 | 326 North St. | Mills Building | 1897, 1940 | Moderne | B | C |
| 29 | H09-0017-101 | 328-330 North St. | New Mills Block | 1901, 1922 | Late Victorian | B | C |
| 103 | H10-0003-002 | 331-349 North St. | Berkshire Hotel | 1905 | Victorian Commercial | B | C |
| 9 | H09-0017-008 | 338-346 North St. | Waite Building | 1913 | Early 20 th C. Commercial | B | C |
| 18 | H10-0004-001 | 350 North St. | St. Joseph's Convent | 1899 | High Victorian | B | C |
| 110 | H10-0003-002 | 351-359 North St. | Commercial building | 1906 | Victorian Commercial | B | C |
| 114 | H10-0003-004 | 361-383 North St. | Bradford Building | 1909 | Early 20 th C. Commercial | B | C |
| 85 | H10-0004-008 | 376 North St. | St. Joseph's Church sign State of Christ the King Purcell Monument Fence on concrete blocks | 1866, 1889 1939 | Gothic modern metal marble cast iron | B O O O | C NC C C |
| | H10-0020-014 | 391-401 North St. | Lloyd Building (also 28 Bradford St.) | ca. 1922 | Early 20 th C. Commercial | B | C |
| | H10-0020-015 | 405-411 North St. | Dery Building | 1961 | Commercial | B | NC |
| 135 | H10-0020-016 | 413-419 North St. | Blaisdell Block | 1907 | Classical Revival | B | C |
| | H10-0004-007 | 414 North St. | St. Joseph's Rectory Garage | ca. 1870s, 1950s ca. 1955 | | B B | NC NC |
| 132 | H10-0020-017 | 421-429 North St. | Wood Brothers Building | 1922 | Neo-Gothic | B | C |
| | H10-0004-006 | | vacant lot (south of the Greystone) | | | Site | NC |
| 138 | H10-0020-018 | 431-439 North St. | The Coburn | 1913-1915 | Classical Revival | B | C |
| 13 | H10-0004-005 | 436-444 North St. | The Greystone | 1908 | Classical Revival | B | C |
| | H10-0020-019 | 441-445 North St. | Farrell Building | 1913 | Early 20 th C. Commercial | B | C |
| | H10-0020-020 | 449-451 North St. | Commercial building (also 3-5 Linden St.) | ca. 1922 | Early 20 th C. Commercial | B | C |
| 137 | H10-0019-101 | 461-471 North St. SE corner North & Maplewood | Woods Bros. Building mini-park Cantonment plaque | ca. 1920 | Early 20 th C. Commercial boulder with plaque | B Site O | C C C |

Upper North Street Commercial District, Pittsfield MA – Data Sheet, PAGE 2

| INV | ASSESSORS MAP # | ADDRESS | RESOURCE | YEAR | FORM/STYLE | TYPE | STATUS |
|-----|-----------------|-------------------|-----------------------------|----------|--------------------------------------|------|--------|
| | | 501 North St. | Baseball plaque | 1976 | boulder with plaque | O | NC |
| | | | Brooks Pharmacy | ca. 1991 | modern | B | NC |
| | | | sign | | | O | NC |
| | | | parking | | | Site | NC |
| | H10-0019-007 | | parking lot | | | Site | NC |
| | | | Sign | | | O | NC |
| | H10-0019-008 | 537 North St. | Commercial building | ca. 1920 | Early 20 th C. Commercial | B | C |
| 142 | H10-0019-009 | 549-555 North St. | Madison Block | 1913 | Classical Revival | B | C |
| | | North St. | Summer-Union median strip | 1970 | | O | NC |
| | | North St. | Union-Bradford median strip | 1970 | | O | NC |
| | | North St. | Bradford-Linden union strip | 1970 | | O | NC |

| TOTALS | CONTRIBUTING | NONCONTRIBUTING |
|-----------|--------------|-----------------|
| BUILDINGS | 26 | 7 |
| SITES | 1 | 4 |
| OBJECTS | 4 | 7 |
| | 31 | 18 |

INDEPENDENT
LIVING
CENTER

Ad Lib Inc.
Center For Independent Living

Since 1953

J. S. ... STORE

STORE

STORE

STORE

STORE

STORE



#1 Upper North St. Commercial District, Pittsfield, MA
at Columbus Ave.

Norene Roberts May 14, 2001

photo 1

Photo by Norene Roberts, Goshen, MA (5/2001)



Photo #2 Upper North St. Commercial District, Pittsfield, MA
at Union St. looking NW
Berkshire Hotel at left

Norene Roberts photo 5/14/01

photo 2

photo by Norene Roberts Goshen MA (5/2001)



Photo #3 Upper North St Commercial District, Pittsfield, MA

Bradford Block at left

near intersection of Bradford St looking NW

Norene Roberts photo 5/14/01

photo # 3

Photo by Norene Roberts, Goshen, MA (5/2001)



Photo #4 Upper North St Commercial District, Pittsfield, MA

W side of North St. betw. Bradford / Linden Sts

Norene Roberts photo 5/14/01

photo #4

Photo by Norene Roberts. Goshen, MA (5/2001)



Photo #5 Upper North St. Commercial District, Pittsfield, MA

E side of North Ave from Columbus Ave, looking NE

photo 5

photo by Norene Roberts, Goshen, MA (5/2001)



Photo #6 Upper North St. Commercial District, Pittsfield, MA

E side North St. looking NE at YMCA bldg + annex
at left is Melville Block + spire of St. Joseph's church

Norene Roberts photo May 14, 2001

photo 6
photo by Norene Roberts, Goshen, MA (5/2001)



Photo #7 Upper North St. Commercial District, Pittsfield, MA

E side of North St. looking NE

Melville Block (R.L)

Mills Bldg

Capital Theatre (New Mills Block)

Waite Bldg.

Norene Roberts photo May 14, 2001

Photo #7

Photo by Norene Roberts, Goshen, MA (5/2001)



Photo # 8 Upper North St. Commercial District, Pittsfield, MA

E side of North St looking NE

R-L

Waite Bldg.

St. Joseph's Church

Norene Roberts, May 14, 2001

photo 8

photo by Norene Roberts, Goshen, MA (5/2001)



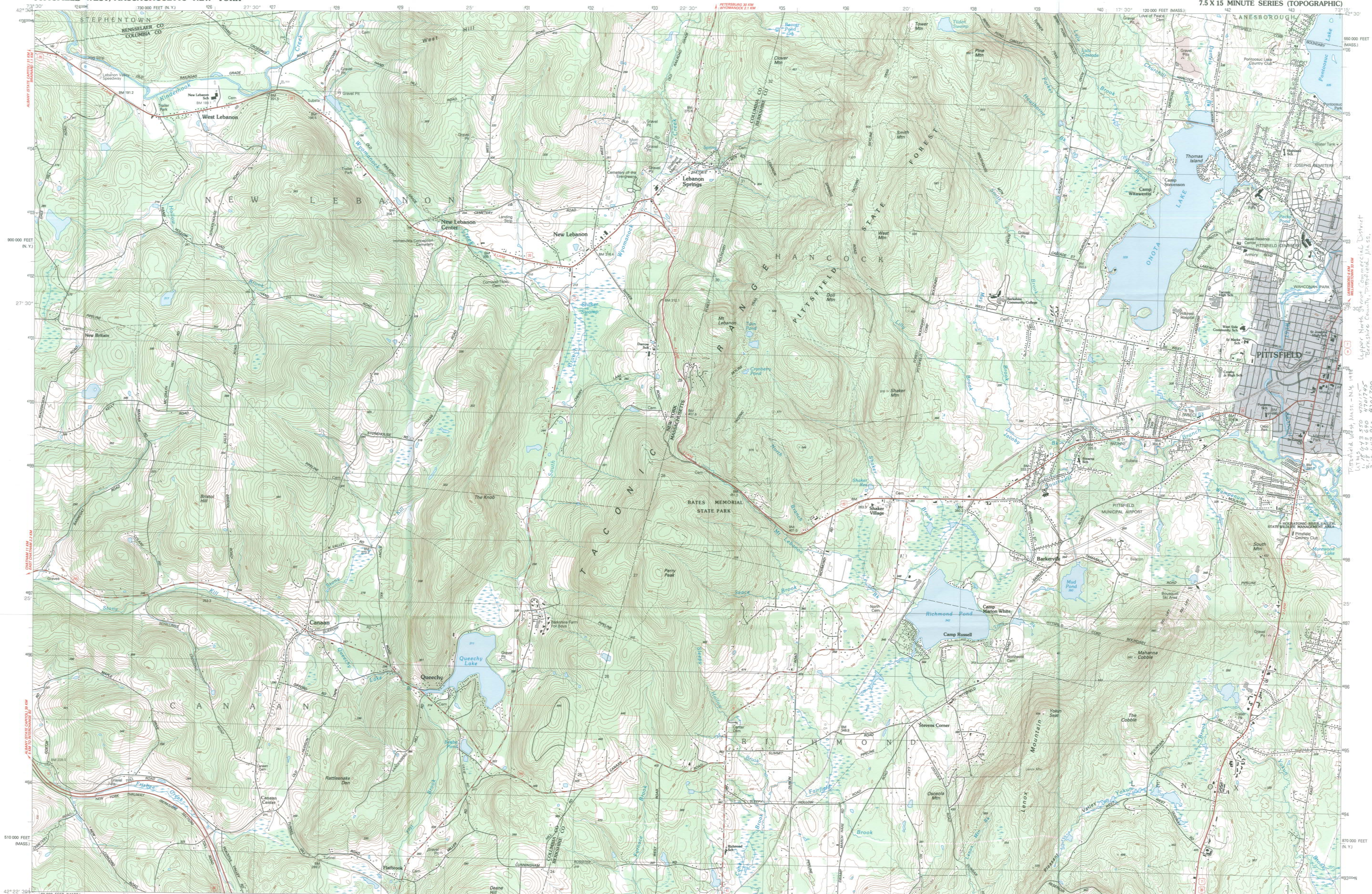
Photo # 9 Upper North St. Commercial District, Pittsfield, MA

E side North St. looking NE
tow. Graystone Bldg. @ Maplewood Ave.

Name Roberts, May 2001

Photo 9

Photo by Norrene Roberts. Goshen MA (5/2001)



UPPER NORTH ST. 42073-D3-TM-025
COMMERCIAL DIST.

Pittsfield West

MASS.-N. Y. PITTSFIELD (BEDFORD) MA

1:25 000-scale metric topographic map

7.5 X 15 MINUTE QUADRANGLE SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names

GEOLOGICAL SURVEY

1988

Produced by the United States Geological Survey
Control by USGS, NOS/NOAA, and Commonwealth of Massachusetts agencies

Compiled by photogrammetric methods from aerial photographs taken 1981. Field checked 1981. Map edited 1988. This area also covered by 7.5-minute, 1:25,000-scale maps: Canaan and Pittsfield West dated 1979.

Projection and 1000-meter grid, zone 18
Universal Transverse Mercator
10,000-foot grid ticks based on Massachusetts coordinate system, mainland zone, and New York coordinate system east zone 1927 North American Datum

To place on the predicted North American Datum 1983, move the projection lines 5 meters south and 36 meters west as shown by dashed corner ticks

There may be private inholdings within the boundaries of the National or State reservations shown on this map

Gray tint indicates areas in which only landmark buildings are shown

CONTOUR INTERVAL 6 METERS
NATIONAL GEODETIC VERTICAL DATUM OF 1929
CONTOUR ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
OTHER ELEVATIONS SHOWN TO THE NEAREST METER

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY
P.O. BOX 25286, DENVER, COLORADO 80225

| CONVERSION TABLE | | DECLINATION DIAGRAM | | ADJOINING MAPS | | |
|------------------|---------|---------------------|------|----------------|---|---|
| Meters | Feet | 1983 | 1980 | 1 | 2 | 3 |
| 1 | 3.2808 | 141° | 140° | 1 | 2 | 3 |
| 2 | 6.5617 | 142° | 141° | 4 | 5 | |
| 3 | 9.8425 | 143° | 142° | 6 | 7 | 8 |
| 4 | 13.1234 | 144° | 143° | | | |
| 5 | 16.4042 | 145° | 144° | | | |
| 6 | 19.6851 | 146° | 145° | | | |
| 7 | 22.9659 | 147° | 146° | | | |
| 8 | 26.2468 | 148° | 147° | | | |
| 9 | 29.5276 | 149° | 148° | | | |
| 10 | 32.8085 | 150° | 149° | | | |

To convert meters to feet multiply by 3.2808
To convert feet to meters multiply by 0.3048

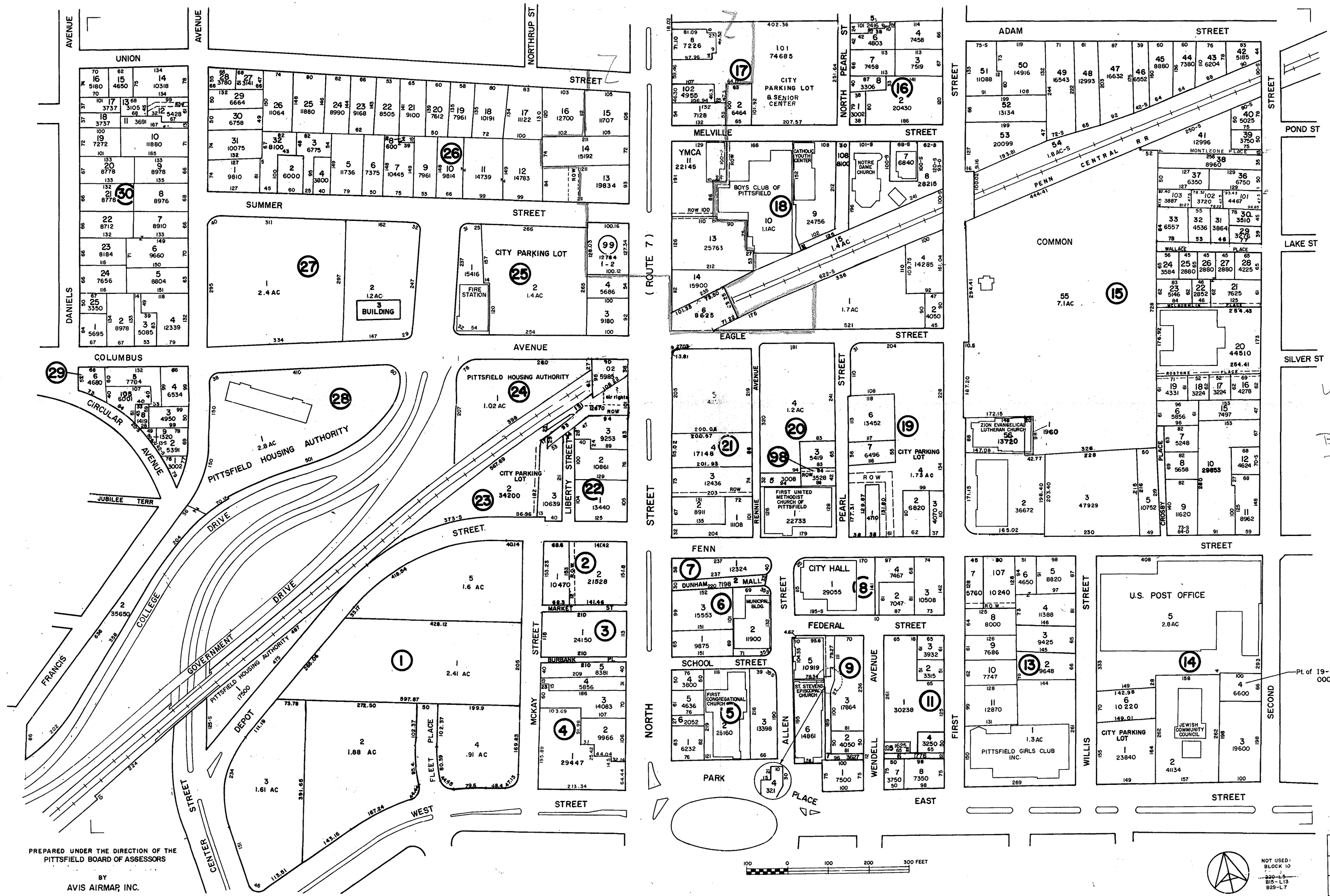
UTM grid convergence (CM) and magnetic declination (MIN) at center of map
Diagram is approximate

ISBN 0-607-23482-2
9 780607 234824

Topographic Map Symbols

| | |
|---------------------------------------------------------------|-------|
| Primary highway, hard surface | ..... |
| Secondary highway, hard surface | ..... |
| Light-duty road, hard or improved surface | ..... |
| Unimproved road, trail | ..... |
| Route marker: Interstate, U.S., State | ..... |
| Railroad: standard gage; narrow gage | ..... |
| Bridge: drawbridge | ..... |
| Footbridge; overpass; underpass | ..... |
| Buildup area: only selected landmark buildings shown | ..... |
| House; barn; church; school; large structure | ..... |
| Boundary: | |
| National, with monument | ..... |
| State | ..... |
| County; parish | ..... |
| Civil township; precinct; district | ..... |
| Incorporated city, village, town | ..... |
| National or State reservation; small park | ..... |
| Land grant with monument; found section corner | ..... |
| U.S. public lands survey; range, township, section | ..... |
| Range, township; section line: location approximate | ..... |
| Fence or field line | ..... |
| Power transmission line, isolated tower | ..... |
| Dam; dam with lock | ..... |
| Cemetery; grave | ..... |
| Campground; picnic area; U.S. National Monument | ..... |
| Wellhead; water well; spring | ..... |
| Mine shaft; prospect; adit or cave | ..... |
| Control: horizontal station; vertical station; spot elevation | ..... |
| Contour: index; intermediate; supplementary; depression | ..... |
| Distorted surface: strip mine, levee, sand | ..... |
| Bathymetric contours: index; intermediate | ..... |
| Paralline lake and stream; intermittent lake and stream | ..... |
| Rapids; large and small; falls; large and small | ..... |
| Swamp; marsh | ..... |
| Submerged marsh; land subject to controlled inundation | ..... |
| Woodland: scattered trees | ..... |
| Orchard; vineyard | ..... |

CITY OF PITTSFIELD, MASSACHUSETTS
ASSESSORS MAPS



PREPARED UNDER THE DIRECTION OF THE
PITTSFIELD BOARD OF ASSESSORS
BY
AVIS AIRMAP, INC.

| | | |
|-----|-----|-----|
| G10 | H10 | I10 |
| G9 | H9 | I9 |
| G8 | H8 | I8 |

UPPER NORTH STREET
COMMERCIAL DISTRICT
BERKSHIRE COUNTY
PITTSFIELD MASS.

MHP H09

CITY OF PITTSFIELD, MASSACHUSETTS
ASSESSORS MAPS



INSET ON BLOCK 14

UPPER NORTH STREET
COMMERCIAL DISTRICT
BERKSHIRE COUNTY
PITTSFIELD MASS.

LOT NOS. NOT USED
93-13, 5



| | | |
|-----|-----|-----|
| G11 | H11 | I11 |
| G10 | H10 | I10 |
| G9 | H9 | I9 |

MAP H10

PREPARED UNDER THE DIRECTION OF THE
PITTSFIELD BOARD OF ASSESSORS

BY
AVIS AIRMAR INC.

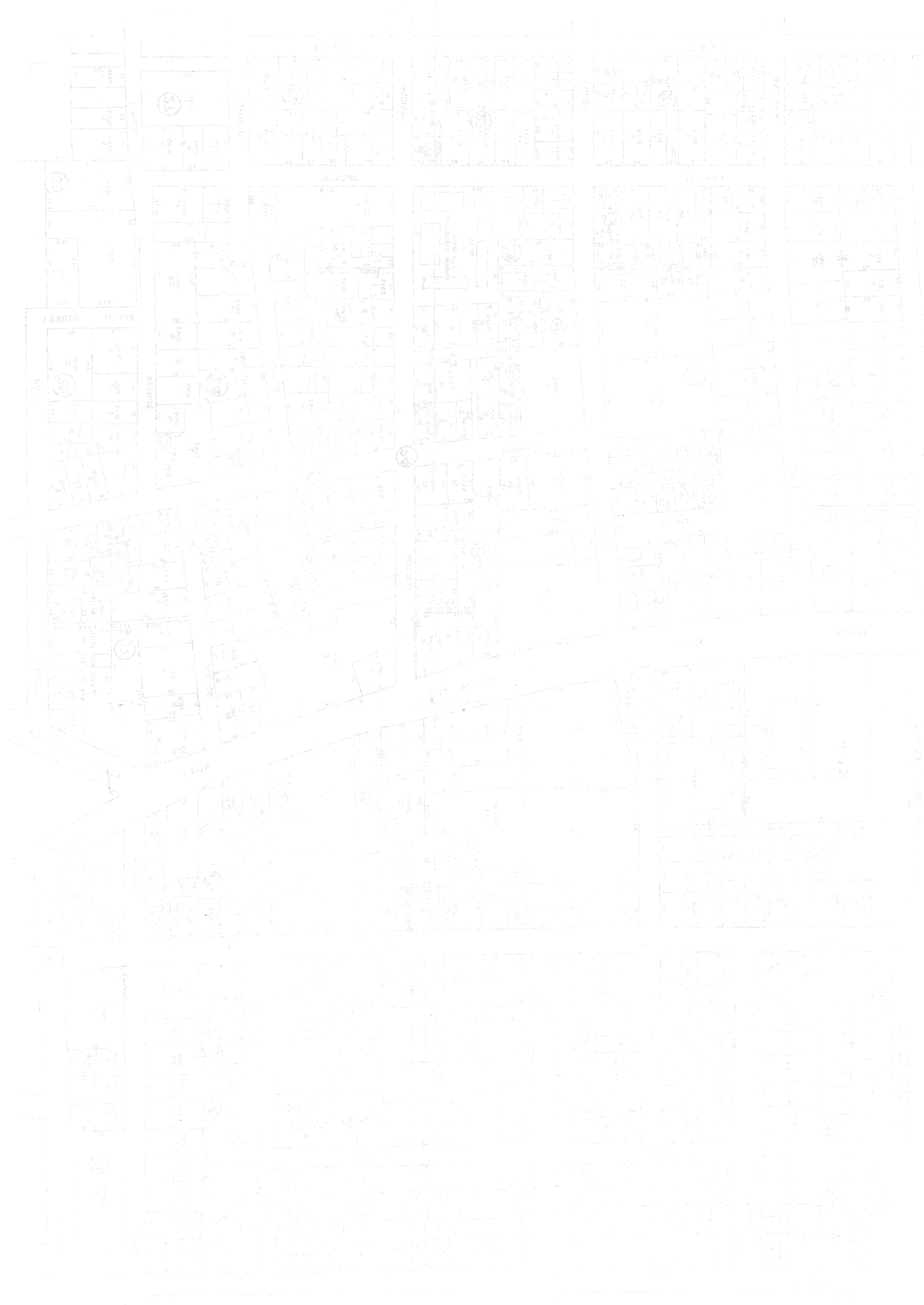
BF

RECEIVED

NOV 14 2001

MASS. HIST. COMM

RECEIVED
NOV 14 2001



National Register of Historic Places

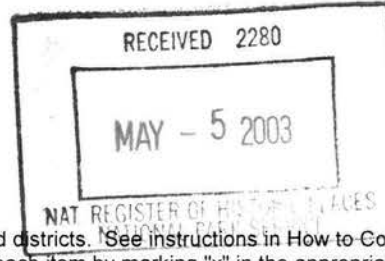
Note to the record

Additional Documentation: 2003

02001615

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name UPPER NORTH STREET COMMERCIAL DISTRICT

other names/site number _____

2. Location

street & number 220-555 North Street, 33 Eagle Street not for publication

city or town PITTSFIELD N/A vicinity

state MASSACHUSETTS Code MA county BERKSHIRE code 003 zip code 01201

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Carla Metz

1/8/03

Signature of certifying official/Title Carla Metz, Executive Director
Massachusetts Historical Commission, State Historic Preservation Officer

Date

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional Comments.)

Signature of certifying official/Title _____

Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that this property is:

Signature of the Keeper _____

Date of Action _____

- entered in the National Register
 - See continuation sheet.
- determined eligible for the National Register
 - See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY Upper North Street Commercial District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Berkshire

DATE RECEIVED: 5/05/03 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 6/19/03
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 02001615

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

___ ACCEPT ___ RETURN ___ REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

Additional Documentation Accepted

RECOM./CRITERIA Accept
REVIEWER Edson Beall DISCIPLINE Historian
TELEPHONE _____ DATE 6/19/03

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

National Register of Historic Places

Note to the record

Additional Documentation: 2011



The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

April 20, 2011

Mr. J. Paul Loether
National Register of Historic Places
Department of the Interior
National Park Service
1201 Eye Street, NW 8th floor
Washington, DC 20005

Dear Mr. Loether:

02001615
Re: Upper North Street Commercial District (Berkshire County) Pittsfield, MA

It has come to our attention that the address for the above referenced National Register District (listed December 27, 2002) is incorrect.

The correct address is 220-555 North Street, 33 Eagle Street.

The contributing building at 220-238 North Street is listed on the district data sheet and discussed in the nomination. Its address, however, was not reflected on the cover sheet of the nomination.

A corrected copy of page one of the nomination is enclosed.

Thank you for your attention to this matter. Please let us know if you need additional information.

Sincerely,

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

Enclosure

XC:
Pittsfield Historical Commission

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY Upper North Street Commercial District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Berkshire

DATE RECEIVED: 4/28/11 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 6/13/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 02001615

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

___ACCEPT ___RETURN ___REJECT _____DATE

ABSTRACT/SUMMARY COMMENTS:

Additional Documentation Approved

RECOM./CRITERIA Accept

REVIEWER Edson Beall

DISCIPLINE History

TELEPHONE _____

DATE 6.13.11

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

National Register of Historic Places

Note to the record

Additional Documentation: 2014

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet



Technical Amendment Page 1

Upper North Street Commercial District
Pittsfield, Berkshire County, MA

This technical amendment of the Upper North Street Commercial District, prepared by the staff of the Massachusetts Historical Commission, is submitted to change the status of one building located at 273-285 North Street from noncontributing to contributing.

The Upper North Street Commercial District was listed in the National Register on December 27, 2002. The building at 273-285 North Street is on the district data sheet as "Commercial building (Burns)." The building was classified as noncontributing because it was clad with modern, cementitious panels that had been installed in 1969. It is described on page 7/2 of the National Register Nomination, and its appearance at the time of listing can be seen just right of center in photograph 1, taken in 2001, and submitted with the National Register nomination.

In 2005 the owner removed the cementitious panels and restored the original masonry walls, window openings, and cornice. Due to the restoration, which was based on physical evidence and historic photos, it is the opinion of MHC staff that the building is now a contributing resource in the Upper North Street Commercial District.

Amended Architectural Description and Historical Significance

The four-story, painted, brick building, now called the Burns Block, was constructed in 1883 as a three-story building. The fourth story was added after a fire in 1914. The building is situated on the northwest corner of Summer and North streets. The principal façade, facing east on North Street, has a row of four modern storefronts at street level, a band of twelve windows under a secondary cornice at the second floor, and a row of twelve double-hung windows regularly aligned at the third and fourth floors. A projecting cornice with paired brackets defines the flat roofline. The south and west elevations are painted brick with regularly-spaced windows. With the exception of a two story wrapping section of the façade at the corner of North and Summer streets, the south and west (rear) elevations have no ornamentation. The north elevation is connected directly to the adjacent building at 287-297 North Street. The latter, built in 1890 and shown on the district data sheet as "Burns Block (2nd)," was listed as a contributing building in 2002. Both buildings were designed by Charles T. Rathbun for owner James Burns, a Pittsfield merchant, banker, and real estate investor.

The Burns Block is significant for its architecture and its associations with the commerce and social history of Pittsfield.

Recent photographs of the building along with an updated district data sheet accompany this technical amendment.

April 2014

Upper North Street Commercial District, Pittsfield MA – Data Sheet

| INV | ASSESSORS MAP # | ADDRESS | RESOURCE | YEAR | FORM/STYLE | TYPE | STATUS |
|-----|------------------|-----------------------------|----------------------------------------------|------------------|---------------------------------------------------|------|--------|
| | H09-0018-001 | 33 Eagle St. | Eagle Building | 1904, 1926 | Early 20 th C. Commercial | B | C |
| | H09-0018-006 | NE corner, North & Eagle | Sottile Park | 1950 | | Site | NC |
| 10 | H09-0018-014 | 220-238 North St. | Whelden-Pender Block | 1875, 1920 | Italianate | B | C |
| 107 | H09-0099-001/002 | 239-261 North St. | Wright Building | 1898 | Renaissance Revival | B | C |
| | H09-1899-013 | 244-262 North St. | Commercial building | 1904 | | B | NC |
| 30 | H09-0018-013 | 246 North St. | Merrill Block | 1894 | Victorian Commercial | B | C |
| | H09-0026-013 | 273-285 | Commercial building (Burns) | 1880, ca. 1960s | New Brutalism Victorian Commercial* | B | NC C |
| 19 | H09-1899-001 | 282 North St. | YMCA Building | 1909 | Renaissance Revival | B | C |
| | H09-1899-002 | | YMCA Annex (attached to 282) | 1981 | | B | NC |
| 115 | H09-0026-014 | 287-297 North St. | Burns Block (2 nd) | 1890 | Victorian Commercial | B | C |
| 113 | H09-0026-015 | 301-317 North St. | North Union Block | 1891 | Victorian Commercial | B | C |
| 16 | H09-0017-001 | 308-316 North St. | Melville Building (also 1-9 Melville St.) | 1899 | Renaissance Revival | B | C |
| | H09-0017-102 | 326 North St. | Mills Building | 1897, 1940 | Moderne | B | C |
| 29 | H09-0017-101 | 328-330 North St. | New Mills Block | 1901, 1922 | Late Victorian | B | C |
| 103 | H10-0003-002 | 331-349 North St. | Berkshire Hotel | 1905 | Victorian Commercial | B | C |
| 9 | H09-0017-008 | 338-346 North St. | Waite Building | 1913 | Early 20 th C. Commercial | B | C |
| 18 | H10-0004-001 | 350 North St. | St. Joseph's Convent | 1899 | High Victorian | B | C |
| 110 | H10-0003-002 | 351-359 North St. | Commercial building | 1906 | Victorian Commercial | B | C |
| 114 | H10-0003-004 | 361-383 North St. | Bradford Building | 1909 | Early 20 th C. Commercial | B | C |
| 85 | H10-0004-008 | 376 North St. | St. Joseph's Church | 1866, 1889 | Gothic | B | C |
| | | | sign | | modern metal | O | NC |
| | | | State of Christ the King | 1939 | | O | C |
| | | | Purcell Monument | | marble | O | C |
| | | | Fence on concrete blocks | 1873 | cast iron | O | C |
| | H10-0020-014 | 391-401 North St. | Lloyd Building (also 28 Bradford St.) | ca. 1922 | Early 20 th C. Commercial | B | C |
| | H10-0020-015 | 405-411 North St. | Dery Building | 1961 | Commercial | B | NC |
| 135 | H10-0020-016 | 413-419 North St. | Blaisdell Block | 1907 | Classical Revival | B | C |
| | H10-0004-007 | 414 North St. | St. Joseph's Rectory | ca. 1870s, 1950s | | B | NC |
| | | | Garage | ca. 1955 | | B | NC |
| 132 | H10-0020-017 | 421-429 North St. | Wood Brothers Building | 1922 | Neo-Gothic | B | C |
| | H10-0004-006 | | vacant lot (south of the Greystone) | | | Site | NC |
| 138 | H10-0020-018 | 431-439 North St. | The Coburn | 1913-1915 | Classical Revival | B | C |
| 13 | H10-0004-005 | 436-444 North St. | The Greystone | 1908 | Classical Revival | B | C |
| | H10-0020-019 | 441-445 North St. | Farrell Building | 1913 | Early 20 th C. Commercial | B | C |
| | H10-0020-020 | 449-451 North St. | Commercial building (also 3-5 Linden St.) | ca. 1922 | Early 20 th C. Commercial | B | C |
| 137 | H10-0019-101 | 461-471 North St. | Woods Bros. Building | ca. 1920 | Early 20 th C. Commercial | B | C |
| | | SE corner North & Maplewood | mini-park | | | Site | C |
| | | | Cantonment plaque | | boulder with plaque | O | C |

Upper North Street Commercial District, Pittsfield MA – Data Sheet, PAGE 2

| INV | ASSESSORS MAP # | ADDRESS | RESOURCE | YEAR | FORM/STYLE | TYPE | STATUS |
|-----|-----------------|-------------------|-----------------------------|----------|--------------------------------------|------|--------|
| | | 501 North St. | Baseball plaque | 1976 | boulder with plaque | O | NC |
| | | | Brooks Pharmacy | ca. 1991 | modern | B | NC |
| | | | sign | | | O | NC |
| | H10-0019-007 | | parking | | | Site | NC |
| | | | parking lot | | | Site | NC |
| | | | Sign | | | O | NC |
| | H10-0019-008 | 537 North St. | Commercial building | ca. 1920 | Early 20 th C. Commercial | B | C |
| 142 | H10-0019-009 | 549-555 North St. | Madison Block | 1913 | Classical Revival | B | C |
| | | North St. | Summer-Union median strip | 1970 | | O | NC |
| | | North St. | Union-Bradford median strip | 1970 | | O | NC |
| | | North St. | Bradford-Linden union strip | 1970 | | O | NC |

| TOTALS | CONTRIBUTING | NONCONTRIBUTING |
|-----------|--------------|-----------------|
| BUILDINGS | 27 | 6 |
| SITES | 1 | 4 |
| OBJECTS | 4 | 7 |
| | 32 | 17 |

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Upper North Street Commercial District

MULTIPLE NAME:

STATE & COUNTY: MASSACHUSETTS, Berkshire

DATE RECEIVED: 5/08/14 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 6/24/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 02001615

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

Additional Documentation Approved

RECOM./CRITERIA Accept

REVIEWER Edson Beall

DISCIPLINE History

TELEPHONE _____

DATE 6-24-14

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Upper North Street Commercial District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Berkshire

DATE RECEIVED: 11/14/02 DATE OF PENDING LIST: 11/22/02
DATE OF 16TH DAY: 12/08/02 DATE OF 45TH DAY: 12/29/02
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 02001615

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 12/27/02 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

RECEIVED
SEP 16 2002
bk
PR

P.J.C. REALTY CO., INC.
50 Service Avenue
Warwick, RI 02886
(401) 825-3931

MASS. HIST. COMM

September 12, 2002

Ms. Betsy Friedberg
National Register Director
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125

RE: H10-0019-101
461-471 North Street and 501 North Street, Pittsfield, MA
Upper North Street Commercial District

Dear Ms. Friedberg:

With reference to your letter dated September 3, 2002, this letter will confirm that P.J.C. Realty Co., Inc., as owner of the subject properties, objects to having these properties listed in the National Register of Historic Places.

Sincerely,

Peter E. Schmitz
Director of Real Estate

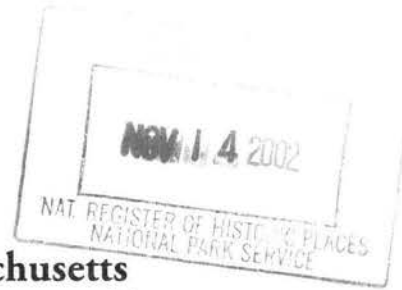
STATE OF RHODE ISLAND} }SS:
COUNTY OF KENT }

On this 12th day of September, 2002, before me Patricia S. Rose, the undersigned, personally appeared Peter E. Schmitz, who acknowledged himself to be the Director of Real Estate of P.J.C. Realty Co., Inc., a Delaware corporation, and that he, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Director of Real Estate.

In Witness Whereof, I hereunto set my hand and official seal.

Patricia S. Rose

Notary Public
My Commission Expires: 6/20/05



The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth

November 5, 2002

Massachusetts Historical Commission

Ms. Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
Mail Stop 2280, Suite 400
1849 C Street, NW
Washington, DC 20240

Dear Ms. Shull:

Enclosed please find the following nomination form:

Upper North Street Commercial District, Pittsfield (Berkshire), MA
HPCA #8041

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the properties included in the district were notified of pending State Review Board consideration 30 to 45 days before the meeting and were afforded the opportunity to comment.

One letter of objection has been received.

Sincerely,

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Gregory Farmer, Norene Roberts, consultants
Robert Boland, Pittsfield Historical Commission
Sara Hathaway, Mayor, City of Pittsfield
Peter Lafayette, Berkshire Housing Development Corp.
David Hathaway, City Planner

220 Morrissey Boulevard, Boston, Massachusetts 02125
(617) 727-8470 • Fax: (617) 727-5128
www.state.ma.us/sec/mhc



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

January 8, 2003

Ms. Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
1201 Eye Street, NW, 8th floor
Washington, DC 20005

Dear Ms. Shull:

Due to a processing typographical error, the boundary for the recently-listed Upper North Street Historic District, Pittsfield (Berkshire), MA was incorrectly noted. The correct numbering for the district should read:

220-555 North Street, 33 Eagle Street

220-238 North Street is a contributing building that is listed on the district data sheet and referred to in the text. A corrected copy of page one of the Nomination Form is enclosed; no other changes to the nomination need to be made.

Thank you for your attention in this matter.

A handwritten signature in black ink, appearing to read "Cara H. Metz".

Cara H. Metz
State Historic Preservation Officer
Massachusetts Historical Commission

Enclosure

Cc: Gregory Farmer, Norene Roberts, consultants
Robert Boland, Pittsfield Historical Commission



The Commonwealth of Massachusetts

April 19, 2011 William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

Mr. J. Paul Loether
National Park Service
National Register of Historic Places
1201 Eye Street NW, 8th floor
Washington, DC 20005

Dear Mr. Loether:

Enclosed please find supplementary information for 34 properties previously listed on the National Register of Historic Places, reflecting recent scholarship regarding their dates of construction, based upon dendrochronological techniques.

These properties include:

Boston (Suffolk County):

James Blake House (NRIND, 5/1/74)
Pierce House (NRIND, 4/26/74)

Cambridge (Middlesex County):

Cooper-Frost-Austin House (NRIND 9/22/72)

Dedham (Norfolk County):

Fairbanks House (NRIND, NHL, 10/15/66)

Deerfield (Franklin County):

All properties are located within the Old Deerfield Village HD (NRDIS, NHL 10/15/66)

Allen House (MHC # 20)
John Ashley House (MHC #31)
Eldad Bardwell House (MHC #23)
Bull-Williams House (MHC #47)
Childs House (MHC #53)
Frary House (MHC #13)
Eliezer Hawks House (MHC #58)
Hinsdell-Williams House (MHC # 24)
Jonathan Hoit House (MHC # 9)

Little Brown House (MHC #79)
Moors House (MHC #39)
Nims House (MHC #12)
Russell House (MHC #49)
Saxton House (MHC #48)
Severance House (MHC #19)
John Sheldon – Hawks House (MHC #32)
Stebbins House (MHC # 36)
John Williams House (MHC # 50)

Essex (Essex County):

Cogswell's Grant (NRIND 4/19/90)

Gloucester (Essex County):

White-Ellery House (NRIND, NRTRA 3/9/90)
[First Period Buildings of Eastern MA, TRA]

Ipswich (Essex County):

Paine-Dodge House (NRIND, NRTRA, 3/9/90)
First Period Buildings of Eastern MA, TRA

Merchant-Choate House (NRDIS, NRMRA, 9/17/80)
[High Street HD]

Lexington (Middlesex County):

Hancock – Clarke House (NRIND. NHL, 7/17/71)

Millville (Worcester County):

Chestnut Hill Meeting House (NRIND 11/13/84)

Newbury (Essex County):

Tristram Coffin House (NRIND, NRDIS, 5/24/76)
[Newbury HD]

Salem (Essex County):

Eleazer Gedney House (NRDIS, 10/1/74)
[Gedney and Cox Houses HD]

Pickering House (NRDIS 8/28/73)
[Chestnut Street HD]

Sandwich (Barnstable County):

Wing Fort House (NRIND 6/3/76)

Winthrop (Suffolk County):

Deane Winthrop House (NRIND, NRTRA 3/9/90)
[First Period Buildings of Eastern MA, TRA]

Please add the enclosed continuation sheets to the existing National Register nomination files.

Sincerely,

A handwritten signature in cursive script that reads "Betsy Friedberg". The signature is written in dark ink and is positioned above the typed name and title.

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

Enclosures



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

April 24, 2014



J. Paul Loether
National Park Service 2280, 8th Floor
National Register of Historic Places
1201 I (eye) Street, NW
Washington, D.C. 20005

02001615

RE: Technical Amendment for Upper North Street Commercial District, Pittsfield
(Berkshire County), Massachusetts

Dear Mr. Loether:

We are writing to amend the Upper North Street Commercial District and change the status of one building located at 273-285 North Street from noncontributing to contributing. The district was listed in the National Register on December 27, 2002. At the time of listing, the building, which is shown on the enclosed district data sheet as "Commercial building (Burns)," was classified as noncontributing because it was clad with modern, cementitious panels that had been installed in 1969.

In 2005 the owner removed the cementitious panels and restored the original masonry walls, window openings, and cornice. Due to the restoration, which was based on physical evidence and historic photos, it is the opinion of MHC staff that the building is now a contributing resource in the Upper North Street Commercial District.

We have enclosed recent photographs of the building along with an updated district data sheet, and a continuation sheet describing the building as it stands today. If you have any questions regarding this technical amendment, please do not hesitate to contact me.

Sincerely,

Betsy Friedberg,
National Register Director
Massachusetts Historical Commission

Enclosures

xc: Pittsfield Historical Commission