

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

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

For HCRS use only

received MAR 5 1982
date entered

1. Name

historic Forest Park Heights Historic District

and/or common same

2. Location

OFF MA 21

street & number Multiple

N/A not for publication

city, town Springfield

N/A vicinity of

congressional district Second

state Massachusetts

code 025

county Hampden

code 013

3. Classification

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

4. Owner of Property

name Multiple - list on file at SHPO office (current as of 1/82)

street & number

city, town Springfield

N/A vicinity of

state Massachusetts

5. Location of Legal Description

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

street & number 55 Elm Street

city, town Springfield

state Massachusetts

6. Representation in Existing Surveys

Inventory of the Historic Assets
title of the Commonwealth

has this property been determined eligible? ☐ yes ☒ no

date September, 1977

☐ federal ☒ state ☐ county ☐ local

depository for survey records Massachusetts Historical Commission

city, town Boston

state Massachusetts 02108

7. Description

Forest Park Heights Historic District

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 Forest Park Heights District is a turn-of-the-century planned residential development in the southwestern section of Springfield. Comprised of some 700 structures, the area totals 172 acres, located on a plateau overlooking the valley formed by the confluence of the Westfield and Connecticut rivers. Forest Park, a 735 acre public park, lies to the south.

Historically, Forest Park Heights developed in three distinct sections which are unified by their proximity in date and their residential character, as well as scale, materials, and siting. The first section, a 75 acre tract of land bordered by Ft. Pleasant, Belmont, and Sumner Avenues, was acquired around 1890 by the Mutual Investment Company. During the years 1893-99, there was a minimal amount of construction along Churchill, Greenleaf, Fairfield, and Garfield Streets, and portions of Sumner and Forest Park Avenues. Major development occurred in this section from the early 1900's through 1916 along Maplewood Terrace, and Randolph, Oxford, Riverview, and Mountainview Streets. A second development group, the Forest Park Heights Company, was formed in 1893, and acquired 51 acres of unimproved land from the Mutual Investment Company, which lay south of Sumner Avenue and west of the park. During the first 13 months, six streets were opened and graded, with Magnolia Terrace, a boulevard with central mall, acting as the main thoroughfare. A third section, lying north of the Mutual Investment Company development along Bellevue Avenue and Marengo Park, was developed by local lumber dealer D.L. Swan, who purchased the area in 1894. Building occurred along Marengo Park between 1891-1907. Bellevue Avenue was developed a little later, c. 1907-1927.

Much of the district's present character results from the developers conscious attempt to provide diversity within a structured framework. This original intent remains clear in its architectural setting and landscape design. A diversity of architectural styles characterize the district, with representative examples of Queen Anne, Shingle, Stick and Arts and Crafts designs, in addition to Georgian, Tudor and Mission Revivals. Since it was the intention of the Forest Park Heights developers that no two dwellings be exactly alike, there is much variation of door, window, and gable ornament; a picturesque effect is created in many houses by the use of projecting bays and attached towers. Homes north and east of Sumner Avenue, the first section of development in Forest Park Heights, display the decorative shingles, towers, and elaborate chimney brick-work characteristic of the Queen Anne period. Subsequent building along Sumner Avenue reflects the symmetrical plan, restrained classical detail of the Georgian Revival style, while still later development south of Sumner Street, and north along Marengo Park continues features of the Georgian Revival style, as well as the banded casements, small-paned windows, and stucco walls of the Tudor style.

In addition to its architectural integrity, the Forest Park Heights District retains its original uniformity of scale, setback, and overall density. The majority of early houses are single family dwellings, 2 to 2½ stories in height; the trend toward two and three-family dwellings did not become popular until after 1909, and was concentrated on the peripheries of the district. There are also a number of multiple-family residences, including several brick apartment buildings constructed between 1914 and 1918 on Sumner Avenue. A uniform setback was adhered to in housing construction; this setback was enforced in later building activity through covenants placed on the scale of unimproved lots when controlling setback, as well as scale and architectural quality.

Development of Forest Park Heights included an elaborate landscaping plan which involved clearing of land, grading streets, laying sidewalks, planting trees, and creating small public parks. Streets were laid out to follow the contour of the land. In the section developed south of Sumner Avenue, street names follow a forest theme. The focal point of this area is Magnolia Terrace, a wide, 1500 foot long landscaped street with a center terrace 25 feet in width.

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At the entrance facing Summer Avenue stood two life-sized bronze lions on brownstone bases, modeled after lions in the Tuileries Gardens of Paris. These were designed by J.L. Mott Iron Works of New York, as was the bronze bird fountain which also stood on the terrace. Bronze urns with flowering plants were placed at street intersections. The Forest Park Heights Company planted 100 magnolia trees on the terrace, and lined other streets with a variety of trees including domestic oak and birch, as well as imported tulip trees and European lindens. Trisected, terraced areas also appear in the center of Maplewood Terrace, Riverview Terrace, and Washington Boulevard. Several smaller landscaped parks are located in areas both to the north and south of Summer Avenue. These include a triangular parcel near Fairfield Street, and the circular plot of Florentine Gardens. This circular parcel of land -- located at the intersection of Florentine Gardens, Cherryvale and Spruceland Avenues -- was the site of "Floral Park." Floral Park was developed into three tiers, with a variety of flowering shrubs on each tier. A shallow circular pool with fountain was placed on the uppermost tier. The entire structure was approximately 25 feet high; deteriorated through neglect, it was removed during the 1940's.

Representative Buildings within the district are described below:

#188 Summer Avenue (Photo #15): This 2½ story Classical Revival house follows a symmetrical plan with clapboard sheathing and hip roofs. Interesting features which distinguish the structure include: a two story monumental central portico supported by Ionic columns, and lancet tracery on the upper window sashes. A centrally placed hip-roofed dormer adopts an unusual Palladian form, with clapboarding in place of side windows.

#41 Fairfield Street (Photo #13): This 2½ story shingled home, with its irregular roofline, asymmetrical plan, and imaginative decoration is a good example of the Queen Anne style. Inventive multi-paned windows appear in a variety of square, rectangular, round, and Palladian shapes; unusual broken-scroll gables with Palladian windows highlight the front and north facades. Among other distinguishing features are the round corner tower and shingled porch columns supporting a first floor porch (with open upper deck).

#79 Riverview Terrace (Map #283): The Charles McKnight House is a fine local example of the Arts and Crafts style, with its stuccoed walls, tall end chimney, overhanging eaves and horizontal bands of three or four small-paned windows. An unusual roof design, using a downward curving rounded roof edge, imitates the thatched roofs of early English cottages.

#62 Firglad Avenue (Map #163): Built in 1914 as a two family home, this 2½ story structure remains intact, and displays many features of the Tudor Revival style, its stuccoed walls and stained trim resembling the exposed timber framing of English medieval architecture. The facade is dominated by a large two story porch with stuccoed piers. Centrally placed on the slate roof is a double dormer with pediment, Doric pilaster strips and timber frame trim.

(145-151 (145, 147, 149, 151) (Maps #228, 229, 230) Summer Avenue: The 40 Ten Block consists of two 4 story brick apartment buildings with bracketed decks on each level, centered on the 3 bay Summer Avenue facade. A string course runs the length and width of the buildings at roof level, surmounted by a crenelated parapet. The narrow single and triple windows are simply trimmed with masonry lintels and sills.

There are few intrusions of newer buildings or non-residential uses in the district. The majority of later multi-family structures were built before 1930. Non-residential structures include 4 minor commercial buildings (Map/Inventory # 36, 42, 44, 45), a school building (#43)

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and several structures devoted to religious purposes (Map #36, 272). The most important of these is the Faith Congregational Church, completed in 1912 and designed in the late Gothic Revival style by local architects E.C. and G.C. Gardner.

Forest Park Heights is a unique, remarkably cohesive district. Nearly sixty years have elapsed since the Forest Park Heights development was essentially completed, yet it remains virtually intact with its late 19th century uniform setbacks, constant building scale, consistency of street plantings, and overall uniform density.

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/
☐ 1700-1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☒ 1800-1899	☐ commerce	☐ exploration/settlement	☐ philosophy	☐ theater
☒ 1900-	☐ communications	☐ industry	☐ politics/government	☐ transportation
		☐ invention		☐ other (specify)

Specific dates 1893-1915 Builder/Architect Mutual Investment Company
Forest Park Heights Company

Statement of Significance (in one paragraph)

The Forest Park Heights District possesses integrity of location, design, materials, and setting and is significant as a large well-preserved residential development which clearly reflects the middle class life-style of Springfield's golden age. This period, spanning the later 19th and early 20th centuries, was one of tremendous growth and prosperity for the city and resulted from the industrial expansion initiated during the Civil War. Today, this turn-of-the-century suburb continues to reflect the conscious intent of its developers to provide a variety of designs and residential building types while maintaining uniformity in scale and density, so that large numbers of Springfield's population might be housed in a stylish but affordable fashion. The district thus meets criterion C of the National Register of Historic Places.

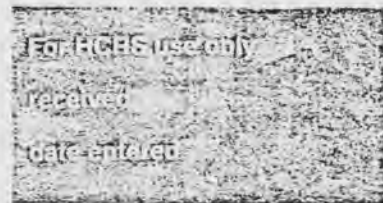
Initial plans for Forest Park Heights were fostered in the early 1870's when a group of Springfield's influential citizens purchased a large wooded tract of land in the city's southwest corner. This group included Samuel Bowles, publisher of the Springfield Daily Republican as well as Orrin Greenleaf, one of the city's first park commissioners whose gift of 64 acres in 1883 had established Forest Park itself. Development of the area began during the 1880's-90's, and with the advent of the electric trolley in 1890, Forest Park Heights became the focal point of many realtors' community planning ventures.

The first major investment in the area occurred in 1889 when the Mutual Investment Company was formed by John and William McKnight, the realtors who had been responsible for developing Springfield's first suburb in the northeast section of the city (McKnight Historic District, NR 4/26/76). They acquired a seventy-five acre tract bordered by Fort Pleasant, Belmont, and Sumner Avenues and during the years 1893-1899 a minimal amount of construction occurred along Churchill, Greenleaf, Fairfield, and Garfield Streets, as well as portions of Sumner and Forest Park Avenues. This initial activity was temporarily curtailed by financial problems in the McKnight District but more extensive development occurred between 1900 and 1916 along Randolph, Oxford, Riverview, and Mountainview Streets as well as Maplewood Terrace. During both periods, the Mutual Investment Company adhered to a policy of selling either company constructed houses or unimproved lots with a legal restriction that no house costing less than a specified amount be erected. As a result, only houses of excellent quality formed the neighborhood.

The Forest Park Heights Company, organized by Louis F. Newman in 1893, developed a second section of Forest Park Heights -- a 51 acre tract south of Sumner Avenue - implementing a comprehensive plan for community development which encompassed residential construction as well as extensive streetscaping. Newman, a native of Alabama, was educated in Germany and spent several years abroad, which later influenced the landscaping features he effected in Forest Park Heights. The company's expenditures for street construction during the first year of development amounted to \$10,000. Street names were selected in accordance with a forest theme, such as "Firglade Avenue," "Spruceland Avenue," and "Pinewood Avenue," and were modernized by the use of gas, water, and sewer mains. Thirteen houses ranging from \$4200 to \$12,000 in price were erected for a total cost of \$65,000. All houses with one exception were built from plans furnished by the Forest Park Heights Company and often designed by Newman himself.

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Like the McKnights, Newman also sold unimproved lots to prospective builders with restrictions on cost, limiting cost to not less than \$5000 on Magnolia Terrace, and less than \$3500 on other streets. Additional restrictions stated that dwellings be for private use and maintain uniform setback from the sidewalk.

This same consideration was given to siting and architectural quality in the third and last section developed in Forest Park Heights by lumber dealer D.L. Swan. This area, along Marengo Park and Bellevue Avenue, north of the Mutual Investment Company development, was purchased by Swan in 1894 and developed over the next twenty years.

Houses throughout the Forest Park Heights district reflect the intentions of the major developers, particularly Newman, that no two houses be identical in interior or exterior, exhibiting a full range of architectural styles and detail popular in the period 1893-1916. While single family homes predominant, there are a substantial number of double and multi-family residential structures primarily on the periphery of the neighborhood.

The entire physical appearance was consciously enhanced by detailed landscaping and elaborate statuary. Life-size Numidian lions modeled in bronze after those found in Paris' Tuileries Gardens once stood at the entrance to Magnolia Terrace from Summer Avenue. Florentine Gardens was another source of attraction in the district, with its wide tree belts and circular floral park.

Many of the homes in the section north of Summer Avenue were designed by local carpenter/builder Michael Maher, whose work for the McKnight brothers can also be seen in Springfield's McKnight Historic District. Louis Newman's company contracted with local builders as well, included William Dexter, Frederick Lathrop, and the partnership of Kelso and Thompson.

At the turn-of-the-century, Forest Park Heights was the home for a large segment of Springfield's population. Throughout the years, its residents, drawn primarily from the middle class, have functioned in executive or leadership positions in local business and industry. Some of the area's prominent residents have included its developer Charles McKnight and builder Michael Maher, Laurence Wallace, executive vice president of Forbes & Wallace, Thornton Burgess, author of Peter Cottontail children's series, and Theodor Geisel, "Dr. Seuss" of children's literature.

On March 14, 1975, the Forest Park Heights District was made a local historic district, thus providing architectural protection for the neighborhood.

The Long Hill Fort site, on the grounds of 240 Longhill Street (MHC structures #2015, site #15), was discovered in 1895 as workmen excavated the foundation of the house. The site is traditionally known as the Contact Period stockaded village from which the October 1675 attack on Springfield was launched during King Philip's War. Excavations were conducted at the site in 1895 under the direction of Harry Andrew Wright who reports a remarkably careful and systematic project considering the date of the investigation (H.A. Wright, Scientific American, March 13, 1897). Wright describes marking off the site with "stakes and strings" and the meticulous excavation which was pursued.

"Ten rows of lodges and two large council houses" were discovered, many of which included hearth features. A few burials were also found near the house sites. Artifacts include contact period materials of both native and European manufacture, as well as two extremely

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unusual examples of native vessels made to mimic 17th-century English forms. Faunal remains were also reported. The materials are presently curated at the Springfield Science Museum.

No field examinations have been conducted at the site since the 19th-century. The degree to which the 19th-century excavation and house construction disturbed the archaeological site is unclear. However, significant portions of the site are likely to retain integrity, especially on the grounds of the house in areas off the top of the bluff where previous excavations were concentrated.

9. Major Bibliographical References

Springfield Daily Republican, 1893-1915.

Tower, James, ed., Springfield Present and Prospective, Springfield, Massachusetts, Pond and Campbell, 1905.

Forest Park Heights Historical Committee, Picturesque Forest Park Heights, Springfield, Massachusetts: F.A. Bassette Company, 1976.

10. Geographical Data

Acreage of nominated property 195

Quadrangle name Springfield South

Quadrangle scale 1:24,000

UMT References

A

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

B

1	8
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7	0	0	2	0	0
---	---	---	---	---	---

4	6	6	1	0	0	0
---	---	---	---	---	---	---

Zone Easting Northing

C

1	8
---	---

7	0	0	2	8	0
---	---	---	---	---	---

4	6	6	1	8	1	0
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D

1	8
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7	0	1	0	0	0
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4	6	6	2	7	6	0
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E

1	8
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7	0	1	5	0	0
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4	6	6	2	2	0	0
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F

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G

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H

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Verbal boundary description and justification

Please refer to the attached map.

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

state	code	county	code
N/A			

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Candace Jenkins, Registration Director
Anne Burkhardt, Program Assistant with Springfield Historical Commission

organization Massachusetts Historical Commission

date August 1981

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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

Patricia K. Weslowksi

title Executive Director, Massachusetts Historical Commission

date 3/18/82

For HCRS use only

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

date

Keeper of the National Register

Attest:

date

Chief of Registration

Statement on Photographs

The photographs which accompany this nomination were taken in 1974 when the area was proposed as a local historic district. Partly because that status was attained in 1975, the area has not changed in any appreciable way. The photographs continue to illustrate the appearance of the Forest Park Heights Historic District. The numbers refer to street numbers which are printed on the district map.

NATIONAL REGISTER OF HISTORIC PLACES

United States Department of the Interior
National Park Service

EVALUATION / RETURN SHEET

Property: Forest Park Heights Historic District
State, County: MA, Hampden
Federal Agency: _____

Working No. 3/31/82-1031
Fed. Reg. Date: _____
Date Due: 4/24/82 - 5/15/82
Action: ACCEPT
RETURN 5/12/82
REJECT

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

photos ☒
maps ☐

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

Reviewer's comments:

This has to be returned for a variety of
technical and substantive problems

Recom./Criteria Return
Reviewer Patrick Andrus
Discipline Historian
Date 5/10/82
☐ see continuation sheet

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

1. Name

2. Location

X 3. Classification

Category Ownership Status Present Use
☒ Public Acquisition ☐ Accessible

Please fill in blanks

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible? ☐ yes ☐ no

X 7. Description

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

Please fill in blanks

Describe the present and original (if known) physical appearance

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

Please indicate on the map all intrusions,
Please provide representative photos of intrusions,
and key them to the district map.

Note comment on acreage nominated (on reverse side) - does the district
contain a larger land area than was historically developed as Forest Park Heights?

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

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

9. Major Bibliographical References

X 10. Geographical Data

Address of nominated property _____

Quadrangle name _____

USGS References _____

In section #7 it is stated that Forest Park Heights district contains 172 acres - in section #10 195 acres are listed as nominated. Please clarify.

X Verbal boundary description and justification _____

Please provide a verbal boundary justification that explains why these exact boundaries were selected.

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature _____

Title _____ date _____

13. Other

☐ Maps

☒ Photographs

☐ Other

In the future, please key photographs to map

Questions concerning this nomination may be directed to

Patrick Andrews

Signed W.H. Brown

Date 5-12-82

Phone: 202 272-3504

Comments for any item may be continued on an attached sheet

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N/A 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
☒ commercial
☒ educational
☐ entertainment
☐ government
☐ industrial
☐ military
☐ museum
☐ park
☒ private residence
☒ religious
☐ scientific
☐ transportation
☐ other:

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At the entrance facing Sumner Avenue stood two life-sized bronze lions on brownstone bases, modeled after lions in the Tuileries Gardens of Paris. These were designed by J.L. Mott Iron Works of New York, as was the bronze bird fountain which also stood on the terrace. Bronze urns with flowering plants were placed at street intersections. The Forest Park Heights Company planted 100 magnolia trees on the terrace, and lined other streets with a variety of trees including domestic oak and birch, as well as imported tulip trees and European lindens. Trisected, terraced areas also appear in the center of Maplewood Terrace, Riverview Terrace, and Washington Boulevard. Several smaller landscaped parks are located in areas both to the north and south of Sumner Avenue. These include a triangular parcel near Fairfield Street, and the circular plot of Florentine Gardens. This circular parcel of land -- located at the intersection of Florentine Gardens, Cherryvale and Spruceland Avenues -- was the site of "Floral Park." Floral Park was developed into three tiers, with a variety of flowering shrubs on each tier. A shallow circular pool with fountain was placed on the uppermost tier. The entire structure was approximately 25 feet high; deteriorated through neglect, it was removed during the 1940's.

Representative Buildings within the district are described below:

#188 Sumner Avenue (Photo #15): This 2½ story Classical Revival house follows a symmetrical plan with clapboard sheathing and hip roofs. Interesting features which distinguish the structure include: a two story monumental central portico supported by Ionic columns, and lancet tracery on the upper window sashes. A centrally placed hip-roofed dormer adopts an unusual Palladian form, with clapboarding in place of side windows.

#41 Fairfield Street (Photo #13): This 2½ story shingled home, with its irregular roofline, asymmetrical plan, and imaginative decoration is a good example of the Queen Anne style. Inventive multi-paned windows appear in a variety of square, rectangular, round, and Palladian shapes; unusual broken-scroll gables with Palladian windows highlight the front and north facades. Among other distinguishing features are the round corner tower and shingled porch columns supporting a first floor porch (with open upper deck).

#79 Riverview Terrace (Map #283): The Charles McKnight House is a fine local example of the Arts and Crafts style, with its stuccoed walls, tall end chimney, overhanging eaves and horizontal bands of three or four small-paned windows. An unusual roof design, using a downward curving rounded roof edge, imitates the thatched roofs of early English cottages.

#62 Firglad Avenue (Map #163): Built in 1914 as a two family home, this 2½ story structure remains intact, and displays many features of the Tudor Revival style, its stuccoed walls and stained trim resembling the exposed timber framing of English medieval architecture. The facade is dominated by a large two story porch with stuccoed piers. Centrally placed on the slate roof is a double dormer with pediment, Doric pilaster strips and timber frame trim.

(145-151 (145, 147, 149, 151) (Maps #228, 229, 230) Sumner Avenue: The 40 Ten Block consists of two 4 story brick apartment buildings with bracketed decks on each level, centered on the 3 bay Sumner Avenue facade. A string course runs the length and width of the buildings at roof level, surmounted by a crenelated parapet. The narrow single and triple windows are simply trimmed with masonry lintels and sills.

There are few intrusions of newer buildings or non-residential uses in the district. The majority of later multi-family structures were built before 1930. Non-residential structures include 4 minor commercial buildings (Map/Inventory # 36, 42, 44, 45), a school building (#43)

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

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3

and several structures devoted to religious purposes (Map #36, 272). The most important of these is the Faith Congregational Church, completed in 1912 and designed in the late Gothic Revival style by local architects E.C. and G.C. Gardner.

Forest Park Heights is a unique, remarkably cohesive district. Nearly sixty years have elapsed since the Forest Park Heights development was essentially completed, yet it remains virtually intact with its late 19th century uniform setbacks, constant building scale, consistency of street plantings, and overall uniform density.

(continued from section 10)

The local boundaries were drawn to include the greatest concentration of unaltered single family houses in the area historically known and developed as Forest Park Heights. See section seven for details on the development of the area.

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/
☐ 1700-1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☒ 1800-1899	☐ commerce	☐ exploration/settlement	☐ philosophy	☐ theater
☒ 1900-	☐ communications	☐ industry	☐ politics/government	☐ transportation
		☐ invention		☐ other (specify)

Specific dates 1893-1915 **Builder/Architect** Mutual Investment Company
Forest Park Heights Company

Statement of Significance (in one paragraph)

The Forest Park Heights District possesses integrity of location, design, materials, and setting and is significant as a large well-preserved residential development which clearly reflects the middle class life-style of Springfield's golden age. This period, spanning the later 19th and early 20th centuries, was one of tremendous growth and prosperity for the city and resulted from the industrial expansion initiated during the Civil War. Today, this turn-of-the-century suburb continues to reflect the conscious intent of its developers to provide a variety of designs and residential building types while maintaining uniformity in scale and density, so that large numbers of Springfield's population might be housed in a stylish but affordable fashion. The district thus meets criterion C of the National Register of Historic Places.

Initial plans for Forest Park Heights were fostered in the early 1870's when a group of Springfield's influential citizens purchased a large wooded tract of land in the city's southwest corner. This group included Samuel Bowles, publisher of the Springfield Daily Republican as well as Orrin Greenleaf, one of the city's first park commissioners whose gift of 64 acres in 1883 had established Forest Park itself. Development of the area began during the 1880's-90's, and with the advent of the electric trolley in 1890, Forest Park Heights became the focal point of many realtors' community planning ventures.

The first major investment in the area occurred in 1889 when the Mutual Investment Company was formed by John and William McKnight, the realtors who had been responsible for developing Springfield's first suburb in the northeast section of the city (McKnight Historic District, NR 4/26/76). They acquired a seventy-five acre tract bordered by Fort Pleasant, Belmont, and Sumner Avenues and during the years 1893-1899 a minimal amount of construction occurred along Churchill, Greenleaf, Fairfield, and Garfield Streets, as well as portions of Sumner and Forest Park Avenues. This initial activity was temporarily curtailed by financial problems in the McKnight District but more extensive development occurred between 1900 and 1916 along Randolph, Oxford, Riverview, and Mountainview Streets as well as Maplewood Terrace. During both periods, the Mutual Investment Company adhered to a policy of selling either company constructed houses or unimproved lots with a legal restriction that no house costing less than a specified amount be erected. As a result, only houses of excellent quality formed the neighborhood.

The Forest Park Heights Company, organized by Louis F. Newman in 1893, developed a second section of Forest Park Heights -- a 51 acre tract south of Sumner Avenue - implementing a comprehensive plan for community development which encompassed residential construction as well as extensive streetscaping. Newman, a native of Alabama, was educated in Germany and spent several years abroad, which later influenced the landscaping features he effected in Forest Park Heights. The company's expenditures for street construction during the first year of development amounted to \$10,000. Street names were selected in accordance with a forest theme, such as "Firglade Avenue," "Spruceland Avenue," and "Pinewood Avenue," and were modernized by the use of gas, water, and sewer mains. Thirteen houses ranging from \$4200 to \$12,000 in price were erected for a total cost of \$65,000. All houses with one exception were built from plans furnished by the Forest Park Heights Company and often designed by Newman himself.

9. Major Bibliographical References

Springfield Daily Republican, 1893-1915.

Tower, James, ed., Springfield Present and Prospective, Springfield, Massachusetts, Pond and Campbell, 1905.

Forest Park Heights Historical Committee, Picturesque Forest Park Heights, Springfield, Massachusetts: F.A. Bassette Company, 1976.

10. Geographical Data

Acreage of nominated property 195

Quadrangle name Springfield South

Quadrangle scale 1:24,000

UMT References

A

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

B

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

C

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

D

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

E

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

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification The boundaries of the proposed National Register district were selected to correspond to those of the existing local historic district. (this local district was recently expanded from 172 acres to 195 acres to include Marengo Park). Please refer to the attached map. continued on section 7.

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

state	code	county	code
N/A			

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Candace Jenkins, Registration Director
Anne Burkhardt, Program Assistant with Springfield Historical Commission

organization Massachusetts Historical Commission

date August 1981

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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

Patricia L. Weslowksi

title Executive Director, Massachusetts Historical Commission

date 3/18/82

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

Robert M. Dwyer

date 8/31/82

Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
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Continuation sheet

Item number 8

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Like the McKnights, Newman also sold unimproved lots to prospective builders with restrictions on cost, limiting cost to not less than \$5000 on Magnolia Terrace, and less than \$3500 on other streets. Additional restrictions stated that dwellings be for private use and maintain uniform setback from the sidewalk.

This same consideration was given to siting and architectural quality in the third and last section developed in Forest Park Heights by lumber dealer D.L. Swan. This area, along Marengo Park and Bellevue Avenue, north of the Mutual Investment Company development, was purchased by Swan in 1894 and developed over the next twenty years.

Houses throughout the Forest Park Heights district reflect the intentions of the major developers, particularly Newman, that no two houses be identical in interior or exterior, exhibiting a full range of architectural styles and detail popular in the period 1893-1916. While single family homes predominant, there are a substantial number of double and multi-family residential structures primarily on the periphery of the neighborhood.

The entire physical appearance was consciously enhanced by detailed landscaping and elaborate statuary. Life-size Numidian lions modeled in bronze after those found in Paris' Tuileries Gardens once stood at the entrance to Magnolia Terrace from Sumner Avenue. Florentine Gardens was another source of attraction in the district, with its wide tree belts and circular floral park.

Many of the homes in the section north of Sumner Avenue were designed by local carpenter/builder Michael Maher, whose work for the McKnight brothers can also be seen in Springfield's McKnight Historic District. Louis Newman's company contracted with local builders as well, included William Dexter, Frederick Lathrop, and the partnership of Kelso and Thompson.

At the turn-of-the-century, Forest Park Heights was the home for a large segment of Springfield's population. Throughout the years, its residents, drawn primarily from the middle class, have functioned in executive or leadership positions in local business and industry. Some of the area's prominent residents have included its developer Charles McKnight and builder Michael Maher, Laurence Wallace, executive vice president of Forbes & Wallace, Thornton Burgess, author of Peter Cottontail children's series, and Theodor Geisel, "Dr. Seuss" of children's literature.

On March 14, 1975, the Forest Park Heights District was made a local historic district, thus providing architectural protection for the neighborhood.

The Long Hill Fort site, on the grounds of 240 Longhill Street (MHC structures #2015, site #15), was discovered in 1895 as workmen excavated the foundation of the house. The site is traditionally known as the Contact Period stockaded village from which the October 1675 attack on Springfield was launched during King Philip's War. Excavations were conducted at the site in 1895 under the direction of Harry Andrew Wright who reports a remarkably careful and systematic project considering the date of the investigation (H.A. Wright, Scientific American, March 13, 1897). Wright describes marking off the site with "stakes and strings" and the meticulous excavation which was pursued.

"Ten rows of lodges and two large council houses" were discovered, many of which included hearth features. A few burials were also found near the house sites. Artifacts include contact period materials of both native and European manufacture, as well as two extremely

EXP. 12/31/04

United States Department of the Interior
National Park Service

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unusual examples of native vessels made to mimic 17th-century English forms. Faunal remains were also reported. The materials are presently curated at the Springfield Science Museum.

No field examinations have been conducted at the site since the 19th-century. The degree to which the 19th-century excavation and house construction disturbed the archaeological site is unclear. However, significant portions of the site are likely to retain integrity, especially on the grounds of the house in areas off the top of the bluff where previous excavations were concentrated.

Statement on Photographs

The photographs which accompany this nomination were taken in 1974 when the area was proposed as a local historic district. Partly because that status was attained in 1975, the area has not changed in any appreciable way. The photographs continue to illustrate the appearance of the Forest Park Heights Historic District. The numbers refer to street numbers which are printed on the district map.

Substantive Review
EVALUATION / RETURN SHEET

82004942

Property: Forest Park Heights Historic District
State, County: MA, Hampden
Federal Agency: _____Working No. 3-31.82-1031
Fed. Reg. Date: 2.1.83
Date Due: 9/9/82
Action: ☒ ACCEPT 8/31/82
☐ RETURN
☐ REJECT

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

photos ☐
maps ☒Substantive Review: ☒ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

EARLIER CONCERNS ADDRESSED

Recom./Criteria A+C
Reviewer M. Angel
Discipline A.H.
Date 8.31.82
☐ see continuation sheetNomination returned for: ☐ technical corrections cited below
☐ substantive reasons discussed below1. Name2. Location3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property5. Location of Legal Description6. Representation in Existing Surveyshas this property been determined eligible? ☐ yes ☐ no7. Description

Condition	Check one	Check one
☐ excellent	☐ deteriorated	☐ original site
☐ good	☐ ruins	☐ moved
☐ fair	☐ unexposed	☐ date

Describe the present and original (if known) physical appearance

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

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

- ☒ summary paragraph
☒ completeness
☒ clarity
☒ applicable criteria
☒ justification of areas checked *COULD BE MORE SPECIFIC ABOUT COMMUNITY PLANNING AND LANDSCAPE ARCHITECTURE*
☒ relating significance to the resource
☒ context
☒ relationship of integrity to significance
☒ justification of exception
☒ other

9. Major Bibliographical References

10. Geographical Data

Acres of nominated property _____
Quadrangle name _____
UMT References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:
_____ national _____ state _____ local

State Historic Preservation Officer signature _____

Title _____ Date _____

13. Other

- _____ Maps
_____ Photographs
_____ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: 202 272 - 3504

Comments for any item may be continued on an attached sheet



Forest Park Heights Historic District
Springfield, Mass

Morehead Photography 1974
37 Old Acre Road

Photo #1
North Intersection of Magnolic Terrace and
Spruceland Avenue: Left and Right
#48, #47, #43, and #37 Magnolia Terrace

Terrace and Spruceland Avenue,
#47, #43, and #37 Magnolia Terrace

4102 R1-27

Morehead
PHOTOGRAPHY

SPRINGFIELD MASSACHUSETTS



2. Looking west at east side Washington Road: #73

Forest Park Heights Historic District
Springfield, Mass

Morehead Photography 1974
37 Old Acre Road

Photo #2
East Side Washington Road: #73



3. Looking west at north side Spruce land Avenue: left to right - #64, #50, and #42

Forest Park Heights Historic District
Springfield, Mass

Morehead Photograpy 1974
37 Old Acre Road

Photo #3

Looking West at North side Spruceland
Avenue: Left to Right
#64, #50, and #42



4. Looking South at east side Longhill Street: left to right -
#283, #293, and #301

4102 R1-14

Forest Park Heights Historic District
Springfield, Mass

Morehead Photograpy 1974
37 Old Acre Road

Photo #4
Looking South as East side Longhill Street
Left to Right
#283, #293, and #301

Morehead
PHOTOGRAPHY

SPRINGFIELD MASSACHUSETTS



5. Looking north at west side Magnolia Terrace: left to right:
#102, #96, #92

Forest Park Heights Historic District
Springfield, Mass

Morehead Photograpy 1974
37 Old Acre Road

Photo #5
Looking North as West side Magnolia Terrace
Left to Right
#102, #96, and #92

Case # LE-651

Exhibit

① # 14

Date: 11/12/76



6. Looking south at east side Magnolia Terrace: #63 and #77

Forest Park Heights Historic District
Springfield, Mass

Morehead Photograpy 1974
37 Old Acre Road

Photo #6
Looking South as East side Magnolia Terrace
#63, and #77



7. Looking southeast at north side Maplewood Terrace: left to right:
#88, #95, and #87

Forest Park Heights Historic District
Springfield, Mass

Morehead Photography 1974
37 Old Acre Road

Photo #7
Looking Southeast at North side Maplewood
Terrace: Left to Right
#88, #95, and #87



8

8. Looking Southeast at North side Oxford Street : #6

Forest Park Heights Historic District
Springfield, Mass

Morehead Photography 1974
37 Old Acre Road

Photo #8
Looking Southeast at North side Oxford
Street
#6



9. Looking south at west side Forest Park Avenue: left to right -
#207, #215, and #223

4102 R2-9

Forest Park Heights Historic District
Springfield, Mass

Morehead Photography 1974
37 Old Acre Road

Photo #9
Looking South at West side Forest Park
Avenue: Left to Right
#207, #215, #223

Morehead
PHOTOGRAPHY

SPRINGFIELD MASSACHUSETTS



~~10~~ 10. Looking east at west side Longhill Street: # 224

Forest Park Heights Historic District
Springfield, Mass

Morehead Photography 1974
37 Old Acre Road

Photo #10
Looking East at West side Longhill Street:
#224



11. Looking south at east side Forest Park Avenue: left to right -
#223, #227, and #233

4102 R2-6

Forest Park Heights Historic District
Springfield, Mass

Morehead Photography 1974
37 Old Acre Road

Photo #11
Looking South at East side Forest Park
Avenue:
#223, #227, and #233

Morehead
PHOTOGRAPHY

SPRINGFIELD MASSACHUSETTS



12. Looking south at west side Forest Park Avenue: # 300 and # 306

4102 R2-34

Forest Park Heights Historic District
Springfield, Mass

Morehead Photography 1974
37 Old Acre Road

Photo #12
Looking South at West side Forest Park
Avenue:
#300, and #306

Morehead
PHOTOGRAPHY

SPRINGFIELD MASSACHUSETTS



13. Looking southeast at north side Fairfield Street: #14

Forest Park Heights Historic District
Springfield, Mass

Morehead Photography 1974
37 Old Acre Road

Photo #13
Looking Southeast at North side Fairfield
Street:
#14



14. Looking north at west side Forest Park Avenue: left to right:
#292, #288, and #280

4102 R2-33

Forest Park Heights Historic District
Springfield, Mass

Morehead Photography 1974
37 Old Acre Road

Photo #14
Looking North at West side Forest Park
Avenue: Left to Right
#292, #288, #280

Morehead
PHOTOGRAPHY

SPRINGFIELD - MASSACHUSETTS



15. Looking south at north side Sumner Avenue #188

Forest Park Heights Historic District
Springfield, Mass

Morehead Photography 1974
37 Old Acre Road

Photo #15
Looking South at North side Sumner Avenue:
#188



124 Sumner

Springfield, Massachusetts
Forest Park Heights Historic
District
124 Sumner

Intrusion A

C. J. ROBERTS ENGINEERING CO.



25 Sumner

Springfield, Massachusetts
Forest Park Heights Historic
District
25 Sumner

Intrusion B



133 Longhill

Springfield, Massachusetts
Forest Park Heights Historic
District
133 Longhill
INTRUSION C.



215 Fort Pleasant

Springfield, Massachusetts
Forest Park Heights Historic
District
215 Fort Pleasant

INTRUSION D



65 Sumner Ave.

Springfield, Massachusetts
Forest Park Heights Historic
District
65 Sumner Ave.

INTRUSION E

Spring Meadow OLDSMOBILE

SAVE
\$539



± 46 Summer

Springfield, Massachusetts
Forest Park Heights Historic
District
46 Summer

INTRUSION F



180 Washington

Springfield, Massachusetts
Forest Park Heights Historic
District
180 Washington

Intrusion G



11 Garfield
201 Forest Park

Springfield, Massachusetts
Forest Park Heights Historic
District

11 Garfield
201 Forest Park

INTRUSION H



65 River view

Springfield, Massachusetts
Forest Park Heights Historic
District
65 River View

Intrusion I



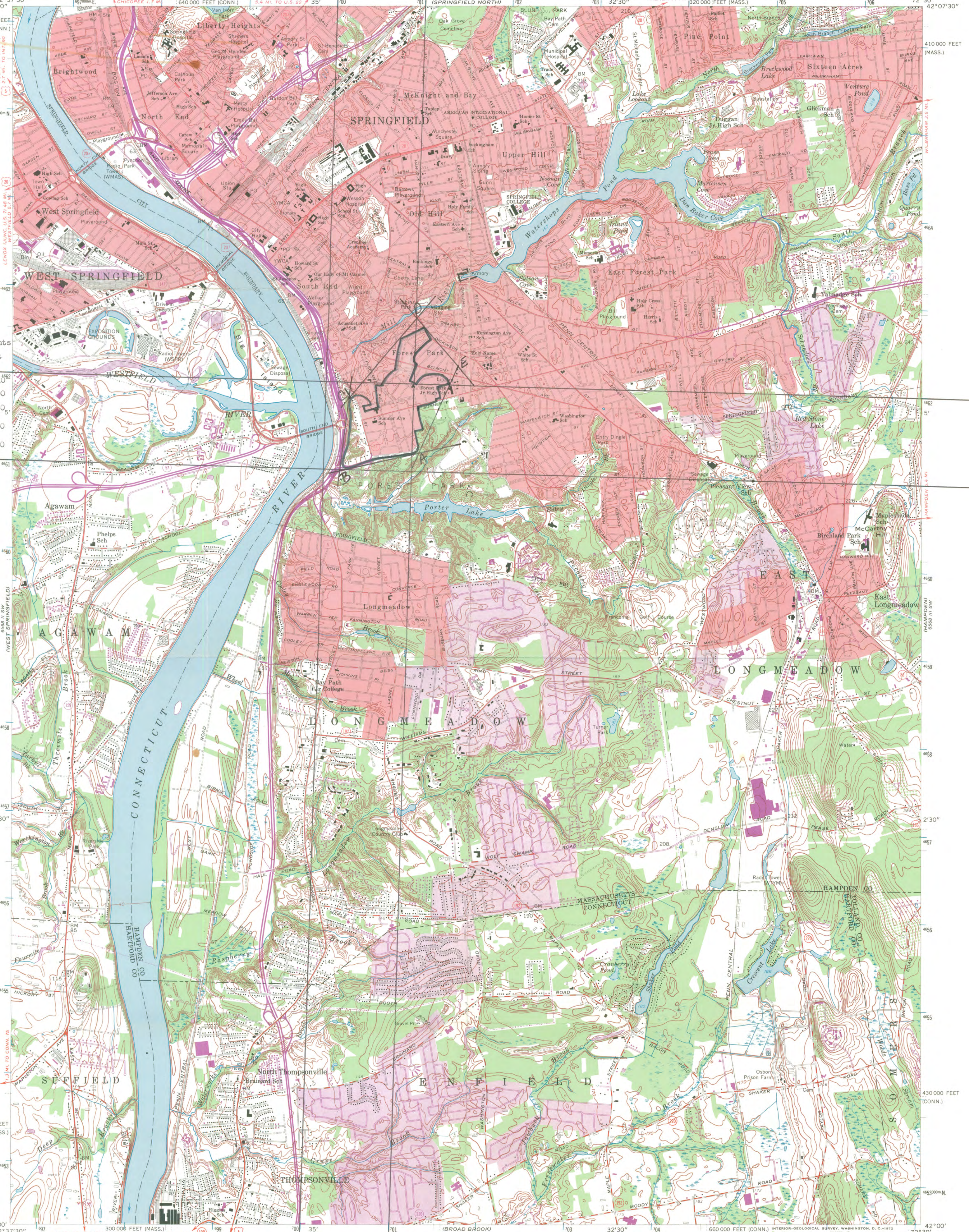
W.S. Beechwood Avenue

Springfield, Massachusetts
Forest Park Heights Historic
District
W.S. Beechwood Ave.

INTRUSION J

Forest Park Heights
Historic District

UTM REFERENCES:
A. 18/701100/4661210
B. 18/700200/4661000
C. 18/700280/4661810
D. 18/701000/4662760
E. 18/701500/4662200



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

SCALE 1:24,000

CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL

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

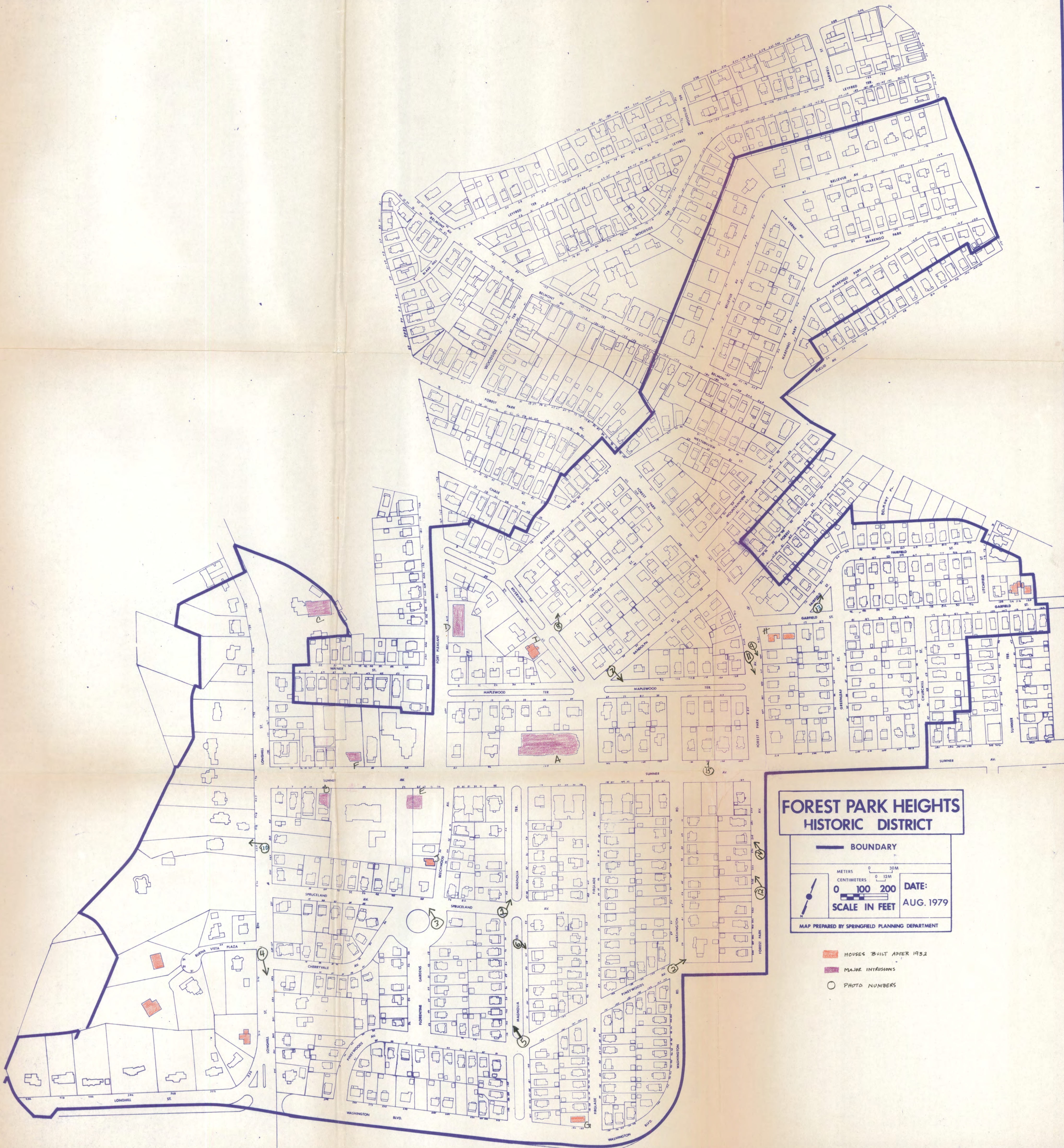
ROAD CLASSIFICATION

Heavy-duty Light-duty
Medium-duty Unimproved dirt

U.S. Route State Route

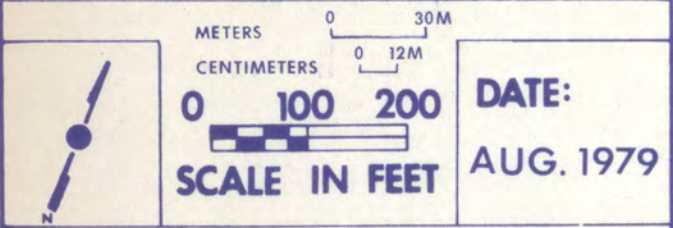
SPRINGFIELD SOUTH, MASS.-CONN.
N4200 - W7230/7.5

1958
PHOTOREVISED 1970
AMS 6468 II SE-SERIES V814



FOREST PARK HEIGHTS HISTORIC DISTRICT

— BOUNDARY



MAP PREPARED BY SPRINGFIELD PLANNING DEPARTMENT

- HOUSES BUILT AFTER 1932
- MAJOR INTRUSIONS
- PHOTO NUMBERS



**MASSACHUSETTS
HISTORICAL
COMMISSION**

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

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

MICHAEL JOSEPH CONNOLLY
Secretary of State

March 16, 1982

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

Dear Ms. Shull:

Enclosed you will find the following nomination forms:

Belchertown - Belchertown Center Historic District (Local)
Boston - Donald McKay House (National)
Danvers - Rea Proctor House (National)
Fall River - Unitarian Society in Fall River (State-Resubmission)
Norwell - Norwell Village Area (Local)
Petersham - Petersham Common Historic District (Local)
Plymouth - Plymouth Village Historic District (National)
Springfield - Forest Park Heights Historic District (Local)

All Have been voted eligible by the State Review Board and have been signed by
the State Historic Preservation Officer.

Sincerely,

Candace Jenkins
Registration Director
Massachusetts Historical Commission

CJ/1k



**MASSACHUSETTS
HISTORICAL
COMMISSION**

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

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

MICHAEL JOSEPH CONNOLLY
Secretary of State

July 20, 1982

Ms. Carol Shull
National Register of Historic Places
National Park Service
440 G Street N.W.
Washington, DC 20240

Dear Ms. Shull:

Enclosed is the National Register nomination form for the Forest Park Heights Historic District in Springfield. Originally submitted to your office on March 16, 1982, this was returned to us for various substantive and technical problems.

In accordance with the instructions of your staff, we have checked appropriate blanks, supplied a new map which identifies intrusions and keys in photographs, and supplied photographs of intrusions. Additionally, we have corrected the acreage in section seven to read 195 acres, and have provided a boundary justification.

We hope that submission of this information will allow your staff to come to a final decision on this district.

Sincerely,

Candace Jenkins

Candace Jenkins
Registration Director
Massachusetts Historical Commission

Enclosure

CJ/pg

