

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

APR 1

1976

DATE ENTERED

APR 26 1976

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

Highland District

AND/OR COMMON

McKnight District (Preferred) *hm***2 LOCATION**

STREET & NUMBER

Included are Thompson, Westminster, Buckingham, Clarendon, Harvard, Florida, Bowdoin, Bay, St. James, Worthington, Ingersoll, Cornell, Dartmouth, Campus Streets

NOT FOR PUBLICATION

CITY, TOWN

Springfield

VICINITY OF

CONGRESSIONAL DISTRICT

Second

STATE

Massachusetts

CODE

025

COUNTY

Hampden

CODE

013

3 CLASSIFICATION

CATEGORY

☒ DISTRICT☐ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☐ PRIVATE☒ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☐ YES: RESTRICTED☒ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☐ MUSEUM☒ COMMERCIAL☒ PARK☒ EDUCATIONAL☒ PRIVATE RESIDENCE☐ ENTERTAINMENT☒ RELIGIOUS☐ GOVERNMENT☐ SCIENTIFIC☐ INDUSTRIAL☐ TRANSPORTATION☐ MILITARY☐ OTHER**4 OWNER OF PROPERTY**

NAME

Multiple

STREET & NUMBER

CITY, TOWN

Springfield

VICINITY OF

STATE

Massachusetts

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Hampden County Registry of Deeds

STREET & NUMBER

Elm Street

CITY, TOWN

Springfield

STATE

Massachusetts

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Inventory of Historic Assets of the Commonwealth

DATE

1976

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR

SURVEY RECORDS

Massachusetts Historical Commission

CITY, TOWN

Boston

STATE

Massachusetts 02108

7 DESCRIPTION

CONDITION

—EXCELLENT
X GOOD
—FAIR

—DETERIORATED
—RUINS
—UNEXPOSED

CHECK ONE

—UNALTERED
X ALTERED

CHECK ONE

X ORIGINAL SITE
—MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The McKnight District is located in the southwestern part of the city of Springfield between State Street and the Western Railroad, east of the grounds of the Springfield Armory. The district is composed of about 130 acres of land and contains over 350 houses.

Prior to 1870 this area was occupied by scattered farms. To the north in the present district was open land and a large ravine which was kept green by a small tributary of Garden Brook. A public summer house had been built upon the western flank of the grove, and a renowned mineral spring was located in the meadow. On the shores of Lake Como (formerly Goose Pond), located under the present Sherman, Catherine, Bowles and Bay Streets, there was a black settlement known locally as "Jamaica."

In 1870 John D. McKnight and T. L. Haynes bought the 22-acre Josiah Flagg farm on the north side of State Street, east of Thompson Street. John's brother William McKnight was admitted to the partnership, and soon three large houses were erected on State Street. John's house is the only one remaining and is used today as a funeral home.

Development proceeded with the laying out of streets and construction of houses between State Street and Bay Road. In the spring of 1881 the project was expanded with the purchase of approximately 200 acres of land north of the Bay Road and south of the Western Railroad. John McKnight was in charge of the "aesthetic" features, from the first plotting of streets to the final planting of trees and shrubbery. William was responsible for the building of the houses. From 25 to 40 houses were constructed each year, and they varied in price from \$3000 to \$10,000. Five corner parks were set out, each graced with a fountain, and a substantial part of the original grove was preserved and presented to the city as a park.

In all, approximately 500 houses were built in this late nineteenth century development. The McKnights built about 300 and sold almost 200 lots for others to build on. The McKnight District incorporates the core of this area. The houses in the district run the gamut of styles prevalent in the last third of the nineteenth century and the beginning years of the twentieth century. In the early years adaptations of the Italianate-Bracketed style predominate, while a few mansard homes were built. Most of the houses were built in the eighties and nineties and as such borrowed freely from the many on-going trends. These included Queen Anne, Shingle Style, Stick Style, Tudor, and Colonial Revival. The general impression gathered from the McKnight area is predominately Queen Anne. The irregular massing, use of towers, multiple gables, mixing of materials and textures, and florid ornamentation all contribute to the establishment of a very picturesque style, capable of infinite variations. Thus, through its overall feeling of the Queen Anne style, the McKnight area achieves a sense of continuity, while each house expresses its own individuality through its variety of detail. A unified scale of 2½ and 3 story structures is maintained throughout, and the harmonious streetscapes are broken only by the picturesque towers and gables. The district as a whole reflects its appearance during the late nineteenth century development, and the majority of the houses retain their intricate Victorian detail. The district is almost completely residential in nature with the exception of two churches, a small store, and an elementary school. Very few intrusions exist in the virtually unaltered neighborhood. Near Dartmouth and Bay Streets there is one small storefront, and there are about five brick apartment buildings (c.1910) scattered throughout. Only fifteen houses have been built in the area since World War I.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
☐ PREHISTORIC	☐ ARCHEOLOGY-PREHISTORIC	☒ COMMUNITY PLANNING	☐ LANDSCAPE ARCHITECTURE	☐ RELIGION	
☐ 1400-1499	☐ ARCHEOLOGY-HISTORIC	☐ CONSERVATION	☐ LAW	☐ SCIENCE	
☐ 1500-1599	☐ AGRICULTURE	☐ ECONOMICS	☐ LITERATURE	☐ SCULPTURE	
☐ 1600-1699	☒ ARCHITECTURE	☐ EDUCATION	☐ MILITARY	☐ SOCIAL/HUMANITARIAN	
☐ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER	
☒ 1800-1899	☐ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☐ TRANSPORTATION	
☐ 1900-	☐ COMMUNICATIONS	☐ INDUSTRY	☐ POLITICS/GOVERNMENT	☐ OTHER (SPECIFY)	
		☐ INVENTION			

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The McKnight District is significant as a large, well-preserved, planned residential development of the late nineteenth century, and as the location of the homes of a number of Springfield's prominent citizens.

Prior to the development of the McKnight District as a residential "suburb" there existed a sizeable black settlement in the southeastern section of this area. This settlement dated back to the early years of the nineteenth century, and one of the more established families there was the Mason family. Primus Mason was a prominent black citizen of State Street and owned a considerable amount of land in what is now Winchester Square. He donated land to the city for the purpose of a park at the square and in his will left his home and substantial property to found an organization for the care of indigent aged men. The organization is still flourishing today.

Much of the northern section of the McKnight District was the property of Major Edward Ingersoll, storekeeper and paymaster of the U.S. Armory. At one point it was proposed to locate the insane asylum in this area instead of at Northampton because of the "area's rejuvenating effect upon the spirit."

The McKnight brothers were the first local builders to develop completely both house and grounds. They graded and turfed the yards, laid sidewalks, cleaned the floors and windows, and put in heating apparatus. This policy was much praised in the press, and other developers subsequently followed suit. This district was also the first totally planned residential area of any great size in Springfield. The extension of the trolley line easterly on State Street to Winchester Square was actively promoted by the McKnights, and its completion aided their development greatly. The McKnight District was also Springfield's first suburb atop the hill, development which has continued to the present day.

Most importantly, the McKnight District (called the Highlands District in the eighties and nineties) was attracting new residents to the city. The growth of the area was prominently featured in the press, amid glowing reports of the future of the "City of Homes." This title derives in no small part from the painstaking work of the McKnight brothers in their finishing touches. The triangular parks with their fountains, the yards with their trees and shrubbery, the terraced thoroughfare of Dartmouth Street and the beautiful grove were contributing factors to the district's success. So, too, was the McKnights' policy of selling their houses approximately at cost, and making their profit on the land they sold as lots.

In the early years of the development most of the houses were the work of William McKnight and the carpenters and masons he employed. The most prominent of these carpenter/builders was Michael Maher who worked for the McKnights for over twenty-five years.

continued

9 MAJOR BIBLIOGRAPHICAL REFERENCES

King, Moses, Ed. "King's Handbook of Springfield." Springfield, Mass.: 1884.

Progressive Springfield. June 1891 and October 1891.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 130 acres

UTM REFERENCES

A 1,8 7,0,0 7,4,0 4,6,5 8,0,0

ZONE EASTING NORTHING

C 1,8 7,0,0 5,8,0 4,6,4 5,8,0

B 1,8 7,0,1 4,8,0 4,6,4 8,2,0

ZONE EASTING NORTHING

D 1,8 7,0,0 0,8,0 4,6,5 3,0,0

VERBAL BOUNDARY DESCRIPTION

Beginning at the corner of Sherman & McKnight Streets, the district runs north along the west side of Sherman Street to Bay Street, then east along the west side of Bay Street, then northwest along the back property lines of properties on the north side of Dartmouth Street, then north behind the back property lines of #287 and #291 St. James Avenue to Harvard Street, then across St. James Avenue to include #306 and #291 St. James Avenue, then northwest along back property lines of properties on the north side of Harvard Street, then east on the north side of Cornell Street to the back property lines of (continued)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
-------	------	--------	------

STATE	CODE	COUNTY	CODE
-------	------	--------	------

11 FORM PREPARED BY

NAME / TITLE

Judy D. Dobbs, National Register Editor and Edmund Lonergan, Historical Commission

ORGANIZATION

Massachusetts Historical Commission

DATE

March 22, 1976

Researcher

STREET & NUMBER

294 Washington Street

TELEPHONE

617-727-8470

CITY OR TOWN

Boston

STATE

Massachusetts 02108

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL X

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Elizabeth Reed Aradon

TITLE

Executive Director, Massachusetts Historical Commission

DATE 3/22/76

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Active

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

Charles A. [Signature]

DATE 4/26/96

DATE 4.23.76

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
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INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

ITEM NUMBER 8 & 10 PAGE 2

#8:

Examples of his work are also found within the nearby Forest Park Heights area.

In 1887 the district received its own schoolhouse. Located at the corner of Bay and Sherman Streets, the building is an example of the work of local architects F. R. Richmond and B. H. Seabury. The building is constructed of brick and brownstone, and its massing, conically-roofed tower and broad-arched entrance form an interesting complement to the residential streetscape.

During the 1890's and the first decade of the twentieth century, G. Wood Taylor, who had apprenticed with William Emerson and Shepley, Rutan and Coolidge in Boston, designed several large homes in this area. Taylor came to Springfield after marrying William McKnight's only daughter, and he worked closely with his father-in-law in his real estate developments in the McKnight area and later in the Forest Park and Ridgewood Park Sections of Springfield. His own rambling Shingle Style home is located in the McKnight District.

Guy Kirkham, a local architect who trained under Cass Gilbert in Minnesota and worked with Renwick, Aspinwall, and Renwick, was also active in Springfield during this period. His most prominent work in the city includes Commerce High School, the Massachusetts Mutual Life Insurance Company's Home Offices, Forbes and Wallace Department Store and the Home for Aged Women. Kirkham's own home is located in the McKnight area across from one of the triangular parks.

Other local architects who worked in the district include B. H. Seabury, George Pyne and F. S. Newman. Both Pyne and Seabury lived in the district as well.

The McKnight District attracted many members of Springfield's growing professional class. Six of Springfield's mayors lived in the district, and James Naismith, the originator of basketball, was also a resident here. Five publishers and authors and the neighborhood developers themselves lived in the district. The house at 80 Cornell Street was featured in the movie The Reincarnation of Peter Proud.

In January 1976, the McKnight District was made a local historic district, thus providing architectural protection for the neighborhood.

#10:

of properties on the northeast side of Campus Place, then west along back property lines of properties facing Cornell Street and Ingersoll Grove, then south along back property lines of properties on the west side of Bowdoin Street, then east along the north side of Bowdoin Terrace, #59 Bowdoin Street, #76 Florida Street, #81 Florida Street to the back property line of #192 Thompson Street, then south across the back property lines of

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CONTINUATION SHEET

ITEM NUMBER 10 PAGE 3

#10:

properties on the west side of Thompson Street to State Street, then north up Thompson Street and east to #52 Westminister Street, then south two properties, east to Westminister Street, then south to State Street and north and south to include properties on Buckingham Street, then north along the back property lines of properties on the east side of Buckingham Street to the point of beginning.

Property McKnight District

State Mass

Working Number 4.1.76.2940

Hampden
76000255

TECHNICAL

Photos 11
Maps 2 2 cont sheets

CONTROL

OK 4.1.76

HISTORIAN

Accept
E. Smith
4-14-76

ARCHITECTURAL HISTORIAN

I would have preferred more
description of structures, but good number
of photos.

Accept
Slovich
4.13.76

ARCHEOLOGIST

OTHER

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

Accept
Cole
4.15.76

BRANCH CHIEF

KEEPER

Accept
Humphrey
4.23.76

National Register Write-up _____

Send-back _____

Entered **APR 26 1976**

Federal Register Entry 6-1-76

Re-submit _____

INT:2106-74



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1 NAME

HISTORIC Highland District

AND/OR COMMON

McKnight District (Preferred)

2 LOCATION

CITY, TOWN Springfield

____ VICINITY OF

COUNTY Hampden

STATE MA

3 PHOTO REFERENCE

PHOTO CREDIT Kathleen Morehead

DATE OF PHOTO 1975

NEGATIVE FILED AT Morehead Photography, 37 Old Acre Road, Springfield, MA

4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

South facade of 80 Cornell Street (house featured in Reincarnation of Peter Proud)

PHOTO NO. 1 of 11

South facade of

of Peter - Proud

1 of 11



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COUNTY Hampden

STATE MA

3 PHOTO REFERENCE

PHOTO CREDIT Kathleen Morehead

DATE OF PHOTO 1975

NEGATIVE FILED AT Morehead Photography, 67 Old Acre Road, Springfield, MA

4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT. GIVE BUILDING NAME & STREET
East side of Bowdoin Street (#79-93).

PHOTO NO. 2411

East side of Bowdoin Street (2)
(#79-93)

Loc. East side of Bowdoin St.
(#79-93).



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McKnight District (Preferred)

2 LOCATION

CITY, TOWN Springfield _____ VICINITY OF _____ COUNTY Hampden STATE MA

3 PHOTO REFERENCE

PHOTO CREDIT Kathleen Morehead

DATE OF PHOTO 1975

NEGATIVE FILED AT Morehead Photography, 67 Old Acre Road, Springfield, MA

4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT. GIVE BUILDING NAME & STREET

PHOTO NO. 3 of 11

West side of Bowdoin Street (#156-166).

west side of Bowdoin Street
(#156-166)

(3)

Loc. *West side of Bowdoin St.*
(#156-166)

3 of 11



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2 LOCATION

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3 PHOTO REFERENCE

PHOTO CREDIT Kathleen Morehead

DATE OF PHOTO 1975

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4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT. GIVE BUILDING NAME & STREET

PHOTO NO. 4 411

West side of Dartmouth Street (#80 and #72).

*west side of Dartmouth Street
(#80 & #72)*

(4)

Loc. *West side of Dartmouth St.
(#80 and #72).*



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STATE MA

3 PHOTO REFERENCE

PHOTO CREDIT Kathleen Morehead

DATE OF PHOTO 1975

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4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

PHOTO NO. 5 *af11*

West side of Dartmouth Street.

west side of Dartmouth Street (5)
(#20)

Loc. *West side of Dartmouth St.*

5411



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2 LOCATION

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STATE MA

3 PHOTO REFERENCE

PHOTO CREDIT

Kathleen Morehead

DATE OF PHOTO

1975

NEGATIVE FILED AT

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4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT. GIVE BUILDING NAME & STREET

PHOTO NO. 6

East side of Dartmouth Terrace (#111 in foreground).

*east side of Dartmouth Terrace
(#111)*

⑥

Loc. *East side of Dartmouth Terrace*

6 of 11



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PHOTO NO. 7 of 11

North facade of Topley School.

north facade of Topley School (9)

Loc. *north facade of Topley School*



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Springfield

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COUNTY

Hampden

STATE

MA

3 PHOTO REFERENCE

PHOTO CREDIT

Kathleen Morehead

DATE OF PHOTO 1975

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DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

PHOTO NO.

8 of 11

North side of Ingersoll Grove (#95 in foreground).

north side of Ingersoll Grove
(#95)

(8)

Loc.

Hampden County, Ma
North side of Ingersoll
Grove.

8 of 11



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DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT. GIVE BUILDING NAME & STREET

PHOTO NO.

9 of 11

West side of Westminster Street (#72-84).

(#72-84)

(9)

Street

9 of 11



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4 IDENTIFICATION

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PHOTO NO. 10

North side of Cornell Street (#6 - 18).

REGISTER

ma

e. St.



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PHOTO NO. 11

West side of Thompson Street (#46-64).

LOC. *West side of Thompson St.*

(11)

*western side of Thompson Street
(#46-64)*

11 of 11

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PROPERTY MAP FORM**

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2 LOCATION

CITY, TOWN Springfield

___ VICINITY OF

COUNTY Hampden

STATE MA

3 MAP REFERENCE

SOURCE USGS, Springfield South Quadrangle

SCALE 1:24000

DATE 1958 (Photorevised 1970)

4 REQUIREMENTS

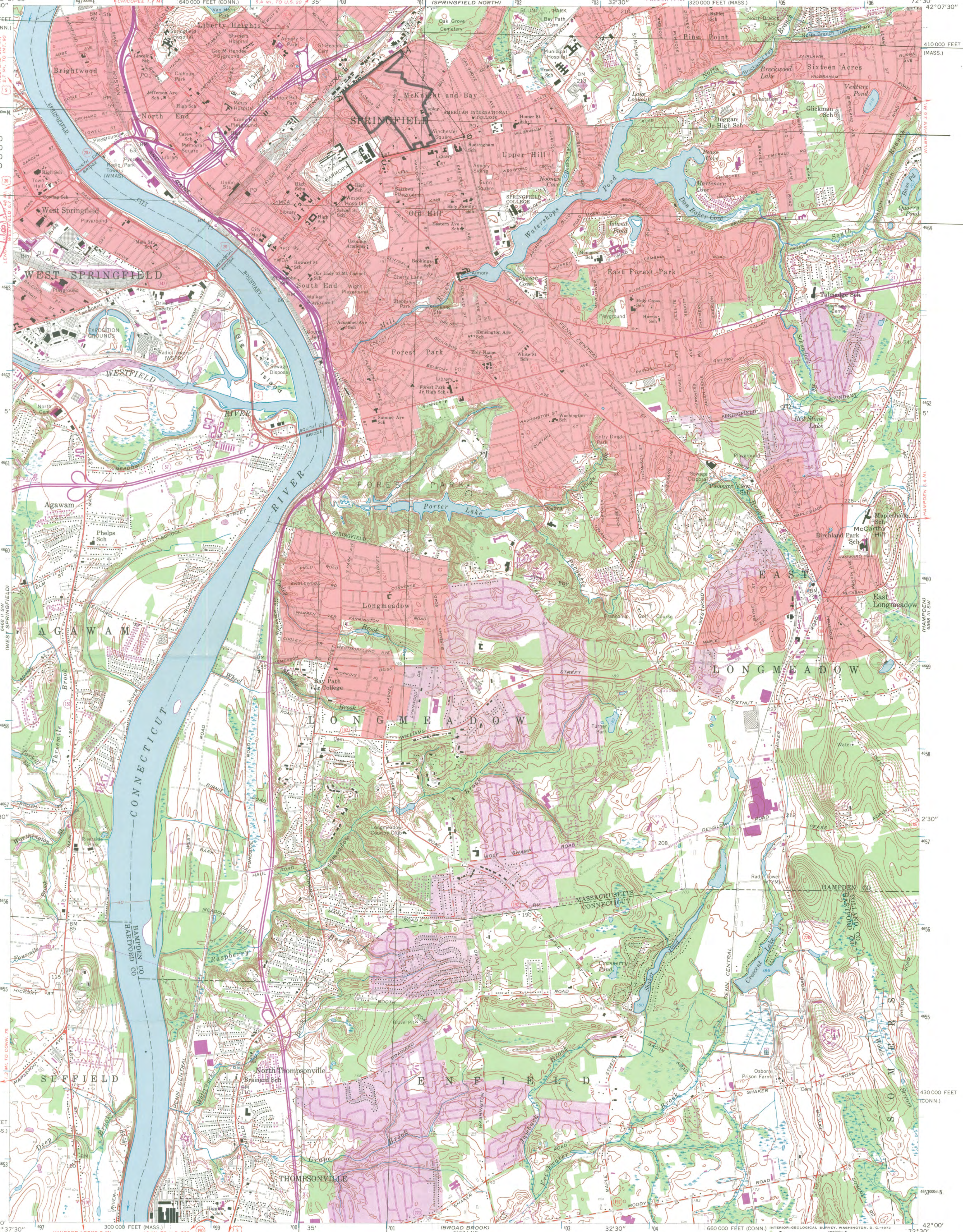
TO BE INCLUDED ON ALL MAPS

1. PROPERTY BOUNDARIES
2. NORTH ARROW
3. UTM REFERENCES

SPRINGFIELD
McKnight District

UTM References:

A 18/700740/4665800
B 18/701480/4664820
C 18/700580/4664580
D 18/700080/4665300



Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, Massachusetts Geodetic Survey,
and Connecticut Geodetic Survey

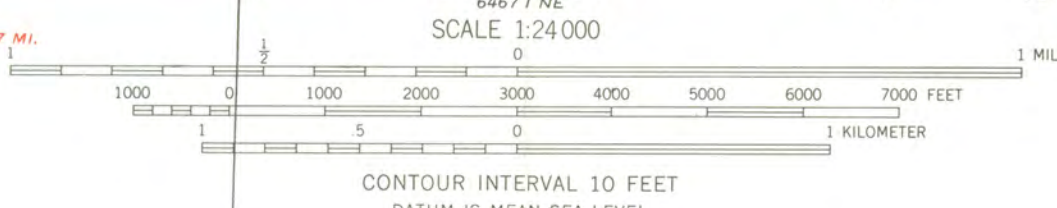
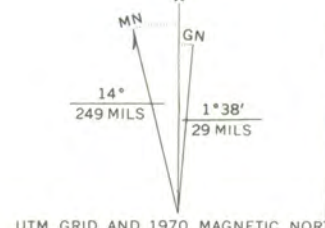
Topography by planetable surveys 1933 and 1942
Culture revised from aerial photographs by photogrammetric
methods. Aerial photographs taken 1957. Field check 1958

Polycyclic projection. 1927 North American datum
10,000-foot grids based on Massachusetts coordinate system,
mainland zone, and Connecticut coordinate system
1000-meter Universal Transverse Mercator grid ticks,
zone 18, shown in blue

Red tint indicates areas in which only
landmark buildings are shown

Revisions shown in purple compiled in cooperation with
Connecticut Highway Department from aerial photographs
taken 1970. This information not field checked

Purple tint indicates extension of urban areas

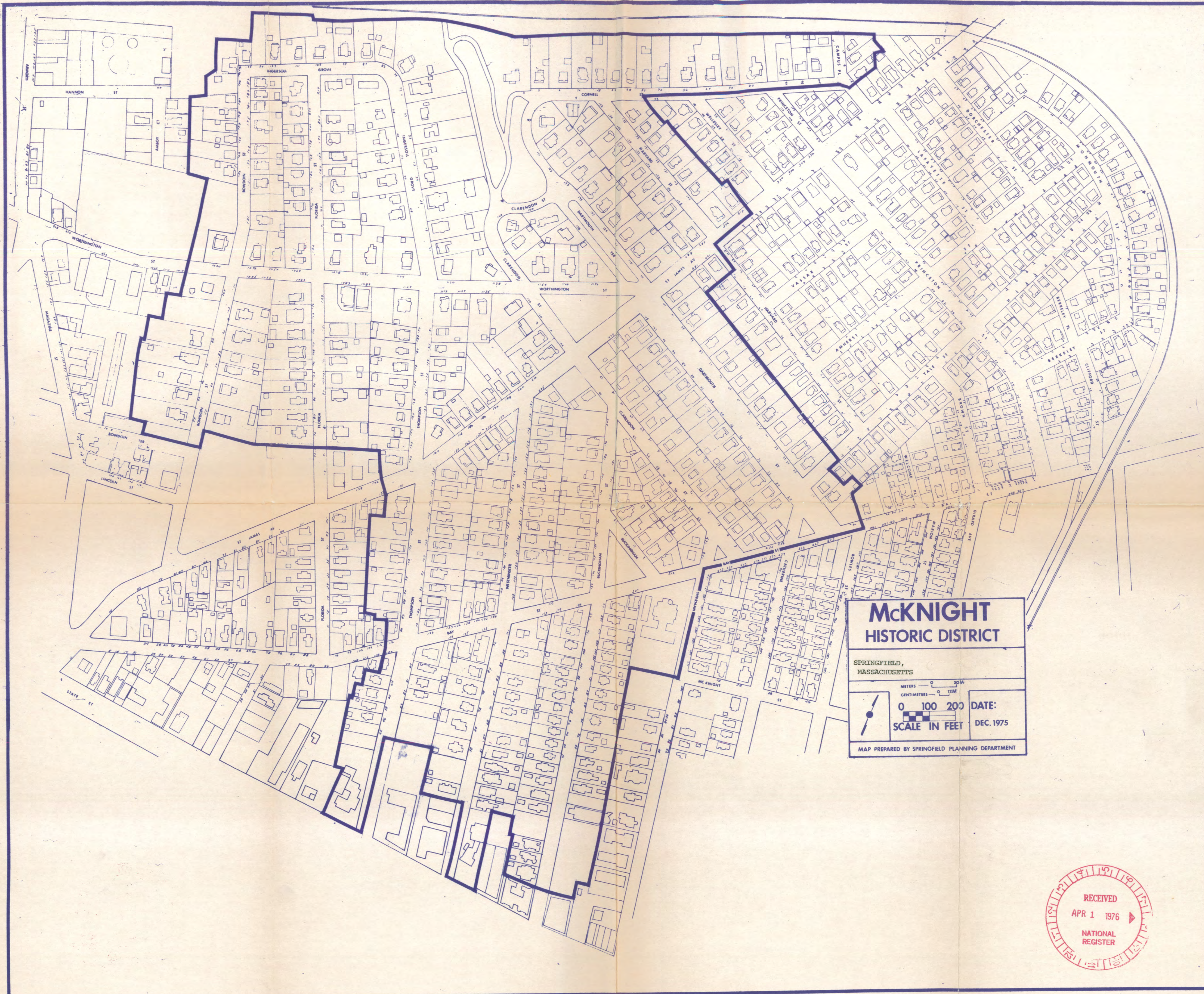


THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
U.S. Route ——— State Route ———

SPRINGFIELD SOUTH, MASS.-CONN.
N4200 - W7230/7.5

1958
PHOTOREVISED 1970
AMS 6468 II SE-SERIES V814



ENTRIES IN THE NATIONAL REGISTER

STATE MASSACHUSETTS

Date Entered APR 26 1976

<u>Name</u>	<u>Location</u>
Beauport	Gloucester Vicinity Essex County
Maple-Union Corners	Springfield Hampden County
Sanderson House and Munroe Tavern	Lexington Middlesex County
Spurr, John House	Charlton Worcester County
McKnight District	Springfield Hampden County
Burt, Elijah House	East Longmeadow Hampden County

Also Notified

Hon. Edward M. Kennedy
Hon. Edward W. Brooke
Hon. Michael J. Harrington
Hon. Edward P. Boland
Hon. Paul Tsongas
Regional Director, North Atlantic Region
✓PR:M Mott:coc 4/29/76

State Historic Preservation Officer
Mrs. Elizabeth R. Amaden
Executive Director
Massachusetts Historical Commission
294 Washington Street
Boston, Massachusetts 02108



United States Department of the Interior

NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240

IN REPLY REFER TO:

H34-880

4-29-77

Property: Vesta and Alpha Apartments

Address: 131 Bay St./90 Westminster Street
Springfield, Massachusetts

The National Park Service has determined that the property listed above is of historic significance to the following district:

McKnight Historic District

If subject to depreciation under section 167 of the Internal Revenue Code of 1954, this property qualifies as a "certified historic structure" for purposes of the Tax Reform Act of 1976.

Obtaining certified historic structure status is the first step in qualifying for tax deductions under section 2124 of the Tax Reform Act. The incentives detailed in subsections 2124(a) and 2124(b) apply only to structures which have either undergone or are about to undergo rehabilitation which the Secretary of the Interior can find certifiable. The Secretary's Standards for Rehabilitation and guidelines for rehabilitating historic buildings are enclosed for your information.

Also enclosed is a draft Application for Certified Rehabilitation (subject to approval by the Office of Management and Budget) which should be completed and mailed to your State Historic Preservation Officer when requesting certification. Instructions for filling out the application are on the form itself. Specific questions concerning documentation required to certify rehabilitation work should be addressed to your State Historic Preservation Officer or to the Chief, Technical Preservation Services Division, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240.

Sincerely yours,


William J. Murtagh
Keeper of the National Register

Enclosures

NOX FILE



Springfield Daily News

Late City
Edition

D, MASS., MONDAY EVENING, MAY 10, 1976

FIFTEEN CTS

THIRTY-FOUR PAGES

The neighborhood began to deteriorate about 10 years ago and many of the large Victorian homes were cut up into rooming houses.

However, efforts by the residents to gain historical status for the neighborhood has begun a "turn-around," according to Mrs. Gagnon.

"National Register status will hopefully change the attitudes of banks and real estate people, who have been reluctant to do business in McKnight," Mrs. Gagnon said.

McCarroll said the city has also applied to the federal government to have South Church and the Howard

Street Armory included on the National Register.

Areas already on the register include, Court Square, Mattoon Street and the Quadrangle, and Ames Hill-Crescent Hill off Maple Street.

U.S. Funds Sought in Match Grants

By WAYNE PHANEUF

Millions of dollars in federal funds in the form of mortgages, home improvement loans and matching grants may be available to the city as the result of the inclusion of more than 450 properties on the National Register of Historic Places.

Robert S. McCarroll, a city planner and secretary to the Historical Commission, said today Springfield has applied for nearly \$3 million in matching grants for improvements to property listed on the National Register.

Last week the federal government announced more than 400 homes in the McKnight Historic District and houses and apartments at the corner of Maple and Union Streets have been named to the National Register, one of the highest distinctions the federal government can bestow on historic property.

McCarroll said homeowners within these districts can apply for matching grants to upgrade their property, or can also receive "preferential treatment" in applying for Federal Housing Authority home improvement loans and mortgages.

Included in the request for funds for National Register properties is an appeal for \$500,000 for interior and exterior work to Tapley School on Bay Street in the McKnight District.

The city has plans to tear down the 1887 elementary school and reconstruct a school on that site, but the inclusion of the building on the National Register affords it special protection.

Mrs. Victor Gagnon of 1120 Worthington St., chairman of McKnight Historic District, said the neighborhood is one of the largest National Register districts in Massachusetts.

She noted the city has applied for \$30,000 from the federal government to continue work in upgrading the triangle parks in the neighborhood and restore them to their former elegance, with plantings and working fountains.

The McKnight District is one of the country's first planned neighborhoods. It was developed by John and William McKnight in the 1880's and the area with its stately homes was at one time known as "The Gold Coast."

Historic Sites Might Field City Millions Mortgages, Home Fixup Loans

PUBLICATION DATA SHEET

State:	IA	MASSACHUSETTS
County/indep. city	I06	hampden county
City/vicinity	I07	Springfield
PRIMARY TITLE	I08	<u>MCKNIGHT DISTRICT</u>
(Secondary Title)		(Highland District)
Address/location	I09	Roughly bounded by Penn Central, State St., the Armory, and includes both sides of Campus Pl. and Dartmouth St.
Statement of significance including construction date, alteration date, present use, and style.	I10	c. 1881-1914 black settlement called Jamaica, including numerous Victorian, Queen Anne, Tudor, Stick Style, and Colonial Revival residences; major builder, Michael Maher; area developed 1888 by T. L. Haynes; present area substantially intact.
Statement of significance including important peoples names; include key words for search of events and areas of significance.	I11	Example of urban and community planning in late 19th century. Prominent citizens include Edward Ingersoll, Primus Mason, and James Naismith.
Other surveys, include number of habs or haer drawings	#C	
Ownership/agency	#I	Private
Date of entry	I12	(4-26-76)
Areas of Significance (circle those which apply to property)	I13	1. historic archeology 2. prehistoric archeology 3. agriculture 4. architecture 5. art 6. commerce 7. communication 8. conservation 9. economics 10. education 11. engineering 12. exploration 13. industry 14. invention 15. landscape architecture 16. law 17. literature 18. military 19. music 20. philosophy 21. politics/government 22. religion 23. science 24. social/humanitarian 25. transportation 26. entertainment 27. health 28. recreation 29. settlement 30. social/culture 31. urban and community planning
Indexing Items	☐ CE ☐ CE ☐ CE ☐ CE ☐ CE ☐ CE ☐ CE ☐ CE ☐ CE	Maher, Michael ☐ CF Haynes, T. L. ☐ CF Ingersoll, Edward ☐ CF Mason, Primus ☐ CF Naismith, James ☐ CF McKnight District, MA: ☐ CF Highland District, MA: ☐ CF

NATIONAL REGISTER DATA SHEET

HR 57

1 NAME as it appears on federal register: McKnight District

2 OTHER NAMES: Highland District

3 date of entry: (4-26-76)

4 county code: 13

5 LOCATION street & number: see reverse side

city / town: Springfield

vicinity of: MA

state: MA

county: Hampden

6 NPS REGION: North Atlantic

7 OWNER ☒ PRIVATE ☐ STATE ☐ MUNICIPAL ☐ COUNTY ☒ MULTIPLE ☐ FEDERAL (agency name):

8 ADMINISTRATOR:

9 EXISTING SURVEYS ☐ HABS ☐ HAER ☐ NHL ☒ FUNDED? ☐ YES ☒ NO

10 CONGRESS. DISTRICT: 2nd

11 SOURCE of NOMINATION ☒ STATE ☐ FEDERAL

12 if state, who prepared form?

13 WITHIN NATIONAL REGISTER HISTORIC DISTRICT? ☒ YES, NAME: ☐ NO

14 WITHIN NATIONAL HISTORIC LANDMARK? ☒ YES, NAME: ☐ NO

15 ACREAGE: 130

16 LOCAL ☐ PRIVATE ORGANIZATION ☐

17 CONDITION ☐ deteriorated ☒ altered ☒ original site

☐ excellent ☐ ruins ☐ unaltered ☐ moved

☒ good ☐ unexposed ☐ reconstructed ☐ unknown

☐ fair ☐ unexcavated ☐ excavated

18 features: ☐ SUBSTANTIALLY INTACT-1 ☒ SUBSTANTIALLY INTACT-2 ☒ SUBSTANTIALLY INTACT-3

☐ NOT INTACT-0 ☐ NOT INTACT-0 ☐ NOT INTACT-0

☒ UNKNOWN-4 ☐ UNKNOWN-5 ☐ UNKNOWN-6

☐ NOT APPLICABLE-7 ☐ NOT APPLICABLE-8 ☐ NOT APPLICABLE-9

19 ACCESS ☐ YES-Restricted ☒ YES-Unrestricted ☐ No Access ☐ Unknown

20 ADAPTIVE USE ☐ YES ☒ NO

21 SAVED? ☐ YES ☒ NO

22 IS PROPERTY A HISTORIC DISTRICT? ☒ yes ☐ no

23 AREAS OF SIGNIFICANCE:

☐ ENGINEERING-11 ☒ LANDSCAPE ARCH.-15 ☐ POLITICS / GOVT.-21

☐ ARCHEOLOGY-prehistoric-2 ☐ COMMERCE-6 ☐ ENTERTAINMENT-26 ☐ LAW-16 ☐ RELIGION-22

☐ ARCHEOLOGY-historic-1 ☐ COMMUNICATIONS-7 ☐ EXPLORATION-12 ☐ LITERATURE-17 ☐ SCIENCE-23

☒ AGRICULTURE-3 ☐ CONSERVATION-8 ☐ HEALTH-27 ☐ MILITARY-18 ☐ SOCIAL / HUMANITARIAN-24

☒ ARCHITECTURE-4 ☐ ECONOMICS-9 ☐ INDUSTRY-13 ☐ MUSIC-19 ☐ SOCIAL / CULTURAL-30

☐ ART-5 ☐ EDUCATION-10 ☐ INVENTION-14 ☐ PHILOSOPHY-20 ☐ TRANSPORTATION-25

24 CLAIMS: explain 'first' ☐ 'oldest' ☐ 'only' ☐

25 functions WHEN HISTORICALLY SIGNIFICANT: RESIDENTIAL

CURRENTLY: RESIDENTIAL

26 dates of initial construction: 1870-1914

major alterations:

historic events:

27 ETHNIC GROUP ASSOCIATION: BLACK

28 architectural style(s): ITALIANATE/EASTLAKE/SHINGLE/

29 architect: RICHARDSONIAN ROMAN./QUEEN ANNE/GEORGIAN REVIV./NEO-CLASS. REVIVAL. * SEE REVERSE

30 master builder:

31 engineer:

32 landscape architect / garden designer: WILLIAM MCKNIGHT

33 interior decorator:

34 artist:

35 artisan: MICHAEL MAHER - CARPENTER

36 builder/contractor:

37 NAMES give role & date

PERSONAL: PRIMUS MASON -- PROMINENT BLACK LANDOWNER - DONATED LAND TO CITY FOR PARK

T.L. HAYNES -- DEVELOPER WITH MCKNIGHTS (1888).

EVENTS:

INSTITUTIONAL:

38 NATIONAL REGISTER WRITE-UP RESIDENTIAL DISTRICT OF SOME 350 FRAME, CLAPBOARDED, 2 1/2-STORY DWELLING HOUSES; NOTABLE ARE THE JOHN MCKNIGHT HOUSE, THE TOPLEY SCHOOL (1887) ^{BRICK} INTERPRETATION OF RICHARDSONIAN ROMANESQUE, AND THE QUEEN ANNE HOUSE AT 80 CORNELL ST. OTHER EXAMPLES OF ITALIANATE, EASTLAKE, SHINGLE, GEORGIAN REVIVAL AND NEO-CLASSICAL REVIVAL. DISTRICT INCORPORATES EARLIER BLACK SETTLEMENT CALLED "JAMAICA"; LARGE, WELL-PRESERVED, PLANNED RESIDENTIAL DEVELOPMENT ESTABLISHED LATE 19TH C. BY JOHN AND WILLIAM MCKNIGHT

5. (location): Roughly bounded by Penn Central, State St.,
and Dartmouth St.

the Armory, and includes both sides of Campus Pl.,

* (21) - DISTRICT ARCHITECTS:
GUY KIRKHAM
GEORGE PYNE
F. S. NEWMAN
F. R. RICHMOND
B. H. SEABURY
G. WOOD TAYLOR