

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received MAY 27 1986

date entered 6-26-86

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections**1. Name**

historic North High Street Historic District

and or common same

2. Locationstreet & number Located along High Street between Dwight and Lyman Streets
Multiple (see attached District Data Sheet) N/A not for publication

city, town Holyoke N/A vicinity of

state Massachusetts code 025 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 (see attached owners' list)

street & number

city, town Holyoke N/A vicinity of state Massachusetts

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 Surveystitle Inventory for the Historic Assets of
the Commonwealth # 83-84, 86-92, 105, 116-192 has this property been determined eligible? ☐ yes ☒ nodate 1984 ☐ federal ☒ state ☐ county ☐ local

depository for survey records Massachusetts Historical Commission, 80 Boylston Street

city, town Boston state Massachusetts

7. Description

North High Street Historic District, Holyoke, Massachusetts

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☒ unaltered
☒ altered
(see text)

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

Holyoke, originally part of West Springfield, was incorporated in 1847 by a group of industrial entrepreneurs. The town sits within a bend in the Connecticut River, at the powerful South Hadley Falls. The proposed North High Street Historic District is located south and west of the river, and west of the canals that made Holyoke a vital industrial center in the nineteenth century and that continue to feed factories along their banks today. The city slopes gradually upward from the river, and, during the nineteenth century, the area around High Street was known as "the Hill."

The North High Street Historic District consists of buildings on both sides of High Street, on two blocks Lyman and Dwight Streets, and also includes three buildings just east of High on Dwight and John Streets. Holyoke City Hall (NR 1975), located at the corner of Dwight and High Streets, stands just outside the historic district to the south, while to the north lies an area, now vacant, that was completely demolished during the early 1970s under the auspices of HUD's Urban Renewal Program. A 1940s subsidized housing project lies to the east and on its western side, the district is bounded by a mixed area of formerly residential, now commercial, 19th century buildings and a substantial amount of 20th century infill, also commercial. Set off from its surroundings by its age and cohesiveness, therefore, the district represents the early decades of commercial development in Holyoke.

One of the two major business districts that developed in mid-nineteenth century Holyoke, High Street has withstood the passage of time better than its one-time competitor, the Depot Square area to the east. The district consists of 37 buildings, with only four noncontributing structures (all of 20th century construction). Most of the buildings (about 25) were built prior to 1880, about six were built between 1880 and 1900, and two between 1900 and the 1920s. A number of the structures have sustained storefront alterations, but are otherwise intact.

Individually and as a whole, the buildings within the district are well preserved and illustrate clearly the changes of style that occurred in commercial structures in the second half of the nineteenth century. The buildings have retained their primary functions as commercial and office structures, and Holyoke's business district remains a well-utilized, though hitherto slightly run-down. Some of the upper stories were advertised as tenements in the nineteenth century and many remain in use as apartments.

The buildings within the district are predominantly brick. In general, those dating prior to ca. 1865 are less opulent than those built after the Civil War. The ornamentation of the earlier buildings usually

Continued

North High Street
Historic District
Holyoke, Mass.

Property Owners List

Walter P. & Helen A. Nowak
97 High Street
Holyoke, MA 01040

RE: 101 High Street
No. High St. Hist. Dst.

Alan D. & Edith L. O'Connell
93 Sycamore Street
Holyoke, MA 01040

RE: 103/105 High Street
No. High St. Hist. Dst.

Jerome L Talbot & Pierre A.
Monast
104 High Street
Holyoke, MA 01040

RE: 104 High Street
No. High St. Hist. Dst.

Alan D. & Edith L. O'Connell
93 Sycamore Street
Holyoke, MA 01040

RE: 107/109 High Street
No. High St. Hist. Dst.

Wernick Furniture Co., Inc.
116 High Street
Holyoke, MA 01040

RE: 110/118 High Street
No. High St. Hist. Dst.

Stanley & Ann Filipowicz
113 High Street
Holyoke, MA 01040

RE: 111/115 High Street
No. High St. Hist. Dst.

Edmund C. Jackson
13 Spring Street
So. Hadley, MA 01075

RE: 117/119 High Street
No. High St. Hist. Dst.

Edmund C. Jackson
13 Spring Street
So. Hadley, MA 01075

RE: 121/123 High Street
No. High St. Hist. Dst.

James R. Carner
20 Berwyn Street
So. Hadley, MA 01075

RE: 125/135 High Street
No. High St. Hist. Dst.

Donald L. & Suk Cha Bergeron
129 Morgan Street
So. Hadley, MA 01075

RE: 126 High Street
No. High St. Hist. Dst.

David L. & Alice E. MaGoon
Box 101 So. Canal Street
Holyoke, MA 01040

RE: 132/136 High Street
No. High St. Hist. Dst.

David L. & Alice E. MaGoon
Box 101 So. Canal Street
Holyoke, MA 01040

RE: 138 High Street
No. High St. Hist. Dst.

Michael A. Bogdanowicz
137 High Street
Holyoke, MA 01040

RE: 139 High Street
No. High St. Hist. Dst.

Evelyn M & Edmund S. Augustini
52 Brookline Avenue
Holyoke, MA 01040

RE: 141/147 High Street
No. High St. Hist. Dst.

Bernard F. & Joan E. Hamel
144 High Street
Holyoke, MA 01040

RE: 144 High Street
No. High St. Hist. Dst.

Dariusz & Janina Celmer
53 Cabot Street
Chicopee, MA

RE: 146 High Street
No. High St. Hist. Dst.

Sherwin J. Wernick &
Adeline Gutman
116 High Street
Holyoke, MA 01040

RE: 150/154 High Street
No. High St. Hist. Dst.

Walt. M./Shirley A. Walkowicz
98 Edbert Drive
Holyoke, MA 01040

RE: 156/162 High Street
No. High St. Hist. Dst.

Service Auto Supply, Inc.
163 High Street
Holyoke, MA 01040

RE: 163 High Street
No. High St. Hist. Dst.

Wernick Furniture Co., Inc.
116 High Street
Holyoke, MA 01040

RE: 108 High Street
No. High St. Hist. Dst.

Transcript Block Assoc.
& E. Denis Walsh Assoc.
73 Tremont Street
Boston, MA 02108

RE: 168/170 High Street
172-182 High Street
No. High St. Hist. Dst.

Olde Holyoke Development Corp.
70 Lyman Street
Holyoke, MA 01040

RE: 169/171 High Street
No. High St. Hist. Dst.

Naas Inc.d.b.a Grennan's Pub
173 High Street
Holyoke, MA 01040

RE: 173/175 High Street
No. High St. Hist. Dst.

Tadeusz Plotnikiewicz
154 Apremont Highway
Holyoke, MA 01040

RE: 181/183 High Street
No. High St. Hist. Dst.

Caledonian Chautauqua Assoc.
% E. Denis Walsh Assoc.
73 Tremont Street
Boston, MA 02108

RE: 185/193 High Street
No. High St. Hist. Dst.

Olde Holyoke Development Corp.
70 Lyman Street
Holyoke, MA 01040

RE: 195/201 High Street
No. High St. Hist. Dst.

Pont, Inc.
% People's Savings Bank
314 High Street
Holyoke, MA 01040

RE: 198/210 High Street
No. High St. Hist. Dst.

N.E.F.W.C
6 Frost Street
Springfield, MA 01101

RE: 203/209 High Street
No. High St. Hist. Dst.

Ernest G. & Paul Davignon
213 High Street
Holyoke, MA 01040

RE: 211/215 High Street
No. High St. Hist. Dst.

Old Colony Bank of Hampden
County, N.A.
225 High Street
Holyoke, MA 01040

RE: 225 High Street
No. High St. Hist. Dst.

Marken Properties, Inc.
667 Main Street
Holyoke, MA 01040

RE: 515/521 Dwight Street
No. High St. Hist. Dst.

Louis A. Santos
253 Batchelor Road
Granby, MA

RE: 525/527 Dwight Street
No. High St. Hist. Dst.

Richard & Frank Gray
411 St James Avenue
Springfield, MA 01109

RE: 30 John Street
No. High St. Hist. Dst.

Maurice F. & Helen Casey
286 No. Main Street
So. Hadley, MA 01075

RE: 177/179 High Street
No. High St. Hist. Dst.

Walter P. & Helen A. Nowak
95 High Street
Holyoke, MA 01040

RE: 95/97 High Street
No. High St. Hist. Dst.

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

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

For NPS use only

received

date entered

North High Street Historic District, Holyoke, Massachusetts

Continuation sheet

Item number

7

Page

1

consisted of a corbelled, patterned brick cornice, and, occasionally, mild Italianate window detailing, also done in brick. The post Civil War builders, however, were less conservative in their approach. Cornices and rooflines became much more elaborate; round-arched rather than flat or segmental-arched windows appeared. Stone and iron were used for the increasingly ornamental window heads, storefronts, and other nonfunctional detail.

Illustrative of the building styles and periods represented in the North High Street Historic District are the following:

Gallaudet Block, 95-97 High Street (ca. 1847, map #12-1-1, MHC #176)

The Gallaudet Block was typical of the commercial blocks of the mid-nineteenth century. Built ca. 1847, it is one of the earliest extant commercial structures in Holyoke. Its overall simplicity confirms the pre-Civil War construction date. The four-story brick structure is only one lot in width. Its paired windows have plain stone lintels and sills; its only ornamentation appears at the cornice which, along with the fourth floor, seems to be a later nineteenth century addition. The ground floor was originally occupied by the dry goods store of Gallaudet and Terry, upper floors by offices, a tenement, and a meeting hall.

Bonvouloir's Block, 103-105 High Street (ca. 1884, map #12-1-3, MHC #83)

Bonvouloir's Block was built in 1885 by Pierre Bonvouloir. It is one of the few commercial buildings on High Street to have remained completely unaltered. The cast-iron storefront, the brick detailing and stonework, and the highly decorative roof piece are all typical of commercial buildings in the high Victorian Italianate style. Three types of window arches--flat, segmental, and round--are used in ascending order, typical of Holyoke's commercial buildings. Two star-shaped rod heads on the building's cornice lie below an ornate parapet.

110-118 High Street (ca. 1870, map #13-1-3,4,5, MHC #180)

This grouping consists of three buildings, all four-story brick Italianate structures. The union of several stores to create the impression of one large building was a common device in Holyoke as elsewhere in the years following the Civil War. The Italianate style is evident in the buildings' brick quoins, segmental-arched window hoods, and bracketed cornices. The buildings were probably built before 1878.

Continued

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

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

North High Street Historic District, Holyoke, Massachusetts

Continuation sheet

Item number 7

Page 2

For NPS use only

received

date entered

121-123 High Street (ca. 1870, map #12-1-5, MPC #84)

Now the home of the Holyoke Lock Company, this building was built by Holyoke resident Dennis Higgins in the early 1870s. The second and third floor windows retain heavy Italianate cornices that protrude in marked contrast to the simple brick face. The mansard roof has been altered by removing the original slate exterior and the two dormer windows; an asphalt sheathing now covers the roof.

J. Fuller Building, 126 High Street (ca. 1855-1870, map #13-2-5, MHC #104)

The Fuller Building is the northernmost building of a group between Oliver and Hampden Streets that were constructed by John Fuller between 1850 and 1870. It is a massive 3 1/2-story brick structure set with its enclosed gable end to the street, similar to another Holyoke building, the 1849 Samosett House on Maple Street (outside the nominated district), even to the removal of its original false parapet that hid the gable. The Fuller Building retains a band of dentils at its cornice, as well as ornamental brick lintels.

132-138 High Street (1870, map #13-2-4 1/2, MHC #184)

In 1870 John Fuller built the two northernmost (132-136) single-story brick stores; the third (138), probably constructed at the same time, remained a frame structure until at least 1914, when it too was sheathed with brick. All three display a simple corbelled brick cornice, which serves to unify the group.

Crafts Building, 141-147 High Street (1875, map #12-1-8, MHC #86)

The Crafts Building was built by Roswell P. Craft in 1875. The building was originally a grocery, crockery, and furniture store. From 1910-1914 the first floor housed the "Star Theatre." The facade is executed in a simple but well-executed Italianate mode. Ornately layered corbelled brickwork is found on the cornice. Windows are segmental-arched on the second story, round-arched on the third, with brick surrounds, and retain 2/2 sash. A name plaque, also brick, separates the two banks of windows. Most of the original storefronts are intact.

W. L. Martin Block, 150-154 High Street (ca. 1860, map #13-2-2, MHC #186)

The Martin Block stands opposite the Fuller Building discussed above. Together, the two present an imposing face at the corner of High and Hampden Streets. Built ca. 1860, the Martin Block displays the simplicity in form and detail that were prevalent in Holyoke in the 1850s and 1860s.

Continued

United States Department of the Interior
National Park Service

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

North High Street Historic District, Holyoke, Massachusetts

For NPS use only

received

date entered

Continuation sheet

Item number

7

Page

3

Window sills and lintels are plain stone. The three-story brick building currently displays asymmetrical fenestration, with a few of its windows bricked in but retaining their stone lintels and sills. A belt course separates the third and fourth stories, and the flat roofline is finished with a patterned brick cornice. The building is otherwise unadorned.

Orrell's Block, 156-162 High Street (ca. 1865, map #13-3-5, MHC #188)

Orrell's Block was built in the 1860s. It is four stories tall and six bays wide, built of brick, and displays brick Italianate details such as quoins, keyed window hoods, and corbelled cornice. Parts of the original millinery storefronts are intact.

Allyn Building, 166-170 High Street (1871, map #13-3-3,4 MHC #103)

The Allyn Building is a brownstone structure built in the early 1870s by Anderson and Samuel Allyn, who were in the marketing and cattle-dealing business. At the time, it was noted to be one of the finest structures on High Street. In 1904 the John T. Roy Company bought the building and the southern half became known as the Roy Building. The building is divided in half transversely by a masonry party wall, which divides the facade into two identical three-bay-wide units. The second and third stories--with round- and segmental-arched windows, heavy brackets, and quoins--display detailing characteristic of the Italianate style, while the mansarded fourth story, probably somewhat altered, represents the French Second Empire style.

Transcript Building, 172-178 High Street (ca. 1925, map #13-3-2, MHC #189)

The Transcript Building is a two-story brick structure finished with Jacobethan Revival details. Most of the facade is given over to large, multipaned windows. The right-hand bay (of four), occupied by a deep-set tudor-arched entry on the ground floor and a 4/6 window above, is set off from the rest of the building by quoining and a stepped parapet. All the windows are framed with stone quoining; those on the second floor also display drip molds, as does the entry.

Transcript Block, 180-186 High Street (ca. 1869, map #13-3-2, MHC #190)

The Transcript Block consists of two buildings that appear to have been built on or about the same time (1860s) and by the same builder. Though both are three stories tall, 180-182 is somewhat higher than its neighbor. Both have brick quoins and elaborate brick cornices, that of 180-182 being even more ornate than 184, with heavy pilasters and projecting window caps. A semicircular pediment at the roofline is no longer extant. Both storefronts

Continued

United States Department of the Interior
National Park Service

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

North High Street Historic District, Holyoke, Massachusetts

For NPS use only

received

date entered

Continuation sheet

Item number

7

Page

4

have been altered, but not in a manner that detracts from the historic character of the buildings. The window hood molds in 180 appear to be metal, while those in 184 are brick. These buildings are excellent examples of the commercial Italianate style. They are especially important as part of the row of largely intact early commercial buildings at this end of High Street.

Taber Building, 181-183 High Street (1870, map #12-2-5, MHC #88)

The Taber Building was constructed in the High Victorian Italianate style in 1870 by Luther A. Taber, said to have been among "the pioneers of the City." The architect of the building was George P. B. Alderman, who was well known in the area and designed many of Holyoke's finer buildings. Basically similar in size and form to its neighbors, the Taber Building is more ornately detailed than most of its neighbors. Four bays wide, it features heavy drip moldings over the windows: segmental-arched on the second floor and rounded on the third. Quoins mark the two side edges of the structure. The four-story building is capped by a broken pediment, unique in the district and emphasized with bands of dentils. A circular window or vent is centered beneath the pediment; it is spanned by a large corbelled arch.

The Caledonian Building, 185-193 High Street (1874, map #12-2-6, MHC #89, NR 1971)

The Caledonian Building is perhaps the ultimate expression of an 1870s commercial block to be found today in the North High District. While earlier blocks occupied only one lot or were built as several adjacent but distinct structures, the Caledonian occupied several lots and presents a single massive facade to the street. The structure was built by Roswell P. Crafts in 1874. It is the only building within the district to have been listed previously on the National Register.

Johnson Building, 195 High Street (ca. 1880, map #12-2-7, MHC #90), and R. B. Johnson Block, 197-201 High Street (ca. 1880, map #12-2-7, MHC #91)

Both of these buildings were built ca. 1880 in the Italianate style. R. B. Johnson operated a fire and life insurance agency (started in 1866 and the oldest established agency in Holyoke) from 195 High Street. More ornate than its partner building (197-201) next door, it displays brick and terra cotta detailing, with segmental and round-arched windows with elaborate window caps and an intricately patterned corbelled cornice. Brick quoins outline the facade. The current flat roofline was originally broken by pediments and other ornamentation. A row of ornate ground-floor storefronts has now lost all of its early detail. 197-201 High Street is quite similar to

Continued

United States Department of the Interior
National Park Service

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

North High Street Historic District, Holyoke, Massachusetts

For NPS use only
received
date entered

Continuation sheet

Item number

7

Page

5

the other portion of the block; the design is the same, executed with a simpler vocabulary. Simple brick detailing is found in the string courses and the cornice.

The Ball Block, 225 High Street (1898, map #12-2-10, MHC #192)

The Ball Block, built in 1898, is a six-story structure anchoring the district at its southwestern end. It is a fine example of the adaptation of the Italian Renaissance palazzo for turn-of-the-century American merchants. Unlike many buildings in the district, the ground story is as well preserved as the upper stories; it retains a fine cast-iron facade. String courses define the building's three stories, while applied pilasters define the bays--three on High Street and six on Dwight Street. A full-height quarter-round bay marks the building's major corner. Round-arched windows at the top floor create an arcade. A broad projecting cast-iron cornice beneath a flat roof terminate the building. For all the classical vocabulary, the building is modern in appearance, with extensive use of glass emphasizing the curtain-wall construction.

525-527 Dwight Street (ca. 1880-1884, map #13-4-5, MHC #177)

This is the last standing building of historic importance on a once-significant commercial block adjacent to High Street. This four-story building, constructed in the 1880s, is in the Victorian Gothic style popular in the late 19th century. The polychromatic finish provided by belt courses of contrasting stone, arches, and pier decorations, round-arched window heads, and bays set off by segmental arches are characteristic of the style. Typical of the period and building type is the highly ornate cornice. Although the storefront has been remodeled over the years, the highly ornate cornice and facade still retain a high level of architectural integrity.

30 John Street (1880, map #13-4-6)

Built in 1880, this structure has been owned by the Murray family for the past 100 years. Originally a distillery, it was used to manufacture whiskey, which was then stored on the second floor. The Murrays become wholesalers and in 1915 the entire first floor was renovated for use as a tavern. Known locally as "the bud," the building has recently been well-restored. Its interior retains hardwood floors and booths, large mirrors, glass cases, and the lift-way between the first and second floor. On the exterior the segmental, round, and flat arched windows are filled in with glass bricks. A dentilated, corbelled cornice and other brick designs ornament the facade.

Continued

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

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

For NPS use only
received
date entered

North High Street Historic District, Holyoke, Massachusetts

Continuation sheet

Item number 7

Page 6

Intrusions

While the district includes a nearly intact assemblage of mid- to late-19th century commercial buildings, there are four intrusions and five empty lots. One intrusion, the Century II Plaza, was built in the early 1980s next to the site of the Cleary Building, a ca. 1875-1885 Second Empire-style structure that was determined eligible for the National Register in 1976 but demolished shortly thereafter. Its lot now contains a parking lot. Daly's Hotel, which stood at 122-124 High Street, was a four-story amalgamation of Italianate and Classical Revival features, built in 1878. It was demolished in the early 1980s for a modern development, and its lot is presently vacant. The district includes three additional vacant lots (southwest corner of High and Lyman Streets, and two adjacent lots at the northeast corner of High and Hampden Streets). Other recent intrusions include properties at 125-135, 146, and 161 High Street.

Archaeology

Given the small amount of open space within the district and the extensive degree of alteration to the land surface, the potential for significant prehistoric and historic archaeological resources is low. If sites or features do survive, however, they would be significant in helping to document the changing economic and social patterns that characterized mid 19th century Holyoke, a model planned, urban community.

8. Significance

North High Street Historic District, Holyoke, Massachusetts

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)
				Community Development

Specific dates 1847–1927

Builder/Architect

Statement of Significance (in one paragraph)

The North High Street Historic District retains integrity of location, design, setting, materials, workmanship, and association. The district reflects this industrial city's commercial development during the second half of the nineteenth century, the decades of its greatest prosperity, and includes Holyoke's greatest and densest concentration of well-preserved Victorian structures. The district thus meets Criteria A and C of the National Register of Historic Places on the local level.

The North High Street district contains the highest concentration of commercial buildings left in Holyoke from its early years as a planned industrial community. One of several such enterprises in Massachusetts, Holyoke had the most ambitious canal system of any. Intended to be another great cotton textile producing center like Lowell or Lawrence, Holyoke grew instead into a world-renowned paper manufacturing center, with textiles holding a secondary, but nevertheless very strong, position in the economy. Together, the nominated buildings, dating primarily from ca. 1847 to the early 1880s, form an extremely coherent picture of commercial activity in Holyoke during the city's period of greatest prosperity and growth. They fall generally into two groups—one embodying the characteristics of commercial structures of the conservative 1850s and the early 1860s, and the other embodying the more exuberant post Civil War years.

Prior to 1847, Holyoke was a quiet agricultural village known as Ireland Parish, part of West Springfield. The site of then-unnamed Holyoke was occupied by farms. The rural character of the area changed dramatically with the implementation of plans by several Boston investors--Thomas H. Perkins, George W. Lyman, and Edmund Dwight--to transform the land within the bend of the Connecticut River at South Hadley Falls into a major cotton textile center. They hoped to repeat the earlier manufacturing successes of Waltham, Lowell, and Chicopee using what was in theory the greatest water power potential anywhere in New England, the falls of the Connecticut River. In 1847, the trio bought out the Hadley Falls Company, the first cotton mill in Ireland Parish. By 1849, the Connecticut River had been successfully dammed, and canals of unprecedented size were under construction.

Holyoke was incorporated as a town in 1850, and from its start was intended to be an urban industrial community. A grand plan for the city's development was published in 1853. A formal street grid and nexus of canals was oriented toward manufacturing, manufacturing that the Boston investors hoped would be strictly textile-related. But the extravagant vision of the Hadley Falls Company to create a great cotton textile city, was short-lived. Only one mill, the Lyman Mill, was built according to the company's plan. Plagued by internal problems and a depressed national economy, the company was forced

Continued

9. Major Bibliographical References

See continuation Sheet

10. Geographical Data

Acreage of nominated property approx. 6 acres

Quadrangle name Springfield North, Massachusetts

Quadrangle scale 1:25000

UTM References

A

1	9
6	9
7	6
6	0

4	6	7	5	5	4	0
---	---	---	---	---	---	---

B

1	9
6	9
7	5
0	0

4	6	7	5	3	0	0
---	---	---	---	---	---	---

C

1	9
6	9
7	4
4	0

4	6	7	5	3	2	0
---	---	---	---	---	---	---

D

1	9
6	8
7	5
1	0

4	6	7	5	5	6	0
---	---	---	---	---	---	---

E

--	--	--	--	--	--	--

F

--	--	--	--	--	--	--

G

--	--	--	--	--	--	--

H

--	--	--	--	--	--	--

Verbal boundary description and justification

See Continuation Sheet

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 Betsy Friedberg, Preservation Planner, Massachusetts Historical Commission, with Nora Pat Small, Preservation Consultant

organization Massachusetts Historical Commission date February 1986

street & number 80 Boylston Street telephone 617-727-8470

city or town Boston 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 Valerie A. Talmage

title Executive Director, Massachusetts Historical Commission date May 19, 1986

For NPS use only

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

Keeper of the National Register

Entered in the
National Register

date

6-26-86

Attest:

date

Chief of Registration

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

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

North High Street Historic District, Holyoke, Massachusetts

Continuation sheet

Item number 8

Page 1

into bankruptcy in 1859. Auctioned off, the corporation resurfaced as the Holyoke Water Power Company in the 1860s and only then, under new ownership, began to flourish.

Though cotton mills were not the immediate success their investors had hoped they would be, the textile industry did take a firm root. Despite the shortage of raw cotton from southern suppliers during the Civil War, mills producing cotton and silk thread, woolens, and high-quality cotton fabric thrived during the 1860s. Germania Mills, Merrick Thread Company, Farr Alpaca Company, and Skinner's Unquomok Silk Mill were among the Holyoke manufactories born in the 1860s and 1870s that grew to national prominence.

The textile manufacturers' grand scheme for producing only cotton fabrics soon went by the wayside. In 1854 the Hadley Falls Company had reluctantly sold a mill site with water power rights to Joseph Parsons, who founded Holyoke's first paper mill. Within a decade Parsons operated the largest stationery mill in the United States. Between 1855 and 1868, paper construction grew from fewer than five tons per day for the entire Connecticut River Valley to more than twenty tons per day for Holyoke alone. In only one year, 1865-1866, seven new paper mills were established in Holyoke. The success of the paper industry led in turn to the establishment of thriving support industries in machinery and paper converting. By 1880, Holyoke was known as "Paper City."

Holyoke saw incredible growth in population as well as industry between 1847 and the end of the nineteenth century: the town's population rose 70 percent between 1850 and 1865, and another 90 percent between 1865 and 1870; standing at 2,015 in 1855, it had reached 10,733, mostly foreign-born workers--primarily Irish and French Canadian--by 1870. Holyoke in that year stood as the second largest urban center (outside Springfield) in the Connecticut Valley. This vast increase was evident not only in mills that sprang up along the canals but in rows of brick tenements near the mills, the mansions on Maple Street and later in the Highlands, in thriving commercial districts at Depot Square and North High Street, in construction of new churches for the rapidly expanding parishes, in the civic structures built around City Common to the south of the nominated district, and by the turn of the century, in seemingly endless rows of tenements.

The North High Street Historic Business District comprises the largest, most representative, and most coherent group of mid- to late-19th century commercial buildings surviving in Holyoke. Newspaper accounts from 1849 and 1850 indicate that Maple and High Streets were both being built up at this time, the early years of the town's development, with frame commercial buildings. Brick buildings were rare at first, and of the few built within the district, only the Gallaudet Block, 95-97 High Street (ca. 1847, MHC #176), remains from

Continued

For NPS use only
received
date entered

United States Department of the Interior
National Park Service

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

North High Street Historic District, Holyoke, Massachusetts

Continuation sheet

Item number 8

Page 2

For NPS use only
received
date entered

the pre-1850 building phase. The majority of newspaper advertisements in 1849 were for businesses on Maple Street to the north, near where the Connecticut River railroad had arrived in 1845.. Much of the activity was transferred to High Street in the 1850s with the construction of the Colby Block (1850, 203-209 High Street), Perkins' Exchange Block (1850, not extant), Hutchins' Block (ca. 1855, not extant), the Second Congregational Church (1853, not extant), and Fuller's Block (1857, 144 High Street, MHC #185).

Yet in spite of this building activity, the 1850s were a slow period in the commercial development of the Hill, as the area sloping south of the river was then known. General economic conditions and the financial problems of the Hadley Falls Company contributed to the slump. The Holyoke Mirror of February 21, 1857, noted that Fuller's new block would be occupied by two shops belonging to four gentlemen who were "not discouraged by the recent depression of business here, nor by the tardy growth of the town."

With periodic setbacks, there appears to have been at least steady economic recovery through the 1860s and 1870s. The Civil War diminished the manufacturing of cotton textiles, but promoted woolen manufacturers. Paper production appears to have continued unabated through the war: the Hampden Paper Company was organized in 1865 and was followed by six new paper manufacturers in the next 18 months. Machine manufacturing also became an important industry in Holyoke, where mills were in constant need of more and improved machinery. One such manufacturer was the Holyoke Machine Company, established in 1863 in the midst of the Civil War.

The economic activity of Holyoke was reflected in the growth along High Street. In 1860, there were still large gaps in High Street's building stock. The east side of the street between Oliver and Lyman was still vacant, as was the west side between Gallaudet's Block and the Exchange Block at the corner of Hampden and High Streets. In November of 1869, however, the Holyoke Transcript reported that High Street was nearly completed and presented a "very imposing and handsome appearance." The following May the last lot on High between Lyman and Dwight Streets was sold. With rapid construction of the three-, four-, and five-story commercial blocks (most with Victorian Italianate-style details, however modest) that comprise the district, Holyoke's business center quickly achieved a dense urban appearance.

Continued

United States Department of the Interior
National Park Service

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

North High Street Historic District, Holyoke, Massachusetts

For NPS use only

received

date entered

Continuation sheet

Item number 8

Page 3

Much of the North High Historic District as it stands today is a result of the building campaign of the 1860s and 1870s. Almost two dozen substantial commercial buildings were completed in the district between ca. 1860 and ca. 1880. Among these were the Stratton Block (ca. 1860-1869, MHC #187), Orrell's Block (ca. 1865, MHC #186), Taber Building (1870, MHC #88), Craft's Building (1870-1871, MHC #86), and The Caledonian (1874, NR 1971). The latter two buildings were both built for Roswell P. Crafts, local businessman and politician; most, if not all, of the buildings constructed along High Street in this period were erected by local businessmen and entrepreneurs such as Roswell Crafts. There appears to have been little outside investment in Holyoke's commerce and industry after the Hadley Falls Company came under local control as the Holyoke Water Power Co. in 1859.

The character of the district as a commercial area became firmly established during this period. These structures housed a variety of commercial establishments, from tea merchants to fishmongers to shoe salesmen, with furniture stores, milliners, and druggists as well. The structures incorporated business, office, commercial, and public space; as was common in urban areas, upper floors were used as tenements, meeting halls, and offices.

The establishment of the Holyoke and Westfield Railroad in 1871 encouraged industrial expansion. After 1873, the Holyoke Water Power Co. ceased selling tenement sites with its mill sites, therefore diminishing the paternalism of the mills, allowing manufacturers to concentrate on building mills; the housing market expanded enormously throughout the city rather than in conjunction with individual mills.

Historian Constance Green, in Holyoke, Mass.: A Case History of the Industrial Revolution in America (1939), notes that while the business district was essentially built up by ca. 1880, more building occurred in greater Holyoke (outside the Historic District) during the 1880s than had occurred in the previous 30 years. Factories continued to be built in increasingly numbers along all three levels of Holyoke's canals, and the canals themselves continued to be expanded through the end of the century.

In the business area, several additional imposing commercial blocks were added in the late 19th century that displayed the best of Victorian styling and details. They included the Bonvouloir's Block (ca. 1884) and the Dougherty Block (ca. 1885-1895), both Victorian Italianate structures similar in style and detailing to their older neighbors, and the Ball Block, built in the Renaissance Revival style in 1898, a broad, impressive structure that still dominates High Street.

Continued

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

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

North High Street Historic District, Holyoke, Massachusetts

For NPS use only

received

date entered

Continuation sheet

Item number 8

Page 4

The nominated district briefly saw competition from another business area to the east, at the location of the Race Street Railroad Depot (serving the Connecticut River Railroad). The business district that developed around Depot Square, at the intersection of Dwight with Main and Race Streets, spread west along Dwight Street to High Street. By the 1880s Dwight Street was a solid mass of buildings, but only two of these structures between the canals and High Street survive (515-521 and 525-527 Dwight, both ca. 1884). (They have both been included in the North High Street Historic District because they are adjacent to it and are of the same period and use as the buildings within the rest of the district.) North High Street and Dwight Street east of High were thoroughly built up by the early 1880s, forcing commercial expansion along High Street south of Dwight (outside the district). When a large fire in the early 20th century destroyed the Windsor Block and Hotel on Dwight Street, one block east of High Street, the businesses located there sought new locations in the expanding commercial district on High Street, thereby adding further impetus to that section's growth and contributing to the demise of lower Dwight Street. The primacy of the North High Street area as Holyoke's central business district was asserted by the close of the century, and it remains so to the present day.

Holyoke maintained its vital economy through World War I, its manufacturers contributing to the war effort. But as electricity grew readily available, supplanting water as a power source, Holyoke lost its great natural advantage, and its industries declined in importance. By 1927, several of Holyoke's largest mills were in receivership or in the midst of reorganization. The town began to lose population at a steady pace. From 1920 to the present, Holyoke has experienced a gradual decline in population as well as a decline in the magnitude of manufacturing and commercial enterprise. Competition from regional malls and shopping centers influenced the commercial decline along High Street. Holyoke is currently experiencing increased interest by investors, with the downtown area along High Street being no exception. Some demolition of historic property occurred in the early 1980s (the Cleary Building), to be replaced by modern commercial buildings. But this interest has generated new housing construction, housing and commercial rehabilitation, the creation of a downtown revitalization nonprofit organization, mortgage pool, numerous public improvements, and a Heritage State Park, located two blocks south of High Street on the first-level canal. A downtown plan has recently been completed which indicates that Holyoke will continue to experience development and economic growth.

United States Department of the Interior
National Park Service

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

North High Street Historic District, Holyoke, Massachusetts

Continuation sheet

Item number

9

Massachusetts

Page

1

For NPS use only

received

date entered

9. Major Bibliographical References

American Telegram. March 15, 1855.

Boston Affiliates, "Historical Documentation Report for the City of Holyoke."
Submitted to the Department of Environmental Management, June 1981.

Hampden Freeman. Various issues - 1849, 1850.

Holyoke Transcript. 1863, 1864, 1865, 1869, 1870, 1871.

Holyoke Weekly Mirror. January 7, 1854.

Small, Nora Pat. Holyoke Historic Resource Inventory, 1984.

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

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

North High Street Historic District, Holyoke,

Massachusetts

Continuation sheet

Item number

10

Page

1

For NPS use only

received

date entered

Boundary Description and Justification:

Beginning at the northeast corner of the property line of 95/97 High, the District runs west along the property line to the alley, continues south along near property lines, crossing Hampden Street, to Dwight Street; then east along the south property line of 225 High cross High and continuing south to the southeast corner of 515 Dwight Street; then north along the property line crossing alley to north side, then west to rear property line of 30 John Street; then north along east property line of 30 John Street to front property line; then west to northeast corner of Lot 8, Block 4, Map 13; then north along rear property lines to Lyman Street, then west to beginning point.

The North High Street Historic Business District is distinguished from the surrounding commercial and residential areas by its cohesiveness and age. It contains the highest concentration of c. 1850-1870s buildings to be found in the city and has very few intrusions. To the north of the district across Lyman Street is an area that was completely demolished under the auspices of the Department of Housing and Urban Development's (HUD) Urban Renewal Program during the early 1970s. The central business district continues to the south of the historic district but the age and character of the building change dramatically, that area having been built up in the late nineteenth and early twentieth centuries and displaying many of the new ideas of high-rise construction.

The buildings in that area also display less cohesiveness in age and style than buildings within the proposed historic district. The City Hall just to the south of the district has not been included because it is already on the National Register and because the proposed historic district is a commercial one and includes no other civic structures. To the east of the historic district, separated from it by half a city block, is Lyman Terrace, a 1940s subsidized housing project. The next street to the west of High Street is Maple Street which was successively a residential area, mixed residential and commercial, and finally primarily commercial by the turn of the nineteenth century. Though there is one building dating from the early years of the new town of Holyoke (the Samosett House, opened 1850, now a funeral home), a couple of other late nineteenth century commercial/tenement buildings, and a small town house, whatever else was there from the period of the High Street buildings has been demolished. It is now sparsely developed with a mixture of the aforementioned nineteenth century buildings and various small and insignificant twentieth century buildings.

NORTH HIGH STREET HISTORIC DISTRICT, HOLYOKE, MA
DISTRICT DATA SHEET

1.

<u>Map #</u>	<u>MHC #</u>	<u>Historic Name</u>	<u>Street Address</u>	<u>Date of Construction</u>	<u>Style</u>
13-4-4			515-521 Dwight Street	ca. 1884, with later storefront alterations	cannot determine if building is C or NC due to presence of false front
13-4-5	177		525-527 Dwight Street	ca. 1884	Victorian Gothic
12-1-1	176	Gallaudet Block	95-97 High Street	ca. 1847	Italianate
12-1-2	177		101 High Street	ca. 1917	Vernacular Commercial
12-1-3	83	Bonvouloir's Block	103-105 High Street	ca. 1884	Victorian Italianate
13-1-7	178	Wright's Block	104 High Street	1869	Italianate
12-1-3	181		107-109 High Street	ca. 1895	Renaissance Revival
13-1-6	179		108 High Street	1869	Italianate
13-1-3,4,5	180		110-118 High Street	ca. 1870	Italianate
12-1-4	182		111-115 High Street	ca. 1855-1865	Italianate
12-1-5	183		117-119 High Street	ca. 1855-1865	Italianate
12-1-5	84		121-123 High Street	ca. 1870	Second Empire
12-1-6			125-135 High Street	ca. 1870, with 20th c. alterations	NC
13-2-5	104	J. Fuller Building	126 High Street	ca. 1850	Greek Revival/ Italianate

NORTH HIGH STREET HISTORIC DISTRICT, HOLYOKE, MA
DISTRICT DATA SHEET

2.

<u>Map #</u>	<u>MHC #</u>	<u>Historic Name</u>	<u>Street Address</u>	<u>Date of Construction</u>	<u>Style</u>
13-2-4 1/2	184		132-136 High Street	1870	Italianate
13-2-4 1/2			138 High Street	1914-1920	late Italianate
12-1-7	187	Stratton Block	139 High Street	ca. 1860-1869	Italianate
12-1-8	86	Craft's Building	141-147 High Street	1870-1871	Italianate
13-2-4	185	Fuller's Block	144 High Street	1857	Italianate
13-2-3			146 High Street	1985	NC
13-2-2	186	W. L. Martin Block	150-154 High Street	ca. 1855-1863	Italianate
13-3-5	188	Orrell's Block	156-162 High Street	ca. 1865	Italianate
12-2-1			161 High Street	mid 20th c.	NC
13-3-3,4	103	Allyn Building	166-170 High Street	1871	Italianate
12-2-2	191		169-171 High Street	ca. 1855	Italianate
12-2-3			173-175 High Street	ca. 1855	Italianate
13-3-2	189	Transcript Building	172-178 High Street	ca. 1925	Jacobethan Revival
12-2-4	87	Dougherty's Block	177-179 High Street	ca. 1885-1865	Italianate
13-3-2	190	Transcript Block	180-182 High Street	1869	Italianate
12-2-5	88	Taber Building	181-183 High Street	1870	Victorian Italianate
12-2-6	89	The Caledonian	185-193 High Street	1874, NR 1971	Second Empire

NORTH HIGH STREET HISTORIC DISTRICT, HOLYOKE, MA
DISTRICT DATA SHEET

3.

<u>Map #</u>	<u>MHC #</u>	<u>Historic Name</u>	<u>Street Address</u>	<u>Date of Construction</u>	<u>Style</u>
12-2-7	90	Johnson Building	195 High Street	ca. 1880	Italianate
12-2-7	91	R. B. Johnson Block	197-201 High Street	ca. 1880	Italianate
13-4-7		Century II Plaza	198-210 High Street	ca. 1980	NC
12-2--8		Colby/Carter Block	203-209 High Street	1850, 1869	Victorian Commercial
12-2-9	92	Ball Building	211-215 High Street	ca. 1870, with early 20th c. alterations	Italianate/ Georgian Revival
12-2-10,11	192	Ball Block	225 High Street	1898	Renaissance Revival
13-4-6			30 John Street	ca. 1880	Italianate

86001376

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

North High Street Historic District
Hampden County
MASSACHUSETTS

Working No. 5/27/86
Fed. Reg. Date: 2/3/87
Date Due: 6/26/86 - 7/11/86
Action: ☒ ACCEPT 6-56-86
☐ RETURN
☐ REJECT
Federal Agency: _____

Entered in 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	Status	Present Use
	Public Acquisition	Accessible	

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
☐ excellent	☐ deteriorated	☐ original site
☐ good	☐ ruins	☐ moved date _____
☐ fair	☐ unexposed	

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

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM 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: _____



North High Street Historic Business District
Holyoke, MA

N.P. Small; May, 1985

West side of High st., view south from
Lyman st.

1 of 14



North High St. Historic Business District
Holyoke, MA

N.P. Small; May, 1985

West side of High st., view south from
139 High (Stratton Block).

3 of 14



North High St. Historic Business District

Holyoke, MA

N.P. Small; May, 1985

West side of High st., view south from 169/
171 High.

4 of 14

Hampden Co.
MA



North High St. Historic Business District

Holyoke, MA

N.P. Small; May, 1985

West side of High st., view north from

Dwight st.

6 of 14



North High St. Historic Business District

Holyoke, MA

N.P. Small; May, 1985

Ball Block, 225 High, corner of Dwight

7 of 14



North High St. Historic Business District
Holyoke, MA

N.P. Small; May, 1985

East side of High, view north from 118.

8 of 14



North High St. Historic Business District
Holyoke, MA

N.P. Small; May, 1985

East side of High st., view north from
150-154 High (W.L. Martin Block).

9 of 14



North High St. Historic Business District
Holyoke, MA

N.P. Small; May, 1985

East side of High st., view south from
156-162 High (Orrell Block).

10 of 14



North High St. Historic Business District

Holyoke, MA

N.P. Small; May, 1985

East side of High st., view north from

186 High (Wedge and Ward Block).

11 of 14



North High St. Historic Business District

Holyoke, MA

N.P. Small; May, 1985

Northeast corner of High and Dwight,

525 Dwight in background.

12 of 14



North High St. Historic Business District

Holyoke, MA

N.P. Small; May, 1985

521 and 525 Dwight st., view west

13 of 14



North High St. Historic Business District
Holyoke, MA

N.P. Small; May, 1985

30 John st, view west.

14 of 14

Missing Core Documentation

Property Name	County, State	Reference Number
North High Street Historic District	Hampden County, Massachusetts	86001376

The following Core Documentation is missing from this entry:

☐ Nomination Form

☒ Photographs (missing #2 and 5)

☐ USGS Map

North High Street Historic District
Holyoke, Massachusetts

USGS Quad: Springfield North
scale= 1:25,000

UTM References:
A: 19/697660/467540
B: 19/697500/4675300
C: 19/697440/4675320
D: 19/697510/4675560

CONVERSION
SCALES

Feet Meters

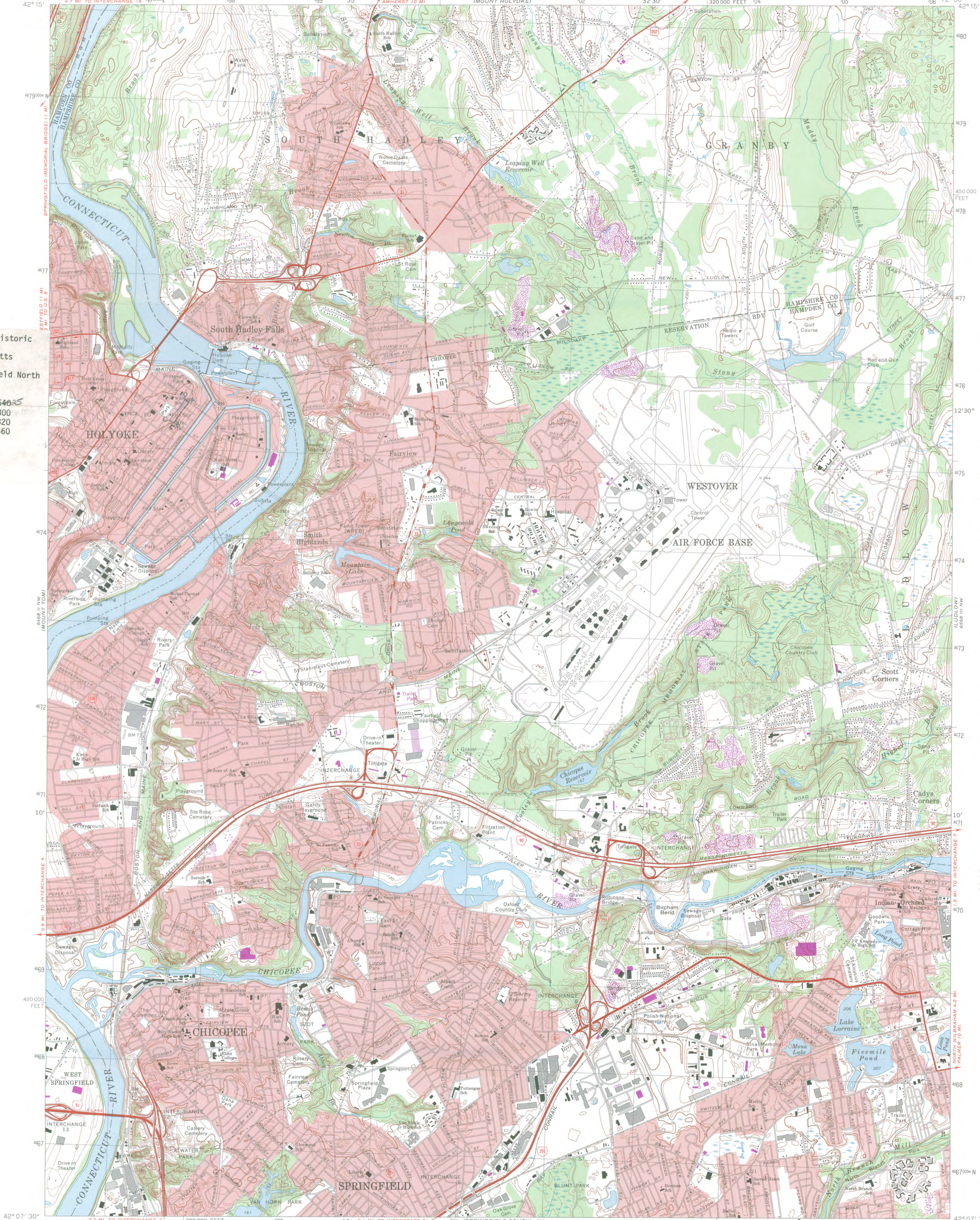


Feet Meters

1	3048
2	6096
3	9144
4	12192
5	15240
6	18288
7	21336
8	24384
9	27432
10	30480

To convert feet to meters
multiply by 3048

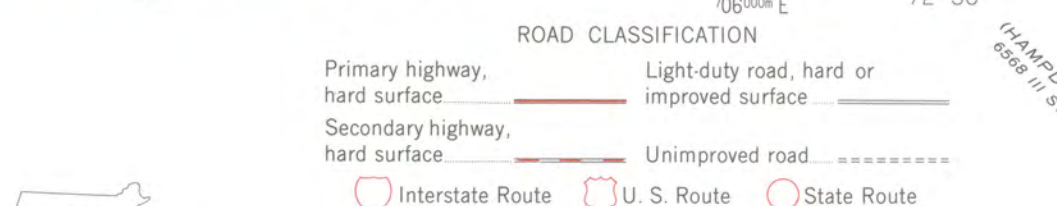
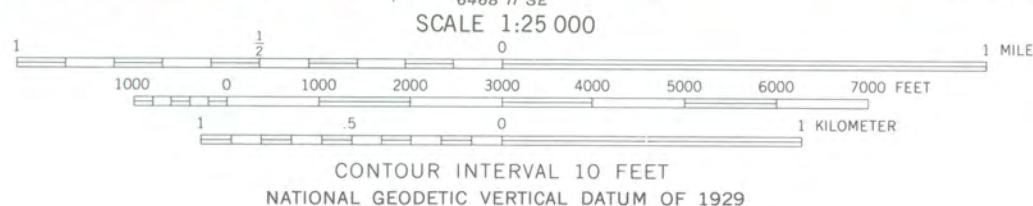
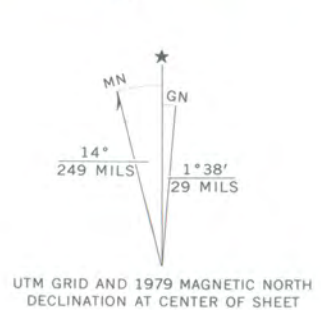
To convert meters to feet
multiply by 3.2808



Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and Massachusetts Geodetic Survey
Topography by planetable surveys 1933. Revised from
aerial photographs taken 1971. Field checked 1972
Polyconic projection. 1927 North American datum
10,000-foot grid based on Massachusetts coordinate system,
mainland zone
1000-meter Universal Transverse Mercator grid,
zone 18

Red tint indicates areas in which only landmark buildings are shown
There may be private inholdings within the boundaries
of the National or State reservations shown on this map

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



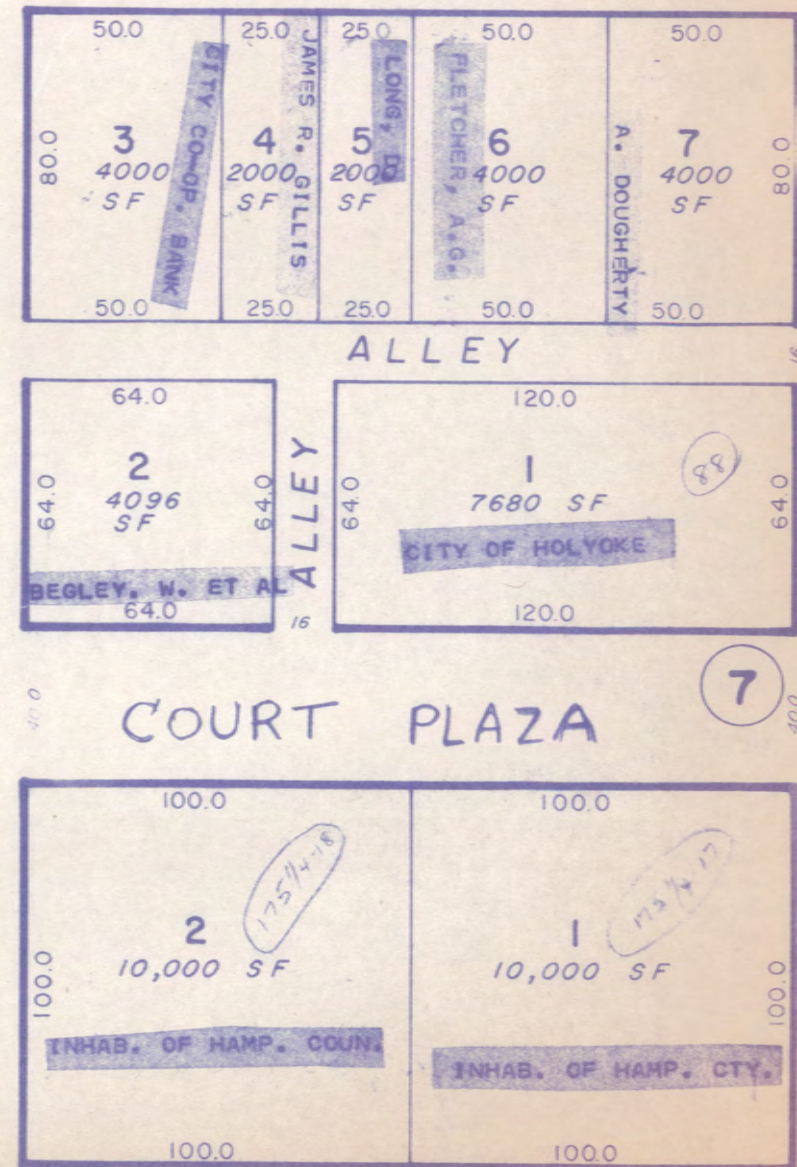
SPRINGFIELD NORTH, MASS.
N4207.5-W7230/7.5

1972
PHOTOREVISED 1979
AMS 6468 II NE-SERIES V814

BARNEY'S BICYCLE
266 PARK AVE.
WORCESTER, MASS. 01609
757-3754

11

S U F F O L K S T.



C O U R T

S Q U A R E

H I G H

S T R E E T

D W I G H T S T R E E T

J O H N S T R E E T

H A M P D E N S T R E E T

O L I V E R S T R E E T

L Y M A N S T R E E T

F R O N T S T R E E T

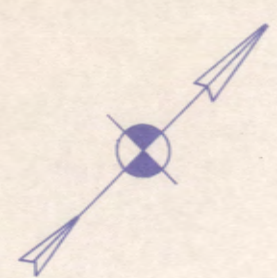
3

2

1

12

North High Street
Historic District
Holyoke, Massachusetts
Holyoke Assessors Map, Sheet 13
Scale: 1" = 50'
Map #1 of 2

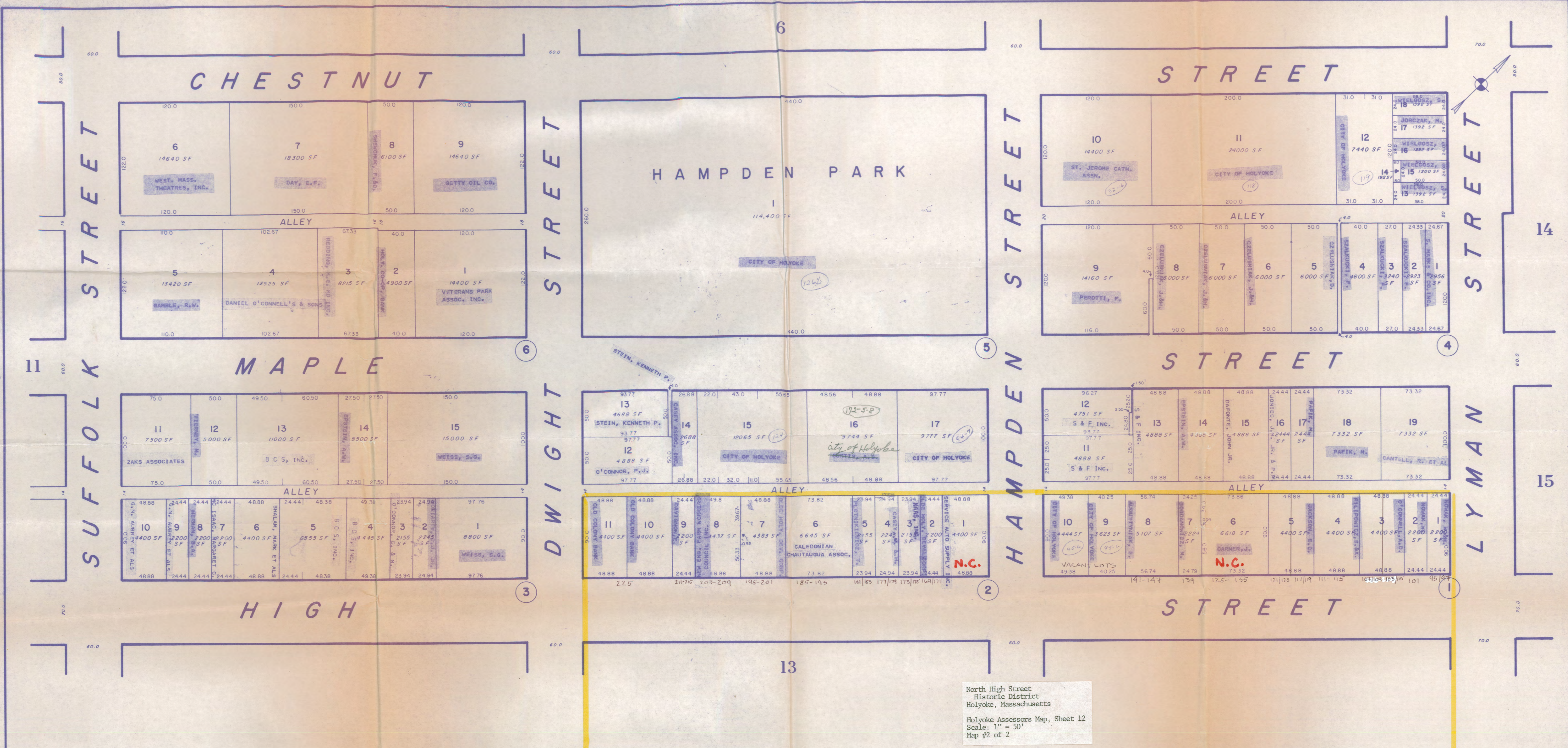


FR. KOLBE
DR. 15

RECEIVED

JUN 14 1985

MASS. HIST. COMM.



North High Street
Historic District
Holyoke, Massachusetts
Holyoke Assessors Map, Sheet 12
Scale: 1" = 50'
Map #2 of 2



P 093 545 989

The Commonwealth of Massachusetts

Office of the Secretary of State
Michael Joseph Connolly, Secretary

Massachusetts Historical Commission

Valerie A. Talmage

Executive Director

State Historic Preservation Officer

May 19, 1986

Carol Shull
National Register of Historic Places
Department of Interior
National Park Service
P.O. Box 37127
Washington, DC 20013-7127

Dear Ms. Shull,

Enclosed you will find the following nomination forms:

Beverly, FISH FLAKE HILL HISTORIC DISTRICT (BOUNDARY INCREASE), roughly bounded by Cabot, Bartlett and Water Streets, 152 properties.

Holyoke, NORTH HIGH STREET HISTORIC DISTRICT, located along High Street between Dwight and Lyman Streets, 38 properties.

Spencer, SPENCER TOWN CENTER HISTORIC DISTRICT, Main Street between High and North Streets, 50 properties.

All have been voted eligible by the State Review Board and have been signed by the State Historic Preservation Officer. Owners were notified of pending State Review Board consideration 30-75 days before the meeting and were afforded the opportunity to comment. Comments received to date are attached to the nomination forms.

Sincerely,

Sarah Zimmerman

Sarah Zimmerman
Director, Preservation Planning
Massachusetts Historical Commission

SZ/dr

Enc.

MAY 27 1986

Part 2 Appeal

Prepared by: Michael Auer
Preservation Assistance Division
September 17, 1987

Property: Allyn Building
166-170 High Street
Holyoke, Massachusetts

Owners: Transcript Block Associates
260 Franklin Street, Suite 1910
Boston, MA 02109

Participants for Owners: Mr. Thomas McColgan
Mr. Frederick Stahl
Mr. Richard Smith
Dr. Judith Selwyn
Mr. David Chase

NR Chronology: Built in 1870, altered 1880, 1900, 1920
North High Street Historic District listed in NR on 6/26/86
Certified significant to HD on 2/16/87

Application Chronology:

1/86	Project started (est.)
12/86	Project completed (est.)
12/16/86	Initial application received by SHPO
12/26/86	Complete information received by SHPO
1/29/87	Application received by MARO
7/28/87	Project denied by MARO
8/12/87	Appeal request received by WASO
9/17/87	Appeal held; Dr. Connally presiding

Use Before/After Rehabilitation: Retail (vacant)/ Retail, Residential

Denial Issue: Inadequate information to evaluate effects of cleaning on the facade brownstone