

PH0355038

DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED JUN 7 1977

DATE ENTERED

AUG 29 1977

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 ** Memorial Square District

AND/OR COMMON
Same

2 LOCATION

STREET & NUMBER Multiple Main & Plainfield Sts.

CITY, TOWN Springfield VICINITY OF 2nd

STATE Massachusetts CODE 01104 COUNTY Hampden CODE 013

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
☒ DISTRICT	☐ PUBLIC	☒ OCCUPIED	☐ AGRICULTURE ☐ MUSEUM
☐ BUILDING(S)	☒ PRIVATE	☐ UNOCCUPIED	☐ COMMERCIAL ☒ PARK
☐ STRUCTURE	☐ BOTH	☐ WORK IN PROGRESS	☐ EDUCATIONAL ☒ PRIVATE RESIDENCE
☐ SITE	PUBLIC ACQUISITION	ACCESSIBLE	☐ ENTERTAINMENT ☒ RELIGIOUS
☐ OBJECT	☐ IN PROCESS	☐ YES: RESTRICTED	☐ GOVERNMENT ☐ SCIENTIFIC
	☒ BEING CONSIDERED	☒ YES: UNRESTRICTED	☐ INDUSTRIAL ☒ TRANSPORTATION
		☐ NO	☐ MILITARY ☐ OTHER:

4 OWNER OF PROPERTY

NAME Multiple

STREET & NUMBER

CITY, TOWN Springfield VICINITY OF STATE Massachusetts

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC. Hampden County Registry of DeedsSTREET & NUMBER
55 Elm Street

CITY, TOWN Springfield, STATE Massachusetts, 01104

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Inventory of the Historic Assets of the Commonwealth

DATE 1977 ☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS Massachusetts Historical Commission

CITY, TOWN Boston STATE Massachusetts, 02108

7 DESCRIPTION

CONDITION

__EXCELLENT
☒ GOOD
__FAIR

__DETERIORATED
__RUINS
__UNEXPOSED

CHECK ONE

☒ UNALTERED
__ALTERED

CHECK ONE

☒ ORIGINAL SITE
__MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Memorial Square District is located in the northwestern section of Springfield at the western section of Main and Plainfield Streets. Six of the seven district buildings are loosely grouped around this intersection, with Memorial Church acting as the focal point. Four of the buildings are public and commercial structures dating from the 1890's and the first decade of the 20th century. Also included in the district are two Queen Anne houses built during the 1880's, a small park, and the Memorial Square island at the intersection of Main and Plainfield Streets. The area is surrounded by residential and commercial buildings, and an urban renewal region to the southwest.

MEMORIAL CHURCH (#1) is an imposing Gothic Revival structure designed by Richard Upjohn and his son, R. M. Upjohn and was completed in 1866. The church was constructed of local materials, primarily grey Monson granite with Longmeadow brownstone trim. Fenestration is varied. The larger windows are Gothic arched; the smaller are trefoil arched. There are 10 feet diameter rose windows in the gable ends of the transept and in the northern end gable. Two entrances on both the east and west elevations are highlighted by archivolts with alternating light and dark stone voussoirs. The slate roof is polychromatic. The church has a cruciform plan with an hexagonal apse to the south. Between this hexagonal apse and the eastern wing of the transept rises a granite tower with ornate brownstone trim in the belfry. The tower is capped by a multifoil brownstone balustrade. There are two subsidiary rooms flanking the nave at the northern end of the church, each one story high with a Mansard roof.

At each angle of the hexagon apse is a buttress extending up from the foundation and terminating in brownstone capped pinnacles. These pinnacles rise to the same height as the five Gothic style dormers which crown the hip roof of the hexagon.

MEMORIAL SQUARE LIBRARY (#2) was designed by Edward Tilton of New York, and two local architects, E. C. and G. L. Gardner. It was built in 1914 in an adaption of the Italian Renaissance style. The building is of buff brick ornamented with limestone. It is capped by a red tile hip roof with widely projecting eaves and exposed rafters.

The center entrance on the symmetrical east facade is flanked by three bays. It is distinguished by a dentiled entablature headed by modillions beneath the projecting cornice which is supported by stone scroll brackets. A limestone string-course separated the partially exposed basement from the floor above. Fenestration is recessed panels containing double windows over a smaller 1/1 window. These window panels are defined by brick pilasters with limestone capitals. The entablature of the building is decorated by a corbelled table. The building is four bays deep. It has recently been purchased privately, and will house a funeral home.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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DATE ENTERED

AUG 29 1977

CONTINUATION SHEET

ITEM NUMBER 4

PAGE 1

Key to Sketch Map, and Property Owners:

Building:

1- Memorial Church
2310 Main Street
Springfield, Mass. 01103

2- Memorial Square Library
Main Street
Springfield, Mass. 01103

3&4- Park and Memorial Square
Main Street
Springfield, Mass.

5- Springfield Street Railway
Building (Trolley Barn)
2257-73 Main Street
Springfield, Mass. 01103

6- Memorial Square Building
2291-95 Main Street
Springfield, Mass. 01103

7- Memorial Church Parish Hall
2309 Main Street
Springfield, Mass. 01103

8-Smith House
2335 Main Street
Springfield, Mass. 01103

9- Sweatland House
2345 Main Street
Springfield, Mass. 01103

Owner:

St. George Orthodox Greek Church
2309 Main Street
Springfield

City of Springfield
City Hall
Springfield

City of Springfield
City Hall
Springfield

Peter Picknelly
c/o Peter Pan Bus Lines
1776 Main Street
Springfield

Abel and Virginia Gomes
171 Grattan Street
Chicopee Falls, Mass. 01013

St. George Orthodox Greek Church
2309 Main Street
Springfield

Drug Abuse Foundation of Pioneer
Valley, Inc.
2345 Main Street
Springfield
Same as #8

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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RECEIVED JUN 7 1977

DATE ENTERED AUG 29 1977

CONTINUATION SHEET

ITEM NUMBER

PAGE

Memorial Square District

7

1

#3 is a small triangular park in front of the library in which stands a Spanish-American War Memorial statue. It is of bronze, and portrays one of Springfield's "Boys of '98", replete with bedroll, cartridge belt and pouch, food packs, canteen, and Springfield rifle. The designer was Melzar H. Mosman of Chicopee.

THE SPRINGFIELD STREET RAILWAY BUILDING (#5) was designed by the local architectural firm of Gardner, Pyne, and Gardner, and was built in 1897. A two story office building of buff brick with a granite foundation and brownstone and terra cotta trim fronts and adjoins a large brick car barn. The twenty bay wide facade faces west toward Main Street. The northern end is a six bay wide section which is a $\frac{1}{2}$ story shorter than the main section. It contains a three bay wide car entrance. Two windows and a door are headed by a continuous brownstone lintel on the first story. Triple arched windows on the second story are headed by a continuous segmentally arched cornice. An off center arched entrance-way dominates the facade. Its double doors are recessed behind a massive brownstone and terra cotta arch. The crown of the arch is decorated with stylized trolley wheels radiating electric bolts. The entrance is flanked by double windows headed by brownstone lintels. These in turn are flanked by triple arched windows with fanlights headed by delicately detailed projecting arched cornices and tied together by ornamented terra cotta impostes. All of the first story windows have brownstone sills. A brownstone stringcourse defines the first and second story. The second story, directly above the entrance section, is composed of five bays with linked terra cotta archivolts. To either side of these is a group of segmentally arched windows headed by vertical brick voussoirs and a terra cotta cornice. These six windows are each crowned by a floral terra cotta tile. These tiles and a central terra cotta frieze are separated from the second story by a brownstone stringcourse. The central frieze is surmounted by a brownstone parapet. All of the second story windows are tied together by a continuous brownstone sill.

The south elevation of the office building is identical to the two sections flanking the facade entrance, with the exception of the first and second floor windows in the center of this three bay section which are replaced by terra cotta frames over the brick sheathing.

THE MEMORIAL SQUARE BUILDING (#6) is a six story structure built in 1911. The first story is faced with limestone, and houses stores. The five stories of apartments

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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RECEIVED JUN 7 1977

DATE ENTERED AUG 29 1977

CONTINUATION SHEET

ITEM NUMBER

PAGE

Memorial Square District

7

2

above are brick. The facade faces west toward Main Street. It is accented by oriel windows which run from the second through the fifth stories in height. Limestone trimwork ornaments the fifth and sixth stories. Glazed yellow brick decorates the top floor.

THE MEMORIAL CHURCH PARISH HOUSE (#7) was designed in the Classical Revival style by Springfield architect, F. R. Richmond, and built in 1894. The two story brick building has a hip roof. The facade faces west toward Main Street. Its three bays are defined by four brick Doric pilasters. Six stone steps lead to the arched recessed center entrance. Double wooden doors are headed by a fanlight. The arch itself is supported by simple engaged brownstone columns. The entrance is headed by a tripart window on the second story. It is framed by a brownstone sill and lintel, and is divided by short engaged brownstone columns. To either side of the center section is a triangularly pedimented gable section. These pediments are each ornamented by a dentiled cornice and a corbelled triangle in the center of the tympanum. Both of these bays contain two windows in the exposed basement story, a tripart window with transoms on the first story, and a Palladian window surmounted by cut brownstone and ornamental brick archivols with keystone on the second story. All four of these windows have rough brownstone sills and lintels, and are separated into their three parts by brownstone columns. A continuous brownstone frieze runs across the facade and bears the inscription "Memorial Church - 1894 - Parish House". This is headed by a dentiled cornice.

The north elevation has a triangularly pedimented section resembling the two on the facade, except that it is larger, and is divided into three parts by brick engaged columns. The second story windows in this section are arched with brownstone architraves and ornamental brick archivols. These three windows contain stained glass. The center Palladian window glass is from Tiffany Studios. The entire section projects slightly from the remainder of the elevation, and has three bays of double windows and a scaled down version of the facade entrance.

The south elevation is similar to the north; it has no entrance, nor stained glass. A roof balustrade encircles the building between each pediment.

THE R. HALE SMITH HOUSE (#8), built in 1883, is believed to have been designed by local architects F. R. Richmond and B. H. Seabury. The two and a half story Queen Anne style house is of red and black brick, with terra cotta, and cut glass in stucco ornamentation, and brownstone trim. The slate roof is irregular with

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED JUN 7 1977

DATE ENTERED AUG 29 1977

CONTINUATION SHEET

ITEM NUMBER

PAGE

Memorial Square District

7

3

intersecting gables and gablets, Continuous stringcourses and bands run around the building tying all the window sills and cornices together. Rough brown-stone separates the exposed basement from the first story. All of the first story windows have stained glass transoms.

The facade faces east toward Main Street. It has two projecting bays. The southern 2½ story bay is topped by a gable supported by delicate brackets. The bay is decorated by a large three part terra cotta design between the first and second story windows; a matrix of geometrically designed terra cotta tiles between the second story windows and those in the gable; a semi circular mosaic of cut glass above the gable window, and a triangular terra cotta design in the gable peak.

The northern two story bay is narrower. It is capped by a small hipped gable containing a mosaic of cut glass. The bay is fronted by a ridge roof, open, one story porch with balustrade. In the porch gable is a mosaic of small cut stones in the radiating fan pattern. The floor is made up of ornamental cut tile.

The south elevation has a central projecting rectangular bay topped by a cross gable. The bay is ornamented by a checker board pattern of red and black brick butt-ends between the two windows on the second floor, and a mosaic of cut glass interspersed with diagonal lathing above the double window in the gable. The east end of the elevation has a one story shed roof porch with turned balustrade. Above this is a single window on the second story. Immediately west of the projection are two small wooden frame balconies with balustrades, one on the first floor, one on the second.

A tall chimney projects to the west of the balconies. The first story portion of the chimney features a large floral terra cotta panel, defined by a black brick band below and above.

The north elevation is similar to the south, but has no porches or chimney. In place of the chimney are three narrow stained glass windows in an ascending series between the first and second stories.

A terra cotta cornice runs beneath the eaves on the north and south elevations. Beneath this is a frieze of red bricks on end, diagonally placed and outlined by black brick, which extends around the corners to the facade.

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NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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RECEIVED JUN 7 1977

DATE ENTERED AUG 29 1977

CONTINUATION SHEET

ITEM NUMBER

PAGE

Memorial Square District

7

4

A two story brick ell projects from the east (rear) elevation. It is ornamented with black brick banding, brownstone sills and lintels, floral terra cotta, and decorative shingle patterns in the gable.

Finials and iron cresting have been removed from the roof of the house.

THE E. S. SWEATLAND HOUSE (#9) was built in 1886 in the Queen Anne style. It is also believed to have been designed by F. R. Richmond and B. H. Seabury. The 2½ story brick structure is of the same overall form as the Smith House (#8) except for modification of the facade and a more sparing use of ornamentation. The entire house has been painted white, with all brownstone trim painted black. Rough cut brownstone is used for all window sills and lintels and for a string-course defining the basement and first floor. The lintels on the first and second story windows are connected by terra cotta tiles, as are the sills on the first story. The first story lintels are connected by decorative cut black brick butts.

The facade faces west toward Main Street. It contains two projecting bays which are joined by the large third story gable. Cornice brickwork is used to create the effect of a broken pediment in the gable with terra cotta tiles as trim inside. A one story ridge roof porch with balustrade projects from the northern end. It is of the same design as that on the Smith House but the mosaic pattern in the gable is varied.

The south elevation has the same chimney, gabled bay, and porch arrangement as the Smith House. The gable contains only one window, and has the same brickwork design under the eaves as that on the facade.

The north elevation is like the south, without the porch and chimney.

A two story brick ell identical to the one next door on the Smith House projects from the rear elevation.

The buildings which compose the Memorial Square District have changed very little over the years, but the surrounding area has been altered significantly. Round Hill, to the northwest of Memorial Church has been levelled. A bottling plant

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NATIONAL PARK SERVICE

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INVENTORY -- NOMINATION FORM**

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JUN 7 1977

DATE ENTERED

AUG 29 1977

CONTINUATION SHEET

ITEM NUMBER

PAGE

Memorial Square District

7

5

was built directly behind Memorial Church in the late 1940's.

Interstate 91 and its ramps curves through the area. Widening of roadway and Dutch Elm disease destroyed many of the trees that shaded the Square and made up the Main Street terrace. The urban Renewal and Interstate 291, south of the Square caused severe drop in population.

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 Memorial Square District is significant both as the focal point for the two northwestern neighborhoods - Brightwood and North End - of Springfield and for its architecture. It contains work of two nationally prominent architects and several of Springfield's top architects of the turn of the century. Notable structures include the Trolley Barn, the branch public library, and the Memorial Church.

Until the latter part of the nineteenth century, Memorial Square was primarily defined by a north-south drumlin known as Round Hill. Roads leading north from Springfield split just south of the hill, with the eastern branch (North Main Street) continuing the path of Main Street to Chicopee, and the western branch (Plainfield Street) swinging westerly through the broadened flood plain of the Connecticut River to the river's banks and then northerly to Chicopee. After the Civil War, Round Hill began to be developed into three large estates for prominent city families. The area just south of the Square was also built up during this period, but with less affluence. A physical link was established with downtown through a green space, numbering the length of the middle of Main Street. This terrace, approximately twenty-five feet wide, and having a central row of trees, began at Memorial Square. In 1877 the North End Bridge was constructed where Plainfield Street first approaches the river bank, thus linking the developing northern district of Springfield with West Springfield.

The religious society which later became affiliated with the Memorial Church (#1) was organized in 1865 through the efforts of Christian laymen, principally, George Atwater and Dr. J. G. Holland. Mr. Atwater, who has a seven hundred acre estate at the northern edge of town, was the head of the Springfield Street Railway, and owner of the Glasgow Mills in Ludlow. He later wrote that during the '60's, as this section of town was developing, he noticed that no provision was being made for a church and, concerned for the spiritual welfare of these citizens, began organizing for one. He donated \$18,000 and a large amount of his time to these efforts. His neighbor and good friend, Dr. Holland, was a leading member of the town's literati. He was associate editor of the Springfield Republican, a nationally respected newspaper at this time, and a well-published poet, novelist and historian. A Sunday School formed in 1865 had Dr. Holland as its superintendent. The religious society was formed as a Union Evangelical Church and when the church was built it was dedicated to the memory of the deceased ministers of New England. These ministers, as well as George Atwater, are memorialized in the Tiffany stained glass windows.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Upjohn, E., Richard Upjohn Architect and Churchman, 1939.
Hitchcock, Henry Russell, Catalogue of an Exhibition of Photographs Illustrating Springfield Architecture 1800-1900, 1934.
Historical Sketches and Brief Accounts of Clubs, Societies, Organizations, etc. for Springfield's 275th Anniversary, 1911
Biographical Dictionary of American Architects (Deceased), Henry F. and Elsie Rathbun Withey, 1956

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Approx. 6½ acres

UTM REFERENCES

A | 1 8 | 6 9 8 1 8 0 | 4 6 6 4 7 1 0 |
ZONE EASTING NORTHING
C | 1 8 | 6 9 8 2 0 0 | 4 6 6 4 4 8 0 |

B | 1 8 | 6 9 8 3 0 0 | 4 6 6 4 6 0 0 |
ZONE EASTING NORTHING
D | 1 8 | 6 9 8 1 2 0 | 4 6 6 4 5 2 0 |

VERBAL BOUNDARY DESCRIPTION

Beginning at the southern corner of the district, continuing northeast along Sargeant St., crossing Main St. and continuing northeast on Carew St. to the northeast property line of property #5; continuing northwest along the rear property line of #5 to the northwest property line of property #5; continuing southwest along this line to the Passageway; continuing northwest along Passageway, across Church Street and along the rear property lines of properties #8 and #9 to the northwest property line of property #9; continuing southwest along the property line of property #9 (CONT.)

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 (Edmund Lonergan, Springfield Historical Commission)
Blaine Mallory and Joseph Orfant, National Register Editor

ORGANIZATION Massachusetts Historical Commission

DATE May 3, 1977

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 ☒

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 Amadon

TITLE

Executive Director, Mass. Historical Commission DATE 5/31/77

FOR NPS USE ONLY

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

ATTEST: *Charles H. Smith* DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION DATE 8/29/77
KEEPER OF THE NATIONAL REGISTER DATE 8.25.77

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

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RECEIVED JUN 7 1977
AUG 29 1977
DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER

PAGE

Memorial Square District

8

1

This church was the first of five started in the city during the building boom following the Civil War. Springfield, because of the presence of the U. S. Armory, had prospered during the war, and this prosperity was now made visible. Mr. Atwater acquired the services of Richard Upjohn, the renowned Gothic revival architect of the middle nineteenth century, for Memorial Church. Upjohn was devoting most of his time to the functionings of the American Institute of Architects, which he had helped found in 1857. More and more of the commissions he received in these years were being given only cursory attention. This was due in part to the active part played by R. M. Upjohn, the elder Upjohn's son, who became associated with his father in 1858 and dominated the firm in the years following the Civil War. Obvious Victorian additions, representing the son's influence, are the striped slate of the roof and the banded arches of the entrance-ways. Nonetheless, Richard Upjohn considered this an important commission and is known to have worked on the design himself. In fact, this is considered his last completed ecclesiastical building. The firm used local carpenters, but the masons, Ponsonby and Maginn, were from New York. These masons were to work on H. H. Richardson's first commission, the Church of the Unity, in Springfield during the same period.

The Memorial Square Library's (#2) principal architect, Edward Tilton, is also connected with other public buildings in the city. In 1908 he won the design competition for the present City Library, and during the early 1930's designed the Museum of Fine Arts and the extensive addition to the Museum of Natural History which completed the city's cultural area known as the Quadrangle. All of these buildings are in the Quadrangle-Mattoon Street National Register District.

Tilton trained with the firm of McKim, Mead and White and attended the Ecole des Beaux Arts in Paris. He was particularly involved in library design throughout his career which spanned four decades beginning in 1890, and his work extends through most of eastern United States. His is listed as one of the founders of the National Beaux Arts Society of Architects.

The Street Railway Company's (#5) designer, Eugene C. Gardner, the senior partner of Gardner, Pyne and Gardner was Springfield's best known and most influential architect during the late nineteenth and early twentieth centuries. He has been referred to as "one of the last of the important pattern book authors" and again "that antistylistic, utilitarian pattern of thought which had been a product of

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INVENTORY -- NOMINATION FORM**

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DATE ENTERED AUG 29 1977

CONTINUATION SHEET

ITEM NUMBER

PAGE

Memorial Square District

8

2

mid-century romantic rationalism and which reached its middle 70's peak in E. C. Gardner". No other single architect contributed as much in bringing Springfield into the twentieth century. His career spanned half a century, from the 1860's until the second decade of the twentieth century, all but the first four or five years in this city.

Gardner's early training had been as a mason and school teacher, both of which are well illustrated in his later career. He is first listed as an architect in Florence, Massachusetts (a village of the city of Northampton) in 1865.

The Memorial Church Parish House (#7) architect, Francis R. Richmond, began his building career as a carpenter in the Amherst area. In the early 1870's he came to Springfield and worked under E. C. Gardner until 1882. In that year he formed a partnership with B. Hammett Seabury, a recent graduate of Boston Tech. During their partnership their designs incorporated many elements from Queen Anne and Romanesque styling. This partnership lasted until 1890.

Melzar H. Mosman worked for the Ames Sword Manufacturing Company in Chicopee for seventeen years. This experience aided him in starting his own career as a sculptor and foundry man. He considered the Spanish-American War Memorial (#3) his finest work. He also designed the GAR Memorial in Court Square.

R. Hale Smith (#8) was a local industrialist and inventor. At his death his "business...practically the largest of its kind in the world, and the products are shipped to all parts of the globe". He was the inventor of the "motometer", a device which determined the speed of autos and the distance traveled. He was active in local politics as a member of City Council and of the Board of Public Works. After Mr. Smith died in 1908 the house was occupied by Dr. Seth A. Lewis for fifty years. He practiced medicine in Springfield for sixty-three years and was the physician for the Street Railway Company for over thirty years. Edgar Sweatland (#9) was in the whip manufacturing business in Westfield.

The turn of the century was Springfield's major period of growth and development. The Street Railway Company (#5) was very instrumental in this growth. The Street Railway's Main and Carew Street Building is a direct result of this growth, as the late 1890's were the peak period for this company. The Street Railway Company sold the structure in 1958 to a locally based interstate bus company which used it as a garage until the early 1970's. It is now being leased for automotive repair.

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INVENTORY -- NOMINATION FORM**

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JUN 7 1977

DATE ENTERED

AUG 29 1977

CONTINUATION SHEET

ITEM NUMBER

PAGE

Memorial Square District

8

3

During the same time period a pressing need for a library was felt. The North End was Springfield's immigrant center throughout the nineteenth century as each successive group made their first stop here. This development was at its peak at the beginning of the twentieth century. The resulting Memorial Square Library (#2) was second only to the central library in size and scope. It served the neighborhood as a public facility for over fifty years.

Memorial Church (#1) and Parish House (#7) were sold to the Greek Orthodox Church in the late 1930's. Both structures have been owned by this religious group since then. The two residences (#8 & #9) were bought by the North End Drug Abuse Program in the early 1970's and are presently being used by them.

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

FOR NPS USE ONLY

RECEIVED JUN 7 1977

DATE ENTERED

AUG 29 1977

CONTINUATION SHEET

ITEM NUMBER 10 PAGE 1

Verbal Boundary Description:

across Main Street and along northwest property line of property #1 to Plainfield St.; continuing southeast along Plainfield Street to Bradford Street; continuing southwest along Bradford Street to the southwest property line of property #2; continuing southeast along this line to starting point.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED JUN 7 1977

DATE ENTERED AUG 29 1977

CONTINUATION SHEET

ITEM NUMBER 10 PAGE 2

UTM References:

E 18/698 180/4664 580

F 18/698 080/4664 600

Property Memorial Square District

State Mass.

Working Number 6.7.77.919

TECHNICAL

Photos 9

Maps 2

CONTROL

OK pl
6.7.77

HISTORIAN

Accept
W. R. Wice
8/9/77

ARCHITECTURAL HISTORIAN

2 short boundaries drawn to center lines
and large early 20th C bldg not individually
photographed, but clear in streetscape

Accept
Lebowitz
7/25/77

ARCHEOLOGIST

OTHER

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

BRANCH CHIEF

Accept
Hurington
8.15.77
Cole
8-15-77

KEEPER

National Register Write-up _____

Send-back _____

Entered _____

Federal Register Entry _____

Re-submit _____

INT:2106-74

Property

PICKWELL LETTER

Memorial
Square Dist

Hampden

State

Ma

Working Number

TECHNICAL

Photos 9Maps

CONTROL

The letter's discussion of the district does not
diminish the significance of the structures.

HISTORIAN

W. R. Luce
8/22/77

ARCHITECTURAL HISTORIAN

Letter does not diminish
significance of bldg or dist.

Lelovick
8/18/77

ARCHEOLOGIST

OTHER

HAER

Inventory Review

Agree w/ above.

REVIEW UNIT CHIEF

~~W. R. Luce~~ Cole
8/22/77

BRANCH CHIEF

Hump
8-25-77

KEEPER

Note: In
Pickwell has
specifically asked
to be interpreted. Pl.
Hampden

W. R. Luce
8/29/77

National Register Write-up

Send-back

Entered

AUG 29 1977

Federal Register Entry

10-4-77

Re-submit

INT:2106-74



Memorial Square District

Springfield, Mass.

1976

Kathleen Morehead

37 Old Acre Road, Springfield

#1 *89*

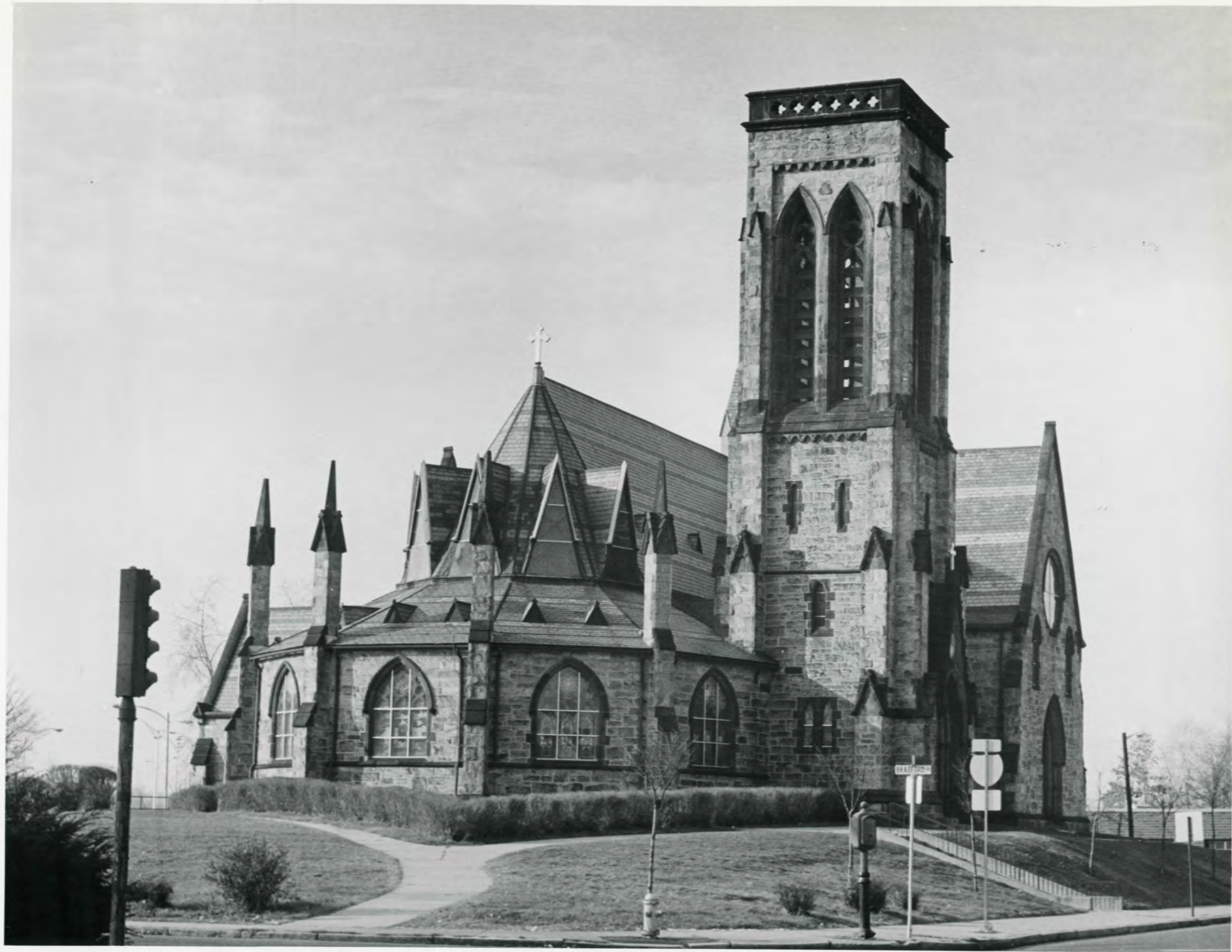
View of Memorial Square from south

Hampden Co.

AUG 29 1977

JUN 7 1977

PROPERTY OF THE NATIONAL REGISTER



Memorial Square District

Springfield, Mass.

1976

Kathleen Morehead

37 Old Acre Road, Springfield

#2 of 9

View of Memorial Church from southeast.

AUG 29 1977

Hampden County

PROPERTY OF THE NATIONAL REGISTER



FOR SALE
J.C. REALTY
734 0346

Carol Sheehan

Hampden County

Memorial Square District
Springfield, Mass.
1976

Kathleen Morehead
37 Old Acre Road, Springfield

#3 of 9

View of Library from east.

AUG 29 1977

JUN 7 1977

PROPERTY OF THE NATIONAL REGISTER



Memorial Square District
Springfield, Mass.
1976

Kathleen Morehead

37 Old Acre Road, Springfield

#4 *of 9*

View of Library entrance from east.

*Hampden
County*

PROPERTY OF THE NATIONAL REGISTER

AUG 29 1977

JUN 7 1977



Memorial Square District
Springfield, Mass.
1976

Hampden Co.

Kathleen Morehead
37 Old Acre Road, Springfield
#5 *069*
View of Trolley Barn from west.

AUG 29 1977

JUN 7 1977

PROPERTY OF THE NATIONAL REGISTER



Memorial Square District
Springfield, Mass.
1976

Kathleen Morehead

37 Old Acre Road, Springfield

#6 *089*

View of Trolley Barn main entrance.

AUG 29 1977

*Hampden
Co.*
JUN 7 1977

PROPERTY OF THE NATIONAL REGISTER



Hamden County

Memorial Square District
Springfield, Mass.
1976

Kathleen Morehead
37 Old Acre Road, Springfield

#7 *of 9*

View of Parish House from west.

AUG 29 1977

JUN 7 1977

PROPERTY OF THE NATIONAL REGISTER



Memorial Square District
Springfield, Mass.
1976

Kathleen Morehead
37 Old Acre Road, Springfield
#8 of 9
View of Smith House from west.

*Hampden
County*

AUG 29 1977

JUN 7 1977

PROPERTY OF THE NATIONAL REGISTER



Memorial Square District
Springfield, Mass.
1976

Kathleen Morehead

37 Old Acre Road, Springfield

#9 of 9

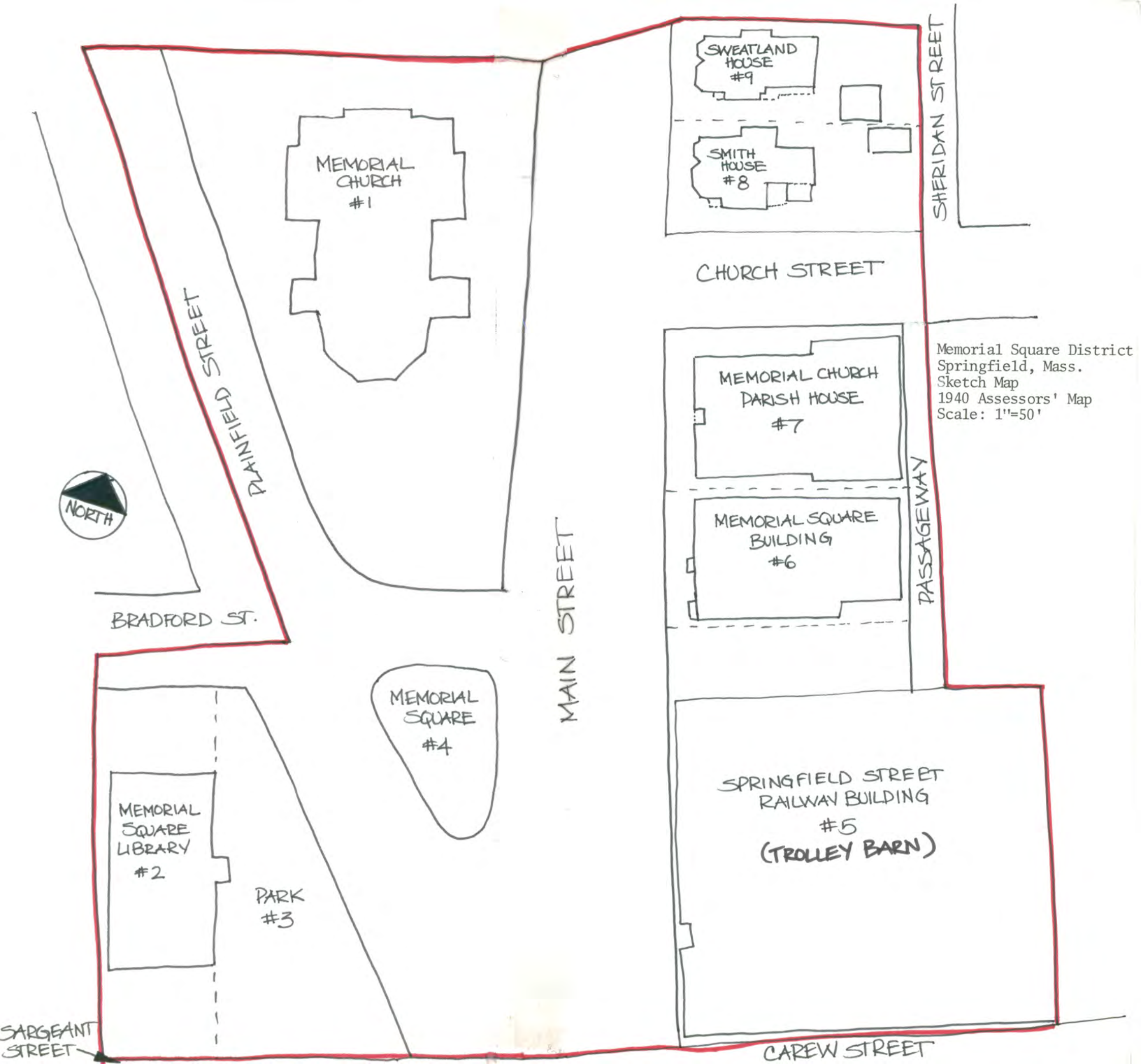
View of Sweatland House from west.

AUG 29 1977

JUN 7 1977

PROPERTY OF THE NATIONAL REGISTER

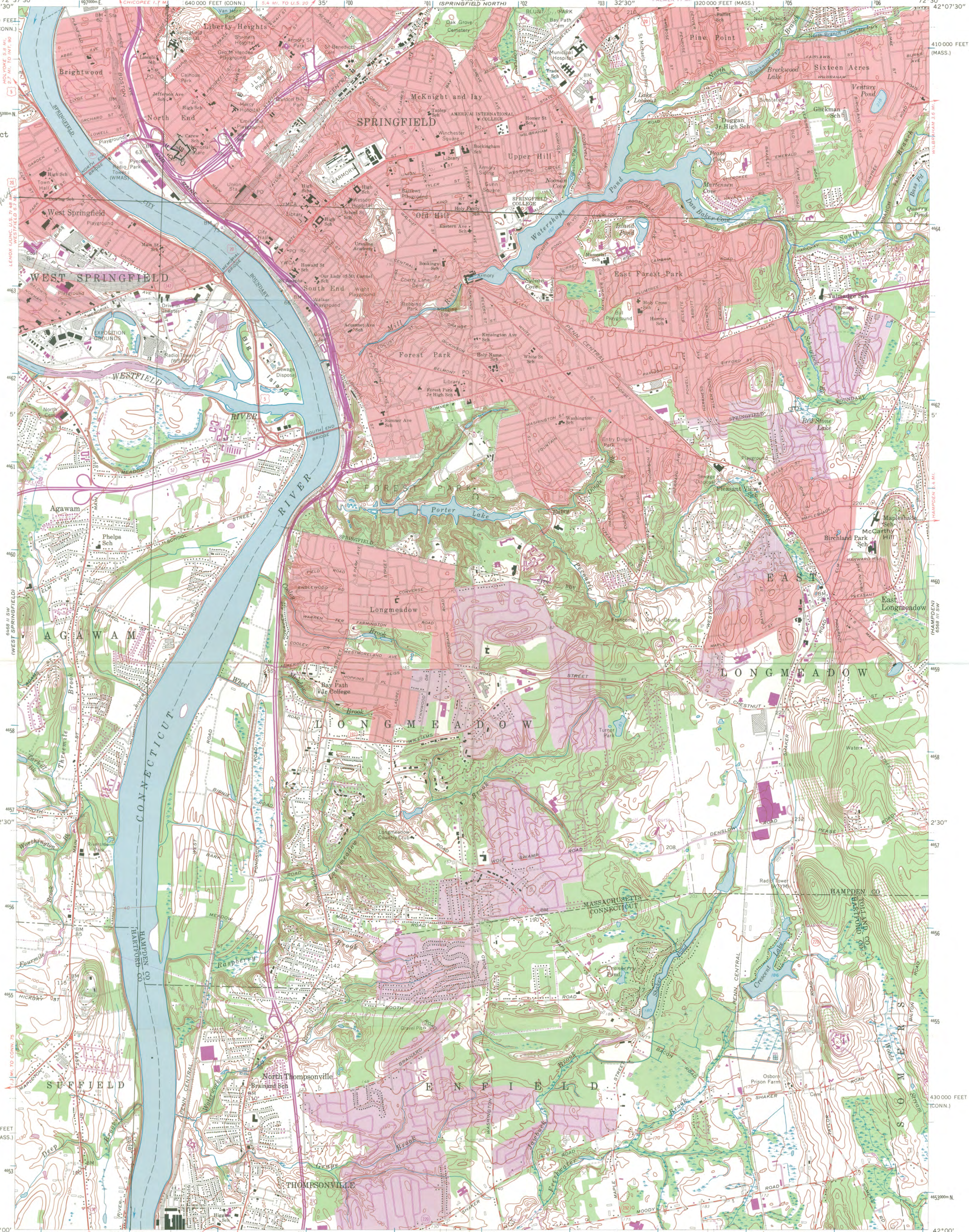
Hampden
County





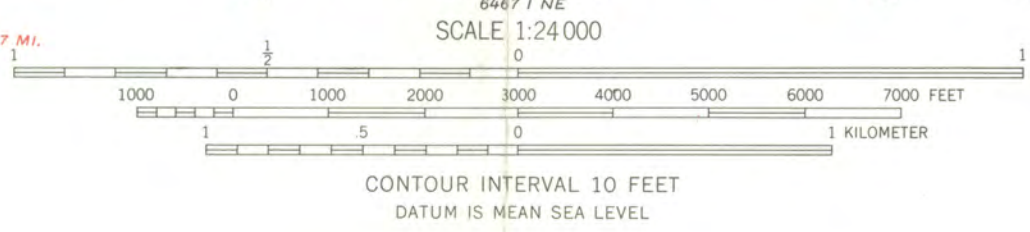
AUG 29 1977

Memorial Square District
Springfield, Mass.
UTM Coordinates:
A 18/698 180/4664 710
B 18/698 300/4664 600
C 18/698 200/4664 480
D 18/698 120/4664 520
E 18/698 180/4664 580
F 18/698 080/4664 600



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
Polyconic projection. 1927 North American datum
10,000-foot grids based on Massachusetts coordinate system,
mainland zone, and Connecticut coordinate system
1000-meter Universal Transverse Mercator grid 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



AUG 29 1977



SPRINGFIELD REDEVELOPMENT AUTHORITY

73 STATE STREET, SPRINGFIELD, MASSACHUSETTS 01101 • TEL. 739-6921

Memorial Square

ALLAN R. ANDREWS
DEVELOPMENT ADMINISTRATOR
WILLIAM F. HOWARD, JR.
GENERAL COUNSEL

AUTHORITY MEMBERS

PAUL G. CARON
CHAIRMAN

RAYMOND L. BURATI
VICE-CHAIRMAN
STATE MEMBER

ELSIE B. HALPERIN
TREASURER

PHILIP E. COLLINS
ASSISTANT TREASURER

LEO J. GORMAN

April 7, 1978

Springfield Historical Commission
City Hall
36 Court Street
Springfield, MA 01103

Dear Commissioners:

As a major owner of land at Winchester Square in Springfield, the Springfield Redevelopment Authority is greatly concerned about the blighting influence caused by the condition of the old Indian Motorcycle Building.

Our experience in marketing land for redevelopment tells us that the correction of environmental deficiencies and removal of blighting influences are important to the success of any redevelopment effort. We own about 105,000 sq.ft. of land on Wilbraham Road, directly across the street from the Indian Motorcycle Building. Permitted uses of the land include housing, commercial or light industrial facilities. We also own about 127,000 sq.ft. of land on the north side of State Street, directly on Winchester Square, across the street from the Indian Motorcycle Building. Commercial uses would be permitted on this site.

We are sure you are well aware that the demise of Winchester Square as a major commercial center has been of great concern to public officials, private organizations, and neighborhood businessmen and residents. In fact, for several years a number of public-sponsored programs, including the Model Cities Program and the urban renewal land assembly activities carried out by the SRA, were designed to provide a starting point for the revitalization of the Winchester Square commercial center. The SRA's activities involved the removal of the Buckingham Junior High School Building which was vacant and had become a blighting influence on the area, and will involve the removal of the so called Mudd block on the Square, which likewise had become a blighting influence as result of its physical condition and tenants. Together, these activities have required an investment to date of about \$1 million in public funds.

Springfield Historical Commission

April 7, 1978

The SRA is eager to protect this major public investment and have it begin to return dividends to the City as soon as possible in the form of new development, jobs, real estate tax revenue and services to the people of Springfield, particularly those residing and doing business in the Winchester Square area. Our judgment is that plans for the badly needed redevelopment of Winchester Square are being hindered by the continued existence of the Indian Motorcycle Building. We are aware of a number of potential developers who have examined, without success, the feasibility of rehabilitating the building and returning it to productive use. There seems to be little hope that restoration of the building will ever be economically feasible. And, while we sympathize with those persons who want to preserve the historic and architectural character of the building, we feel that the economical realities of life demand that the building be demolished as soon as possible.

Therefore, recognizing that officially designating the building as an historic structure would tend to stand in the way of its speedy removal, the SRA objects strongly to the proposal that the building be placed on the National Register of Historical Places. This objection was formally recorded by a vote of the SRA Governing Board taken at a regular meeting held on March 23, 1978.

Very truly yours,

SPRINGFIELD REDEVELOPMENT AUTHORITY

Paul G. Caron

PAUL G. CARON
Chairman

cc: Massachusetts Historical Commission
Nat'l Register of Historic Places ✓

ARA/bw

THE NATIONAL REGISTER OF HISTORIC PLACES	
DATE REC'D	APR 11 1978
INDIVIDUAL RESPONSE (ATTACHED)	
LETTER TO THE NATIONAL SENT	
TELEPHONE CALL (ATTACHED)	
DATE ACTION TAKEN	
INITIALS	

April 7, 1978

Springfield Historical Commission

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Very truly yours,

SPRINGFIELD REDEVELOPMENT AUTHORITY


PAUL G. CARON
Chairman

cc: Massachusetts Historical Commission
✓ Nat'l Register of Historic Places

ARA/pw

THE NATIONAL REGISTER OF HISTORIC PLACES	
DATE REC'D	APR 11 1978
INDIVIDUAL RESPONSE (ATTACHED)	
INFORMATIVE MATERIAL SENT	
TELEPHONE CALL (ATTACHED)	
DATE ACTION TAKEN	
INITIALS	



The Commonwealth of Massachusetts

Office of the Secretary

Massachusetts Historical Commission

*Secretary of the
Commonwealth*

*294 Washington Street Boston, Massachusetts 02108
(617) 727-8470*

May 31, 1977



Mr. Charles Herrington, Chief
Registration Branch
National Register of Historic Places
Office of Archeology and Historic Preservation
National Park Service
Washington, D.C. 20240

Dear Charles:

Enclosed please find nomination forms for the following properties:

1. Springfield: Memorial Square District
2. Brookline: Pill Hill Historic District

These properties have all been voted and reviewed by the State Review Board and signed by the State Historic Preservation Officer, Elizabeth Reed Amadon.

Sincerely yours,

Patricia L. Weslowski
Survey Director
Massachusetts Historical Commission

encs.
PLW/ed

*Memorial Sq Dist
Springfield Co. Mass*

August 5, 1977

Dr. William J. Murtagh,
Keeper of the National Register
National Park Service
Department of the Interior
Washington, D.C., 20240

REGISTERED MAIL
RETURN RECEIPT REQUESTED

Re: H34-880

Dear Dr. Murtagh:

I am the owner of the building known as and located at 2257 Main Street in Springfield, Massachusetts. This letter is being sent in response to your form letter dated July 11, 1977 in which you informed me that my property is included in a district which has been nominated by the Commonwealth of Massachusetts for listing in the National Register, and that the nomination is currently pending in your office. This letter is being sent in response to your invitation to comment upon the proposal to include the district in which my property is located in the National Register.

My comments are as follows. First, in regard to the building itself, which occupies virtually all of the land owned by me, I am presently of the opinion that the building does not have any distinguishing architectural characteristics which would warrant its inclusion in the National Register of Historic Places. The building is located at the corner of an intersection in a neighborhood in the older part of the city. The general neighborhood is generally run down and is desperately in need of redevelopment and revitalization. The building originally served as the principal business office and garage service and storage facility for the local transit company. This company, Springfield Street Railway Company, ceased operating out of this building in 1957 or 1958 for the reasons that the inner portions of the building had substantially deteriorated and the building was no longer sufficient in size to accomodate the company's needs for office, garage and storage space. In 1958 the building was acquired by Peter Pan Bus Lines, Inc. That company is a common carrier of passengers by motorbus for hire. It conducted all of its business and garaging operations out of this building from 1958 until 1969. In 1969 a new bus terminal was completed in Springfield and the company moved its business offices to the new terminal building. In 1971 a new garage building was completed behind the new bus terminal and the company then leased this new garage facility and discontinued all of its operations at the older building.

Since 1971 the building has been vacant and unoccupied for most of the time. During this interval, even when the building has been occupied by a tenant, I have not been able to charge even a marginal rent. The reason for this is that the few tenants I have been able to find have only needed to use part of the entire space, and in some cases the building was used for warehousing. Therefore, I have never been able to charge and receive a rent based upon

going commercial rates for a building of this size.

My building is located at the corner of the busiest intersection in this old section of the city. As indicated, both the immediate, and the general neighborhood are critically in need of redevelopment and revitalization. There is no present, or future, likelihood that the building will ever again be used for the purposes for which it was designed because all of the local motorbus companies now have newer and more modern facilities. From time to time in the past certain persons who have been interested in the building's size and location have approached me and indicated an interest in acquiring and renovating the building for other uses. However, because a vast portion of the interior of the building was originally designed for the service and storage of large motorbusses, the cost of necessary renovations has always been so enormous as to discourage all of the prospective redevelopers. This is extremely unfortunate in that there is a general consensus among all knowledgeable and interested persons that the rehabilitation of either, or both, my land and building, might well serve as a catalyst for the future redevelopment and revitalization of the general neighborhood. While I concede that one cannot state with absolute certainty that my building cannot be economically rehabilitated for some other different use, its particular characteristics and past experience strongly support the conclusion that the building will someday have to be demolished and the land redeveloped for some other use which will better serve the needs of the neighborhood.

The only present tenant of the building is using only a small portion of the space for the conduct of its business. The tenant operates a business which affords the owners only a modest living. Therefore, the tenant can only afford to pay a rent which is slightly less than marginal which means that it is presently costing me more to pay the expenses attributable to the ownership and operation of the building than I am receiving in rental income. The current tenant's lease is due to expire near the end of this year, and the tenant has already indicated that it does not intend to renew its lease because it has found other space more suitable to its needs and capacities. If I am unable to find a new tenant within a reasonable period of time, I shall want to give serious consideration to having the building demolished. I previously stated that during the six or seven years that I have owned the building, it has been totally unoccupied more than half of the time. Thus, if I cannot find a new tenant who will be willing and able to pay me a rent which will enable me to either break even, or make a modest profit, then reason would seem to dictate the conclusion that the building cannot be profitably rented in its present condition. Then the only value would be that of the land itself. This means that if the building were permitted to remain on the land, any prospective purchaser, interested in the land only, would necessarily want to deduct from the fair market value of the land, the cost of demolishing the building. Therefore, by demolishing the building I would necessarily increase the price which I could obtain for the land, and more importantly, the sooner the building were razed, the sooner I would mitigate the losses I have been sustaining on account of the building.

It is my understanding of the applicable law that if my building were included in any newly designated historic district, that if I thereafter either wanted to substantially alter, or demolish the building, that I would have to obtain the prior approval of the historic commission. If the commission decided not to approve of my decision, then I would be faced with the dilemma of either permitting the building to remain standing, and continuing to sustain economic loss, or go ahead with my plans and suffer other economic hardship by virtue of the adverse impact of the applicable income tax statutes. There is a general consensus among all knowledgeable and interested persons that the rehabilitation of either, or both, my land and building might well serve as a catalyst for the future redevelopment and revitalization of the Memorial Square neighborhood. It would be particularly galling, and quite unjust, if in order to both mitigate my losses, and provide a real and substantial opportunity for the betterment of the neighborhood, I were compelled to suffer the adverse consequences which would necessarily follow if any intended reuse of my property did not receive the approval of the historic commission.

Based upon my own personal knowledge, and what I have heard and read about the activities and interests of those interested in creating a historic district in the Memorial Square area, I am reasonably certain that the structure which there is the most interest in preserving is the Greek Orthodox Church which is located at the northerly end of the intersection. That structure is several hundred feet from my building. Both in terms of its unique architecture, and the fact that it is positioned at the end of a finger of land situated between two streets forming part of the Memorial Square intersection, the building is in all significant respects separate and apart from all other structures located in that general area. I further understand that there is some lesser interest in preserving a now abandoned building, located on the westerly side of this intersection, which building was formerly a branch of the Springfield public library system. That building is also located several hundred feet from my building. It is architecturally distinct from both the Greek church building and my building. Because I do not know whether all of the persons who may be involved in the final determination will have before them a map or plan of the general area, I believe it is very important that it be understood that the Memorial Square area is much larger than a normal intersection. Because each of the buildings is situated on a different parcel of land, and because each is architecturally distinctive from the others, I do not believe that the preservation of my building is essential to the aesthetic enjoyment of the architectural beauty of either, or both, the Greek church and the library building. Other relevant considerations which are more applicable to my building than any of the other buildings in the Memorial Square area which may be thought to be of potential historic significance, are that my building is located on the southwesterly corner of a large rectangular city block. Except for the other buildings which also front on Main Street, none of which in my judgement are distinctive in any regard, all of the other structures on the entire block have been demolished. All of this cleared land is presently owned by the Springfield Redevelopment Authority. The authority's masterplan for the overall rehabilitation of the neighborhood calls for the

-4-

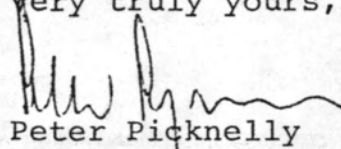
development of multi-family dwelling units on all of the land owned by it on this block. A concrete proposal for the development of a project of this nature is presently being considered by the authority. An antiquated rectory building which fronts on Main Street and is owned by the Greek church is located on the northwesterly corner of this block. It is my understanding that the church officials are presently negotiating to acquire other land on the westerly side of the Memorial Square intersection, and that new buildings will be erected thereon to replace the present buildings located on my block. The only building of consequence located between the church buildings and my building is an old and badly deteriorated apartment building. Based upon the foregoing, it can be seen that the character of virtually the entire block will be substantially changed within the next few years. Finally, I would like to add that other parcels of land in the immediate vicinity of the Memorial Square intersection either have been, or are slated for acquisition, clearing and rehabilitation by the Springfield Redevelopment Authority.

Taking all of these factors into consideration, it can be seen that no one can predict with any reasonable degree of certainty the future long term use to which my land and/or, building will be devoted. It is my position that a fair and reasonable resolution of the pending proposal would be to treat each of the buildings deemed worthy of preservation in the proposed district on their own, individual merits. Then, after the redevelopment and the revitalization of the Memorial Square area has been accomplished, the question of creating a historic district can be reexamined. Certainly, if at some future time, I were to receive a bona fide and concrete proposal for the reuse of my building which entailed either no, or at least only minimal, alteration of the exterior, then it is extremely likely that on my own initiative I would request that my building be listed in the National Register, and included in the area's historic district if any.

In conclusion then, it is respectfully submitted that because of the great changes which will be taking place in the immediate area in the next few years, that this is not the proper time to make a determination as to what structures in the area should be made part of any historic district. This does not mean that the postponement of the making of this decision will jeopardize the preservation of the structures in the area which probably should be preserved. For the reasons set forth herein in detail, it is my opinion that it is neither essential or necessary to the preservation of the church and library buildings that they be included as part of any historic district including my building. Rather, the matter of the preservation of any building located in the Memorial Square area should be based solely upon the individual architectural and aesthetic values of each individual building. Because the area in general is in a state of flux, and more particularly because my building is an economic liability to me, it would be neither practical, nor equitable to create a Memorial Square historic district at this time, which would include my building. I believe that the matter of creating a historic district should be postponed until such time as the area has been substantially rehabilitated during the next three to five years. I shall appreciate receiving notice of the decision reached on the subject proposal

which your agency presently has under consideration.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'Peter Picknelly', written over the typed name.

Peter Picknelly

1776 Main Street
Springfield, Massachusetts 01103

ENTRIES IN THE NATIONAL REGISTER

STATE **MASSACHUSETTS**

Date Entered **AUG 29 1977**

Name

Location

Memorial Square District

**Springfield
Hampden County**

Also Notified

**Hon. Edward M. Kennedy
Hon. Edward W. Brooke
Hon. Edward P. Boland**

**Regional Director, North Atlantic
Region**

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

Hampden Co.

SEP 30 1977

Mass.

J. Kulczycki
9-21-77
Col
9-21-77

H34-880

Mr. Peter Picknelly
1776 Main Street
Springfield, Massachusetts 01103

Dear Mr. Picknelly:

Thank you for your letter concerning the Memorial Square District in Springfield, Massachusetts, which was entered in the National Register on August 29, 1977. Your comments concerning the significance of the Springfield Street Railway Building were carefully considered during the nomination's professional review.

As the owner of one of the pivotal buildings in the district, we would like to provide you with the following information on the tax incentives offered in section 2124 of the Tax Reform Act of 1976. The Internal Revenue Code, amended by section 2124 of the Tax Reform Act of 1976, allows an owner of a "certified historic structure" to claim an accelerated depreciation deduction for the capital expenses incurred in rehabilitating his property, provided the rehabilitation work meets certain standards developed by the Secretary of the Interior. Such a deduction, enabling the depreciation to be amortized over a 60-month period rather than normal "straight-line" depreciation, provides an important incentive for rehabilitating existing building stock.

The Tax Reform Act also disallows any tax deduction for the costs of demolition of any "certified historic structure," either listed individually or as part of a district (unless the structure is certified, prior to demolition, as not contributing to the significance of the district). In addition, new construction on a site of demolished "certified historic structure" cannot take advantage of accelerated depreciation. While these tax disincentives may discourage demolition, they in no way prohibit an owner from doing what he pleases with his property. The enclosed materials further describe the historic preservation provisions of the Tax Reform Act.

Please let us know if we can be of additional assistance.

Sincerely yours,

Robert B. Rettig (Sgd.)

for

William J. Murtagh
Keeper of the National Register

cc: Mrs. Elizabeth R. Anaden
Executive Director, Massachusetts
Historical Commission
294 Washington, Street
Boston, Massachusetts 02108-w/cy inc

bcc: Regional Director-North Atlantic Region-w/cy inc

001 Reading File

✓ 880-w/cy inc

FNP: JKulczycki:md

523-5483

9-19-77

BASIC FILE RETAINED IN 880

August 5, 1977

Dr. William J. Murtagh,
Keeper of the National Register
National Park Service
Department of the Interior
Washington, D.C., 20240

REGISTERED MAIL
RETURN RECEIPT REQUESTED

Re: H34-880

Dear Dr. Murtagh:

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My comments are as follows. First, in regard to the building itself, which occupies virtually all of the land owned by me, I am presently of the opinion that the building does not have any distinguishing architectural characteristics which would warrant its inclusion in the National Register of Historic Places. The building is located at the corner of an intersection in a neighborhood in the older part of the city. The general neighborhood is generally run down and is desperately in need of redevelopment and revitalization. The building originally served as the principal business office and garage service and storage facility for the local transit company. This company, Springfield Street Railway Company, ceased operating out of this building in 1957 or 1958 for the reasons that the inner portions of the building had substantially deteriorated and the building was no longer sufficient in size to accommodate the company's needs for office, garage and storage space. In 1958 the building was acquired by Peter Pan Bus Lines, Inc. That company is a common carrier of passengers by motorbus for hire. It conducted all of its business and garaging operations out of this building from 1958 until 1969. In 1969 a new bus terminal was completed in Springfield and the company moved its business offices to the new terminal building. In 1971 a new garage building was completed behind the new bus terminal and the company then leased this new garage facility and discontinued all of its operations at the older building.

Since 1971 the building has been vacant and unoccupied for most of the time. During this interval, even when the building has been occupied by a tenant, I have not been able to charge even a marginal rent. The reason for this is that the few tenants I have been able to find have only needed to use part of the entire space, and in some cases the building was used for warehousing. Therefore, I have never been able to charge and receive a rent based upon

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My building is located at the corner of the busiest intersection in this old section of the city. As indicated, both the immediate, and the general neighborhood are critically in need of redevelopment and revitalization. There is no present, or future, likelihood that the building will ever again be used for the purposes for which it was designed because all of the local motorbus companies now have newer and more modern facilities. From time to time in the past certain persons who have been interested in the building's size and location have approached me and indicated an interest in acquiring and renovating the building for other uses. However, because a vast portion of the interior of the building was originally designed for the service and storage of large motorbusses, the cost of necessary renovations has always been so enormous as to discourage all of the prospective redevelopers. This is extremely unfortunate in that there is a general consensus among all knowledgeable and interested persons that the rehabilitation of either, or both, my land and building, might well serve as a catalyst for the future redevelopment and revitalization of the general neighborhood. While I concede that one cannot state with absolute certainty that my building cannot be economically rehabilitated for some other different use, its particular characteristics and past experience strongly support the conclusion that the building will someday have to be demolished and the land redeveloped for some other use which will better serve the needs of the neighborhood.

The only present tenant of the building is using only a small portion of the space for the conduct of its business. The tenant operates a business which affords the owners only a modest living. Therefore, the tenant can only afford to pay a rent which is slightly less than marginal which means that it is presently costing me more to pay the expenses attributable to the ownership and operation of the building than I am receiving in rental income. The current tenant's lease is due to expire near the end of this year, and the tenant has already indicated that it does not intend to renew its lease because it has found other space more suitable to its needs and capacities. If I am unable to find a new tenant within a reasonable period of time, I shall want to give serious consideration to having the building demolished. I previously stated that during the six or seven years that I have owned the building, it has been totally unoccupied more than half of the time. Thus, if I cannot find a new tenant who will be willing and able to pay me a rent which will enable me to either break even, or make a modest profit, then reason would seem to dictate the conclusion that the building cannot be profitably rented in its present condition. Then the only value would be that of the land itself. This means that if the building were permitted to remain on the land, any prospective purchaser, interested in the land only, would necessarily want to deduct from the fair market value of the land, the cost of demolishing the building. Therefore, by demolishing the building I would necessarily increase the price which I could obtain for the land, and more importantly, the sooner the building were razed, the sooner I would mitigate the losses I have been sustaining on account of the building.

It is my understanding of the applicable law that if my building were included in any newly designated historic district, that if I thereafter either wanted to substantially alter, or demolish the building, that I would have to obtain the prior approval of the historic commission. If the commission decided not to approve of my decision, then I would be faced with the dilemma of either permitting the building to remain standing, and continuing to sustain economic loss, or go ahead with my plans and suffer other economic hardship by virtue of the adverse impact of the applicable income tax statutes. There is a general consensus among all knowledgeable and interested persons that the rehabilitation of either, or both, my land and building might well serve as a catalyst for the future redevelopment and revitalization of the Memorial Square neighborhood. It would be particularly galling, and quite unjust, if in order to both mitigate my losses, and provide a real and substantial opportunity for the betterment of the neighborhood, I were compelled to suffer the adverse consequences which would necessarily follow if any intended reuse of my property did not receive the approval of the historic commission.

Based upon my own personal knowledge, and what I have heard and read about the activities and interests of those interested in creating a historic district in the Memorial Square area, I am reasonably certain that the structure which there is the most interest in preserving is the Greek Orthodox Church which is located at the northerly end of the intersection. That structure is several hundred feet from my building. Both in terms of its unique architecture, and the fact that it is positioned at the end of a finger of land situated between two streets forming part of the Memorial Square intersection, the building is in all significant respects separate and apart from all other structures located in that general area. I further understand that there is some lesser interest in preserving a now abandoned building, located on the westerly side of this intersection, which building was formerly a branch of the Springfield public library system. That building is also located several hundred feet from my building. It is architecturally distinct from both the Greek church building and my building. Because I do not know whether all of the persons who may be involved in the final determination will have before them a map or plan of the general area, I believe it is very important that it be understood that the Memorial Square area is much larger than a normal intersection. Because each of the buildings is situated on a different parcel of land, and because each is architecturally distinctive from the others, I do not believe that the preservation of my building is essential to the aesthetic enjoyment of the architectural beauty of either, or both, the Greek church and the library building. Other relevant considerations which are more applicable to my building than any of the other buildings in the Memorial Square area which may be thought to be of potential historic significance, are that my building is located on the southwesterly corner of a large rectangular city block. Except for the other buildings which also front on Main Street, none of which in my judgement are distinctive in any regard, all of the other structures on the entire block have been demolished. All of this cleared land is presently owned by the Springfield Redevelopment Authority. The authority's masterplan for the overall rehabilitation of the neighborhood calls for the

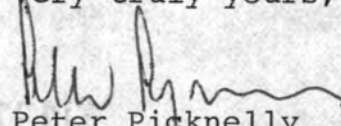
development of multi-family dwelling units on all of the land owned by it on this block. A concrete proposal for the development of a project of this nature is presently being considered by the authority. An antiquated rectory building which fronts on Main Street and is owned by the Greek church is located on the northwesterly corner of this block. It is my understanding that the church officials are presently negotiating to acquire other land on the westerly side of the Memorial Square intersection, and that new buildings will be erected thereon to replace the present buildings located on my block. The only building of consequence located between the church buildings and my building is an old and badly deteriorated apartment building. Based upon the foregoing, it can be seen that the character of virtually the entire block will be substantially changed within the next few years. Finally, I would like to add that other parcels of land in the immediate vicinity of the Memorial Square intersection either have been, or are slated for acquisition, clearing and rehabilitation by the Springfield Redevelopment Authority.

Taking all of these factors into consideration, it can be seen that no one can predict with any reasonable degree of certainty the future long term use to which my land and/or, building will be devoted. It is my position that a fair and reasonable resolution of the pending proposal would be to treat each of the buildings deemed worthy of preservation in the proposed district on their own, individual merits. Then, after the redevelopment and the revitalization of the Memorial Square area has been accomplished, the question of creating a historic district can be reexamined. Certainly, if at some future time, I were to receive a bona fide and concrete proposal for the reuse of my building which entailed either no, or at least only minimal, alteration of the exterior, then it is extremely likely that on my own initiative I would request that my building be listed in the National Register, and included in the area's historic district if any.

In conclusion then, it is respectfully submitted that because of the great changes which will be taking place in the immediate area in the next few years, that this is not the proper time to make a determination as to what structures in the area should be made part of any historic district. This does not mean that the postponement of the making of this decision will jeopardize the preservation of the structures in the area which probably should be preserved. For the reasons set forth herein in detail, it is my opinion that it is neither essential or necessary to the preservation of the church and library buildings that they be included as part of any historic district including my building. Rather, the matter of the preservation of any building located in the Memorial Square area should be based solely upon the individual architectural and aesthetic values of each individual building. Because the area in general is in a state of flux, and more particularly because my building is an economic liability to me, it would be neither practical, nor equitable to create a Memorial Square historic district at this time, which would include my building. I believe that the matter of creating a historic district should be postponed until such time as the area has been substantially rehabilitated during the next three to five years. I shall appreciate receiving notice of the decision reached on the subject proposal

which your agency presently has under consideration.

Very truly yours,



Peter Picknelly

1776 Main Street
Springfield, Massachusetts 01103

THE NATIONAL REGISTER OF HISTORIC PLACES

DATE REC'D AUG 15 1977

INDIVIDUAL RECORD (ATTACHED)

PROPERTY RECORD (ATTACHED)

LAND RECORD (ATTACHED)

DATE ACTION TAKEN _____

INITIALS _____

COPIED FROM ORIGINAL

RECEIVED

BOMB

CONVEYANCE

NATIONAL REGISTER DATA SHEET

① NAME as it appears on federal register: Memorial Square District
 ② OTHER NAMES:
 ③ date of entry: AUG 29 1977
 ④ county code: 13

⑤ LOCATION street & number: Main and Plainfield Sts
 city / town: Springfield
 vicinity of:
 state: MA
 county: Hampden
 ⑥ NPS REGION: NA

⑦ OWNER ☐ PRIVATE ☐ STATE ☐ MUNICIPAL ☐ COUNTY ☒ MULTIPLE ☐ FEDERAL (agency name):
 ⑧ ADMINISTRATOR:

⑨ EXISTING SURVEYS ☐ HABS ☐ HAER ☐ NHL
 ⑩ FUNDED? ☐ YES ☐ NO
 ⑪ CONGRESS DISTRICT: 2nd
 ⑫ SOURCE of NOMINATION: ☒ STATE ☐ FEDERAL
 if state who prepared form?

⑬ WITHIN NATIONAL REGISTER HISTORIC DISTRICT? ☐ YES, NAME: ☐ NO
 ⑭ WITHIN NATIONAL HISTORIC LANDMARK? ☐ YES, NAME: ☐ NO
 ⑮ ACRES: ☐ LOCAL ☐ PRIVATE ORGANIZATION

⑯ CONDITION
☐ excellent
☐ good
☐ fair
☐ deteriorated
☐ ruins
☐ unexposed
☐ unexcavated
☐ altered
☐ unaltered
☐ reconstructed
☐ excavated
☐ original site
☐ moved
☐ unknown
 ⑰ features:
 INTERIOR ☐ SUBSTANTIALLY INTACT-1
☐ NOT INTACT-2
☐ UNKNOWN-3
☐ NOT APPLICABLE-7
 EXTERIOR ☐ SUBSTANTIALLY INTACT-8
☐ NOT INTACT-9
☐ UNKNOWN-5
☐ NOT APPLICABLE-6
 ENVIRONS ☐ SUBSTANTIALLY INTACT-12
☐ NOT INTACT-13
☐ UNKNOWN-14
☐ NOT APPLICABLE-15

⑱ ACCESS ☐ YES-Restricted ☐ YES-Unrestricted ☐ No Access ☐ Unknown
 ⑲ ADAPTIVE USE ☐ YES ☐ NO
 ⑳ SAVED? ☐ YES
 IS PROPERTY A HISTORIC DISTRICT? ☐ yes ☐ no

㉑ AREAS OF SIGNIFICANCE:
☐ ARCHEOLOGY-historic-2
☐ ARCHEOLOGY-material-1
☐ AGRICULTURE-3
☐ ARCHITECTURE-4
☐ ART-5
☐ ENGINEERING-11
☐ ENTERTAINMENT-25
☐ EXPLORATION-17
☐ HEALTH-27
☐ INDUSTRY-13
☐ INVENTION-14
☐ LANDSCAPE ARCH-15
☐ LAW-16
☐ LITERATURE-17
☐ MILITARY-18
☐ MUSIC-19
☐ PHILOSOPHY-20
☐ POLITICS/GOVT.-21
☐ RELIGION-22
☐ SCIENCE-23
☐ SOCIAL/HUMANITARIAN-24
☐ SOCIAL/CULTURAL-30
☐ TRANSPORTATION-25
☐ RECREATION-24
☐ SETTLEMENT-25
☐ URBAN PLANNING-31
☐ OTHER (SPECIFY):
 ㉒ CLAIMS: explain
 'first' ☐
 'oldest' ☐
 'only' ☐

㉓ functions
 WHEN HISTORICALLY SIGNIFICANT:
 CURRENTLY:
 ㉔ dates of initial construction:
 major alterations:
 historic events:
 ㉕ ETHNIC GROUP ASSOCIATION

㉖ architectural style(s):
 ㉗ architect:
 ㉘ master builder:
 ㉙ engineer:

㉚ landscape architect / garden designer:
 ㉛ interior decorator:
 ㉜ artist:
 ㉝ artisan:
 ㉞ builder/contractor:

㉟ NAMES give role & date
 PERSONAL:
 EVENTS:
 INSTITUTIONAL:

㊱ NATIONAL REGISTER WRITE-UP