

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

For NPS use only

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

received FEB 2 1987  
date entered MAR 6 1987

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

**1. Name**

historic Laurel Hall

and or common same

**2. Location**

street & number 72-74 Patton Street

N/A not for publication

city, town Springfield

N/A vicinity of

state Massachusetts

code 025

county Hampden

code 013

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<u>N/A</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> other: vacant
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation

**4. Owner of Property**

name Joseph Phillips

street & number 36 Churchill Street

city, town Springfield

N/A vicinity of

state Massachusetts 01108

**5. Location of Legal Description**

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

street & number 50 State Street

city, town Springfield

state Massachusetts

**6. Representation in Existing Surveys**

Inventory of the Historic Assets of the Commonwealth of Massachusetts Inventory #2697  
title Commonwealth of Massachusetts has this property been determined eligible?  yes  no

date 1973  federal  state  county  local

depository for survey records Massachusetts Historical Commission, 80 Boylston Street

city, town Boston

state Massachusetts

## 7. Description

Laurel Hall, Springfield Massachusetts

### 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

Laurel Hall, 72-74 Patton Street, Springfield, was built as a four-story apartment block in 1914. The apartment block is located one foot from the Patton Street line and occupies 63 feet of frontage. The building is sited on level ground with wood framed single and multifamily homes to the east and north and the four-story Ethel Apartment House (also being nominated to the National Register) five feet to the west. Laurel Hall stands flush with other buildings along Patton Street.

Once a tree-lined late nineteenth century residential and commercial neighborhood, the area has sustained a number of physical changes throughout the years. Presently, Interstate 291 runs to the south; to the east are modern office and institutional buildings. However, the remaining apartment blocks along Patton and Main Street as well as the one story brick commercial structures and handful of framed single homes nearby, give evidence of a once viable late nineteenth and early twentieth century neighborhood.

The south (front), east, and west walls were constructed of yellow brick while the north (back) was built using common red brick. The south facade is divided into four bays. A brownstone ashlar skirt is present from the ground to the first level. The first floor level consists of dark yellow brick with recessed rows spaced about one foot apart giving a strong horizontal emphasis to the first floor level. A brownstone beltcourse separates the first and second floors. From the second to the fourth floor, both light and dark yellow brick is used in a pattern that strengthens the verticality of the building and balances off the brick banding of the first level. In addition, the brick patterning highlights the central entrance. A detailed metal cornice with floral reliefs caps the building. The roof slants slightly to the north and consists of tar and gravel. Door stoops, window sills, and lintels are brownstone. The centrally located double entry is accentuated by two pairs of windows separated by fluted wood mullions that exist on the second, third, and fourth floors. Basically, the same materials and design are exhibited on all but the north facade. A wooden porch in deteriorated condition exists along the west hall. Iron grate fire escapes, added at a later date are present on the west and east walls.

The original 1914 building permit refers to 72-74 Patton Street as a sixteen-unit apartment building in a rectangular plan. Abandoned in 1980, its interior has suffered from vandalism and exposure to weather. The structure is presently undergoing rehabilitation for use as housing according to the Secretary of Interior's standard.

# 8. Significance

Laurel Hall, Springfield, Massachusetts

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

Specific dates 1914 Builder/Architect Bruno Wozny

### Statement of Significance (in one paragraph)

Laurel Hall, 72-74 Patton Street, Springfield, retains integrity of location, design, materials, and workmanship. The building is historically significant because it is representative of early twentieth century apartment house construction on a small scale. The Classical Revival-style building is constructed of superior materials and is architecturally significant for the fine quality of its detailing. It is also one of a very few number of apartment houses in Springfield's North End built during the building boom of the early 20th century, and holds associations with the industrial growth and expansion of Springfield, especially the North End. Laurel Hall thus fulfils Criteria A and C of the National Register of Historic Places on the local level.

The "North End" of Springfield was a name given to the northernmost area of the downtown as early as 1827. The land that presently lies north of Interstate 291, and between the Connecticut River and Chestnut Street, was uneven and tended to be wet; thus the area was never developed into farmland. By 1837, the North End consisted of about fourteen estates and a fishhouse on the banks of the Connecticut River. In the 1840s, the Connecticut River Railroad was constructed running through the North End and parallel to the river. Although the railroad did not initially effect the area, its importance grew considerably after 1870.

In the years following the Civil War, Springfield experienced rapid growth and development. One of the most significant aspects of this growth was due to the establishment of the U.S. Armory in the city as a government manufacturer. The Armory's industry precipitated further industrial and commercial expansion, which began to spread to the North End where open undeveloped land lay adjacent to the Connecticut River Railroad.

The 1870 Springfield Atlas shows a change in the physical character of the North End that was occurring at this time. Several of the large estates had given way to new streets and evenly distributed single family house lots. However, the area of Patton Street that lay between Main and Dwight Streets continued to remain as a large unbroken tract of land belonging to the William Patton Estate. During the mid-nineteenth century, Mr. Patton was a well-known wholesaler dealer in "Yankee notions" whose avocation was real estate.

In 1873, the Wason Manufacturing Co., which built railroad passenger cars and related railroad items, relocated its business in the North End in what is now referred to as Brightwood. Even though the Wason Co. was located many blocks away from the Patton Street area, it had a definite impact on the changing character of the North End as a whole from a rural undeveloped area to a more industrialized one. With the hundreds of labor jobs created by the Wason Company came increased housing demands; thus, more streets and house lots were laid out.

# 9. Major Bibliographical References

See continuation sheet

# 10. Geographical Data

Acreeage of nominated property Less than one acre

Quadrangle name Springfield South, Mass-Conn.

Quadrangle scale 1: 25,000

UTM References

A 

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

B 

Zone		Easting				Northing								

C 

Zone		Easting				Northing								

D 

Zone		Easting				Northing								

E 

Zone		Easting				Northing								

F 

Zone		Easting				Northing								

G 

Zone		Easting				Northing								

H 

Zone		Easting				Northing								

Verbal boundary description and justification

See assessor's map

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

state N/A code county code

state code county code

# 11. Form Prepared By

name/title Joan R. Wiegel

organization Preservation Consultant

date November, 1986

street & number 117 Middle Street

telephone 413-253-7014

city or town South Amherst

state Massachusetts

# 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

Joan R. Wiegel DSHPD  
Deputy Massachusetts Historical Commission  
title State Historic Preservation Officer

date

1/17/87

For NPS use only

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

William Byron  
Keeper of the National Register

is in the  
National Register

date

3-6-87

Attest:

date

Chief of Registration

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

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Laurel Hall

Continuation sheet Springfield, Massachusetts Item number 8

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received

date entered

By 1882, the pressure to develop the remaining large estates mounted and finally William Patton divided up his estate. He named the new east/west street after himself and began constructing "small cottage houses" on both sides of Patton Street. The 1899 Springfield Atlas shows Patton Street as a completely developed residential area with single family wood framed dwellings lining both sides.

The Springfield Street Railway system began laying its tracks in the North End during the 1880s. Soon after, the center for the entire street railway for Springfield was located in Memorial Square; the North End's center and an area located just three blocks from Patton Street. As the street railway system developed with new trolley barns being constructed along Main Street, commercial development also continued to expand. By 1900, the industrialized North End and urbanized way of life precipitated a great need for more housing that was affordable, close to the workplace, and accessible to transportation routes. The areas located near the industrialized zones where many single family homes had been built in the late nineteenth century were being redeveloped into higher density areas to accommodate for the housing needs of the expanding working class. This change in housing type and density became evident on Patton Street where several wood framed one and two family structures were razed or moved to make room for apartment blocks. In 1910, the first apartment block was constructed along Patton Street. Laurel Hall followed soon after in 1914, and by 1920, there were six apartment blocks along Patton Street.

Apartment house construction in Springfield began in the late 1890s. The first blocks were built on the fringes of downtown by the local firm of Gangier and Angers. By the early years of this century, there were several other local firms involved in this type of residential construction. Money was available for construction, the demand was there, and interest rates were low. At first, blocks were limited to prominent intersections and major thoroughfares, but this quickly changed. In 1903, the Springfield Republican commented in their year-end building report that there was a decrease in the construction of the "cheap double tenement house, formerly so characteristic of the city" and that the apartment house was taking its place. In 1915, the Republican commented favorably on the passing of a local ordinance to stop "the obnoxious, cheaply constructed three-decker." The quality of the early apartment blocks built in Springfield during the first third of the twentieth century established a precedent for future development. Most of these blocks featured decorative facade treatment consisting of projecting tin cornices, stone trim, and wire-cut or pressed brick. Though there were several areas in the city that saw large groupings of apartment blocks, many of the early apartment blocks were built singly, or in a small groups on side streets. Laurel Hall is a good example of the latter and remains as one of a few

continued

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Laurel Hall

Continuation sheet

Springfield, Massachusetts

Item number

8

Page

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apartment blocks of this type from this period for small developers, some of whom even lived in one of the apartments. The design of these blocks was spread among Springfield's large community of architects in the early twentieth century.

Laurel Hall is a good representative of the type of multiunit construction popular during Springfield's "Apartment Era", a period of prosperity and rapid development that lasted from ca. 1910 to the Depression. It was built for Williams H. Cohen, a real estate broker, for the sum of \$25,000. A wood-frame house that existed on the site prior to construction of Laurel Hall was razed. Cohen used one of the ground floor apartment units for his real estate office for five years.

The architect for Laurel Hall was Bruno Wozny (1873-1923). Wozny emigrated to Baltimore, Maryland, from Germany at the age of fifteen. He was educated in Maryland, Switzerland, and New York City before coming to Springfield in 1902 and setting up an office at 381 Main Street. Bruno Wozny is known to have designed only one other apartment block in Springfield. This was The Kenson (since demolished). As a six-story twelve unit block built of brick and bluestone in 1902, The Kenson was located on one of the most prominent corners in the city of Springfield, on Chestnut and State Streets facing Merrimack Park.

Wozny is also known to have designed the Northampton National Bank (1911) on Main Street in Northampton, the Hibernian Block (1909) at 345-349 Worthington Street in downtown Springfield, a stucco house at 54 Randolph Street (1914) in the Forest Park neighborhood, a small apartment block at 116 Fort Pleasant Avenue (1908) also in the Forest Park neighborhood, and two ethnic club buildings in the Indian Orchard neighborhood of Springfield: Polish Home at 283-30 Rapalus Street (1914) and Pulaski Hall at 91 Partier Street (1914). All of these buildings are still standing.

Laurel Hall represents Wozny's diversity as a designer and architect for a mix of building types. Laurel Hall also exists not only as one of a few of Wozny's apartment blocks, but one of a few apartment houses left in the North End from the "Apartment Era".

The early tenants of Laurel Hall included a chauffeur, mechanic, janitor, fireman, widow, clerk, and handyman. By the late 1960s, the apartment house had begun to lose tenants due to urban renewal efforts in the North End. In 1974, there was twelve listings; by the late 1970s, this had dwindled to three, and in 1982 the whole block was listed as vacant, a condition that has continued to the present.

continued

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Continuation sheet Laurel Hall Item number 8 Page 3  
Springfield, Massachusetts

Social, economic, and technological changes in the mid-twentieth century caused the ultimate downfall and deterioration of the North End area. The old North End (from Carew Street on the north to Liberty Street on the south, from the Connecticut River on the west to Chestnut Street on the east) was almost completely demolished during the urban renewal efforts of the 1960s. By the early 1970s, the area had been totally transformed except for a few landmarks and reminders of the century. The train station and Hotel Charles remain on the southern boundary, and two multistory factories remain on side streets in the middle of the old neighborhood. Of the apartment blocks and tenement houses on Bond and Patton Streets, few survive. Laurel Hall stands as an important reminder of the "Apartment Era" and an important time in the industrial development and expansion of Springfield.

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Springfield, Massachusetts

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MAJOR BIBLIOGRAPHIC REFERENCES

Primary Sources

Springfield Building Department: Building Permits

Springfield Daily Republican, 1911-1916

Springfield Directories: 1912-1915

Springfield Maps and Atlases: 1882-1920

Springfield Vertical file: photographs (Springfield Library)

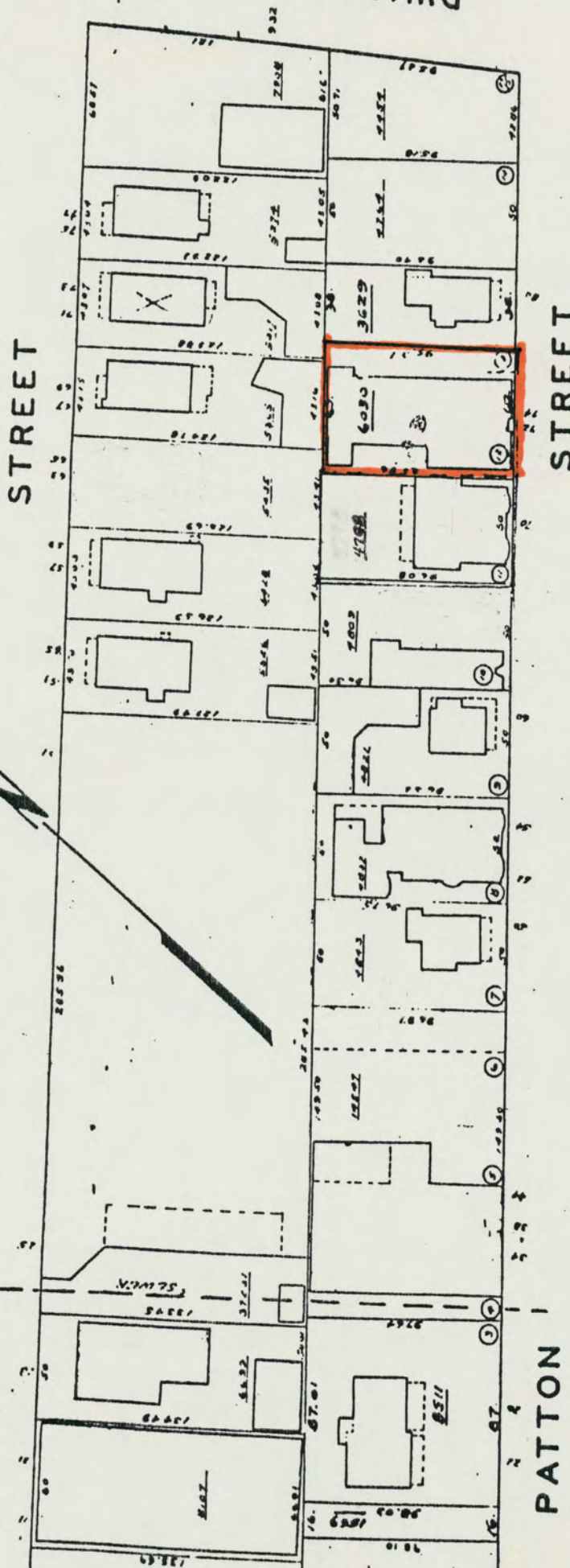
Secondary Sources

Clark, James Henry, Street of Springfield. Vol. II, p. 77. Springfield, Mass., 1947.

Goff, Nancy, Springfield's Ethnic Heritage: The German Community. Springfield, Mass.: American Bicentennial Publication, 1976

Mercantile Illustrating Co., Picturesque Springfield. New York, 1895.

BOND



PATTON

STREET

DWIGHT

ST.

125

1-291

Laurel Hall  
 72-74 Patton Street  
 Springfield, MA

Block plan of Springfield  
 Scale: 1"=50'

FIELDING  
 C. D. V.  
 1877

132.18  
 9480  
 126.51

16,266

499.27  
 501.70

87000355

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Laurel Hall  
Hampden County  
MASSACHUSETTS

Working No. FEB 2 1987  
Fed. Reg. Date: 1-2-88  
Date Due: 3/6/87 - 3/9/87  
Action:  ACCEPT 3-6-87  
 RETURN  
 REJECT  
Federal Agency: \_\_\_\_\_

Referred to the  
National Register

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

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

Recom./Criteria \_\_\_\_\_  
Reviewer \_\_\_\_\_  
Discipline \_\_\_\_\_  
Date \_\_\_\_\_  
\_\_\_\_\_ see continuation sheet

Nomination returned for: \_\_\_\_\_ technical corrections cited below  
\_\_\_\_\_ substantive reasons discussed below

1. Name \_\_\_\_\_

2. Location \_\_\_\_\_

3. Classification

Category	Ownership Public Acquisition	Status Accessible	Present Use
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4. Owner of Property \_\_\_\_\_

5. Location of Legal Description \_\_\_\_\_

6. Representation in Existing Surveys  
Has this property been determined eligible?  yes  no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	
	<input type="checkbox"/> unaltered	
	<input type="checkbox"/> altered	

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
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

---

**9. Major Bibliographical References**

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**10. Geographical Data**

Acreage of nominated property \_\_\_\_\_  
Quadrangle name \_\_\_\_\_  
UTM References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

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**11. Form Prepared By**

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**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 \_\_\_\_\_

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**13. Other**

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_



LAUREL HALL  
72-74 PATTON ST.  
SPRINGFIELD, MA.

JOAN WEIGEL 3/85  
6 TRUMBULL RD. NORTHAMPTON, MA.

#1 OF 3  
LOOKING WEST DOWN PATTON, 72-74 IN  
FOREGROUND



LAUREL HALL  
72-74 PATTON ST.  
SPRINGFIELD, MA.

JOAN WEIGEL 3/85  
@ TRUMBULL RD. NORTHAMPTON, MA.

#2 OF 3

FRONT (SOUTH) FACADE THAT FACES  
PATTON ST.



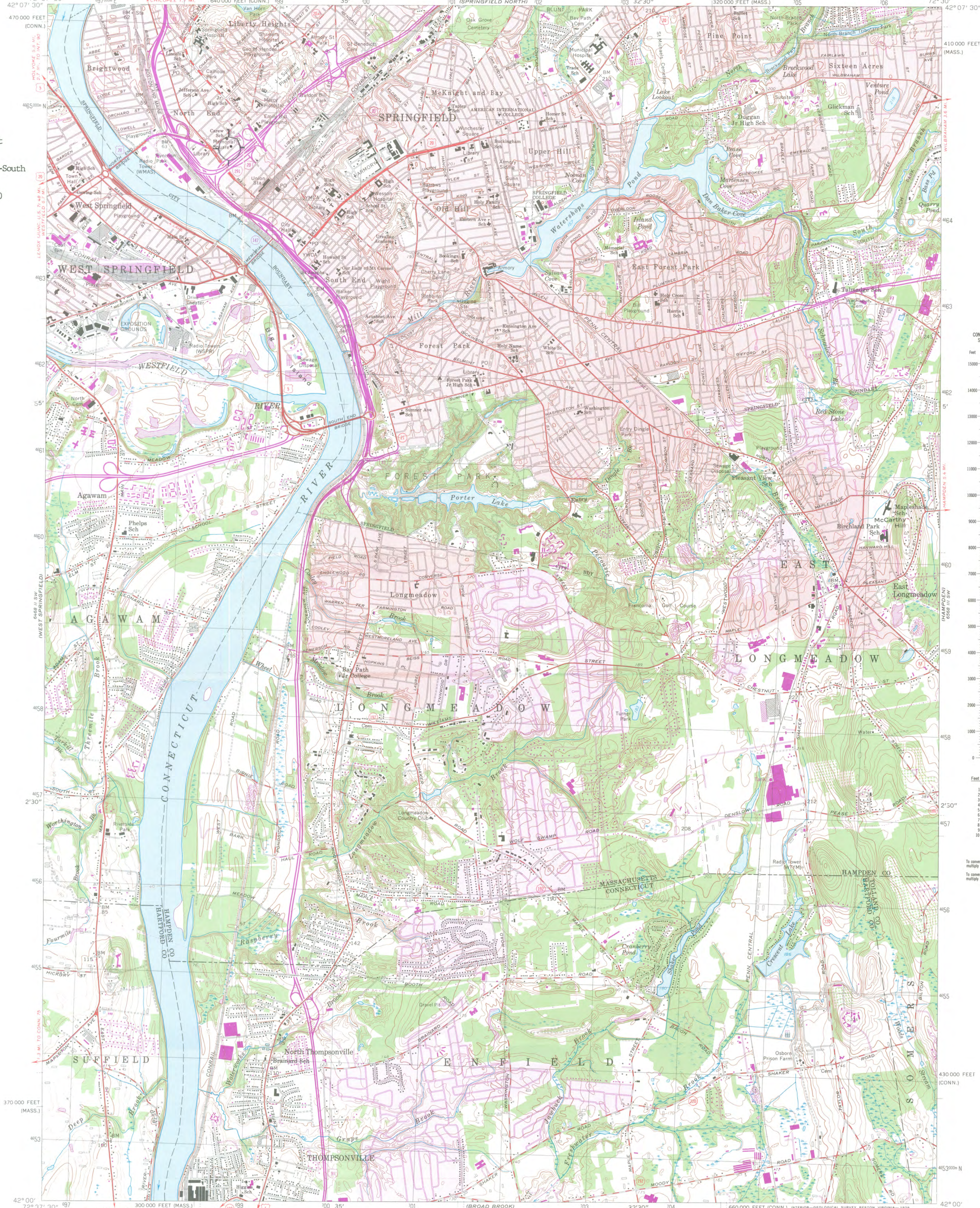
LAUREL HALL  
72-74 PATTON ST.  
SPRINGFIELD, MA.

JOAN WEIGEL 3/85  
6 TRUMBULL RD. NORTHAMPTON, MA.

#3 OF 3

LOOKING NORTH AT EAST FACADE

Laurel Hall  
72-74 Patton Street  
Springfield, MA  
Quad: Springfield-South  
UTM Reference  
18/698/500/4664/570

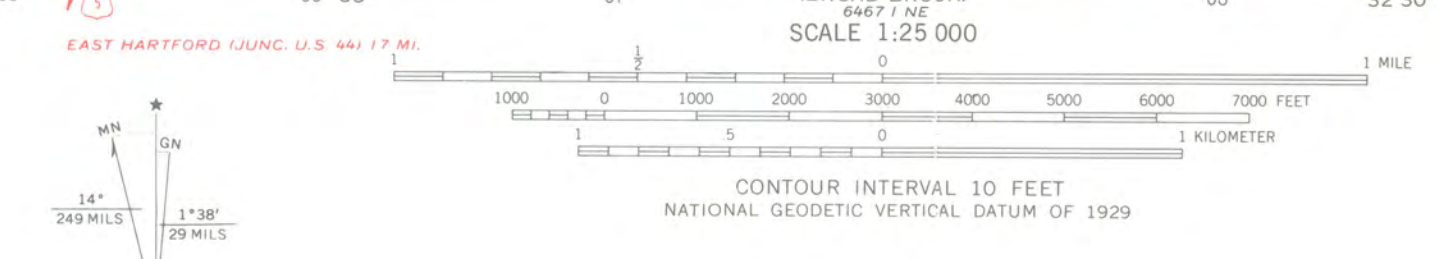


CONVERSION SCALES

Feet	Meters
15000	4500
14000	4200
13000	3900
12000	3600
11000	3300
10000	3000
9000	2700
8000	2400
7000	2100
6000	1800
5000	1500
4000	1200
3000	900
2000	600
1000	300
0	0

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

Mapped, edited, and published by the Geological Survey  
Control by USGS, 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,  
zone 18  
Red tint indicates areas in which only  
landmark buildings are shown  
Revisions shown in purple compiled in cooperation with the State of  
Massachusetts agencies from aerial photographs taken 1975 and other  
source data. This information not field checked. Map edited 1979  
Purple tint indicates extension of urban areas



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
U.S. Route	State Route
Interstate Route	



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

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST