



United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Springside Park

other names/site number Elmhurst, Abbott Park

2. Location

street & number 874 North Street N/A not for publication

city or town Pittsfield N/A vicinity

state Massachusetts code MA county Berkshire code 003 zip code 01201

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Brona Simon May 8, 2008
Signature of certifying official/Title Brona Simon, State Historic Preservation Officer Date
Massachusetts Historical Commission

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional Comments.)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau

4. National Park Service Certification

- I, hereby certify that this property is:
- entered in the National Register
 See continuation sheet.
 - determined eligible for the National Register
 See continuation sheet.
 - determined not eligible for the National Register
 - removed from the National Register
 - other (explain):

Signature of the Keeper Patricia Andrews Date of Action 6/27/2008

Springside Park
Name of Property

Berkshire, Massachusetts
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>4</u>	<u>9</u>	building
<u>2</u>	<u>2</u>	sites
<u>6</u>	<u>2</u>	structures
<u>0</u>	<u>0</u>	objects
<u>12</u>	<u>13</u>	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

NONE

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic: Single Dwelling
Recreation and Culture: Sports Facility; Outdoor Recreation
Landscape: Park; Natural Feature

Current Functions

(Enter categories from instructions)

Government: Government Office
Recreation and Culture: Sports Facility; Outdoor Recreation
Agriculture/Subsistence: Horticultural Facility
Landscape: Park; Garden (Arboretum); Natural Feature

7. Description

Architectural Classification

(Enter categories from instructions)

House – Late Victorian: Italianate/Second Empire
Barn – Mid-19th Century: Gothic Revival

Materials

(Enter categories from instructions)

foundation Brick
walls Wood and clapboard
roof Asphalt shingles
other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

(see continuation sheets)

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National Register of Historic Places Continuation Sheet

Springside Park
Pittsfield (Berkshire), MA

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NARRATIVE DESCRIPTION

Location & Setting

Springside Park (datasheet #1) is a 237.5-acre passive recreation park situated in the northern end of the City of Pittsfield, approximately two miles from the Lanesborough-Pittsfield line. In the distance, mountain ranges surround the park. To the east are Day and Tully Mountains traversed by the Appalachian National Scenic Trail. The October Mountain State Forest and Taconic Range lie respectively to the south and west. To the north rises Mount Greylock, the highest peak in Massachusetts. This location, at the heart of the Berkshire Mountains, adds significantly to the beauty of the City of Pittsfield, and to its largest public park, Springside.

Boundaries

Springside Park is nestled into the residential and commercial neighborhood of Pittsfield's North End, not far from the central business district. It is an irregularly shaped park that is broadly framed by North Street on the west, Crane Avenue on the north, Benedict Road on the east and Springside Avenue on the south (see sketch map and assessors maps). Within this generally rectangular area, the park skirts around the Reid Middle School, which is a modern complex set on 38 acres accessed from North Street (U.S. Route 7). North Street separates the park from the North End's residential area and West Branch of the Housatonic River. A row of silver maple trees underplanted with a dense euonymous hedge, further reinforces the north edge of the park. The section of parkland north of the Reid Middle School abuts sparsely developed residential streets south of Crane Avenue. The Berkshire Hills Country Club and Benedict Road comprise the eastern border, as does a small residential area on the west side of Benedict Road. Abbott and Springside streets at the south end of the park are narrow residential streets lined with modest one-family homes.

Nearly all the park's developed area lies in its southwest quadrant off North Street. Because the park covers such a large number of acres, and most are heavily wooded, visitors feel the strong presence of nature on all sides. The Reid Middle School property is the only exception, where the school grounds and park grounds merge without any type of hedgerow, fence, or other type of visible separation.

Topography & Views

Rolling landforms and accompanying views contribute significantly to the character of Springside Park. The main vehicular entrance is a paved driveway on the east side of North Street. At the entrance to the park, the driveway curves and rises 15 or 20 feet to achieve an elevation of approximately 1,200 feet above sea level at the top of the knoll some 80 feet east of North Street. The parking area offers

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outstanding views toward the south and west, including sunsets on the Taconic Range. Views to the north and east are currently obscured by tree growth.

Circulation Systems

A pair of rusticated stone **gateposts** (datasheet #3, photo 1) mark the historic entrance to Springside House (photos 3 and 4). Located at the southwest corner of the property, the posts are approximately six feet high and three feet square and are built of granite and limestone blocks with rusticated finishes and deeply recessed mortared joints. The name "ELMHURST" appears in sans serif lettering near the top of the left (north) post on the street-side façade (photo 1). The street number "874" is inscribed near the top of the right (south) post. Remnants of iron bolts that may have supported a gate remain in each post.

A long, semi-circular turf and dirt **circular entry drive** (datasheet #2, photo 2) leads from the posts, proceeding northeastward, and then northward towards Springside House. Patches of bituminous pavement are exposed within the turf, suggesting that the main drive was formerly paved. Other drives lead to the **garage** (datasheet #17), **barn** (datasheet #16) and **greenhouse complex** (datasheet #25). Trails are maintained throughout the site by the Pittsfield Parks Department. The remnants of a gravel **walking path** (datasheet #4) leading from the east side of the house eastward toward the garden area, appear in the east lawn.

Springside House Exterior

The main architectural feature of Springside Park is **Springside House** (datasheet #15, photos 3 and 4). It is located on a high knoll in the southwest quadrant of the park, overlooking North and Abbott streets.

Designed primarily in the Italianate style, **Springside House** is unusually complex in form and massing. It is a unique wood-frame assemblage of four principal segments (see enclosed drawings). Looking at the south elevation, which is the principal façade, and moving from west to east, the components of what appears to be the main block of the house are: a 1-bay-wide by 2-bay-deep, 2½-story, cross-gabled section; a 2-bay-wide, 2½-story mansard-roofed section; and a 1-bay-wide by 3-bay-deep 3-story Italian Villa-style tower with a nearly flat roof. Deeply set back from the main block is a 2½-story gambrel-roofed ell. It is two bays wide along the façade (south elevation), 3 bays deep along the east elevation, and 6 bays wide across the rear (north) elevation, where it covers both the tower and part of the mansard section. The two westernmost bays of the ell on the rear elevation rise to a large front-gabled wall dormer. A one-bay, one-story, gable-roofed mudroom extends from the east elevation of the gambrel-roofed section. (See photo 3 and drawings.) The entire complex rests on a brick foundation, is clad with clapboards, and has asphalt shingles covering the roofs. The body of the house is generally trimmed with pilasters and features deep cornices with either full or partial returns decorated by scrolled brackets. A single brick chimney extends above the roofline near the center of the building.

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A one-story wooden verandah extends along the mansard and cross-gabled sections and wraps around the west and north sides of the main block. Designed in the Italianate style, the verandah features chamfered square posts with beveled bases and flared capitals set at regular intervals to support the bracketed eaves of the low-pitched porch roof. Shallow pedimented pavilions extend from the porch roofline to shelter steps on the south and west elevations. The porch ceiling is paneled in painted beadboard. The porch deck is tongue-and-groove wood flooring, also painted. The area below the main porch is screened with rectilinear wooden ventilation panels. A modern wooden access ramp with steel railings has been added to the north side of the porch. Another one-story porch with similar detailing partially spans the south elevation of the gambrel-roofed ell.

The south elevation overlooks the **circular entry drive**. The main entrance is centered in the mansard section. A wide paneled wooden door is framed by a Greek Revival-style transom, partial sidelights, pilasters, and a shallow pediment flanked by windows with 6/6 double-hung sash. A secondary entry on the south elevation is located in the center of the cross-gabled section and leads directly into the parlor.

The fenestration pattern on the south elevation is generally regular with paired and single windows aligned on the two main floors and framed with flat wood surrounds with an applied arch above the lintel. The windows are 6/6 double-hung wood sash on the two main levels. The third story of the tower features three arch-topped windows. A single 6/6 dormer window is set into the mansard roof, and a pair of 4/4 windows with canted outside corners lights the southwest gable end.

The west elevation is two bays wide and has no direct entrance. The fenestration pattern is strictly regular with two 6/6 windows on each main floor framed with flat wood surrounds, clapboarded blind panels suggestive of shutters, and a decorative wood arch above the lintel. A pair of 4/4 windows with canted outside corners is centered in the gable at the attic level.

Along the north elevation, the cross-gabled section is only one bay wide. It features a center entrance on the porch and a single 6/6 window above. The doorway and window above are each enclosed by a flat wood surround with clapboarded blind panels suggestive of shutters, and a decorative wood arch above the lintel. Two 4/4 wood windows with canted outside corners light the attic at the gable end, which is enclosed by a bracketed cornice with deep eaves and deep returns. The mansard section is recessed and one bay wide on the north elevation. The tower section is visible above the attic of the gambrel-roofed section. Six bays wide on the north elevation, it features a pair of 1/1 attic windows in the gabled wall dormer. A secondary entry to the house (leading to the north end of the center hall) is located at the east end of the porch where the main block transitions to the rear section of the ell. A one-story service entrance is enclosed under a gabled roofline at the northeast corner.

The east elevation is composed principally of the gambrel-roofed section and the tower section. The setback of the gambrel section at the southeast corner reveals a pair of 6/6 windows on the east wall of the tower at the first and second stories, and two arch-topped windows at the third story.

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The gambrel section has recently been fitted with 1/1 insulated glass replacement windows on all three exposed elevations (north, east and south). Four 6/6 historic sash with canted upper corners survive at the attic level in the east end. The roof is covered with asphalt shingles with aluminum snow slides on the lower slopes and membrane roofing on the upper section of the gambrel.

Springside House Interior

The interior floor plan is arranged around a wide center hall in the mansard section. It features beaded wainscoting, plaster walls and an ornate pressed metal ceiling. The character of the hall is defined by a sweeping staircase on the east wall with curved lower steps, a turned and paneled newel post, a carved handrail and turned balusters. The staircase is echoed on the opposite (west) wall by a large brick fireplace flanked by engaged columns. The floor of the center hall is modern carpeting over mid-20th century vinyl floor tile. A modern L-shaped service desk has been inserted in the hallway space adjacent to the staircase. The center hall is currently illuminated by suspended fluorescent fixtures.

To the west of the center hall is a long double parlor on the first floor of the cross-gabled section. The parlor features engaged pilasters in the side wall and exposed full-round classical columns supporting the floor above. The walls are plaster with beaded wainscoting. A red marble fireplace mantel is mounted on the east wall. The floor is covered with modern carpeting and the ceiling has been remodeled with acoustical tiles and recessed fluorescent lighting. Northeast of the center hall is a former office or work area with an iron combination safe built into the west wall. East of the center hall are additional offices in what was presumably the former dining room.

The second and third floors are arranged with a central hallway and bedrooms, now serving as offices and storage areas. The floors are pine, painted or carpeted in some areas. The walls are mostly plaster on sawn lath (visible in areas where the plaster has failed). Door and window surrounds are simple flat stock in most locations with simple four-panel wood painted wood doors in most interior openings. A secondary staircase with octagonal balusters is located at the juncture of the tower and gambrel-roofed sections.

Outbuildings

Diagonally behind Springside House is a post-and-beam **Barn** (datasheet #16, photo 5) in the Gothic Revival style. Now designated "Building 2" by the Pittsfield Parks & Recreation Department, the barn stands to the north and east of the house as part of a cluster of functional outbuildings. The barn is a large, 1½ - story, side-gabled wood-frame building with a secondary gable centered on the south side and a graded concrete ramp leading from the asphalt driveway to the center entrance bay. The barn is clad with board and batten siding and features paneled wood double sliding doors on the main bay with a paneled secondary entrance adjacent. A peaked 6-light window is set above the central entrance bay with

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a single 6/6 double-hung wood window in the west gable end. Small secondary windows are set irregularly in other locations. The single-ridge roofline with wide overhangs and grey asphalt roof shingles is interrupted by an intersecting secondary gable on the south elevation. A louvered rectangular ventilator sits at the center of the ridgeline, topped with a tall wood-shingled spire and remnants of a weathervane (directionals only). A small one-story gabled board and batten addition is attached to the east side of the barn at the lower level.

In addition to the **Barn/Building 2**, several other outbuildings stand to the north and east of the Springside House. Numbers appear on the facades of several of these buildings, and these numbers have been used to refer to associated buildings in the description that follow. Other outbuildings, such as the **greenhouse complex** (datasheet #25) and the **garden tool shed** (datasheet #26), do not contain numbers. They are referred to by building function.

The **garage/Building 1** (DDS #17) was built ca. 1920. It is a rectangular 1½ - story building with concrete foundation and stucco walls over brick, highlighted with exposed half-timbered decoration in the gable end. The garage features two paneled overhead doors in the south gable end and a regular pattern of double-hung 6/6 wood windows on the sides and rear. A secondary entrance on the east side is sheltered by a gabled door hood with triangular braces. The single ridge roofline has deep eaves supported by triangular braces and is covered with grey asphalt roof shingles.

Maintenance buildings 3 and 4 (datasheet #'s 18 & 19, ca. 1960) are noncontributing. **Building 3** is a large one-story wood-frame building at the lower level northeast of the house. It is clad with vertical plank siding under a single-ridge asphalt roof. Attached at right angles at the rear of the **garage/building 2** is **building 4**, a similar one-story wood frame building with a lower single-ridge roofline.

The **tool shed/building 5** (datasheet #20, ca. 1960) is noncontributing. This small, one-story wood-frame gabled building features vertical plank siding and an asphalt roof. The building is in very poor condition.

The **main garage/building 6** (datasheet #21, ca. 1960) is noncontributing. It is a large rectangular building at the lower terrace north of the main house. It is built of concrete and cinderblock with fixed multi-pane windows and a flat roof. The south end of the main garage is built into the bank beneath the **barn/building 2**.

Victory Hill House/building 7 (datasheet #22, ca. 1930-40) is a single-family residence that was likely moved to the park in the 1960s from Victory Hill, the WWII-era Victory Garden plot that became part of Springside Park at the same time. The building is rectangular, one-story, and wood-framed with horizontal shiplap siding, a paneled wood entrance door centered on the west side, and regular fenestration with 6/6 double-hung wood windows. Other features include a single ridge roofline with shallow eaves, grey asphalt shingles, and a louvered vent in gable end. Although its date of construction

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puts it within the period of significance for this nomination, it is considered noncontributing because of its relocation. **Concrete gateposts and a mortared stone retaining wall** (datasheet #5) mark the driveway to the house.

Garage and Workshop/building 8 (datasheet #23, ca. 1960) is noncontributing. The one-story wood-frame building is rectangular in shape with a concrete floor and foundation and vertical plank siding. The garage bay and secondary entrances are located on the south elevation, with irregular fenestration on all sides. The single-ridge roofline is covered with asphalt shingles.

Equipment Building 9 (datasheet #24, ca. 1970) is noncontributing. It is a long rectangular one-story wood frame structure located at the lower terrace level northeast of the house. It is covered with vertical plank siding under a single ridge roofline.

The **greenhouse complex** (datasheet #25, 1962 & later) consists of an extended series of connected structures. From west to east, the structures are 1) a square wood-frame office and plant house with vertical plank siding under a single-ridge asphalt roof, 2) a glass and cinderblock greenhouse, 3) a gabled shed, and 4) a modern plastic greenhouse. The complex was built for growing the flowers planted throughout the park in the spring, and is now used by the Springside Greenhouse Club.

The noncontributing **garden tool shed** (datasheet #26, ca. 1990) is a small modern prefab shed at the entrance to the Demonstration Garden east of **Springside House**.

In the southeast quadrant of the park, adjacent to Springside Pond, stands a one-story **Bath House** (datasheet #27, photo 7) built in 1939. It is not visible from any of the other buildings in the park. The small building rests on a concrete foundation and is constructed of painted brick. Its plan is irregular, and it features a central brick chimney and paired windows under a steep hipped roof covered with standing seam metal roofing.

Park Features

One of Springside Park's key features is **Springside Pond** (datasheet #9, photo 6), located along the park's southern edge near Abbott Street. The small shallow pond of irregular shape is fed by a series of springs in the park to the north of the pond. Low (three feet tall) cut granite and limestone retaining walls, topped with concrete caps, form the pond edges. The **Springside Pond Dam & Bridge** structure (datasheet #10, photo 6, built 1919), located at the southern end of the pond, consists of a small dam and outflow area, topped by a pedestrian bridge. The bridge and dam are constructed of cut granite, schist, and limestone and the bridge parapets are topped with a concrete cap. An arch-topped, cut granite, schist and limestone culvert leads under the bridge to the outflow. The outflow area is lined with cut granite, schist and limestone walls. On the east side of the bridge, cut limestone treads form a series of steps toward the adjacent wooded area.

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Springside Park
Pittsfield (Berkshire), MA

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In addition to the several outbuildings discussed earlier in this section, the City of Pittsfield has constructed baseball and softball fields in the park adjacent to the residential neighborhoods on Abbott Street and Benedict Road. Because they were installed after the period of significance, these ball fields are considered noncontributing. Nevertheless, the fields do not substantially diminish the park's overall integrity. Each contains a baseball diamond with chain-link backstop. The **Abbott Street Little League Field** (datasheet #13; possibly ca. 1939) includes a small concrete block restroom building. The **Benedict Road Field/Doyle Memorial Park** (datasheet #14; ca. 1990; former location of **Victory Hill House/building 7**) has been named in memory of Gerald S. Doyle. It contains several baseball diamonds as well as a contemporary one-story restroom building. **Springside Park Playground** (DDS #12), which includes a baseball diamond and contemporary play equipment, lies near the center of the park, northeast of **Springside House** and the related outbuildings.

In addition to the ballfields described above, the park contains several contemporary features added after 1958, making them noncontributing resources. A **split-rail fence** (datasheet #11) separates the demonstration garden from the other plots. To the west of **Springside House**, near the Parks Department parking area, are two orientation **kiosks** (datasheet #'s 6 & 7), and a pair of steel **flagpoles** (datasheet #8), each added within the past 20 years.

Several garden features added to the park after 1958 enhance its visual appeal. Most notable among these are the many garden plots and the arboretum of specimen trees, clustered in the central section of the Park to the east of the **Springside House**. The plots, from west to east, consist of a Master Gardener demonstration garden, literature garden, hospice garden, and butterfly garden. To the east of the plots is a "lilac walk" or mazelike planting of many species of lilacs, as well as a large wildflower meadow. Each of these garden features, along with several young specimen trees, was added in the 1990s.

Finally, Springside Park contains many natural features including several stands of mature evergreen and deciduous trees, as well as many fine mature specimen trees. Significant tree stands include a cluster of red pines (*Pinus resinosa*) to the north of **Springside House**, Canadian hemlocks (*Tsuga canadensis*) to the south of the house, and white spruces (*Abies concolor*) to the southwest of the house between the garden plots and meadow. Specimen trees appear on the lawns to the south and west of the house, and include horse chestnuts (*Aesculus hippocastinum*), pin oaks (*Quercus pilustrus*), Crimson King Norway maples (*Acer platanoides* 'Crimson King'), and fastigate European beeches (*Fagus sylvatica*). Dense woodland covers much of the parkland to the east and north of **Springside House**. Trees and understory growth have taken over much of the park acreage, making it accessible for few uses other than hiking, bird-watching, wildflower hunting, and other passive recreation activities.

Archaeological Description

While no ancient Native American sites are known within the boundaries of the park, sites may exist. Environmental characteristics of the park represent several locational criteria (slope, soil drainage,

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proximity to wetlands) that are favorable for the presence of ancient sites. The park contains several well drained, level to moderately sloping terraces, knolls, and other topographic features formed in glacial till; however, most are located well over 1,000 feet from the nearest wetlands. The lack of wetlands reduces the overall Native American site sensitivity for the park. Two areas of the park have a higher site sensitivity for Native resources. Portions of the west side of the park lie within 1,000 feet of the West Branch Housatonic River and Springside Pond lies within the park along its southern border. Given the above information and the location of most of the park's development along its western side, a moderate potential exists for locating ancient Native American resources in the park.

A high potential exists for locating historic archaeological resources within the boundaries of Springside Park. In the 1840s and early 1850s, Abraham Burbank purchased a large farm from the descendants of Ashabel Strong. That Strong owned and/or occupied the area during the early 19th century is indicated by his sale in 1808 to the first Pittsfield Waterworks Company of the water rights to the natural springs on the hillside of his farm. Historical research combined with archaeological survey and testing may locate evidence that portions of the Strong farm were located and may survive as archaeological resources within the present boundaries of Springside Park. Archaeological resources associated with the Strong Farm may include structural evidence of the Strong farmhouse, barns, and outbuildings. Archaeological evidence of occupational-related features may also survive. Archaeological evidence of water pipes, reservoirs, and/or cisterns related to the Pittsfield Waterworks Company may also exist in Springside Park on the old Strong Farm property.

After Burnham's purchase of the Strong Farm, he established a gentleman's farm and country seat of about 80 acres at Springside. Additional historical research combined with archaeological survey and testing may locate the exact site and appearance of Burbank's house that has yet to be identified. Burbank's house, located somewhere at the southern end of the parcel, was the first property known as Springside. In ca. 1856, Burbank sold the original farmhouse and thirty acres at Springside for use as a private male boarding school. The school was run from 1856 to 1866. The location of the school was presumably at the southern end of the farm in the vicinity of the present Abbott Street and Springside Avenue. The preparatory school was remodeled as a resort after 1872, then removed from the site in 1894 to make way for the development of Abbott Street and Springside Avenue. Archaeological and historical research may locate structural evidence of the original farmhouse occupied by Abraham Burbank, the preparatory school, and resort. Archaeological evidence may also exist for barns, outbuildings, and occupational-related features (trash pits, privies, wells) located in the vicinity of the farmhouse, school and resort. Structural evidence may exist that identifies what portions, if any, of the farmhouse, school, and resort were reused for each successive structure in that order.

The second major building or building complex located on the property was situated north of the farmhouse, school, and resort discussed above. That structure, formerly known as Elmhurst, was apparently built or remodeled by Abraham Burbank ca. 1856, then enlarged and remodeled by John Davol in 1872-73. The building was purchased by Clarence Stephens in 1904 and became part of

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Springside Park in 1938. The structure survives on its original site and is now known as Springside House. Additional historical research combined with archaeological survey and testing may locate construction features and structural evidence related to the original construction of the house and its remodeling since 1856. Structural evidence may also exist from barns and outbuildings associated with different activities and occupations of the house. Archaeological evidence of occupational-related features should also survive. Most extant outbuildings on the property date to the 20th century, indicating a high probability that 19th century outbuildings survive as archaeological resources. One extant barn dates to 1872, indicating that an earlier barn may exist.

(end)

Springside Park
Name of Property

Berkshire, Massachusetts
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Community Planning & Development

Entertainment/Recreation

Landscape Architecture

Social History

Period of Significance

ca. 1856-1958

Significant Dates

1872

1939

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Vance, Joseph MacArthur

Allen, W. Ellingwood

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repositories:

Berkshire Athenaeum, Parks Department of the City of Pittsfield

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**Springside Park
Pittsfield (Berkshire), MA**

NARRATIVE STATEMENT OF SIGNIFICANCE

Springside Park is a 237.5-acre early 20th century municipal park located approximately one mile north of the center of Pittsfield, MA. It represents the assemblage by gift and purchase of private lands that were formerly used for pasture, limited agricultural activity, and suburban estates. Its most outstanding buildings include the Italianate-style summer "cottage" known today as Springside House and a fine example of a Gothic Revival-style barn. The period of significance begins in 1856, which is when Abraham Burbank is believed to have built the earliest portions of the house. It ends in 1958, which is 50 years from the present. For this reason, resources listed on the data sheet that postdate 1958 are counted as noncontributing.

Springside Park possesses integrity of location, design, setting, materials, workmanship, feeling, and association. It meets National Register Criterion A at the local level as a 19th century country estate and an early 20th century planned municipal park. It meets National Register Criterion C at the local level as a well-preserved example of a 19th century country home, and as an example of early 20th century park and landscape design.

Colonial and Early Industrial Periods – 1735-1870

In 1735, the General Court of Massachusetts granted portions of the "wild lands" at the western end of the colony to the City of Boston to compensate for the city's heavy tax burden. The lands were subsequently sold at public auction and Col. Jacob Wendell of Boston purchased 24,000 acres in the area known as Pontoosuck (now Pittsfield). The Mohican Indian name for the area is generally translated as "field or haven for winter deer."

Settlement of the Pontoosuck area began in 1743, but was curtailed by the hostilities of the French and Indian War. Permanent settlement expanded with the migration of settlers from Westfield, Massachusetts, in 1752 and the area was incorporated as Pontoosuck Plantation (population 200) in 1753. In 1761, Colonel William Williams, a leading resident of the area, successfully petitioned the colonial government to rename the settlement the Township of Pittsfield (in honor of William Pitt the Elder, 1708-1778, British Secretary of State and subsequent Prime Minister), and to establish Berkshire County as the new westernmost county in Massachusetts adjacent to the New York border.

By 1790, Pittsfield, located at the geographical center of the new county, had begun to take on its current character. Park Square was established as the central location for the community's new (second) meetinghouse. Four main roads were laid out radiating from the square in each of the cardinal directions and were designated North St., East St., South St., and West St. The names and roadways remain in use today.

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Springside Park
Pittsfield (Berkshire), MA

Pittsfield in the year 1800 had a population of 2,261 people. The town was a local trade center surrounded by farms producing grains and livestock, but there were also sawmills and gristmills operating on the Housatonic River and its tributaries. During the War of 1812, Congress authorized a cantonment of United States troops and a depot for prisoners of war near North Street in Pittsfield. The predictable result was a rapid increase in local trade.

The almost unlimited availability of mixed deciduous forests on the hills and mountains surrounding Pittsfield led to the development of a thriving paper manufacturing industry on local waterways in the first half of the 19th century. The introduction of Merino sheep in 1807 helped boost specialized agriculture and supported the development of water-powered woolen mills throughout the region.

The Western Railroad (later the Boston & Albany Railroad) connected to Pittsfield in 1841 and provided a vital link to urban markets in New England and New York. The building of the railroad and the expansion of local paper and textile mills also brought an influx of Irish Catholic immigrants to Pittsfield. By 1850, the town's population had reached 5,872.

The Springside Area

The upland area now known as Springside was mostly undeveloped pasture in the first half of the 19th century. The earliest specific mention of the area is in 1808 when the Honorable Ashbel Strong sold water rights to the natural springs on the hillside of his farm to the first Pittsfield waterworks company. The company supplied water to the center of the village through subterranean wooden pipes, but soon ran into financial difficulty because the pipes were not buried deep enough and had a tendency to freeze and burst (1876 *History of Pittsfield*, p. 558).

The roadway that extended from North Street beyond the village of Pittsfield was known as "the high road to Pontoosuck." Maps and census records suggest that settlement in the area was sparse until after the Civil War period.

The most significant local figure associated with the area that became **Springside Park** was Abraham Burbank (1813-1887). Born in West Springfield (MA), he came to Pittsfield as a journeyman carpenter in 1832 and married Miss Julia Brown of Pittsfield in 1834. The young couple migrated to the Michigan frontier, but returned to Pittsfield in 1837. Abraham Burbank subsequently cultivated a successful career as a builder, farmer, hotelkeeper, merchant and "landlord of several business blocks and scores of tenements" (*History of Pittsfield*, vol. 3, pp. 59-60).

In the 1840s or early 1850s, Abraham Burbank purchased a large farm on the north side of Pittsfield from the Hon. Thomas B. Strong (a descendent of Ashbel Strong) and established a gentleman's farm and

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Springside Park
Pittsfield (Berkshire), MA

country seat of about 80 acres at Springside. The exact location and appearance of Burbank's house have not been identified from available sources. According to a newspaper account in the *Pittsfield Sun* (January 10, 1856), Burbank subsequently sold the original farmhouse and thirty acres at Springside for use as a private male boarding school under the direction of the Rev. Charles E. Abbott (or Abbot, in some sources). The newspaper noted, "The location is a beautiful one—commanding a fine view of the village, and well suited for the purpose intended."

Abbott ran the school from 1856 to 1866 and the location was presumably at the southern end of the farm in the vicinity of the present Abbott Street and Springside Avenue (*History of Pittsfield*, Vol. 3, p. 119). The 1860 census listed the Abbott household as Rev. Charles (born about 1812) and his wife Mary, three sons, four unrelated women (presumably domestics), but curiously no students.

Around the same time, Burbank apparently moved to a new house located farther north at Springside. This assumption is based on the 1860 census, which indicates that Abraham and Julia were living on the farm with six of their eight children, two farm laborers and two domestics (one of whom was listed as "insane"). Burbank's own occupation had advanced from "Carpenter" (1850) to "Master Builder" (1860 census).

By 1868, Abraham Burbank's business focus had shifted back to the center of Pittsfield. He ran the Burbank Hotel "two doors north of the B&A railroad bridge, North St." (1868 *Directory*) and was beginning to develop new commercial blocks along the North Street corridor downtown. His city address was on Summer Street near the hotel, but the farm at Springside continued to serve as a country retreat.

Late-Industrial Period – 1870-1910

Pittsfield developed rapidly as a center for manufacturing, trade and tourism in the second half of the 19th century. The population of 5,872 in 1850 had almost doubled to 11,112 residents by 1870. The natural beauty of the Berkshire Hills and the speed and ease of rail transit combined to make Pittsfield and surrounding Berkshire County towns a popular summer destination for New York City residents in the decades after the Civil War. At the persistent urging of Town Engineer, I.C. Chesbrough, Pittsfield developed a modern water and sewer system between 1870 and 1878.

Abraham Burbank continued to operate and expand the Burbank Hotel in downtown Pittsfield from 1868 until his death from a stroke ("cerebral apoplexy") in 1887. (The hotel building was demolished in 1911.) In his will, he left the bulk of his estate valued at \$350,000 to the Town of Pittsfield to support public education, a free hospital, and public parks. Unfortunately, town leaders balked at the anticipated level of civic responsibility and negotiated smaller gifts to several community institutions instead (*History of Pittsfield*, Vol. 3, pp. 39-40).

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**Springside Park
Pittsfield (Berkshire), MA**

Pittsfield's 1890 population of 17,281 helped it to secure a City Charter in 1891. Thanks in part to the initiative of Abraham Burbank and other entrepreneurs, the central business district had developed an impressive streetscape of masonry buildings by that time, giving the downtown area a very prosperous urban appearance. Streetcar lines throughout the town and into surrounding communities were extended and electrified in 1891. North Street in downtown Pittsfield was paved for the first time in 1903.

Since 1886, electrical pioneer William Stanley (1858-1916) had been working with George Westinghouse to demonstrate the advantages of the alternating current (AC) power system in nearby Great Barrington (MA). In 1890, he established the Stanley Electric Manufacturing Company to produce transformers and electrical equipment in Pittsfield, opening a new chapter in the city's industrial history that attracted more immigrant laborers and eventually provided jobs for thousands of local residents. The Stanley Electric Manufacturing Company became part of General Electric in 1903.

Springside Development Patterns

It is clear from maps, deeds, and newspaper references that there were two major buildings in the vicinity of the current Springside Park. The first, properly known as "Springside" and located on the southern end of the parcel, was the original farmhouse occupied by Abraham Burbank, then converted to a preparatory school in 1856 and remodeled as a resort after 1872. It was removed from the site in 1894 to make way for the development of Abbott Street and Springside Avenue.

The second house, formerly known as "Elmhurst" and situated farther north, was apparently built (or remodeled) by Abraham Burbank in 1856 and further enlarged and remodeled by John Davol in 1872-73. It was purchased by Clarence Stephens in 1904 and became part of Springside Park in 1938. The building survives on its original site and is now known (somewhat erroneously) as Springside House.

"Springside"

The earliest period use of the name "Springside" is a newspaper notice in the *Pittsfield Sun* (August 7, 1872):

Valuable purchase—"Springside" at the North Part of the town and formerly occupied by Prof. Richards [presumably the successor to Rev. Abbott] as a school for boys, has been purchased of the William Pollock administrators for about \$25,000 by Messrs. Cyrus Wilcox, S.T. Whipple and John M. Cole of Williamstown. It consists of 30 acres of valuable land and is one of the most desirable and pleasant locations in Pittsfield.

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The Pittsfield atlas of 1876 still identifies the complex as the "Pollock Estate" located just east of the intersection of North Street and Wellington Avenue. The executors of the estate must have retained some control over future development in the area.

The three Williamstown (MA) investors converted the former school to a summer resort by 1877, but were stymied in their initial plans for expansion. As noted in the *Pittsfield Sun* (October 30, 1878): "The executors of the Pollock Estate rather sat down on Mr. Gale's plan of converting Springside into a First-Class Summer Resort."

Good business sense must have eventually prevailed, since the *Pittsfield Sun* later reported (December 4, 1878):

Springside was so successful as a summer resort, last season, that considerable improvement is going on up there for next Summer. The two school buildings are to be brought down by the main building making a continuous front of over 125 feet, the lower story is to be made into parlors and the upper floors into sleeping rooms. The dining room is to be extended, and a general clearing up of the premises is going on.

The improvements must have been worthwhile, since the *Gazetteer of Berkshire County* (1885) noted: "...north of the village may be found 'Springside,' one of the most beautiful places in Pittsfield." (p. 558)

Additional repairs to the Springside resort were completed a few years later when the *Pittsfield Sun* again noted (June 10, 1886): "'Springside' has been improved at an expense of \$5,000 or thereabouts. Rooms have been enlarged, additions built, so that upwards of 30 rooms can now be let to summer boarders."

The encroachment of the city's burgeoning residential neighborhoods eventually undermined the appeal of Springside as a country retreat. In 1893, the area was surveyed by G.H. Murdock for the development of small residential building lots on two new streets (Abbott Street and Springside Avenue) on the east side of North Street.

"Springside" itself (the former farmhouse, boys' school and resort) met an interesting end as noted in the *Pittsfield Sun* (May 31, 1894): "Building Inspector Cowell has bought the main part of the Hotel Building at Springside and will move it to a lot East of its present location and make it over into tenements." If the building is still extant today (2007), it has yet to be identified.

"Elmhurst"

The building now known as **Springside House** (DDS #15, Photos 3 and 4) was built or updated as a

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**Springside Park
Pittsfield (Berkshire), MA**

residence by Abraham Burbank on land to the north of Rev. Abbott's school (the original "Springside") between 1856 and 1860. The original appearance of the house is unknown, but portions of it may be incorporated in the current building.

In 1872, Abraham Burbank sold the house and 50 acres of farmland for \$16,500 to John Davol, a wealthy brass manufacturer from Brooklyn, New York. Burbank apparently moved on to another house and farm on the opposite (west) side of North Street. Abraham's son George Burbank inherited that property (designated 811 North St.) in 1887 and maintained it until about 1910.

John Davol (1811-1878) was born in Rhode Island, but went into business as a hardware merchant in Brooklyn by 1850. The federal census of that year (1850) showed a household of John Davol and his wife Laura, four children ages 2 to 10, and one Irish-born servant. Another son was born in 1851. The 1860 census recorded Davol's personal estate at a relatively modest value of \$1,000 and no real estate. By 1870, Davol owned real estate valued at \$25,000 and personal estate of \$6,000. He was no longer a "merchant," but rather a "manufacturer of brass and copper goods."

Davol's success was due in part to his position as the first president of the Bridgeport Brass Company, founded in 1865 by Davol and his partners, Daniel W. Kissam and Samuel R. Wilmot. Originally formed to make clock movements, the company expanded to include production of fasteners, lamps, lamp burners and trimmings, electric lamp sockets, and other products. It manufactured the copper wire used to string the first long distance telephone line, from New York to Boston in 1884.

Like many other New Yorkers, John Davol summered in the Berkshires. His principal residence was at 384 Washington Avenue in Brooklyn, and he used the former Burbank house in Pittsfield as a summer retreat. The *Pittsfield Sun* noted at the time of purchase (August 21, 1872): "Abraham Burbank has sold his fifty-acre farm and dwelling house just North of Springside, for \$16,500 to John Davol of New York, who will fit it up and use the place as a summer residence."

In 1873, the paper again noted: "Mr. Davol, of New York, is to erect this Spring, on his farm a mile North of this village, a model Barn, to contain many new improvements." The **barn** (DDS # 14, Photo 16) is presumably the board and batten structure just northeast of the residence, but the "many new improvements" are unspecified.

In another show of anticipatory excitement, the *Pittsfield Sun* again revealed (June 18, 1873):

The Extensive alterations of the Davol Summer Residence near Eveningside [the adjacent property on the west side of North Street] are rapidly approaching completion under the direction of a New York architect [unnamed]. Mr. Davol, of New York, has expended the sum of \$50,000 in the purchase and adornment of this most charming outlook over Pittsfield and the Housatonic Valley, and will soon arrive hither with his family to enjoy the same during the hot months.

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**Springside Park
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The 1875 tax valuation sheets for Pittsfield showed no poll tax for John Davol (as a non-resident), but itemized assessments for the following property:

3 horses	[valued at]	\$225
2 steers	\$75	
1 Dwelling		\$5,500
1 Barn		\$500
Burbank lot – 50 acres	\$6,000	

The 1876 Pittsfield atlas shows the Davol property (designated 234 North St., Pittsfield) with a distinct **circular entry drive** (DDS #2, still evident) leading to a cruciform house with a single **barn** (DDS #16) at the rear.

Davol's alterations to **Springside House** (DDS #15, Photo 3) are difficult to determine since the earliest visual representation of the house is the 1876 atlas, which depicts a cruciform plan. The next dated visual images are the 1899 birdseye view of Pittsfield (see attached map) and the 1900 Pittsfield atlas, both of which show the house in its current configuration including the wraparound porch.

The Pittsfield Parks Department file contains a note from John Underwood Stephens, a descendent of a later owner, dated September 2, 1954. It proposes that the east and west wings of the house were physically separated in order to build a high (mansard) section between them, "At least, so I remember hearing my father [Clarence Stephens] say that Mr. Davol [one of John Davol's sons] had told him." The validity of that tradition will have to be tested by a much closer examination of the framing of the current house and a detailed review of historical tax valuation records.

In addition to the circular carriage drive, Davol may have also installed the stone **entry gate posts** (DDS #3, Photo 1) at the northwest entrance in the southwest corner of the property. The left (north) post bears the name "Elmhurst," the name likely given to the house by the Davols. The right (south) post is marked "874," a street address that was not assigned to the property until 1905. (It was designated as 234 North St. during Davol's ownership.)

Unfortunately, John Davol did not live to enjoy many summers at his new retreat in Pittsfield. He died in Brooklyn on June 28, 1878 at a published age of 68. After John Davol's death, the house and farm in Pittsfield was shared by his two surviving sons, Frank (b. 1851) and William H. Davol (b. ca. 1840). Both sons succeeded their father in the brass manufacturing business in New York. (A third son, John Davol Jr., had died in 1873 at age 29.)

According to Pittsfield directories, the two Davol brothers and their respective families summered at the house until 1887, after which date William H. Davol, his wife Jennie, and their five children were the primary summer occupants. The address of the house, which had been 234 North St. since 1874, was

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changed to 832 North St. in 1892 as part of a general renumbering in the city. (It was renumbered again as 874 North St. in 1905.)

The Davol house gained a brief mention in the 1885 Gazetteer of Berkshire County (p. 282): "...just beyond it [Springside] is the summer home of the Davols, of New York." It is unclear whether William H. Davol further remodeled or expanded the house during his ownership. An undated photograph (ca. 1890) donated by a descendant and placed in the Parks Department file shows the house in its current configuration, but with shallow balconies at the third floor tower windows and at the gable windows. (The balconies were removed by 1941.) As noted above, the 1899 birdseye view of Pittsfield and the 1900 atlas also show the house in its current double rectangle configuration, along with additional barns and sheds located near the carriage house.

William H. Davol died in 1904 at age 64 and the house and contents were offered at public auction in June of that year. The newspaper advertisement is quoted below for the level of detail it provides about the furnishings of the house and farm:

AUCTION! I will Sell at Public Auction on Saturday, June 18 [1904] at 1 p.m. All the Personal Property of the DAVOL ESTATE At the Residence on the Hill. There are 26 rooms in the house, all furnished with fine furniture. Best Hair Mattresses, Pillows, Elegant Walnut Chamber Suits, Brussels and Velvet Carpets, China Matting, Rugs. Sofas, Lounges, Couches, some Rare Old Pieces in Mahogany and Rosewood, 6 Very Choice Old Mahogany Parlor Chairs. All the kitchen Furniture, Crockery and Glass, 1 Ping Pong Table, Lot fine Steel Engravings. A Fine Up-to-Date BILLIARD TABLE IN PERFECT CONDITION. COST \$300. Also all the farm tools – nearly new Worcester Buck-Eye Mowing Machine, Swivel Plow, Hay Rake, Disk Harrow, Spring Tooth Harrow, Cultivator, Horse Hoe, Stone Boat, Grind Stone and lot of small garden tools; Set Heavy Bob Sleighs, Double Farm Wagon and Harnesses, Fine Dump Cart, Brewster Station Wagon with poles and shafts, lot of Hay and Straw, 3 good Cows, two Horses and lots of other property usually found at a gentleman's country seat. Sale Positive Rain or Shine. James M. Burns, Auctioneer.

Clarence Stephens (b. 1866), a mining engineer who was also a Brooklyn neighbor of William H. Davol, purchased Davol's Pittsfield estate "by accident." His son John Underwood Stephens recalled in 1954: "My father... went to the auction because he liked auctions and because Mr. Davol was an acquaintance of his. The bidding did not go well, and to help it along, he raised it. Then he found that he owned the place – so he moved in." (Correspondence in Pittsfield Parks Department file) According to a survey prepared for the Davol estate by J.P. Barnes of Pittsfield (May 10, 1904), the property consisted of 53 acres of land with 935 feet of frontage on the east side of North St. The purchase price of the estate was recorded as \$12,500 (Deeds, Bk. 323, p. 484).

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Clarence Stephens and his wife Hannah continued the use of the house as a summer residence. Mr. Stephens also used the horse track (no longer extant) that the Davols had laid out east of the house to exercise trotters (1900 atlas). Mrs. Stephens was active in local affairs, helping to found the Pittsfield Day Nursery Association in 1905 to provide "a daytime home for the infants of working mothers." (*History of Pittsfield*, Vol. 3, p. 226)

The north and south drives of the country estate had earlier been lined with elm trees that succumbed to disease in the early 20th century. John Underwood Stephens recalled that his father replaced the elms with rows of maple trees along the north and south entry drives. (The original Stephens trees were replaced in the 1950s by the silver maples that currently line the drive.)

Early Modern Period – 1910-1940

By the early 20th century, Pittsfield was Berkshire County's largest city by far. In 1910, the city population was 32,121, and by 1930 it had increased to more than 50,000 residents. General Electric's burgeoning electrical manufacturing plant provided a wide range of job opportunities and employed more than 13,000 local workers at its peak.

The North Street corridor in downtown Pittsfield became a shopping and entertainment mecca in the 1920s. Development in the central business district had created an almost-continuous streetscape of multistory masonry commercial blocks. Downtown Pittsfield supported eight active theaters offering a mix of vaudeville, stage shows, and motion pictures. The city also had a "speakeasy" reputation during the Prohibition era.

Summer visitors from metropolitan New York and Boston still flocked to Berkshire County, but they traveled more frequently by private automobile rather than by train. Pittsfield's central location began to be a disadvantage as tourists favored smaller villages and rural Berkshire communities over the increasingly "urban" character of Pittsfield.

As in most Massachusetts communities, the economic and social impact of the Great Depression was profound. Manufacturing went into decline as paper and textile mills either reduced their workforce or moved to less expensive labor markets in the southern United States. The growing popularity of automobiles undermined the vitality of the traditional downtown. The last electric trolley ceased operation in 1932. Some downtown merchants were forced to shut down, leaving vacant storefronts throughout the area.

Birth of Springside Park – 1910-1941

As Pittsfield's population increased in the early 20th century, progressive leaders pushed for more public

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amenities in the city. They were responding to an emerging national trend that promoted urban recreation and active play. The crowding of cities had produced unhealthy conditions for citizens of lesser means. Action recreation areas—playgrounds—resulted. The first playgrounds were called “sand gardens,” located on school properties in the 1890s. Larger spaces, such as open-air gymnasiums and fields for athletic activities followed. In 1906, the Playground Association of America formed, promoting a national interest in active play and endorsing a national Playground Movement.

The formation of Springside Park by Kelton B. Miller and his sons reflects the thinking of this national Playground Movement. Kelton B. Miller (1861-1941), a former Pittsfield mayor and the editor of the *Berkshire Evening Eagle* since 1892, began acquiring land in the vicinity of Springside in 1908 (Deeds, Bk. 347, p. 140). In February 1910, Kelton Miller and his wife Eva took the bold step of donating 10 acres to the city of Pittsfield in the area traditionally known as Abbott Park (Deeds, Bk. 355, p. 9). The gift, “in consideration of the affection I bear for to the City of Pittsfield,” reserved the right of the neighboring Burbank family to continue to draw water from the spring through underground pipes. It was also contingent on the city acquiring thirteen of the building lots that had been laid out on Abbott Street and Springside Avenue and a city commitment to “improve the granted premises and forever maintain [them]...for the use and enjoyment of the public.”

In 1911, Kelton Miller donated about two more acres to the park in two parcels (Deeds, Bk. 332, p. 633 & Bk. 380, p. 513). In 1914 and 1915, the private Park and Playground Association further enlarged Abbott Park by selling undeveloped lots at the east end of Abbott Street and Springside Avenue to the city (Deeds, Bk. 380, p. 291 & Bk. 384, p. 133). By 1919, the first year in which the Pittsfield City Directory listed “Parks and Playgrounds,” the former Abbott Park was already renamed Springside Park.

According to newspaper accounts, the park in the 1920s served an average of 1,100-1,500 children each day, learning to swim in the pool, as well as playing baseball and tennis. With the increased public usage, the facilities on Springside Park’s 15.5 acres began to seem overcrowded.

In the meantime, Clarence and Hannah Stephens continued to occupy the former Davol house on the hill above the park (renumbered as 874 North St. in 1905). They purchased some 21.75 acres of adjoining land, increasing the original 53-acre property to almost 75 acres. Clarence Stephens died in 1932 or 1933, and his widow moved to a smaller house in town at 29 Wendell Avenue, Pittsfield. When Hannah Stephens subsequently died, the country property was inherited by their son the Rev. John Underwood Stephens (b. 1901), a Presbyterian minister in New York.

Kelton Miller’s vision for public parkland was shared by his sons, Donald B. (1899-1972) and Lawrence K. Miller (1907-1991), who took over the publication of the *Berkshire Eagle* newspaper. In 1938, the two brothers took an option on the 75-acre Stephens estate and announced their intention to donate the property to the city for the enlargement of Springside Park and in honor of their father Kelton B. Miller, then still living (*Berkshire Eagle*, December 3, 1938 and Berkshire Land Court, Doc. #4337). The gift

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was contingent on the city also acquiring “by eminent domain or otherwise” the 36-acre cow pasture to the northeast owned by Mrs. Anna Wilde Pierce “now residing in Italy” (Deeds, Bk. 482, p. 377). The transactions were completed and within the year, Springside Park had grown from 15.5 acres to a total of 126 acres.

The expanded Springside Park included the Burbank-Davol-Stephens hilltop house formerly known as “Elmhurst” and the related outbuildings. In May 1939, the Pittsfield Electric Company prepared a “Plan of Existing and Proposed Lines to Serve Springside Park (formerly Stephens Property), North St.” The plan shows the configuration of the estate at that time, including the existing **Springside House** (datasheet #15), the **garage** (Building 1, datasheet #17), and the **barn** (Building 2, datasheet #16) (Pittsfield Electric Co., DRG #A-509, in Parks Dept. file).

In September of 1939, the city Park Commission opened the house—renamed Springside House—to about 3,000 Pittsfield citizens. The *Berkshire Eagle* described it as “the city’s most beautiful urban property.” It was one mile from the center of the city, on rolling, smoothly clipped lawns.

At the southern end of Springside Park, in the area formerly known as Abbott Park, was (and is) **Springside Pond** (datasheet #9, Photo 6), an enlarged natural pond for children’s bathing. In 1919, the Park Commission had issued specifications for rebuilding the ca. 1910 **Springside Pond Dam and Bridge** (datasheet #10, Photo 6) at the pond’s southern end to create an outflow area.

A small **bath house** (datasheet #27, Photo 7) was added near the pond in 1939 to promote good hygiene. The design of the bath house has been attributed to Pittsfield architect Joseph MacArthur Vance (1868-1948). Vance was the architect of many buildings in downtown Pittsfield, including the Wahconah Park Grandstand (143 Wahconah Street), the England Brothers department store (99 North Street, no longer extant), the Melville Building (308-320 North Street, 1899), the Masonic Temple (116 South Street, 1914), the exterior of the Colonial Theatre (111 South Street, 1903), and the First Baptist Church (88 South Street). Vance also designed the still-extant bath house at the Pittsfield Common, which is identical to the one in Springside Park, including architectural details such as the wall and floor tiles.

Natural features in the park included a small piece of woodland and rocky knolls. Active recreation elements included swings, climbing structures, sandboxes, horseshoe pits, a softball diamond, and basketball and volleyball courts.

The Park Commission had engaged a professional designer from New York—W. Ellingwood Allen, recreational development specialist for the National Recreation Association—to develop a long-range plan for the 125-acre park, which was unveiled in 1939. He observed that Pittsfield had “greater potentialities for park development than any city [he had seen].” The Allen plan envisioned a nine-hole golf course, picnic areas, an outdoor theatre, a garden and arboretum, a zoological garden, swimming pools, baseball and softball diamonds, football and soccer fields, tennis courts, handball courts and

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parking for a total of almost 800 cars. Allen also recommended that the city acquire further lands surrounding the park on the north and east sides. The present Abbott Street softball field may have been built ca. 1939 as a result of the plan, although this is not verified; all other ballfields were added after 1970.

The Park Commission authorized caretaker Harry J. Watson to renovate **Springside House** (the former "Elmhurst") for use by clubs and community organizations, and in 1941 it was ready for public use. Four of the first-floor rooms—main room (west), music room (south), hall, and north room (north) -- were renovated to provide space for meetings, parties, and other adult activities. The commission painted the walls and re-covered furniture that had been donated by city residents, and restored the expansive porch. The *Berkshire Eagle* observed that "the knoll on which the house stands is one of the coolest spots in the city, rising as it does high enough to catch the never failing breeze from the west." The newspaper noted that, "The house is equipped with five bridge tables, adequate meeting space, and there are picnic tables on the lawn." (*Berkshire Eagle*, June 20, 1941 & June 27, 1941)

Late Modern Period – 1941-1957

World War II production needs resulted in a temporary increase in local jobs and economic activity. By the end of the war, however, the character of Pittsfield was noticeably changed. The main corridor through downtown Pittsfield (South and North streets) was designated Massachusetts Route 7, and the focus was on moving traffic quickly through the area. Downtown merchants complained constantly about the need for more parking if they were to compete with suburban locations. One by one, the city's theaters shut down.

Improvements and Alterations at Springside Park

After its substantial enlargement in 1939, Springside Park received several improvements. In 1945 the Park Commission added an observatory (no longer extant) to a high point east of the house. A petting zoo (no longer extant) appeared before 1947, and operated into the 1950s. Some local residents also recall a short ski slope and tow rope that operated in the southeast corner of the park in the early 1950s (no longer extant).

In 1950 the City of Pittsfield announced a comprehensive plan to build two new junior high schools and three new elementary schools in the city. After discussions with the Miller family who had donated the parkland, the city designated 20.1 acres on North Street (just north of Springside House) for the location of the North Junior High School. The initial plan for development of the parcel (1951) showed the school supplemented by a football field, track, field hockey and soccer areas, baseball and softball diamonds, basketball, volleyball, tennis, horseshoes, archery, and a picnic area. North Junior High (now called Reid Middle School) was completed in 1956.

(continued)

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**Springside Park
Pittsfield (Berkshire), MA**

The construction of the junior high school reduced the size of Springside Park, but the agreement with the Miller family called for the city to recoup the loss by purchasing additional acreage. In 1954, the city purchased 38 acres north of the new school from Hillcrest Hospital for \$16,000, bringing the total size of the park to about 144 acres.

Two additional acquisitions in 1955 added more acreage to the park. The city acquired a 5-acre parcel on the north west side of the park (adjacent to the Knights of Columbus) from Donald B. Miller (Deeds, Bk. 626, p. 67 & 235). The city also purchased a large 58-acre parcel (the Reed-Fallon-Hurley-Horrigan tract) located on the northeast side of the park for the purpose of developing expanded playground facilities (Deeds, Bk. 634, p. 43 & Bk. 636, p. 6 & 8). As a result, the total size of Springside Park exceeded 207 acres.

As the size of the park increased, so did its administrative and maintenance needs. In 1954, **Springside House** was remodeled "in the modern style" and became the office and headquarters of the Department of Parks and Recreation (former Park Commission). The drop ceilings and fluorescent lighting that characterize the building today presumably date from the 1954 remodeling.

An aerial photograph from 1953 shows the **circular entry drive** that arches north and south to connect Springside House to North Street. The photo also shows woodlands in the south and east quadrants of the park, with the northern section appearing as fallow farmland or pasture. A small square observatory that the city constructed east of Springside House in 1945 is also visible in the photo.

As the park grew in size, maintenance became more difficult. Photographs from the late 1950s show workers combing the bottom of **Springside Pond** to remove silt. The **pond, the dam, the bridge**, and the steps in the southern end of the park all gradually fell into disrepair.

Recent Developments

Like many other cities, Pittsfield's history has been one of rapid growth, slow decline and gradual rediscovery. General Electric, the city's major employer for so many years, reduced or relocated most of its operations. The GE Plastics Division is the only segment still operating in Pittsfield and employs only about 700 people (down from the GE peak of 13,000).

Unfortunately, environmental lawsuits starting in the 1970s revealed that General Electric's manufacturing facilities in Pittsfield had contaminated the Housatonic River and much of the soil with toxic deposits of PCBs. In an unusual settlement, GE agreed to compensate the city to the tune of several million dollars over a span of years, and the city leaders committed to use the settlement funds to redefine Pittsfield as a local center for the arts and cultural activities.

(continued)

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Springside Park
Pittsfield (Berkshire), MA

Springside Park

In 1960 and 1961, the City of Pittsfield enlarged the park again by purchasing the 23-acre "Victory Hill" parcel (the former location of Victory gardens during WW II) and two smaller parcels on Benedict Road, northeast of the park (Deeds, Bk. 716, p. 176 & Bk. 721, p. 123). With these purchases, Springside Park reached its current size and configuration of 237.5 acres. At the same time, the Victory Hill House, built ca. 1930-1940, is believed to have been moved to its present location amongst the other Springside outbuildings, where it now serves as a caretaker's residence. The southernmost tip of the park was slightly modified in 1967 when Springside Avenue was extended westward for 1,350 feet.

In 1962, the Berkshire Museum Garden Club added a **greenhouse** (DDS #25) and rose gardens to Springside Park in honor of Mrs. Bernice Crane. The garden, located east of Springside House, consisted of five long, linear beds filled with roses of many colors.

In 1999, the city officially established the Hebert Arboretum, named for Vincent Hebert, the Pittsfield Parks Superintendent from 1955 to 1990. Incorporated as a non-profit organization operating under a board of directors, the arboretum was the part of Hebert's long-term vision for the park. A coordinating committee worked for two years to establish gardens, care for trees, and care for the grounds of Springside House.

Students from the Conway School of Landscape Design (Conway, MA) created a master plan for the arboretum, and the engineering firm of Dufresne and Henry prepared plans for restoring the "lower" pond (**Springside Pond**, DDS #9, Photo 6). Many elements of the plan have been implemented, including the labeling of specimen trees, building of **information kiosks** (DDS #s 6 & 7), creation of butterfly and hospice gardens, and the Vin Hebert Lilac Walk.

Today Springside Park is one of the largest and most beautiful parks in the city of Pittsfield, but the buildings and landscape are sorely in need of restoration. The nomination of Springside Park to the National Register of Historic Places will acknowledge the cultural and historical significance of the park and help make the case for raising the funds necessary for the repair and restoration of the buildings and facilities.

Archaeological Significance

Since patterns of ancient Native American settlement and subsistence in Pittsfield are poorly understood and few sites are recorded, any ancient sites found in the park could be significant. Ancient sites in this area can be important by contributing information to our knowledge of Native American settlement and

(continued)

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**Springside Park
Pittsfield (Berkshire), MA**

subsistence in the Berkshire uplands of Western Massachusetts at the headwaters of the Housatonic River drainage. Ancient sites in this area can also be important by further defining the extent of native socio/political and socio/economic relationships with Native peoples in neighboring river drainages to the west in the New York areas, to the south in Connecticut, or in more eastern locales in Massachusetts, including the Connecticut River Valley. Springside Park lies within the Housatonic River drainage, which flows southerly through Connecticut. The park is also located in close proximity to New York, which abuts Hancock to the west. The Hudson River drainage also lies a short distance north and west of the park. Major Native American core settlement areas also exist along the Connecticut River to the east. Ancient sites in this area can help test the importance of drainage system boundaries versus geographic proximity and their influence on Native American subsistence and settlement systems.

Historic archaeological resources described above may contribute important evidence that identifies the complete landuse history and evolution of a 19th century country estate and early 20th century planned municipal park. Historical and archaeological research might identify components of the Ashbel Strong farm that may survive within the Springside Park nominated area. Strong's farm is known to date at least to the early 19th century, possibly earlier. Archaeological evidence from the Strong Farm may contribute important evidence relating to the 18th and 19th century origins and growth of agriculture in Berkshire County and agricultural technologies in use in that area. Archaeological evidence from the Strong Farm and surrounding area may also contribute important evidence related to the evolution and technology of 19th century public water supply. Important evidence may survive related to technological changes in water pipes, transport, and storage.

Additional historical research combined with archaeological survey and testing may contribute important evidence that clarifies the landuse history and evolution of both Springside properties located in Springside park. Documentary and archaeological information may identify what portions of the first Springside property included the original Abraham Burbank farmhouse that was converted to a preparatory school in 1856 then remodeled as a resort after 1872. Documentary resources supplemented with information from archaeological resources may identify specific architectural details for each occupation and function of the property and patterns of reuse as the property changed through time. Important information may also survive that identifies the agricultural activities conducted on Burbank's gentleman's farm and how they compared with technologies and products on other Berkshire County farms during the same mid-19th century period.

Archaeological and historical resources may also help identify the origins and changes that took place at the current Springside House, formerly known as Elmhurst. Archaeological and historical resources may identify whether the core of the present house was built by Abraham Burbank in 1856 or was remodeled from some other structure. Similar evidence may identify changes made to the original structure during renovations by Davol in 1872-73 and Stephens in 1905. Archaeological and historical resources may also identify the types and distribution of outbuildings located on the property during the 19th century. Outbuilding sites may also contribute important information that identifies changes in the function of the property as it evolved from the Burbank, Davol, and Stephens periods of ownership.

(continued)

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Section Number 8 Page 16

**Springside Park
Pittsfield (Berkshire), MA**

While structural evidence from the house, barns, and outbuildings may contribute information related to the overall growth and evolution of the property, detailed analysis of the contents of occupational-related features (trash pits, privies, wells) may contribute important social, cultural, and economic information related to the occupants and individuals or groups that worked on the property. Important information may exist related to the social, cultural, and economic lives of gentlemen farmers and the extent that farming and husbandry played an important role in their lives. Historical and archaeological resources may contribute important information related to the division of labor between gentlemen farmers and farm workers and the extent to which the social life on the farm may have been more important than what was produced.

(end)

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**Springside Park
Pittsfield (Berkshire), MA**

MAJOR BIBLIOGRAPHICAL REFERENCES

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(continued)

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Pittsfield (Berkshire), MA**

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ca. 1900 Photograph of Springside House (Elmhurst) taken from North Street looking northeast.

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1904 Atlas of Berkshire County, Massachusetts. Pittsfield, MA: Barnes & Farnham.

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Photograph, grading of land to the north of Springside House, Springside Park, photographer unknown, date unknown.

Photograph, "Springside Park Pool," Will Plouffe Studio, Pittsfield, MA, date unknown.

Photograph, rose garden at Springside Park with gardeners, photographer unknown, date unknown.

Photograph, rose garden at Springside Park (looking northwest), photographer unknown, date unknown.

ca. 1954 Photographs (2), interior of west room, first floor, Springside House, Joseph W. Overlook, Pittsfield, MA.

ca. 1954 Photograph, interior of hall, first floor, Springside House, Joseph W. Overlook, Pittsfield, MA.

(continued)

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National Park Service

National Register of Historic Places Continuation Sheet

Section Number 9 Page 3 **Springside Park
Pittsfield (Berkshire), MA**

Photograph, interior of barn, Springside Park, Will Plouffe Studio, Pittsfield, MA, date unknown.

1956 Property Plan North Junior High School, Pittsfield, Mass, survey drawn by W. E. F., November 13, 1956.

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1967 Location of Trees at Rear of #163 Brown Street, survey drawn by J. Riddle, 1" = 20', December 14, 1967.

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August 28, 1914, book 380, page 291&c

August 12, 1915, book 384, page 133&c

May 1, 1939, L.C. Doc. #4337 (2 parcels covering 53 acres and 21.75 acres)

May 1, 1939, book 482, page 377&c, 36 acres

June 28, 1954, book 612, page 179&c (book 612, page 182&c), 38 acres

May 25, 1955, book 626, pages 67 & 235, 5.05 acres

November 22, 1955, book 634, page 43&c; book 636, pages 6&c and 8&c, 58 acres

September 21, 1964, book 787, page 317&c (or December 27, 1960, book 716, page 176&c), 30 acres

(continued)

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Section Number 9 Page 4

Springside Park
Pittsfield (Berkshire), MA

Directories (listed chronologically)

1874 Pittsfield City Directory.

1900 Pittsfield City Directory.

1910 Pittsfield City Directory.

Material from the Pittsfield Parks Department Files

Will of Abraham Burbank, December 16, 1887.

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Auction notice for the John Davol Estate, June 18, 1904.

“Springside – The Park, the Buildings, the People”, article, 1954 (author unknown).

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Additional Resources

“A Brief Historical Profile of the Bridgeport Brass Company.” Website of the Lampworks, 435 Main Street, Hurleyville, NY, www.thelampworks.com/lw_companies_bbc.htm.

(end)

Springside Park
Name of Property

Berkshire, Massachusetts
County and State

10. Geographical Data

Acreage of Property 237.5

UTM References See continuation sheet.

1. 18 Zone	644220 Easting	4703140 Northing	3. 18 Zone	644360 Easting	4703280 Northing
2. 18 Zone	644300 Easting	4703120 Northing	4. 18 Zone	644640 Easting	4703260 Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Martha Lyon, Proprietor, Gregory Farmer, Consultant, with Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission date May 2008

street & number 220 Morrissey Boulevard telephone 617-727-8470

city or town Boston state MA zip code 02125

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs: Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name City of Pittsfield under custodianship of Department of Community Development

street & number 7 Allen Street telephone 413-499-9344

city or town Pittsfield state MA zip code 01201

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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National Register of Historic Places Continuation Sheet

Section Number 10 Page 1

Springside Park
Pittsfield, (Berkshire), MA

GEOGRAPHICAL DATA

UTM References (continued)

Point	Zone	Easting	Northing
5	18	644660	4703340
6	18	644740	4703320
7	18	644740	4703300
8	18	644960	4703300
9	18	644980	4703340
10	18	644020	4703360
11	18	645060	4703620
12	18	645240	4703600
13	18	645260	4703620
14	18	645540	4703600
15	18	645540	4703400
16	18	645480	4703400
17	18	645480	4703320
18	18	645520	4703320
19	18	645520	4703280
20	18	645240	4703300
21	18	645200	4703180
22	18	645300	4703160
23	18	645360	4702660
24	18	645300	4702680
25	18	645300	4702580
26	18	644840	4702680
27	18	644760	4702160
28	18	644360	4702220
29	18	644380	4702380
30	18	644140	4702400
31	18	644200	4702680
32	18	644500	4702640
33	18	644660	4702760
34	18	644700	4702860
35	18	644480	4702900
36	18	644500	4703160
37	18	644400	4703180
38	18	644340	4703020
39	18	644260	4703020

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National Register of Historic Places Continuation Sheet

Section Number 10 Page 2

**Springside Park
Pittsfield, (Berkshire), MA**

Verbal Boundary Description

The nominated property is the parcel of land known as Springside Park. It is defined by the dashed lines marked on the attached "Sketch Map," and is included on City of Pittsfield Assessor's Map # I-12, with portions of the park appearing on Map #'s H-11, H-12, H-13, I-11, I-13, and J-13. The boundary is continuous and includes both developed and undeveloped parklands. Most of the boundary lies unfenced, making the park accessible from all sides.

Boundary Justification

The boundary of the nominated property includes the 237.5 acres that comprise Springside Park. The acreage is composed of multiple parcels acquired for park use between 1910 and 1955. The most recent parcel, which brought it to its present size, was acquired in 1961. Within the boundaries is Springside House and a number of associated resources that predate the establishment of the park.

(end)

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National Register of Historic Places Continuation Sheet

Springside Park
Pittsfield (Berkshire), MA

Section number photos Page 1

PHOTOGRAPHS

Photographer: Martha Lyon, Northampton, MA
Date: August 2005

1. Gatepost marking SW entrance to property, looking NW
2. Circular maple-lined driveway, looking SW
3. Springside House, looking NW
4. Springside House, looking SE
5. Barn (ca. 1872), looking N
6. Springside Pond and Dam, looking NE
7. Bath House at Springside Pond, looking W

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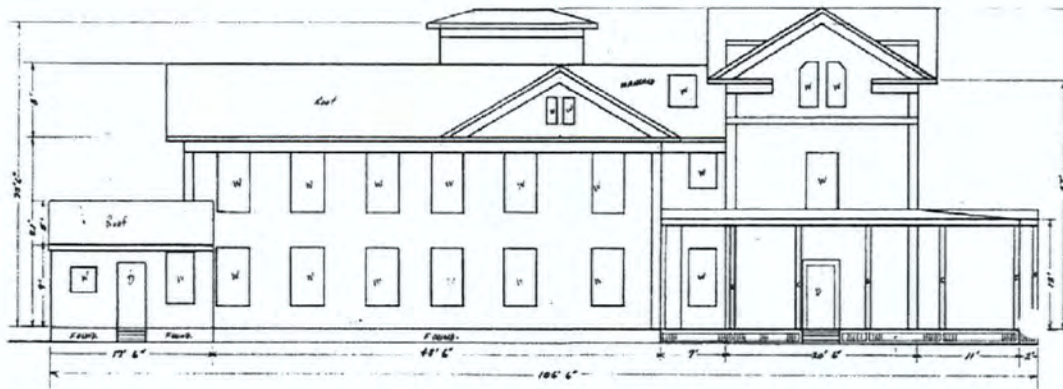
National Register of Historic Places Continuation Sheet

Springside Park
Pittsfield (Berkshire), MA

Section number drawings Page 1
(Additional Documentation)



Main facade (south elevation)



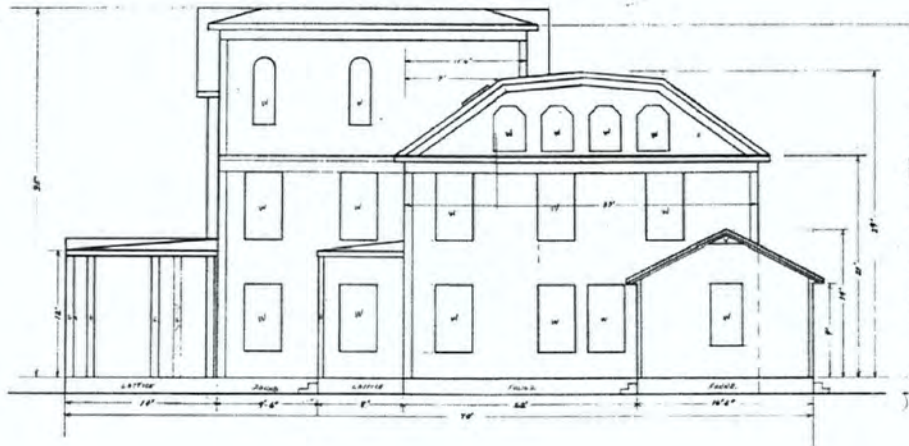
North (rear) elevation

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Springside Park
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Section number drawings Page 2
(Additional Documentation)



East elevation



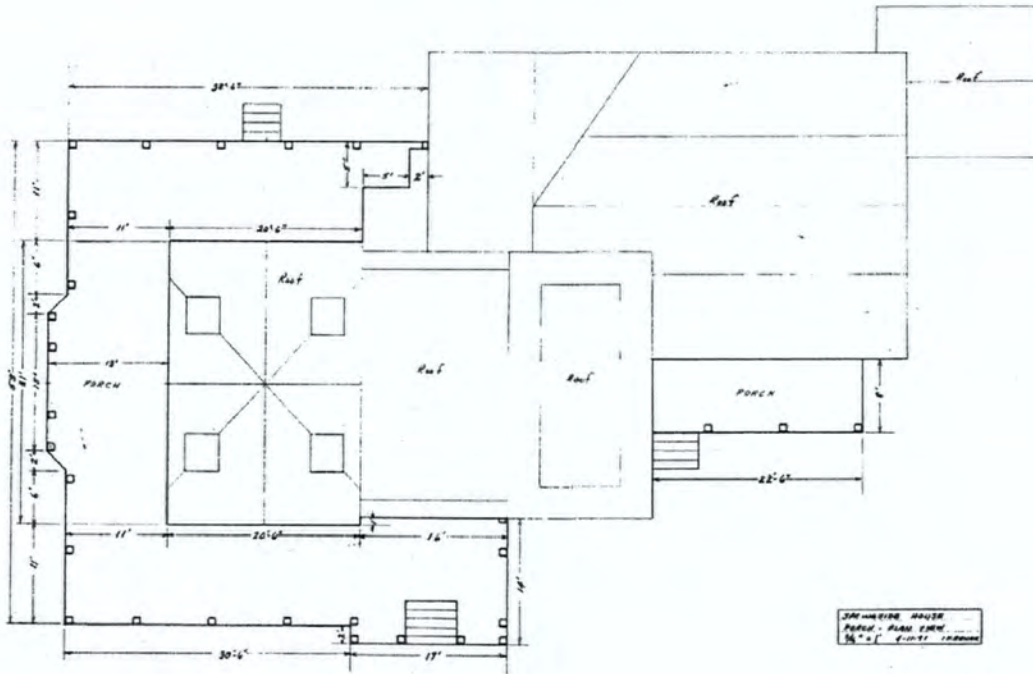
West elevation

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Springside Park
Pittsfield (Berkshire), MA

Section number drawings Page 3
(Additional Documentation)



Porch Plan

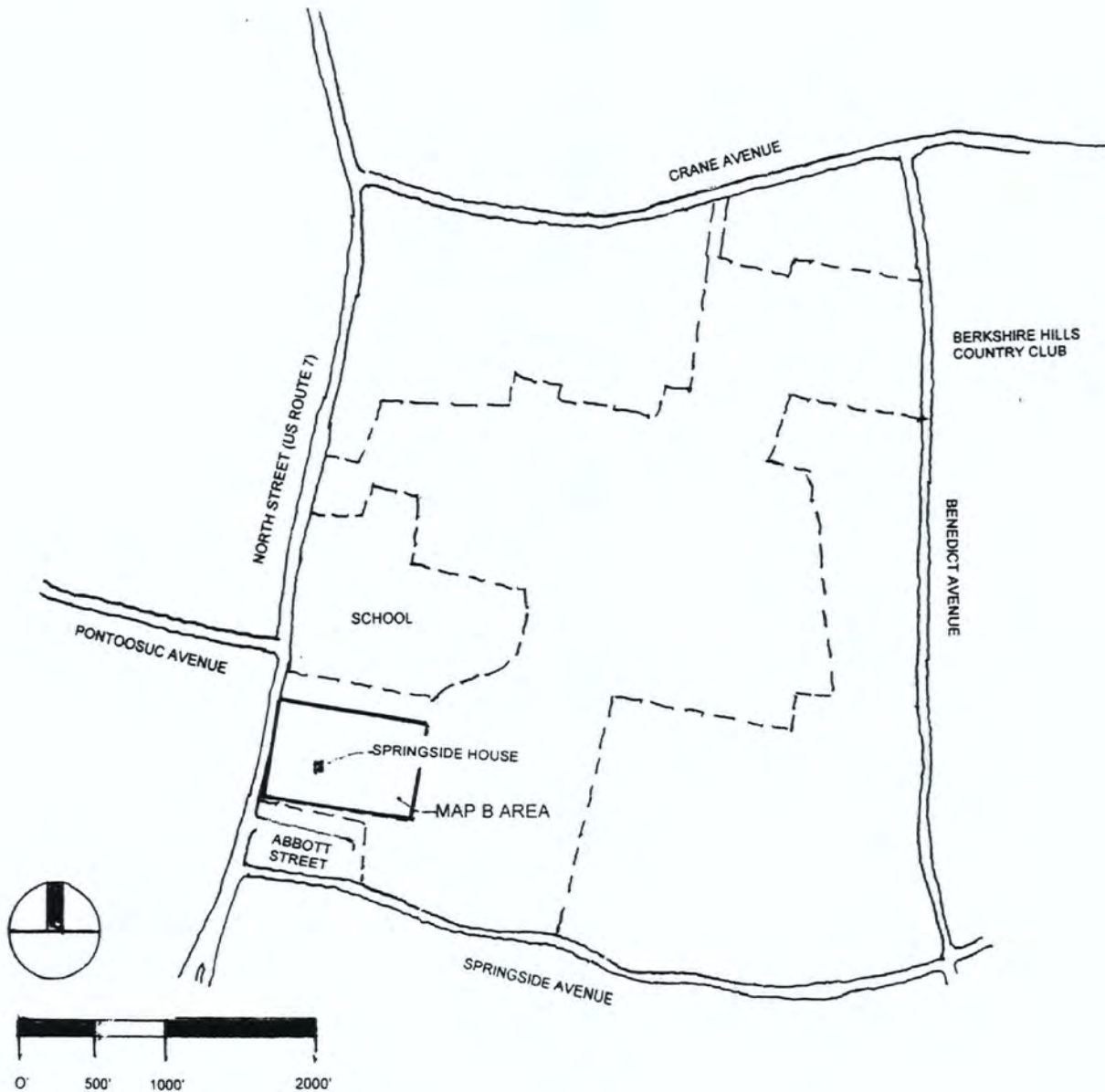
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Springside Park
Pittsfield (Berkshire), MA

Section number sketch maps Page 1
(Additional Documentation)

PARK SKETCH MAP (MAP A)



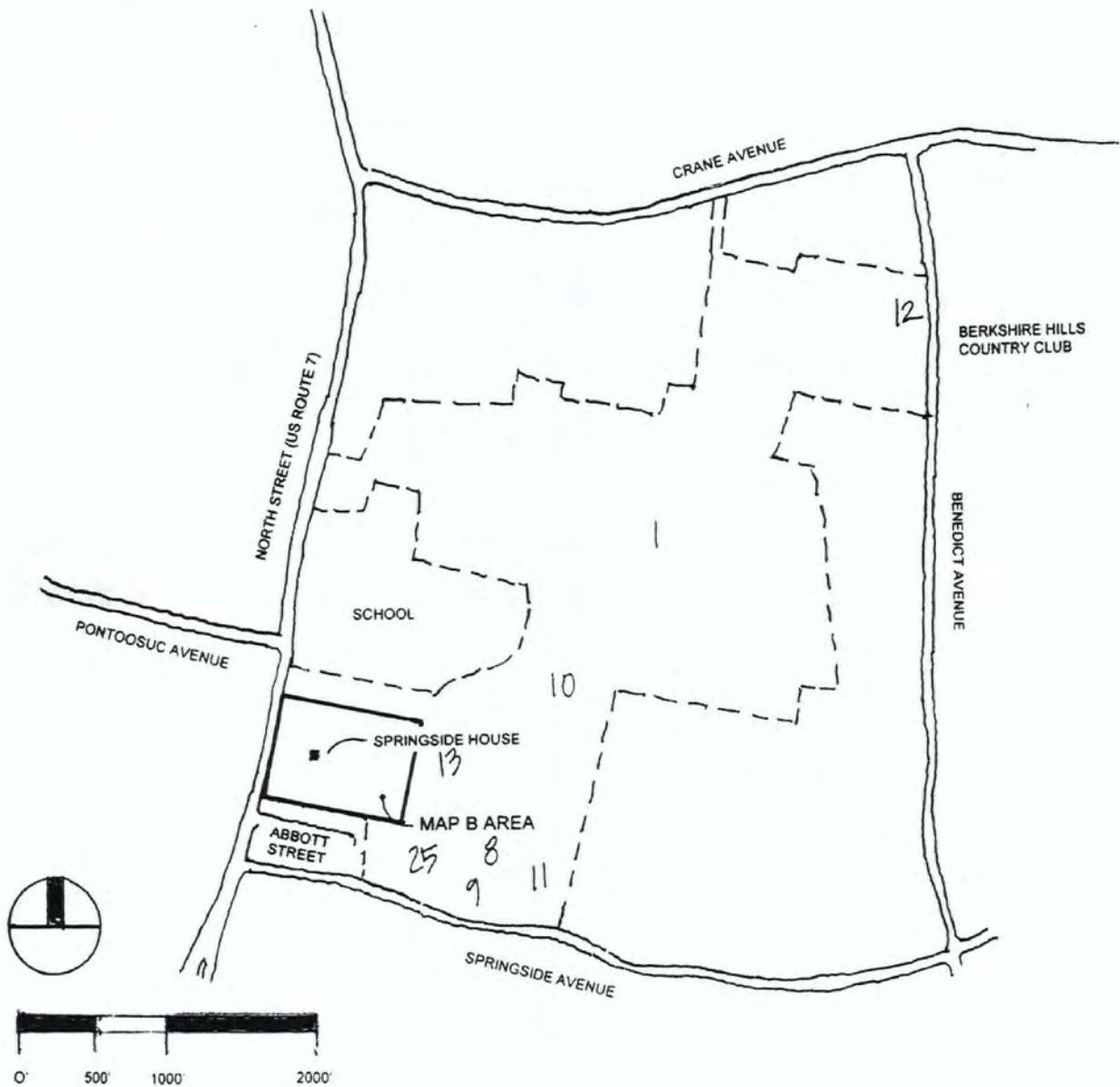
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National Register of Historic Places Continuation Sheet

Springside Park
Pittsfield (Berkshire), MA

Section number sketch maps Page 2
(Additional Documentation)

DATA SHEET LOCATIONS (MAP A)



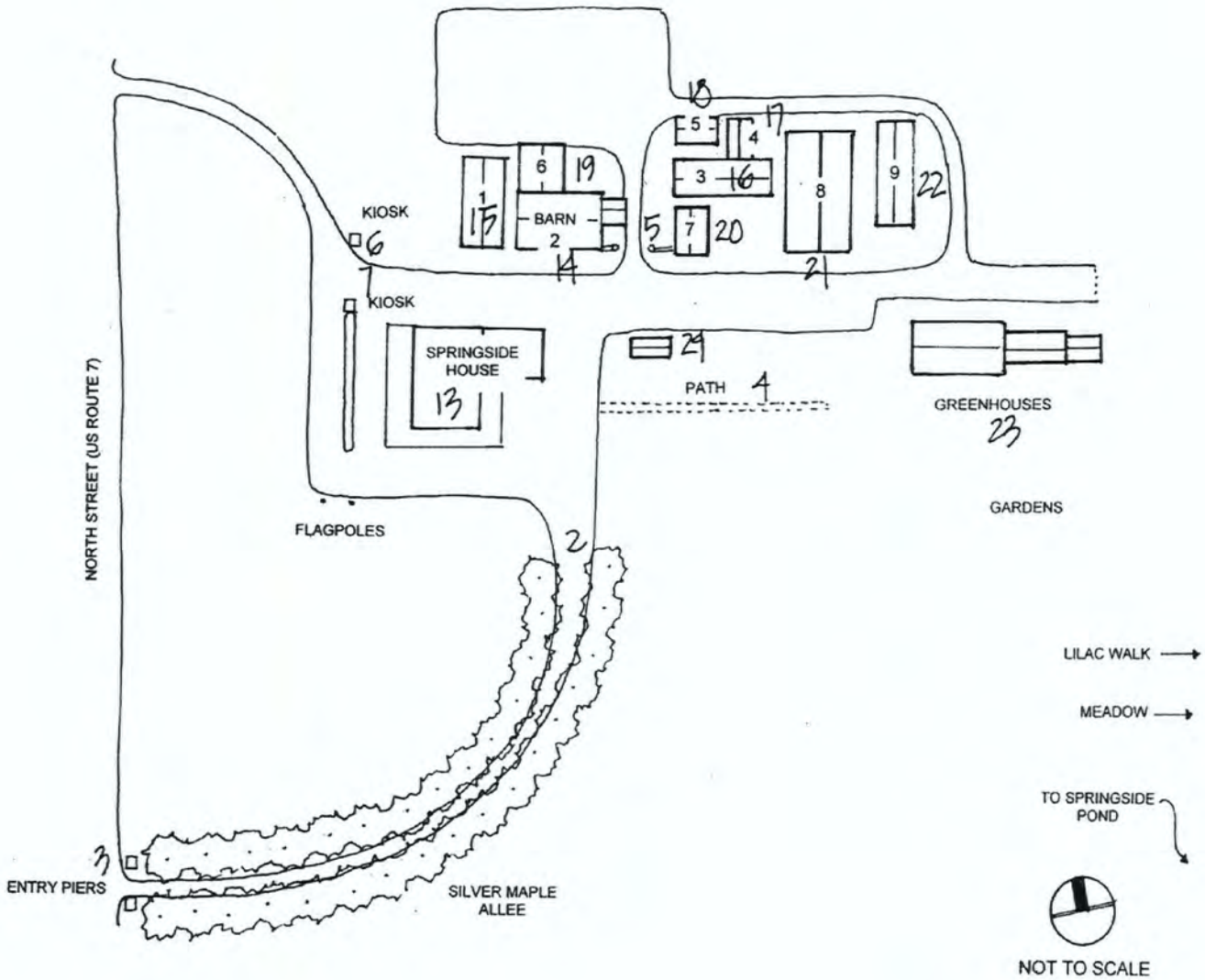
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Springside Park
Pittsfield (Berkshire), MA

Section number sketch maps Page 3
(Additional Documentation)

DATA SHEET LOCATIONS (MAP B)



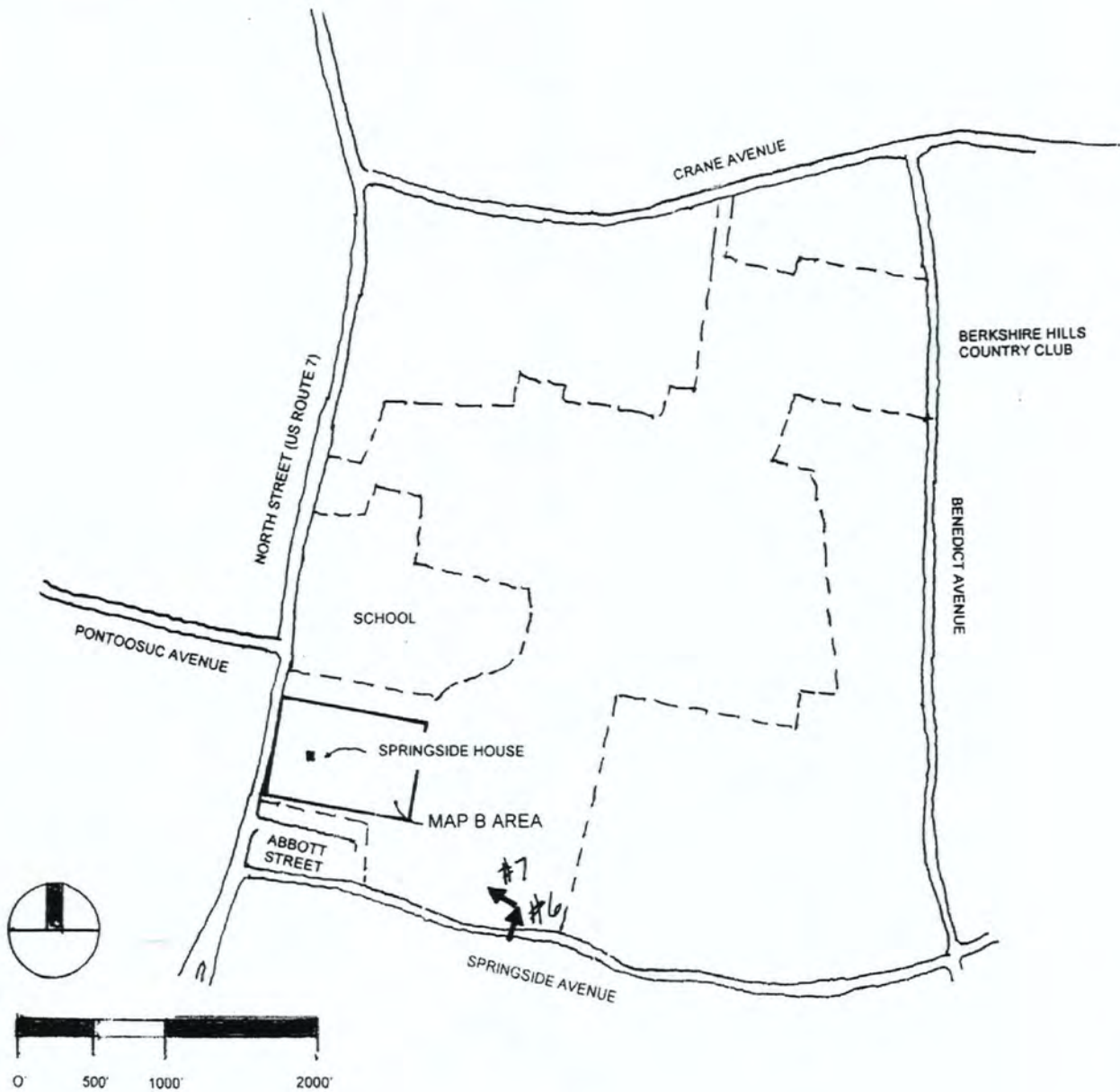
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Springside Park
Pittsfield (Berkshire), MA

Section number sketch maps Page 4
(Additional Documentation)

PHOTOGRAPH LOCATIONS (MAP A)

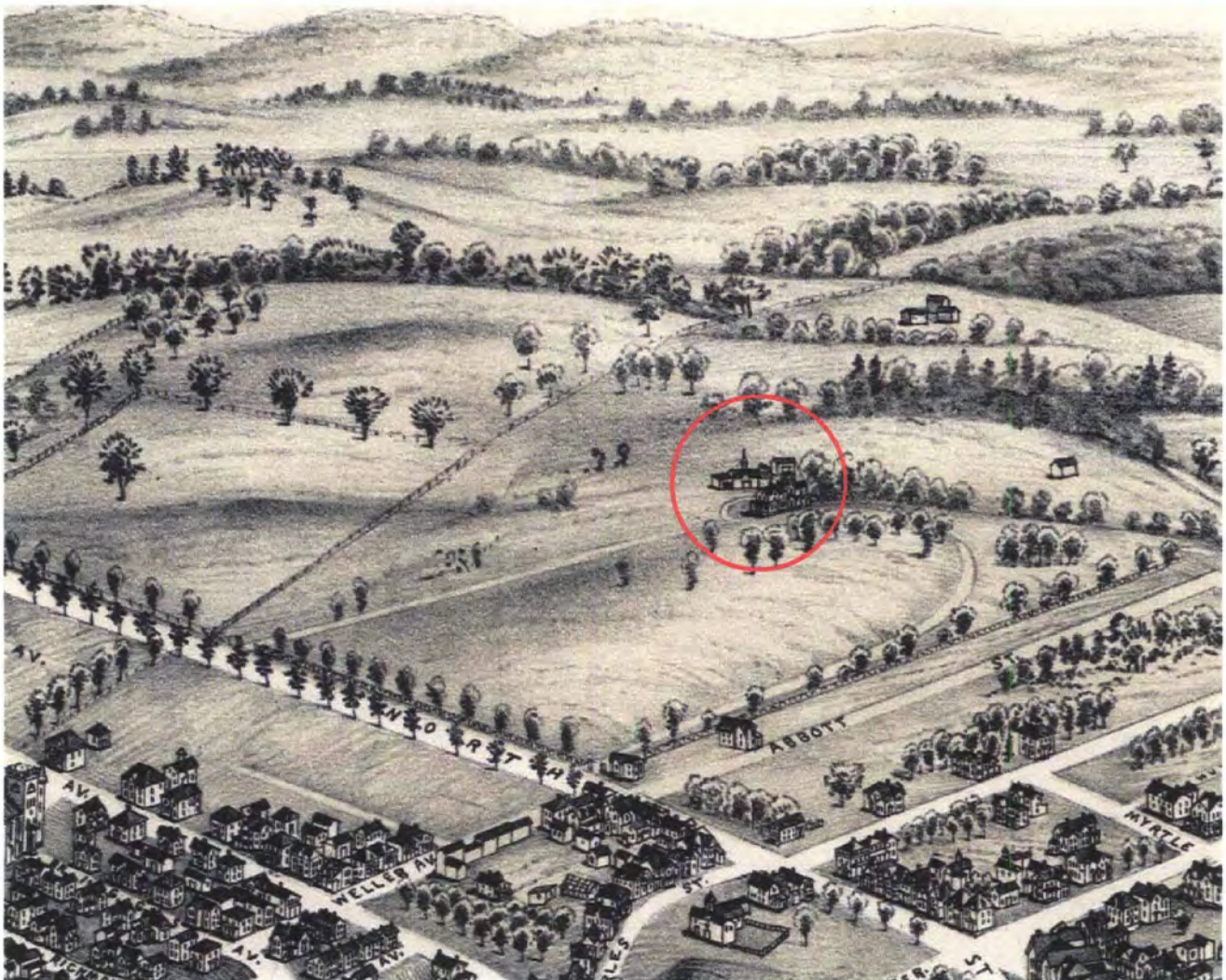


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Springside Park
Pittsfield (Berkshire), MA

Section number historic maps Page 1
(Additional Documentation)



Detail: J.E. Rapp, [Birds-eye view of] Pittsfield, Massachusetts (A.M. Van de Carr, 1899).

Source: Norman B. Levanthal Map Center, Boston Public Library

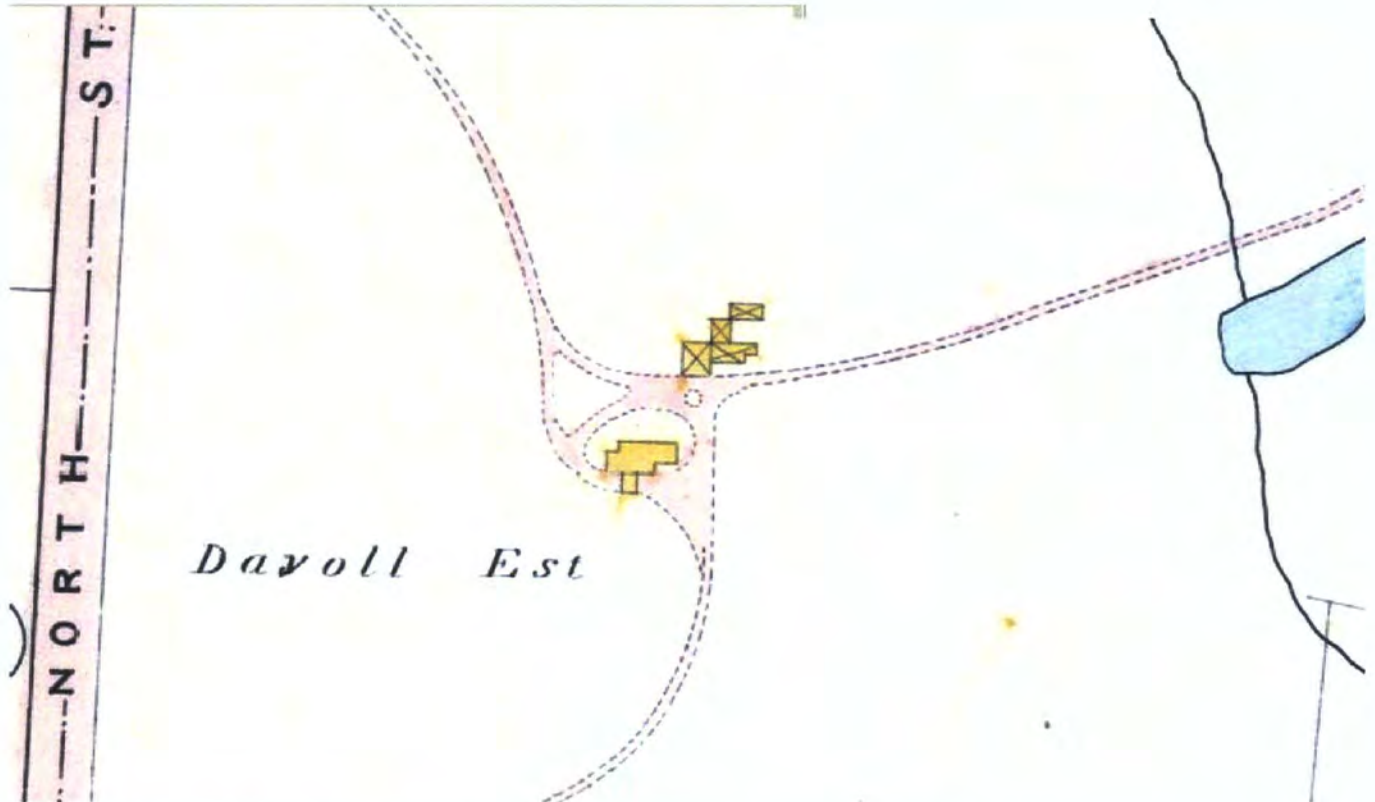


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National Register of Historic Places Continuation Sheet

Springside Park
Pittsfield (Berkshire), MA

Section number historic maps Page 2
(Additional Documentation)



Detail from: Pittsfield Plate 7, Atlas of Berkshire County (Barnes & Farnham, 1904)

SPRINGSIDE PARK

Pittsfield

Berkshire County, Massachusetts

DATA SHEET

Note: All resources contained in the data sheet can be found on the sketch maps included as additional materials in the nomination.

NUMBER	RESOURCE	date of construction	description	type	status
1	Springside Park	1939	Landscape-Park	Site	C
2	Circular Entry Drive	ca. 1856	Gravel/Turf-Carriage Road	Structure	C
3	Entry Gateposts	ca. 1872, numbered ca. 1905	Mortared Granite/Limestone	Structure	C
4	Walking Path	ca. 1872	Gravel Walking Path	Structure	C
5	Concrete Gate Posts/Mortared Stone Retaining Wall	ca. 1930-1940	Concrete/Mortared Stone	Structure	C
6	Information Kiosk	ca. 1990	Wood Kiosk	Structure	NC
7	Information Kiosk	ca. 1990	Wood Kiosk	Structure	NC
8	Springside Pond	ca. 1919/1939	Granite/Schist/Limestone - Pond Edge	Structure	C
9	Springside Pond Dam & Bridge	ca. 1910/1939	Mortared Granite/Schist/Limestone-Dam & Bridge	Structure	C
10	Springside Park Playground/ Ballfield	ca. 1970	Turf-Baseball Diamond	Site	NC
11	Abbott Street Little League Field	ca. 1939	Turf-Baseball Diamond	Site	C
12	Benedict Road Field/ Doyle Memorial Park	ca. 1990	Turf/Baseball Diamond	Site	NC
13	Springside House	ca. 1856/1872	Wood Frame/Vernacular Italianate	Building	C
14	Barn (Building 2)	ca. 1872	Wood Frame/Vernacular	Building	C

SPRINGSIDE PARK

Pittsfield

Berkshire County, Massachusetts

DATA SHEET

15	Garage (Building 1)	ca. 1920	Wood Frame/Stucco/Craftsman	Building	C
16	Maintenance Building (Building 3)	ca. 1960	Wood Frame/Vernacular	Building	NC
17	Maintenance Building (Building 4)	ca. 1960	Wood Frame/Vernacular	Building	NC
18	Tool Shed (Building 5)	ca. 1960	Wood Frame/Vernacular	Building	NC
19	Main Garage (Building 6)	ca. 1960	Concrete/Vernacular	Building	NC
20	Victory Hill House (Building 7)	ca. 1930-1940, moved ca. 1960s	Wood Frame/Vernacular	Building	NC
21	Garage/Workshop (Building 8)	ca. 1960	Wood Frame/Vernacular	Building	NC
22	Equipment Building (Building 9)	ca. 1970	Wood Frame/Vernacular	Building	NC
23	Greenhouse Complex	1962 with Later Additions	Glass/Wood/Vernacular	Building	NC
24	Garden Tool Shed	ca. 1990	Aluminum Pre-Fabricated	Building	NC
25	Bath House	1939	Brick/Vernacular	Building	C

SUMMARY	CONTRIBUTING	noncontributing	TOTAL
Buildings	4	9	13
Sites	2	2	4
Structures	6	2	8
Objects	0	0	0
TOTAL RESOURCE COUNT	12	13	25

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property

County and State

Section number _____ Page _____

Name of multiple property listing (if applicable)

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 08000553

Date Listed: 6/27/2008

Property Name: Springside Park

Multiple Name:

County: Berkshire

State: MA

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patricia Andrews
Signature of the Keeper

6/27/2008
Date of Action

Amended Items in Nomination:

This SLR is issued to make a technical correction to the nomination form. In section 5 of the form (Classification) the park is categorized as a Site. Under National Register guidance, the park meets the definition of a District. The form is amended to categorize the park as a District.

DISTRIBUTION:

- National Register property file**
- Nominating Authority (without nomination attachment)**

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Springside Park

MULTIPLE NAME:

STATE & COUNTY: MASSACHUSETTS, Berkshire

DATE RECEIVED: 5/14/08 DATE OF PENDING LIST: 6/03/08
DATE OF 16TH DAY: 6/18/08 DATE OF 45TH DAY: 6/27/08
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 08000553

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 6/27/2008 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept A&C

REVIEWER Patrick Andrews

DISCIPLINE Historian

TELEPHONE _____

DATE 6/27/2008

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



#1

SPRINGSIDE PARK

PITTSFIELD, BERKSHIRE COUNTY, MA

MARTHA H. WOOD - 213 ELM STREET - NORTHAMPTON, MA 01060

AUGUST 2005

GATE POST MARKING THE SOUTHWEST ENTRANCE TO THE PROPERTY, TAKEN FROM THE SOUTHWEST CORNER OF THE PROPERTY, LOOKING NORTHWEST ACROSS THE SPECIMEN TREE LAWN.



#2

SPRINGSIDE PARK

PITTSFIELD BERKSHIRE COUNTY, MA

MARITA H. WOOD. 213 ELM STREET. NORTHAMPTON, MA 01060.

AUGUST 2005

THE CURVE, SILVER MAPLE-LINED DRIVEWAY TAKEN FROM THE SOUTHEAST CORNER OF SPRINGSIDE HOUSE, WORKING SOUTHWEST.



#3

SPRINGSIDE PARK

PITTSFIELD, BERKSHIRE COUNTY, MA

MARTHA H. WOODS, 213 ELM STREET, NORTHAMPTON, MA 01060.

AUGUST 2005

SPRINGSIDE HOUSE, TAKEN FROM THE SOUTHEAST SIDE, LOOKING NORTHWEST.





#4

SPRINGSIDE PARK

PITTSFIELD, WERKSHIRE COUNTY, MA

MARTHA H. WOOD. 213 ELM STREET. NORTHAMPTON, MA 01060.

AUGUST 2005

SPRINGSIDE HOUSE, TAKEN FROM THE NORTHWEST SIDE, LOOKING SOUTHEAST.





#6

SPRINGSIDE PARK

PITTSFIELD, WERKSHIRE COUNTY, MA

MARTHA H. WOOD. 313 ELM STREET. NORTHAMPTON, MA 01060.

AUGUST 2005

SPRINGSIDE POND AND DAM TAKEN FROM THE SOUTH END OF THE POND, LOOKING NORTHEAST



#7

SPRINGSIDE PARK

PITTSFIELD BERKSHIRE COUNTY, MA

MARTHA H. WOOD. 213 ELM STREET. NORTHAMPTON, MA 01060.

AUGUST 2005

THE BATHHOUSE AT SPRINGSIDE POND, TAKEN FROM THE EAST SIDE, LOOKING WEST

Pittsfield East

MASSACHUSETTS
1:25 000-scale metric
topographic map



7.5 X 15 MINUTE QUADRANGLE
SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names

U.S. Department of the Interior
U.S. Geological Survey
1997

Produced by the United States Geological Survey
Derived from imagery taken 1981 and other sources. Photostereoscopic imagery taken 1997; no major culture or drainage changes observed. Survey control current as of 1984. Boundaries revised 1999.
Supersedes Pittsfield East and Peru 1:25,000-scale maps dated 1978.
North American Datum of 1927 (NAD 27). Projection and 1000-meter grid: Universal Transverse Mercator, zone 18 10 000-foot ticks; Massachusetts coordinate system; mainland zone.
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software.
There may be private inholdings within the boundaries of the National or State reservations shown on this map.

CONTOUR INTERVAL 6 METERS
NATIONAL GEODETIC VERTICAL DATUM OF 1929
CONTOUR ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
OTHER ELEVATIONS SHOWN TO THE NEAREST METER
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

Meters	Feet
2	6.5617
4	13.1234
6	19.6851
8	26.2468
10	32.8085

To convert meters to feet multiply by 3.2808
To convert feet to meters multiply by 0.3048

UTM grid convergence (0.00% / 0.00 meters) at center of map
Diagram is approximate

ADJOINING MAPS	1	2	3
1	Stephentown Center	2	Cheshire
4	Ashfield	5	Franklin West
6	Stockbridge	7	East Lee
8	Chester		

ISBN 0-607-92648-1
9 780607 926484

Topographic Map Symbols

- Primary highway, hard surface
- Secondary highway, hard surface
- Light-duty road, hard or improved surface
- Unimproved road; trail
- Route marker: Interstate, U.S.; State
- Railroad: standard gauge; narrow gauge
- Bridge: drawbridge
- Footbridge; overpass; underpass
- Build-up area: only selected landmark buildings shown
- House: barn; church; school; large structure
- Boundary:
 - National, with monument
 - State
 - County, parish
 - City, township, precinct, village
 - Incorporated city, village, town
 - National or State reservation; small park
 - Land grant with monument; found section corner
 - U.S. public lands: split range or reserved section
 - Range, township; section line; location approximate
 - Fence or field line
 - Power transmission line, located tower
 - Dam; dam with lock
 - Cemetery; grave
 - Campground; picnic area; U.S. location monument
 - Wellhead; water well; spring
 - Minor shaft; prospect; well or mine; reservoir; section
 - Control: horizontal station; vertical station; spot elevation
 - Contours: index; intermediate; supplementary; depression
 - Distorted surface: strip mine; lava; sand
 - Bathymetric contours: index; intermediate
 - Perennial lake and stream; intermittent lake and stream
 - Rapids, large and small; falls, large and small
 - Swamp; marsh
 - Submerged mark; land subject to overwash; riparian
 - Woodland: scattered trees
 - Scrub; mangrove
 - Order; vineyard

A pamphlet describing topographic maps is available on request.
FOR SALE BY U.S. GEOLOGICAL SURVEY
P.O. BOX 25286, DENVER, COLORADO 80225
1997





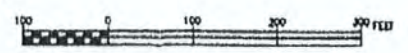
SEE 112-1-1

SEE G12-2-1

SEE G11-5-1

PREPARED UNDER THE DIRECTION OF THE
 PITTSFIELD BOARD OF ASSESSORS

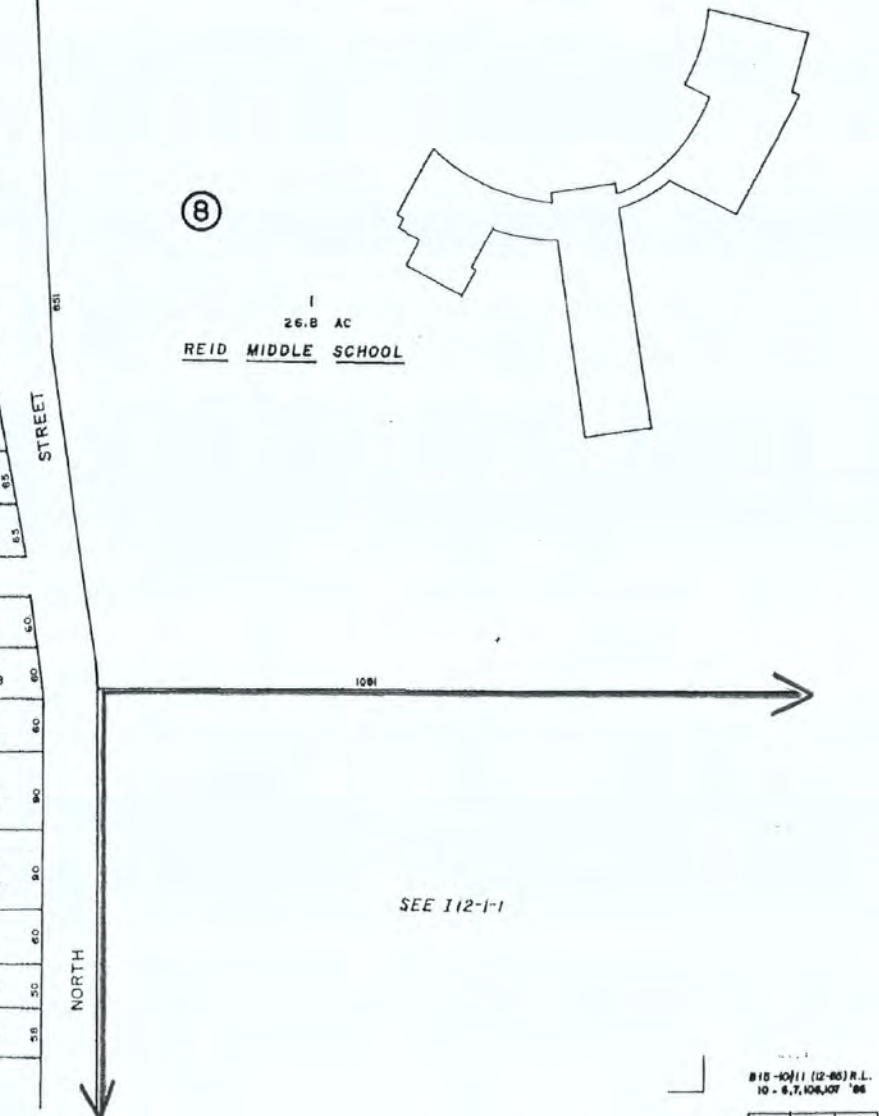
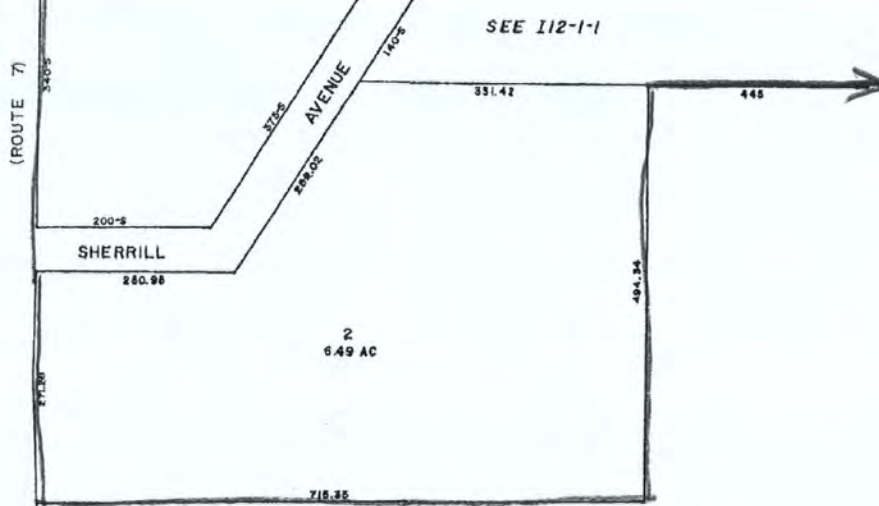
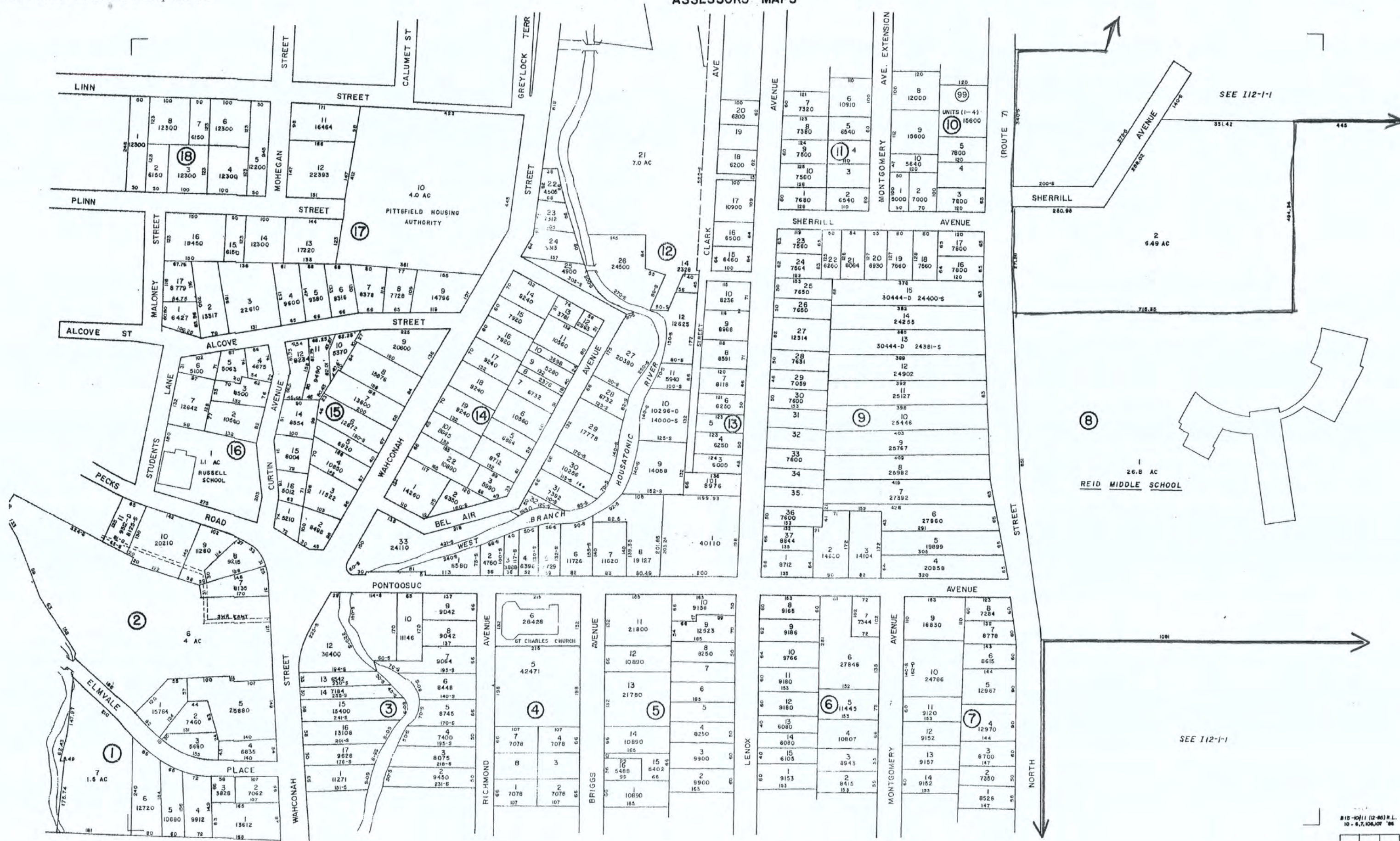
BY
 AVIS AIRMAP, INC



(ROUTE 7)

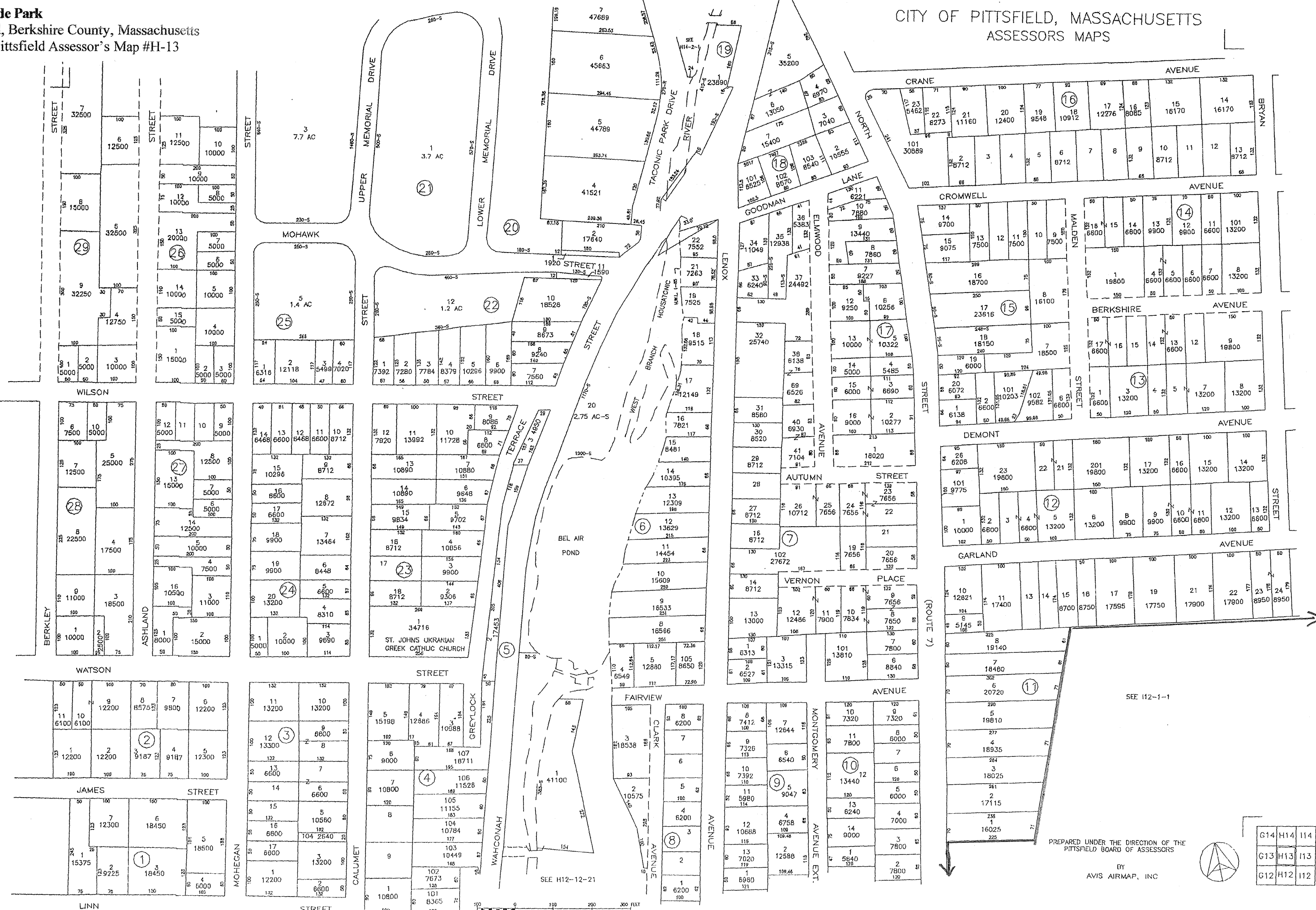
G12	H12	I12
G11	H11	I11
G10	H10	I10

**CITY OF PITTSFIELD, MASSACHUSETTS
 ASSESSOR'S MAPS**



PREPARED UNDER THE DIRECTION OF THE
 PITTSFIELD BOARD OF ASSESSORS
 BY
 AVIS AIRMAR, INC.

G13	H13	I13
G12	H12	I12
G11	H11	I11



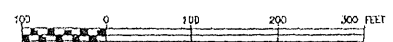
SEE 112-1-1

PREPARED UNDER THE DIRECTION OF THE
 PITTSFIELD BOARD OF ASSESSORS

BY
 AVIS AIRMAP, INC



G14	H14	I14
G13	H13	I13
G12	H12	I12



CITY OF PITTSFIELD, MASSACHUSETTS
 ASSESSORS MAPS



SEE I12-1-1

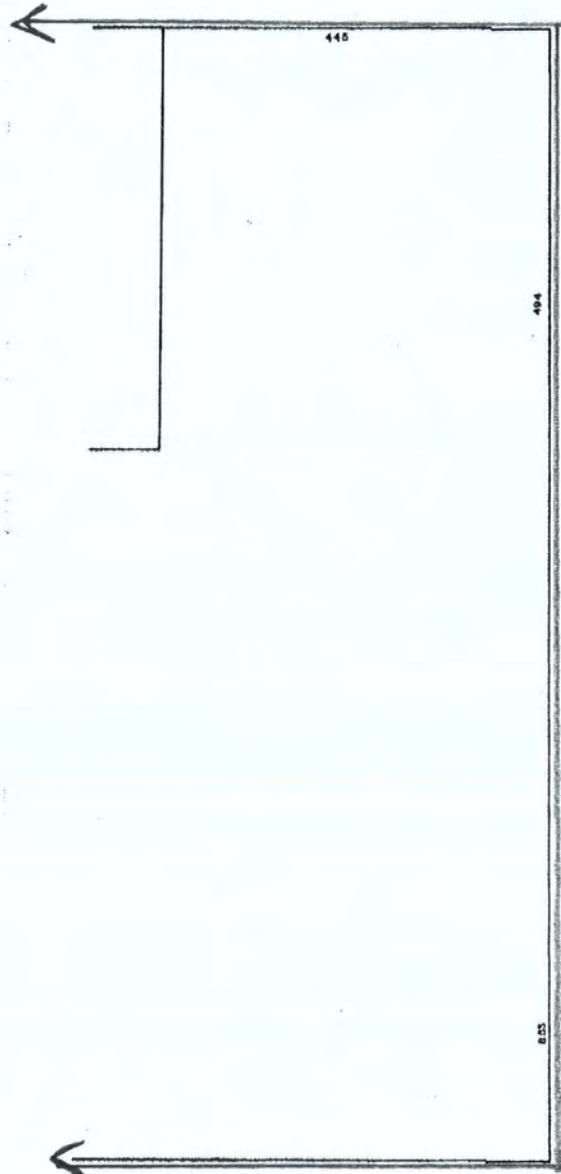
SPRINGSIDE PARK

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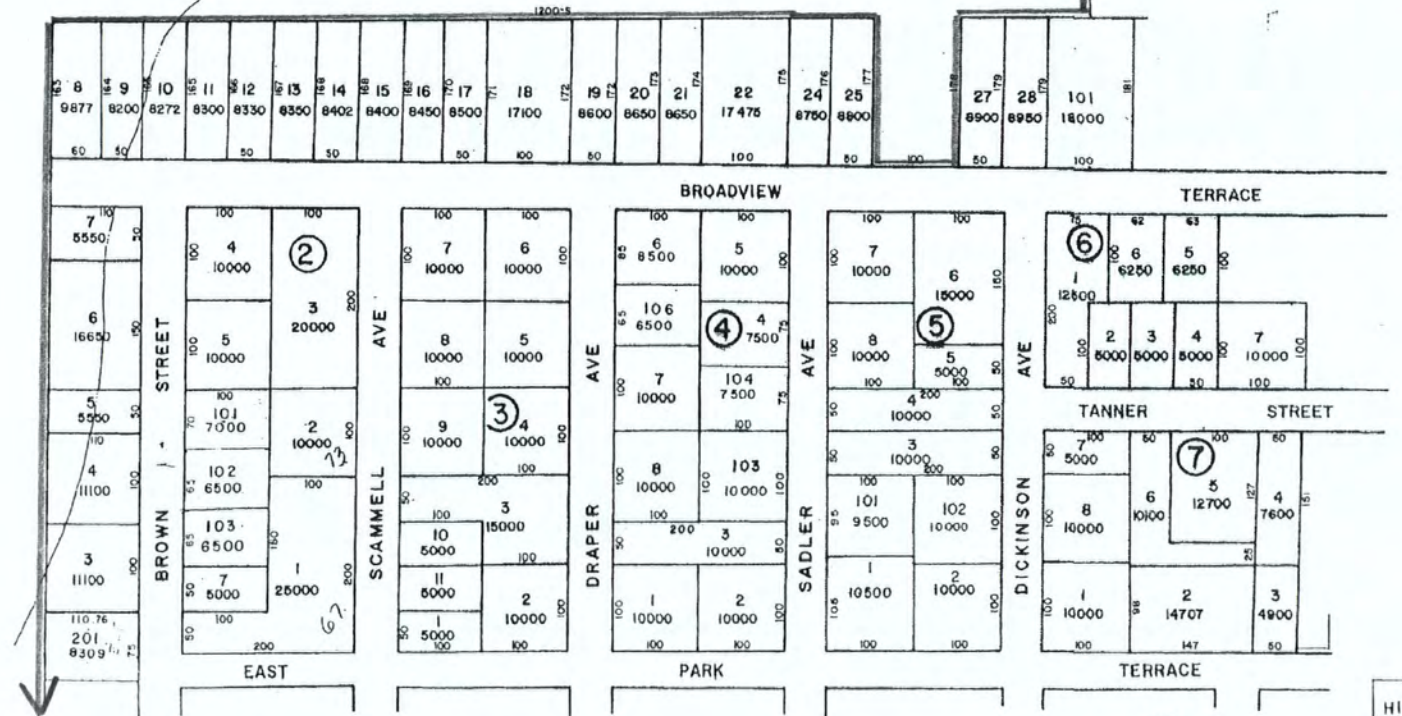
H12	I12	J12
H11	I11	J11
H10	I10	J10



SPRINGSIDE PARK

237.5 AC

①



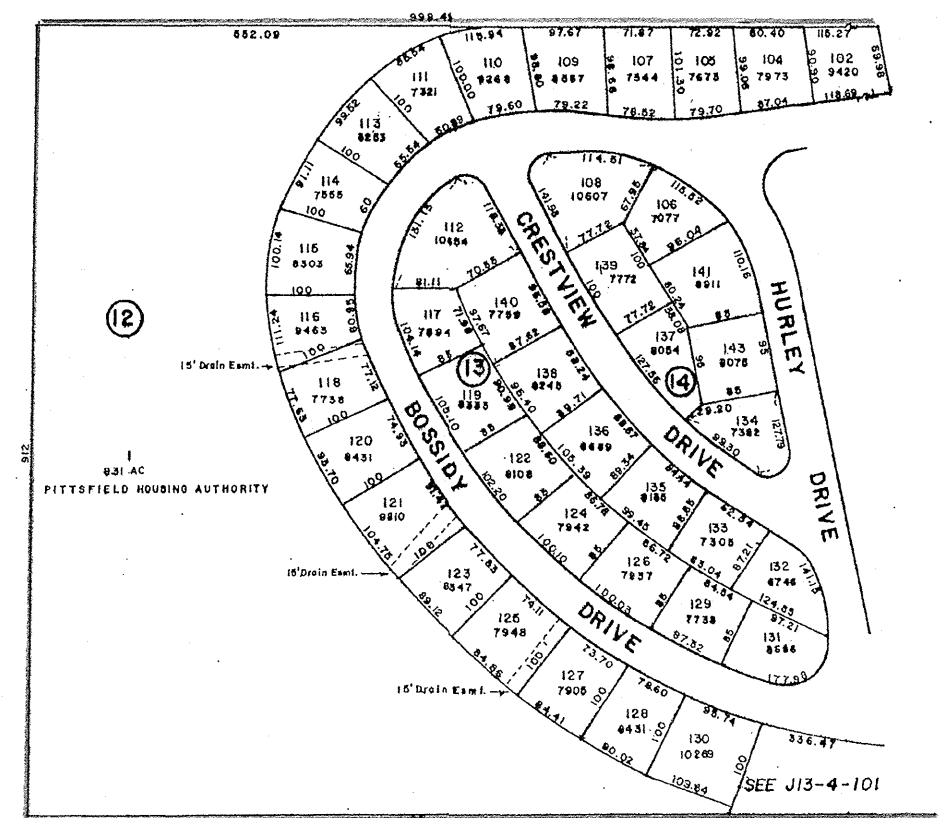
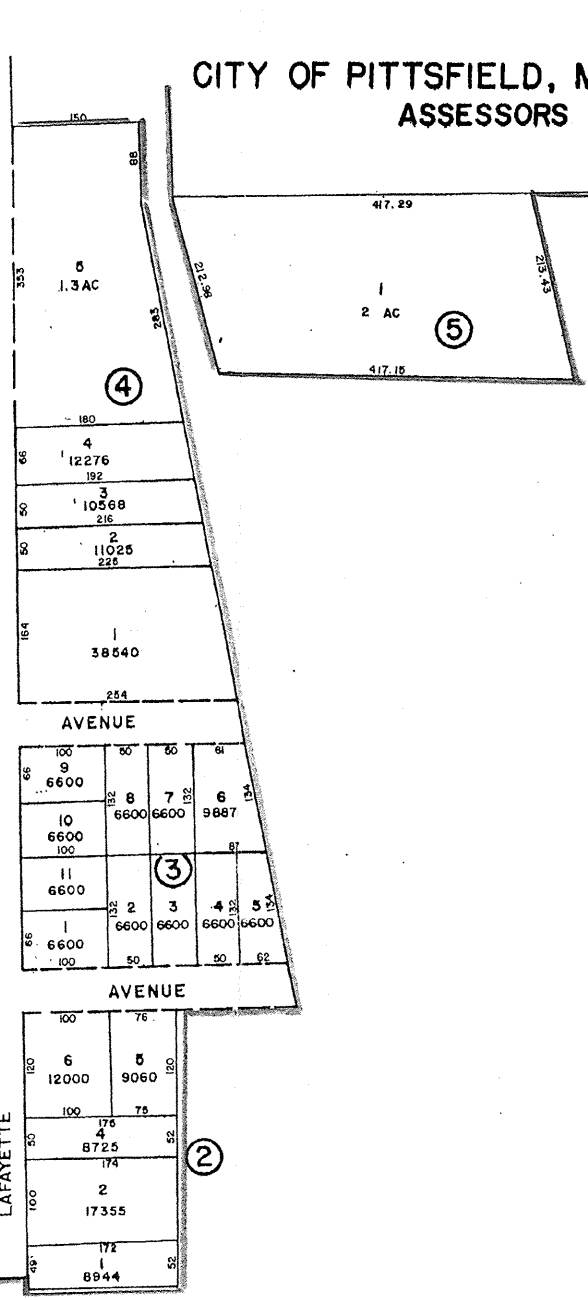
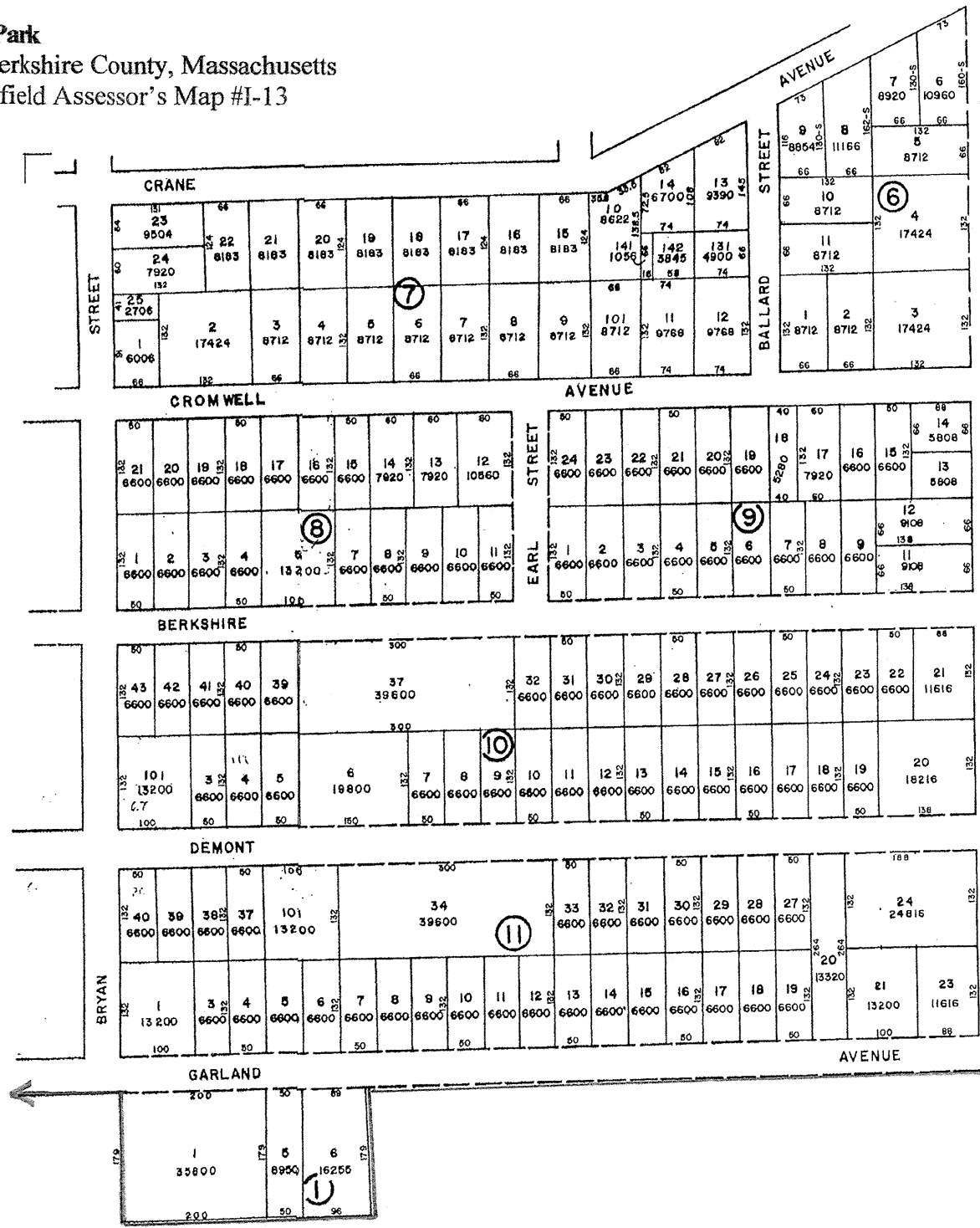
PREPARED UNDER THE DIRECTION OF THE
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 AVIS AIRMAP, INC.



LOTS NOT USED:
 81-L26

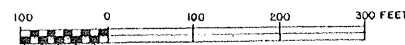
H13	I13	J13
H12	I12	J12
H11	I11	J11



SEE I12-1-1

SEE I12-1-1

SEE J13-4-101

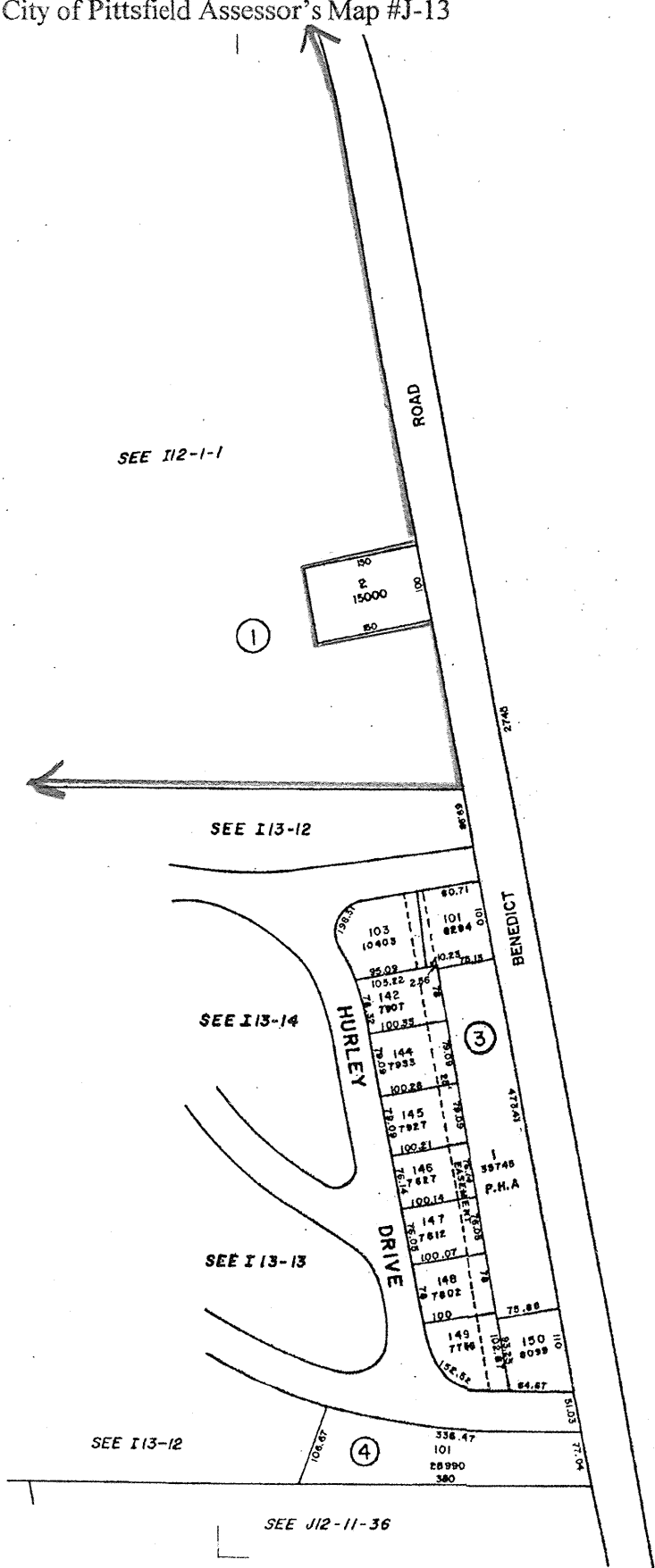


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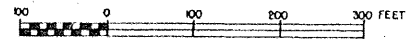
Northview Hts. Subdivision '80

H14	I14	J14
H13	I13	J13
H12	I12	J12

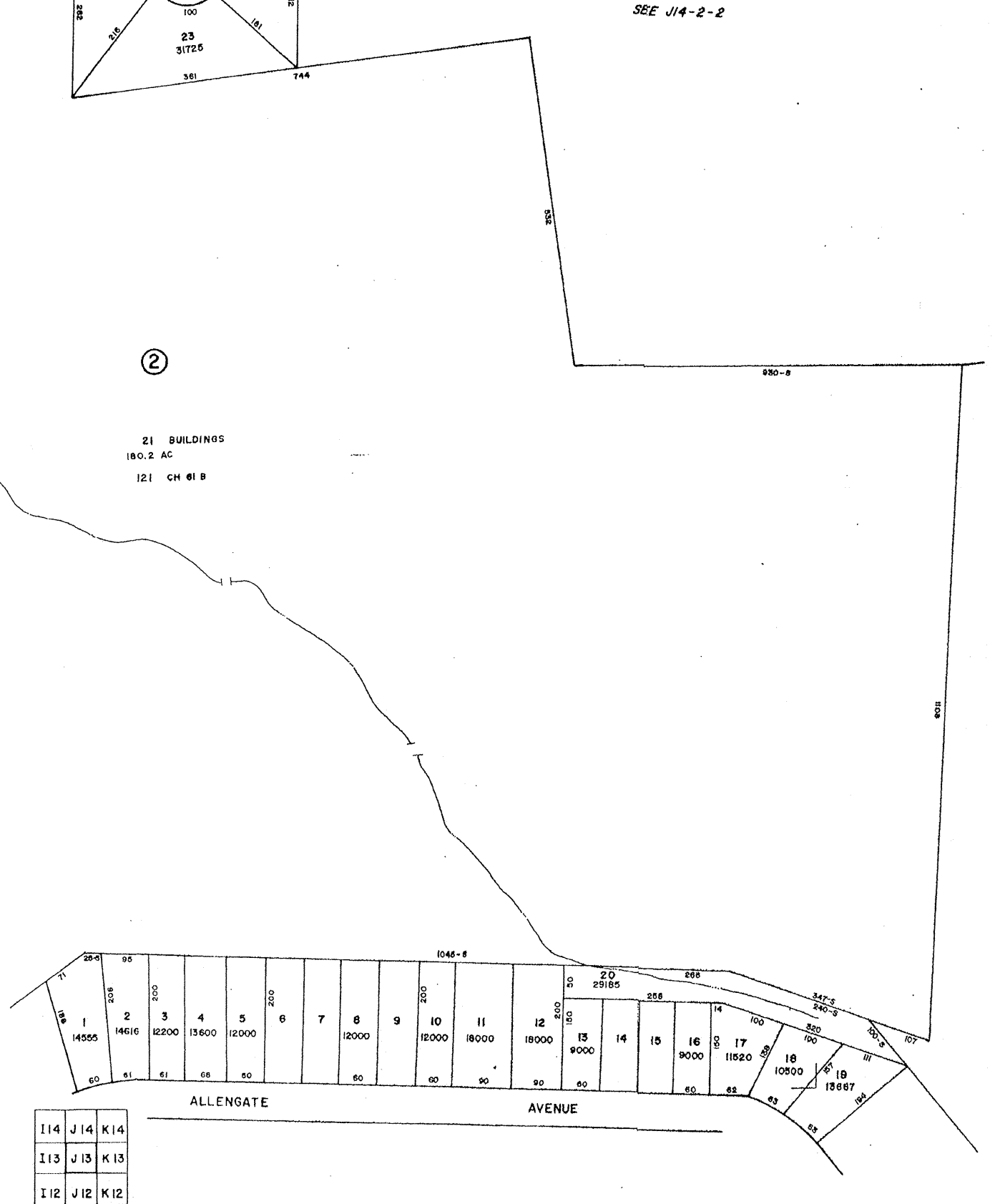
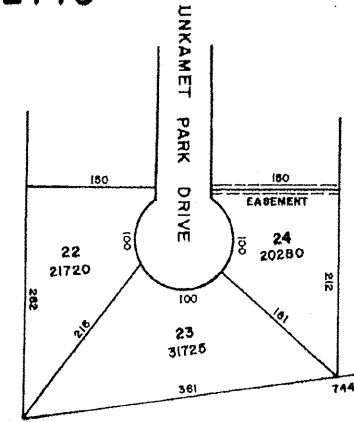
CITY OF PITTSFIELD, MASSACHUSETTS
 ASSESSORS MAPS



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 BY
 AVIS AIRMAP, INC.



BERKSHIRE HILLS
 COUNTRY CLUB



I14	J14	K14
I13	J13	K13
I12	J12	K12

Set 1

Assessor's Maps
12/17/07
(boundaries marked
in pencil)



The HEBERT ARBORETUM

874 North Street
Pittsfield MA 01201
ph 413-443-5348

At Springside Park, P.O. Box 344,, Pittsfield, Ma. 01201 ~ 413-443-5348

February 12, 2008

Historical Commission
Massachusetts

On behalf of the Vincent J. Hebert Arboretum it gives me great pleasure encourage you to add Springside Park to the National Register of Historic Places. The Hebert Arboretum Board would like you to have our information booklet that contains some information about Hebert Arboretum at Springside Park, and information about the glories of this natural environment, which are many.

Yesterday I learned that the website Hebert Arboretum will be included in is up on the web at www.garedensoftheberkshires.org. This spring volunteers will begin work on the Vincent J. Hebert Lilac Walk and continue with the restoration of the southern portion of the historic Elm Allee, which will be planted with new, disease-resistant elm trees, a key in the rehabilitation of the southwest pedestrian entrance to the park, the "gateway" to the original Elmhurst Grounds.

Many volunteers have made a difference that will be felt by those who visit this park. On their behalf we endorse the nomination of Springside Park to placement on the National Register of Historic Places.

THE VINCENT J. HEBERT ARBORETUM BOARD.

Elizabeth Kulas, President



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

May 8, 2008

Mr. J. Paul Loether, Chief
National Register of Historic Places
Department of the Interior
National Park Service
1201 Eye Street, NW 8th floor
Washington, DC 20005

Dear Mr. Loether:

Enclosed please find the following nomination form:

Springside Park, North Street, Pittsfield (Berkshire), MA

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the property were notified of pending State Review Board consideration 30 to 45 days before the meeting and were afforded the opportunity to comment.

One letter of support has been received.

Sincerely,

A handwritten signature in cursive script that reads "Betsy Friedberg".

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

Enclosure

cc: Rebecca Smith, Pittsfield Historical Commission
Martha Lyon, consultant
Elizabeth Kulas, Hebert Arboretum
Mayor James Ruberto, City of Pittsfield
Deanna Ruffer, Planning & Community Development
James McGrath, John Herman, Parks & Recreation Department

