

United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

SEP 12 1988

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name East Main/High Street Historic District

other names/site number _____

2. Location

street & number East Main, High, Church, Park, & Franklin Streets

N/A not for publication

city, town Greenfield

N/A vicinity

state Massachusetts

code 025

county Franklin

code 011

zip code 01301

3. Classification

Ownership of Property

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing
<u>*60</u>	<u>13</u> buildings
	<u> </u> sites
	<u>1</u> structures
	<u> </u> objects
<u>60</u>	<u>14</u> Total

Name of related multiple property listing:

N/A

Number of contributing resources previously
listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. ☐ See continuation sheet.

Valerie H. Talwadge JB

Signature of certifying official

Sept. 7, 1988
Date

Executive Director, Massachusetts Historical Commission

State or Federal agency and bureau State Historic Preservation Officer

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official _____

Date _____

State or Federal agency and bureau _____

5. 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

Date of Action

*includes outbuildings

6. Function or Use East Main/High Street Historic District, Greenfield, Massachusetts

Historic Functions (enter categories from instructions)

Current Functions (enter categories from instructions)

Domestic/single dwellingDomestic/single dwellingReligion/religious structureReligion/religious structureLibrarySocial/civic, clubhouseTransportation/road related (vehicular)Health CareProfessional Offices**7. Description**

Architectural Classification

(enter categories from instructions)

Materials (enter categories from instructions)

Early Republic: Federalfoundation brick, stone masonryMid-19th Century: Greek Revival, Gothic Revival,walls wood, stone, brick, syntheticsEgyptian RevivalLate Victorian: Victorian, Italianate, Secondroof asphalt shingles, slateEmpire, Queen Anne, Stick Style, Shingle Style

other _____

Late 19th & 20th Century Revivals: ColonialRevival, Classical Revival, Tudor Revival, Modern, Other

Describe present and historic physical appearance.

East Main/High Street District is a residential neighborhood located just east of Greenfield's downtown. One of the earliest residential settlements in Greenfield, it contains significant structures dating from 1810 to 1910. East Main and High Streets form the eastern and southern edge of the district, which is also state Route 2A, a major east-west transportation route passing through town. Secondary streets extend from this artery to the west boundary, Franklin Street, which lies just east of commercial developments lining Federal Street (Routes 5-10). The district is bounded on the north by less consistent, more modern residential development.

There are 57 buildings standing in this 33-acre district, which includes two modern commercial intrusions and three other noncontributing residences. Fifty one are residential structures; however, a number of them have been adapted for use as professional offices. Three churches, one library structure and a former automobile garage are also included.

Fine old homes and well-maintained lawns define this district. Many of the houses, particularly those on Main Street and High Street, are set back approximately 50 feet and tucked behind hedges and trees. Setbacks/front yards on the side streets--Park, Church and Franklin--are of a much more modest scale. Parking lots fill two spaces where houses were demolished. There are no public greenspaces.

The architectural character of the district reflects the continual evolution of the neighborhood over time from the early 1800s to the early 1920s. Key business and political leaders settled in this district to be in close proximity to Greenfield as it grew in importance as a center for the county and regional business. Primarily upper and middle class in scale, the variety of styles found here reflect the wide distribution of professional, political, and merchant citizens who built homes in this district. Styles found in the district include: Federal, Georgian, Greek Revival, Gothic Revival, Italianate, Stick Style, Queen Anne, Mansard, and Classical Revival. A majority of these buildings are constructed of wood; but there are several made of brick and stone. Unfortunately, some of the structures were sided later with aluminum, stucco, or artificial shingles. The level of decoration fluctuates considerably, ranging from elaborate Victorian-Mansard detailing to simplified, but academic Classical decor. Several houses are said to contain designs of the nationally known architect Asher Benjamin.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetEast Main/ High Street Historic District
Greenfield, MassachusettsSection number 7 Page 1

The two earliest houses in the district date from the 1810s and 1820s, and have similar two-story, 5-bay form, with side chimneys. The Morgan-Allen House, 491 Main Street (1816-18, Map #7), a white clapboard house with a hipped roof, and the Smith House, 497 Main Street (1824, Map #8), a brick masonry residence with a later shed dormer added across the front, are both Federal or Adam style. Both residences have central entry porches, with some elaboration at the front door. At the Morgan-Allen House, the hipped roof culminates with an unusual widow's walk, and the central entry of the house is accentuated by a secondary gable peak at the roof. The Main Street entrance of the Smith House features a glazed fan light above the door and narrow sidelights. Also Federalist in style, but much later and more elaborate is the Bird-Fessenden House, 488 Main Street (1845-46, Map #10). An open veranda, detailed with harmoniously proportioned columns and half arches, wraps around three sides of the main brick structure, adding to the spatial impact of the building. The house is Jeffersonian in character, with full-height double hung windows at the first floor, delicate brick arches at doorways, and the central Palladian window over the entrance at the second floor. A few early Greek Revival stylistic elements include a dentilled cornice line and a Greek Revival pedimented roof above the central entry. The stylistic evolution evident in this district does not follow the strict chronology. As the town grew, its new citizens came from disparate parts of the country, bringing with them their own architectural preferences. Greek Revival style became very important in the Franklin County area, and different examples of it are evident in this district. The Gould-Clapp-Potter House, 486 Main Street (1827, Map #6), is an early and unusual example of Greek Revival architecture. The facade, strongly organized by the Ionic temple motif, has four fluted two-story columns that support a central overhanging wood roof pediment. The central column and pediment arrangement repeats at the two one-story side wings. Nine tall chimneys accent the dark slate roof. This house has an unusual Southern flavor, seen in the deep roof overhang and two-story columns, which may reflect the original owner's Louisiana associations. As in three other residences in the district, architectural details from the Asher Benjamin pattern books are featured in the building.

Although not originally located in Greenfield, one example of institutional Greek Revival architecture stands in the district, the Coldbrook Springs Baptist Church/First Church of Christian Scientists, 463 Main Street (1846, Map #1). Moved to this location before the construction of the Quabbin Reservoir in 1936, the structure was entirely rebuilt with a taller steeple, giving the church a reproduction quality. Nonetheless, the main body of the building is an important Greek Revival structure, featuring four two-story fluted columns at the front porch, a pedimented roofline, and double doorways at the front.

continued

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetEast Main/High Street Historic District
Greenfield, MassachusettsSection number 7 Page 2

The evolution from Greek Revival to Italianate can be seen in the styling of two other residences in the district, which also have direct association with Asher Benjamin: the Fay-Griswold House, 51 Church Street (1854, Map #25), and the house across Church Street from it, the Taylor-Russell House, 40 High Street (1855-56, Map #22). Heavily dentilled eave detailing, tall 6/6 sash, projecting head molding at the door and window openings, and columnated porches are Asher Benjamin pattern book details used in both residences. Beyond these Greek Revival features, the massing of the houses indicates the new Italianate style. The vertical proportions, bay window, and asymmetrical massing of the Griswold House is typical Italianate villa; the basic square shape of the Russell House can be said to be "Tuscan", with Italianate features such as the bay window on the north, horizontal flat board siding, and a low pitched roof. Joseph Childs, a locally popular builder, was responsible for the construction of both houses, as well as the Greenfield Historic Society, 43 Church Street (ca. 1851, Map #28). The tall stately windows and overall proportions suggest the Italianate style in which this masonry house was originally built. However, in 1886 the residence was thoroughly renovated, with the roof changed to the mansard style, and an addition built to the rear.

The Italianate style is one of the most common in this district. The house at 32 High Street (Map #19) has the same "Tuscan" massing as the Russell house, as does the house at the corner of Park and Franklin (Map #46). Villa type massing appears at 11 Park Street, and very simplified, two-story bracketed cottages, gable end to the street, are found at 9 Park Street (Map #45) and 69 Franklin Street (Map #47).

The bracketed villa is typified in the Beals House, High Street (1850, Map #14). Its asymmetrical massing, low pitched roof with a wide bracketed overhang, tall French windows at the porch, and veranda porch with an intricately detailed handrail are features typical of the style. This house and its identical neighbor to the north (Map #16) are fine examples of the bracketed villa scaled down for a new middle class of merchants and professionals. A few examples of Gothic Revival-style architecture appear in residences and a church. The Grinnell/Tufts House, 500 Main Street (1846, Map #9), was originally a modest Egyptian/Gothic Revival cottage, as evidenced by hood window moldings, unusual corner pendants at the roof, lancet arch windows under three roof gables, and splayed interior wood door casings. This prominently situated residence was enlarged considerably in 1888, when asymmetrical forms were added, as well as many Victorian features. The house was simplified again in 1929: a tower and some of the "gingerbread" ornamentation was removed. A small house at 68 Franklin Street (Map #48) also has the appearance of a small Gothic Revival cottage.

St. James Episcopal Church, 8 Church Street (1847, Map #40), is a masonry

continued

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 3East Main/ High Street Historic District
Greenfield, Massachusetts

structure with very vertical massing. Its steep gabled roof supports a belfry that forms a pleasing symmetry with the rose window over the main portico and arched doorway. The most notable feature of the church is the stained glass, which is the oldest in the county and, possibly, the state.

Many of the houses, as is clear from descriptions above, are an amalgamation of numerous styles. For example, the Kellogg-Conant House, 28 High Street (ca. 1854, Map #17), is a handsome mixture of Greek Revival and Queen Anne. The original house was a two-story Greek Revival cottage with pedimented rooflines containing round windows and brackets beneath the eaves, facing both Park and High Streets. Around the 1870s, an ell, a three-story tower, and a columnated porch with a picturesque pagoda at the south were added to the building. The harmony of Greek Revival with later styles here is typical of a number of residences in this district, such as 17 (Map #13) and 35 (Map #20) High Street.

At the beginning of the 1870s, approximately half of the structures in the High Street/East Main Street district had been built. At this time, the economy of Greenfield was again growing strongly, a trend that continued fairly consistently through the end of the century. The district includes a wide variety of Victorian style houses, from Stick Style to High Gothic Revival. One of the better Stick Style houses in Greenfield is the H. K. Simons House, 22 High St. (1876, Map #15). This side-hall residence has an unusually tall, rectangular tower with a very elongated slate roof. The characteristic criss-cross stickwork appears below the cornice; this motif is repeated at the porch balustrade and decorative trusses at roof gables. Window trim is banded continuously and the porch is braced with distinctive, arched stickwork. Another modest and simplified example of Stick Style is found at 51 High Street (Map #24), where a three-bay cottage, end gable to the street, has banded door and window trim also.

The first Queen Anne villa built in Greenfield is probably the Charles Field House, 43 High Street (ca. 1870, Map #23). Its asymmetrical and complex massing, with a play of a variety of slate gables arranged over porches, wings, and dormers, makes a bold statement at the head of Church Street. The exterior finish was radically changed when stucco and half-timbering were applied in 1907 to give it a Tudor Revival appearance. It is possible that some, perhaps most, of the half-timbering was originally stickwork, alluding to Stick Style derivation.

Another romantic Queen Anne villa is found at 474 Main Street, the Wright House (1881, Map #4). This wood frame residence was designed by architect J. C. Currier of Holyoke for Aaron Wright, a railroad bridge builder. The original paint colors of clapboards and trim are reported to have been bright yellow, red, and brown. The roof is banded in two colors of slate and the

continued

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetEast Main/ High Street Historic District
Greenfield, MassachusettsSection number 7 Page 4

several large gables are richly carved and detailed. Although an unfortunate pair of additions to the south and west elevations were added to the first floor in the mid 1950s, the elaborate detail on the remainder of the building indicates its advanced mid-Victorian architecture. Another possible Queen Anne villa may be found at 14 Park Street, where a bracketed roof, with bracketed dormer, gables, and a front porch, indicate Queen Anne form, but the exterior wall material has been changed to brick, covering any former detail. The H.K. Simons House, 22 High Street (1876, Map #15), has Stick Style elements, in an elaborate, vertical composition.

The structure adjacent to the west of the Wright house was also designed by J.C. Currier: the Snow-Greenfield Club, 466 Main Street (1881, Map #2). The building boasts an engaged front entrance turret and a south-facing porch that is supported by brackets extending from fluted, capped pairs of posts. A mansard roof includes two Queen Anne styled brick chimneys; large dentils emphasize the roof cornice. This mansard style is also found at the Greenfield Historical Society, 43 Church Street (Map #28), and an unusually eclectic version across the street, the Wise House, 40 Church Street (Map #29).

Further stylistic developments in Victorian residential architecture in the district include a variant of the Shingle Style, which is exemplified by the W. N. Potter House, 24 Church Street (1889, Map #33). This elegant, volumetric three-story residence is the finest of the period in town. Fishscale shingles are used on both the second and third floors; fine carving and exterior paneling appear in the entrance porch/second floor balcony, the projecting third-floor gable, and the second-floor enclosed porch (formerly a porte-cochere) on the south side. Windows have sixteen panes in the upper sash and one light in the lower sash. At the roofline, a copper finial decorates the point of the rounded conical roof on the three-story tower; a carved double volute adorns the ridge of the main hipped roof, which was once undoubtedly slate. Another fine Shingle Style example is at the Washburn House, 15 Franklin Street (1882, Map #56); the Ward House, 42 Franklin Street (1880, Map #50), is a less graceful variant of the style.

Another late Queen Anne residence, of mixed pedigree, is the Ripley-Root House, 479 Main Street (1834, 1883, Map #3). The original portion of the house has simple Federalist lines: the exterior sandstone walls are in a random ashlar pattern with wide, irregular joints unsystematically scored, with precisely cut granite window sills and lintels. In 1883, the building was added to heavily, accounting for the overall Queen Anne appearance: the wood gable facing the street boasts peacock like carving and fish scale shingles, and the east and west elevations have large second story projections, supported by massive knee braces. A stained glass oval window is a feature of the west elevation.

continued

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetEast Main/ High Street Historic District
Greenfield, MassachusettsSection number 7 Page 5

Two of the institutions in the district are designed with fine but very different Victorian styling. At the southwest corner of the district is the Greenfield Library Association, 7 Franklin Street (1878, Map #57). Designed by J. R. Richards of Boston, this building is the most significant Gothic Revival structure in Greenfield. The exterior walls and buttresses are brick set in dark mortar, with sills, lintels, and wall caps of buff-colored Ohio sandstone. Multiple corbels at the eaves and skewed soldier-course inset panels embellish the brickwork. The steeply pitched slate roof is topped with an elaborately detailed, narrow cupola sheathed with fishscale slate shingles. Most of the windows have borders of stained glass. The other institutional building, at the northern end of the district, is styled in what might be termed Arts and Crafts, or Tudor Revival. The First Methodist Episcopal Church, 25 Church Street (1885, Map #34), has undergone many transformations due to moving, additions, siding changes, and spire renovations. However, the overall impression remains consistently significant, and the church contains important stained glass windows. The primary window is of a Good Shepherd motif, unsigned, with Tiffany-style leading and glass, and also features unique plaiting in the lambs.

The lone industrial structure in the district, the A. D. Potter Garage, 13 Newell Court (1896, Map #38), is typical of most of Greenfield's 19th-century industrial buildings; two-story brick construction, arched windows, a low pitched roof, and double-hung windows with original sash are found in many factory and commercial buildings. The corbelled cornice is more decorative than most, indicative of its late Victorian construction.

Just before the turn of the century, the Neoclassical style became popular, and a number of examples exist in the district. The Isabella Russell House, 29 Franklin Street (ca. 1890, Map #53), is one of the earliest and best examples of this style. The house has a formal air: a two-story, four-columned front portico is the primary decoration on a simple, symmetrical cube, of stately proportions. The Wise House 40 Church Street (1864, Map #29) has Neoclassical demeanor, with wood-block quoined trim at the corners, yet it predates this style by at least thirty years. Fourteen High Street (1893, Map #12) is Classical in detailing, and a number of other houses in the district have the square, formal shape typical of the style (1893 Map #27, 49, 55). The stately residence at 15 Park Street (ca. 1920, Map #41) is a later, more developed version of this style.

Intrusions are few in the district; the modern structures are visually inconsistent, though they appear to be fairly unobtrusive. The medical office building is set far back into its lot, sandwiched between two parking lots on Church and Park Streets; the other recent commercial building has a very dull, dark facade. The non-contributing structures--houses that have been

continued

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

East Main/ High Street Historic District
Greenfield, Massachusetts

Section number 7 Page 6

unsympathetically changed--are minor and relatively few in number.

continued

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

East Main/ High Street Historic District
Greenfield, Massachusetts

Section number 7 Page 7

Archaeological Description

While no prehistoric sites are currently recorded in the district, it is possible that sites are present. At least twelve sites have been recorded in the general area (within one mile). This factor, and locational characteristics of the district, high level ground between the Green and Connecticut Rivers, indicates favorable conditions and a reasonable basis to expect prehistoric sites. The nature of later historic development also indicates that sites could survive in this area. While development has been extensive in the district, it has largely been limited to residential development with some open space, rather than extensive commercial development with larger structures and little open space as found elsewhere in town.

There is significant historical archaeological potential within the district. Archaeological survey and testing could help determine whether or not archaeological survivals exist from Colonial Period settlement in the area. Higher historic archaeological potential exists for the district's 19th century settlement. Archaeological testing around extant residential, religious and civic structures could determine if the remains of outbuilding and occupational-related features (trash pits, privies, wells) survive.

8. Statement of Significance East Main/High Street Historic District, Greenfield, Massachusetts

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locallyApplicable National Register Criteria ☒ A ☐ B ☒ C ☐ DCriteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

ArchitectureCommunity Planning and Development

Period of Significance

ca. 1800 - 1924

Significant Dates

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Asher Benjamin

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The architecture of the East Main High Street Historic District, a well-preserved downtown residential district reflects Greenfield's sustained growth from the Federal period to the late Industrial period (1920s). There are 57 buildings within the district; only five are noncontributing modern intrusions or houses that have been altered beyond recognition. Fine examples of Federal, Italianate, Bracketed, Greek Revival, Queen Anne, and Neoclassical styles were built during the period of significance. Three of the buildings in the district have designs influenced by a nationally renowned architect. Thus the East Main/High Street Historic District meets criteria A and C of the National Register, and is important on the local level. Greenfield was originally included in the 8,000-acre Deerfield grant in 1673. In 1753, the main part of the town was established as its own district, not including the Cheapside district along the Deerfield River. Incorporated as the Town of Greenfield in 1775, its eastern district later became the Town of Gill in 1793, following the Fall River boundary. Cheapside was finally annexed to Greenfield in 1896, with the Deerfield River as its southern boundary.

The earliest settled district in Greenfield was Cheapside, with white settlers recorded there in 1686. This settlement prompted improvement of the local trail system, and at this time Court Square was established as an axis. Main Street was defined in 1749. Then, the civic center of the town was located at Trap Plain Common. By 1776, the settlement included 735 individuals, many of whom were former Deerfield residents. At this time, seven mills were in operation in Greenfield, and a clothier's shop, tailor, blacksmith, and general store were doing business on Main Street. The primary town center was started during the Colonial period; however, due to later commercial development, none of the thirty-some houses/structures indicated on a 1774 map survive.

During the Federal period, 1755-1840, local transportation routes to the Main Street axis were significantly improved, with the opening of Federal Street to Trap Plain Common (1787) and the construction of the Cheapside bridge over the Deerfield River (1798). East-west routes also improved, with the construction of the Fifth Massachusetts Turnpike on Highland Avenue and the East Greenfield

☐ See continuation sheet

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetEast Main/ High Street Historic District
Greenfield, MassachusettsSection number 8 Page 2

the construction of the house from winnings of a Louisiana lottery ticket, but when the funds ran out, the house remained an incomplete shell for eight years. Subsequently, Henry Wells Clapp--a successful New York City jewelry maker and financier--purchased the house in 1835, when he "retired" to Greenfield. Clapp was an early investor in the John Russell Cutlery Factory (which eventually grew to be the largest industry in Greenfield), President of the Greenfield Bank, and founder of the Franklin County Agriculture Society. In 1892, the structure was sold to A. D. Potter, a very successful grain merchant and an avid auto enthusiast. George Bird, also a successful merchant from New York City, constructed his residence (Map #10) at the corner of High Street and Main Street in 1845-1846. Mrs. Bird was one of the earliest downtown merchants. In 1900, the property was sold to Franklin Goodrich Fessenden, who had a large law practice in town, and became Judge of Superior Court as well as an officer of the Franklin Savings Institution. Thus the earliest Federal-period houses were the result of the growth of the new professional and commercial elite.

The Early Industrial Period was a time of significant growth in Greenfield. With the arrival in 1846 of the Connecticut River Railroad, Cheapside lost its prominence and commercial prosperity as river traffic became less important. The railroad, passing through the center of town just to the south of Main Street, promoted further commercial growth at the center of town, and spurred industrial development throughout. A successful cutlery operation became the largest industry in Greenfield, laying the groundwork for the toolmaking and tap-and-die industries of succeeding periods. The Russell cassimere-producing plant continued to operate at the Fall River, and three baby carriage factories and other small wooden tool production developed during this period. A number of worker, middle class, and elite neighborhoods in Greenfield developed substantially by the end of the 1850s; important businessmen followed the earlier trend and built their houses in the East Main/High Street district. Approximately one-third of the houses in the district date from this period, with many notable examples of the Italianate style. The Grinnell-Tufts house (Map #9) sits on one of the town's oldest sites, replacing a wood farmhouse originally owned by Grennell's grandfather. George Grennell, the original owner of the present house, was a powerful lawyer and politician. He became a State Senator 1824-1827, Member of Congress 1828-1838, Registrar of Probate 1849-1853, a Clerk of Court 1854-1861, and also a Presidential Elector. Other activities included a partnership in Grennell and Aiken Law Firm, the Presidency of the Greenfield-Troy Railroad, and the duties of Brigadier General. His son, James Seymour Grennell, who changed the spelling of his name to Grinnell, was also a prominent Greenfield citizen. Although admitted to the bar in 1846, he devoted most of his time to the study of agriculture. He was elected to the Senate in 1882, collected the most complete private library in Massachusetts, and was one of the leaders in founding the state agricultural college.

continued

United States Department of the Interior
National Park Service

125

National Register of Historic Places
Continuation SheetEast Main/ High Street Historic District
Greenfield, MassachusettsSection number 8 Page 3

Other key figures in Greenfield in the mid-18th century built their houses in this neighborhood as well. Henry W. Clapp had Church Street opened in 1845, and in 1854 sold nearby property to Charles Fay, who built his house at 51 Church Street (1854, Map #25). Fay, originally from Northfield, was a partner in a grocery business that included Thomas Wait and Charles Field. Whiting Griswold purchased the property sometime around 1858 (according to period town maps); an important Greenfield Democrat, he was State Senator in the 1850s as well as a possible gubernatorial candidate, active in Civil War politics, an early supporter of women's suffrage, an officer of the Troy and Greenfield Railroad, and an incorporator of the county Agricultural Society.

Next door, Rinaldo Taylor was the first owner of an Italianate house at 40 High Street, (1855-56, Map #22). When he was twenty-one, Taylor worked as editor of the Franklin Democrat, and later became the proprietor of the only millinery store in Franklin County. In 1854, he acquired the Taylor Block on Main Street; Taylor is also noted for having worked at the Boston Customs House and having participated in the 1849 Gold Rush. Nathaniel Russell, the founder of the satinet mill in Factory Hollow who also joined his brothers in establishing the John Russell Cutlery Company, retired to this house in 1864.

Further down Church Street, popular builder J. Childs sold his newly constructed house (Map #28) to Thomas Wait. Wait, a freight hauler, was also in the grocery business with Charles Field and Charles Fay, his Church Street neighbors. Around 1880, the building was sold to John Devlin, a retired New York merchant, who is responsible for its current appearance.

Two institutional buildings of the Early Industrial period survive in Greenfield. The oldest church building in use in town is the Coldbrook Springs Baptist Church/First Church of Christian Scientists (1842, Map #1), but its existence in Greenfield is relatively new. Originally, this structure stood in Coldbrook, Massachusetts, but was moved in 1936, when the Greenfield Christian Scientist Society purchased the building, making way for the Quabbin Reservoir. During its tenure at Coldbrook, William Lloyd Garrison, the Northeastern abolitionist, often spoke there, and anti-slavery groups held regular meetings there. The Christian Scientists of Greenfield first formally organized in 1905. They met in various places until they bought this property, which originally was part of the residence of John Haigis.

In 1812, an Episcopal sect split from the main Congregational parish to form the Saint James Episcopal parish. William Grennell and five other men from Connecticut were founding members. They built their first church in 1813; it was a New England style-meetinghouse with Gothic details. After selling the first structure to the Methodist Society in 1847, they constructed the existing masonry church (1847, Map #40). Springfield architect Henry Sykes,

continued

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetEast Main/ High Street Historic District
Greenfield, MassachusettsSection number 8 Page 4

who designed many of Greenfield's more elaborate buildings, planned this church using designs from St. Mary's Church of the Virgin in Leeds, England. Historians believe Connecticut River shipwrights were hired to build the church's open trusses. It is interesting to note that in 1816, the Congregationalist parish itself divided, with the Second Congregational Society deciding to locate their place of worship at Court Square. They used the second floor of the Franklin County Courthouse until their meetinghouse was completed in 1819. This change in religious groupings reinforced the Main Street/High Street axis as a center for commerce and residences for the merchant/lawyer/professional class.

By 1870, the population stood at 3,589, many of whom were foreign-born, coming to the Greenfield area to work in many burgeoning manufacturing plants. The Late Industrial Period (1870-1915) was the period of Greenfield's strongest growth and prosperity. Tap-and-die manufacture developed strongly, ultimately bringing the town a worldwide reputation for excellence in this industry. Although a number of industries moved to Turners Falls in the 1870s and 1880s, Greenfield steadily outpaced its neighbor in economic growth, primarily due to its position as the northern railroad hub of the Connecticut Valley. A number of new industries developed at this time, including: Cutler, Lyons & Field, a boot and shoe manufacturer; Emil Weissbrod, a pocketbook maker; F. A. Rugg, a rake producer; and A. F. Towle & Sons, silversmiths. Many of these industries continue to prosper in Greenfield today.

Tremendous residential growth was achieved by the end of the period, establishing most of the present-day appearance of the East Main/High Street district. Notable examples of Stick Style, Queen Anne, Shingle Style, and Neoclassical houses were built during this period.

H. W. Clapp, a prominent businessman in the community, originally owned the Queen Anne villa at 43 High Street (ca. 1870, Map #23). Field operated one of Greenfield's largest enterprises, a baby carriage factory. Following in the footsteps of his father, a carriage-maker, Field produced sturdy carriages, using the abundant supply of local ash wood, and the business grew quickly into a large competitive industry. Field initially started out in the grocery business with Fay and Wait, two neighbors of his on Church Street; after his success with baby carriages, he lent his support to a new shoe enterprise, Cutler, Lyons & Field. Frederick Ulrich, owner of the Toiletine Company, was the third proprietor of the house; he was probably responsible for the Tudor Revival renovations to the house.

Other important businessmen who built residences in the district at this time include Newell Snow, a manufacturer (Map #2), Aaron Wright, a railroad builder (Map #4), and Chester Conant, a Judge of Probate who bought the Greek Revival residence at 28 High Street (Map #15) and completely changed the building into

continued

National Register of Historic Places Continuation Sheet

East Main/High Street Historic District
Greenfield, Massachusetts

Section number 8 Page 5

a Queen Anne style home.

Waymes N. Potter, the original owner of the house at 24 Church Street (1889, Map #33), was an important businessman in Greenfield, who, in the early 1860s, organized his own grain business--Potter, Maynard & Co. Eventually, under the continued direction of his son, A. D. Potter, this enterprise became the largest grain dealership in the state, with a chain of twenty-six stores and elevators. He also was responsible for building the garage at Newell Court (1896, Map #38). In 1926, State Senator John Haigis bought the house and lived there until 1942.

Mrs. Isabella Russell, daughter of Henry Wells Clapp, and an in-law of the Russells, had 29 Franklin Street (ca. 1890, Map #53) built, again filling out the district with middle to upper class houses.

Religious organizations proliferated during the Late Industrial period, with Methodist, Unitarian, Catholic, and Baptist parishes being established. The Methodist Episcopal Society was established in 1831, under the leadership of Calvin Newton. Their first site was at the corner of Hope and Main, where they erected a modest one story building ca. 1834. In 1846, financial difficulties forced them to sell the church, which was then moved and converted for other uses. The Methodists then held services at the Town Hall until they purchased the former St. James Episcopal Church building and moved it to a lot on Church Street. Ira G. Ross designed the present building in 1883, a Shingle Style/Craftsman building (Map #23), with the construction completed in 1885. In 1902, the church was moved to the present site when room had to be made for the extension of Franklin Street. At this time, the Society enlarged their building. They erected a parsonage in 1912, so they refinished the exterior of the church with stucco to match the house.

The Neoclassical style is important to the East Main/High Street Historic District. Within the district, the latest example of this style is the Burrage House on 87 Franklin Street (ca. 1924, Map # 32).

Greenfield's industries boomed during the First World War, but the postwar depression took its toll, and the population started to decline in the early 1920s. A few double-decker rental buildings were constructed in the 1910s and 1920s in this otherwise fully developed residential neighborhood.

continued

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

East Main/ High Street Historic District
Greenfield, Massachusetts

Section number 8 Page 6

Archaeological Significance

Since patterns of prehistoric occupation in Greenfield, particularly along the Green River, are poorly understood, any surviving sites would be significant. Sites in this area have the potential to further document native subsistence and settlement activities along the Connecticut River drainage and one of its major tributaries, the Green River. Sites found in this area can also further document the nature of differences and/or similarities behind native adaptations between different secondary drainages in the area.

Historic archaeological remains described above have the potential for providing detailed information on Colonial settlement in the area, and for adding to the database for the period of the district's sustained growth from the Federal to Late Industrial Period. Colonial Period settlement was present in the area; however, later development removed all structural examples of the period. Accordingly, any Colonial Period survivals would be important in documenting that period of Greenfield's settlement. Archaeological survivals of the later Federal through Late Industrial Period would also be important in further documenting the social, cultural, and economic characteristics of Greenfield's inhabitants during the town's period of flourescence.

9. Major Bibliographical References East Main/High Street Historic District, Greenfield, Massachusetts

Greenfield Gazette, Centennial Edition, Greenfield, 1892.

Jenkins, Paul, The Conservative Rebel, Greenfield, 1982.

Kellogg, Lucy D., History of Greenfield, Vol. III, Greenfield, 1931.

Massachusetts Historical Commission, Historical and Archaeological Resources of the Connecticut Valley, Boston, 1984.

☐ See continuation sheet

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 # _____

Primary location of additional data:

- ☒ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository:

Massachusetts Historical Commission

10. Geographical Data

Acreage of property 33 acres

UTM References

A

Zone	Easting	Northing
------	---------	----------

B

Zone	Easting	Northing
------	---------	----------

C

Zone	Easting	Northing
------	---------	----------

D

Zone	Easting	Northing
------	---------	----------

☒ See continuation sheet

Verbal Boundary Description

See assessors map.

☐ See continuation sheet

Boundary Justification

The district begins at the residential section of Main street, east of the commercial area, where the earliest surviving Federal houses are found. It continues along High Street north to the Weldon Hotel (NR) and the beginning of 20th century development. The area includes the most intact 19th century residential neighborhood in Greenfield.

☐ See continuation sheet

11. Form Prepared By

name/title Margo Jones & Stephanie Willis, Consultants, w/Betsy Friedberg, Nat'l. Reg. Director

organization Massachusetts Historical Commission date May 1988

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

city or town Boston state MA zip code 02116

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10 Page 1

10. UTM References

Zone	Easting	Northing
A. 18	697040	4717990
B. 18	697160	4717960
C. 18	697150	4717890
D. 18	697370	4717860
E. 18	697250	4717490
F. 18	697090	4717520
G. 18	697100	4717590
H. 18	697070	4717590
I. 18	697070	4717650
J. 18	697110	4717820
K. 18	696960	4717860
L. 18	696970	4717890
M. 18	697010	4717880

EAST MAIN/HIGH STREET DISTRICT DATA SHEETS

MAP #	INV. #	HISTORIC NAME	STREET ADDRESS	DATE OF CONSTRUCTION	STYLE	RESOURCE TYPE	STATUS
1	75	Coldbrook Springs Baptist/ First Church Christ Scientist	463 Main Street	1842	Greek Revival	B	C
2	76	Snow-Greenfield Club	466 Main Street	1881	Victorian-Mansard	B	C
3	77	Elliot House	473 Main Street	1836	Side Hall Cottage	B	C
4	78	Wright House	474 Main Street	1881	Queen Anne	B	C
5	79	Ripley-Root House	479 Main Street	1834/1885	Federalist/Queen Anne		
6	80	Gould-Clapp-Potter House	486 Main Street	1827	Greek Revival	B	C
7	82	Morgan-Allen House	491 Main Street	1816-1818	Federal	B	C
8	83	Smith House	497 Main Street	1824	Federal	B	C
9	84	Grinnell-Tufts House with shed	500 Main Street	1846 ca.1930	Egyptianate Vernacular	B S	C NC
10	81	Bird-Fessenden House with carriage house	488 Main Street	1845-1846	Federal	B	C
11	-	Hoyt House with carriage house	11-15 High Street	1883	Queen Anne Vernacular	B B	C C
12	-	Walker Funeral Home	14 High Street	1893	Neoclassical	B	C
13	-	Lamb House	17 High Street	1851	Greek Revival	B	C
14	87	Beals House	21 High Street	1850	Bracketed Villa	B	C
15	88	H. K. Simons House	22 High Street	1876	Stick Style	B	C
16	-	Geo. Arms House with barn	23-25 High Street	1850	Bracketed Villa Vernacular	B B	C C
17	89	Kellogg-Conant House	28 High Street	ca.1854	Greek Revival/Queen Anne	B	C
18	-	Forbes House	29 High Street	ca.1850	Greek Revival	B	C
19	-	Packard House	32 High Street	ca.1855	Italianate	B	C
20	-	Moors-Comstock House with shed	35 High Street	ca.1850/1880 ca.1960	Greek Revival Victorian additions	B B	C NC
21	-	----- with garage	36-38 High Street	1855 ca.1930	duplex Vernacular	B B	C NC
22	90	Taylor-Russell House	40 High Street	1855-56	Italianate	B	C
23	91	Charles Field House with carriage house	43-45 High Street	ca. 1870	Queen Anne	B	C
24	-	Fletcher House	51 High Street	ca. 1870	Stick Style	B	C

EAST MAIN/HIGH STREET DISTRICT DATA SHEETS, PAGE TWO

MAP #	INV. #	HISTORIC NAME	STREET ADDRESS	DATE OF CONSTRUCTION	STYLE	RESOURCE TYPE	STATUS
25	97	Fay-Griswold House	51 Church Street	1854	Italianate/Greek	B	C
26	-	House	46-48 Church Street	ca. 1920	Colonial Revival	B	NC
27	-	House	44 Church Street	ca. 1920	Colonial Revival	B	NC
28	96	Greenfield Historic Society	43 Church Street	ca. 1851	Mansard	B	C
29	-	Wise House	40 Church Street	1864	Neoclassical/	B	C
		with garage	" "	ca. 1950	Mansard-Vernacular	B	NC
30	-	Greenfield OB-GYN Assoc..	5 Park Street	ca. 1970	modern	B	NC
31	-	House	81 Franklin Street	ca. 1880	Queen Anne	B	C
		with garage		ca. 1930	Vernacular	B	NC
32	-	Burrage House	87 Franklin Street	ca. 1924	Neoclassical	B	C
		with garage				B	C
33	94	W. N. Potter House	24 Church Street	ca. 1889	Shingle Style	B	C
		with carriage house				B	C
34	95	First Methodist Episc. Church	25 Church Street	1885	Tudor Revival	B	C
35	-	Eldrich House	20 Church Street	ca. 1860	Gothic Revival Cottage	B	C
		with garage		ca. 1900	Vernacular	B	C
36	-	Prentice House	19 Church Street	ca. 1870	Gable End Cottage	B	C
37	-	House	1-3 Newell Court	ca. 1909	Classical Revival	B	C
38	98	A. D. Potter Garage	13 Newell Court	1896	Industrial	B	C
					Victorian		
39	-	Stevens House	18 Church Street	ca. 1900	Classical Revival	B	C
40	93	St. James Church	8 Church Street	1847	Gothic Revival	B	C
41	-	House	15 Park Street	ca. 1920	Georgian Revival	B	C
		with garage				B	C
42	-	Scotts House	14 Park Street	ca. 1900	Bracketed/Craftsman	B	C
		with garage		ca. 1950	Vernacular	B	NC
43	-	Sheldon House	11 Park Street	ca. 1865	Queen Anne	B	C
44	-	Field House	10 Park Street	1883	Victorian	B	C
45	-	Thayer House	7-9 Park Street	ca. 1870	Gable End cottage	B	C
		with garage		ca. 1920	Vernacular	B	NC

EAST MAIN/HIGH STREET DISTRICT DATA SHEETS, PAGE THREE

MAP #	INV. #	HISTORIC NAME	STREET ADDRESS	DATE OF CONSTRUCTION	STYLE	RESOURCE TYPE	STATUS
46	-	McClellan House	3 Park Street	1850	Italianate (Tuscan)	B	C
47	-	Newcomb House	69 Franklin Street	ca. 1865	Gable End cottage	B	C
48	-	Crafts House with barn	68 Franklin Street	ca. 1860	Gothic Cottage Vernacular	B B	C C
49	-	Smead House	43 Franklin Street	ca. 1880	Mixed	B	C
50	-	Ward House	42 Franklin Street	1880	Queen Anne	B	C
51	-	office building with garage	37 Franklin Street	ca. 1960 ca. 1930	modern Vernacular	B B	NC NC
52	-	Howland House	34 Franklin Street	ca. 1860	Bracketed (mod'd)	B	NC
53	86	Isabella Russell	29 Franklin Street	ca. 1890	Neoclassical	B	C
54	-	Reed Apartments	24 Franklin Street	ca. 1915	Classical Revival	B	C
55	-	Mrs. O. H. Fiske House with garage	23 Franklin Street	ca. 1890 ca. 1940	similar to #49, mixed - Vernacular	B B	C NC
56	-	Washburn House	15 Franklin Street	1882	Queen Anne/Shingle	B	C
57	85	Greenfield Library Assoc.	7 Franklin Street	1878	Gothic Revival	B	C

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetEast Main/ High Street Historic District
Greenfield, MassachusettsSection number 8 Page 1

bridge over the Connecticut River to Montague. Expansion of the local street grid from the Main Street axis included Church and High Streets, which replaced the Mohawk Trail in the area. By 1790, Greenfield's population reached 1,498, exceeding Deerfield as the largest of the river towns in the yet-to-be-established Franklin County. Changes in the town's borders affected its population, but by the end of the Federal period, in 1830, the town numbered 1,540.

In 1813, a regional civic center was established at Court Square when Franklin became one of the three counties resulting from the split of Hampshire County. Commercial focus expanded along Main Street from Bank Row, with a secondary axis stretching north on Federal Street. The town's economic base expanded and prospered, due to rapid commercial growth and the influx of a new elite class of lawyers, judges and county officials to the newly designated shiretown of the infant Franklin County. River commerce thrived, and trade-posts, stores, and warehouses sprung up quickly along the river at the Cheapside district. And although limited, industrial enterprises developed at this time, with the largest manufacturing operation being Nathaniel Russell's satinet mill, established in 1825 on the Fall River. By the 1830s, the Russell Mill was the largest satinet producer in the three-county Connecticut Valley.

Of the approximately two dozen structures of the Federal Period that survive in Greenfield, several are located on East Main Street, the earliest settled portion of the East Main/High Street district. As Greenfield began to grow as a regional center, a new elite developed who did not primarily make their living from agriculture; lawyers, merchants, industrialists and tradespeople chose to live closer to the burgeoning town center, and the East Main/High Street district is the area in which they settled. Builder Alexander Morgan constructed the Morgan-Allen House, at the east end of Main Street (1816-1818, Map #7), which became the first home of Judge Franklin Ripley, a respected member of the financial community and Judge of Probate from 1854 to 1858. The house passed into the hands of yet another important individual, Franklin R. Allen, in 1851. Allen, teamed with his brother William, operated S. Allen's Sons, a business enterprise on the corner of Main and Bank Row. Next door, Judge Ripley built an attractive stone house, west of his first home, in 1834 (Map #5). Franklin Ripley's prominence resulted from his extensive activities as a community leader and his "significant" ancestry, which included Benjamin Franklin. These citizens established a new neighborhood for merchants, lawyers, politicians, and other active citizens who were not involved in farming.

Across the street, Elijah T. Hayden, Master Builder, and Elijah A. Gould, a merchant who operated a warehouse at Cheapside, combined efforts to build an expansive Greek Revival residence (Map #6). It is reported that he financed

continued

**NATIONAL REGISTER OF HISTORIC PLACES
REVIEW COMMENTS**

**East Main Street/High Street Historic District
Franklin County, MA**

Period of significance:

Since 1816 is a concrete date for the earliest property in the district according to the inventory, please rectify the beginning date in the period of significance to be consistent with this.

The Coldbrook Springs Baptist Church (First Church Christ Science) was moved into this district in 1936. The church is described in both the description and the statement of significance as being of substantial relative importance within the district. However, the church was moved into the district outside the currently defined period of significance ascribed to the district. Additionally, the church is described as being "totally rebuilt" at this time. How was this church moved? Is it really a reconstruction of a religious property and should criteria exceptions a., b., and e. be addressed due to the relative importance of the property to the district? (See pg.8/3 paragraph 4 and pg. 7/1, paragraph 2 for reference.)

In light of the above comments, please review the period of significance and rectify it with these important aspects of the district's historic character. Also, consider the moves of 1902 and 1936 and their relative importance to the district. Should they appropriately be entered as significant dates? If the properties are relatively important, which they seem to be, to the district's significance, then they should be entered to reflect this.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY East Main--High Street Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Franklin

DATE RECEIVED: 9/12/88 DATE OF PENDING LIST: 9/27/88
DATE OF 16TH DAY: 10/13/88 DATE OF 45TH DAY: 10/27/88
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 88002011

NOMINATOR: STATE

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

___ ACCEPT ☒ RETURN ___ REJECT 10/26/88 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Return
REVIEWER Savage
DISCIPLINE Architectural History
DATE 10/26/88

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

CLASSIFICATION

☐ count ☐ resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

☐ historic ☐ current

DESCRIPTION

☐ architectural classification
☐ materials
☐ descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

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

BIBLIOGRAPHY

GEOGRAPHICAL DATA

☐ acreage ☐ verbal boundary description
☐ UTM's ☐ boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

☐ sketch maps ☐ USGS maps ☐ photographs ☐ presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

Phone (202) 343-9540

Signed

Betty L. Savage

Date

10/26/88

United States Department of the Interior
National Park Service

JAN 30 1989

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name East Main/High Street Historic District
other names/site number _____

2. Location

street & number East Main, High, Church, Park, & Franklin Streets N/A not for publication
city, town Greenfield N/A vicinity
state Massachusetts code 025 county Franklin code 011 zip code 01301

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
☒ private	☐ building(s)	<u>60</u>	<u>13</u> buildings
☐ public-local	☒ district		<u>1</u> sites
☐ public-State	☐ site		<u>1</u> structures
☐ public-Federal	☐ structure		<u>14</u> objects
	☐ object	<u>60</u>	<u>14</u> Total
Name of related multiple property listing: <u>N/A</u>		Number of contributing resources previously listed in the National Register <u>0</u>	

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. ☐ See continuation sheet.

Valerie A. Talmage
Signature of certifying official1/23/89
Date

State Historic Preservation Officer

Executive Director, Massachusetts Historical Commission

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. 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:) _____

Sa Signature of the Keeper3-16-89
Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/single dwellingReligion/religious structureLibraryTransportation/road related (vehicular)

Current Functions (enter categories from instructions)

Domestic/single dwellingReligion/religious structureSocial/civic, clubhouseHealth CareProfessional Offices**7. Description**

Architectural Classification

(enter categories from instructions)

Early Republic: FederalMid 19th Century: Greek Revival, Gothic Revival, Egyptian RevivalLate Victorian: Victorian, Italianate, Second Empire, Queen Anne, Stick Style, Shingle StyleLate 19th & 20th Century Revivals: Colonial Revival, Classical Revival, Tudor Revival, Modern, OtherDescribe present and historic physical appearance.

Materials (enter categories from instructions)

foundation brick, stone, masonrywalls wood, stone, brick, syntheticsroof asphalt shingles, slateother

East Main/High Street District is a residential neighborhood located just east of Greenfield's downtown. One of the earliest residential settlements in Greenfield, it contains significant structures dating from 1810 to 1910. East Main and High Streets form the eastern and southern edge of the district, which is also state Route 2A, a major east-west transportation route passing through town. Secondary streets extend from this artery to the west boundary, Franklin Street, which lies just east of commercial developments lining Federal Street (Routes 5-10). The district is bounded on the north by less consistent, more modern residential development.

There are 57 buildings standing in this 33-acre district, which includes two modern commercial intrusions and three other noncontributing residences. Fifty one are residential structures; however, a number of them have been adapted for use as professional offices. Three churches, one library structure and a former automobile garage are also included.

Fine old homes and well-maintained lawns define this district. Many of the houses, particularly those on Main Street and High Street, are set back approximately 50 feet and tucked behind hedges and trees. Setbacks/front yards on the side streets--Park, Church and Franklin--are of a much more modest scale. Parking lots fill two spaces where houses were demolished. There are no public greenspaces.

The architectural character of the district reflects the continual evolution of the neighborhood over time from the early 1800s to the early 1920s. Key business and political leaders settled in this district to be in close proximity to Greenfield as it grew in importance as a center for the county and regional business. Primarily upper and middle class in scale, the variety of styles found here reflect the wide distribution of professional, political, and merchant citizens who built homes in this district. Styles found in the district include: Federal, Georgian, Greek Revival, Gothic Revival, Italianate, Stick Style, Queen Anne, Mansard, and Classical Revival. A majority of these buildings are constructed of wood; but there are several made of brick and stone. Unfortunately, some of the structures were sided later with aluminum, stucco, or artificial shingles. The level of decoration fluctuates considerably, ranging from elaborate Victorian-Mansard detailing to simplified, but academic Classical decor. Several houses are said to contain designs of the nationally known architect Asher Benjamin.

☒ See continuation sheet

United States Department of the Interior
National Park Service

JAN 30 1999

National Register of Historic Places
Continuation SheetSection number 7 Page 1East Main/High Street Historic District
Greenfield, Massachusetts

The two earliest houses in the district date from the 1810s and 1820s, and have similar two-story, 5-bay form, with side chimneys. The Morgan-Allen House, 491 Main Street (1816-18, Map #7), a white clapboard house with a hipped roof, and the Smith House, 497 Main Street (1824, Map #8), a brick masonry residence with a later shed dormer added across the front, are both Federal or Adam style. Both residences have central entry porches, with some elaboration at the front door. At the Morgan-Allen House, the hipped roof culminates with an unusual widow's walk, and the central entry of the house is accentuated by a secondary gable peak at the roof. The Main Street entrance of the Smith House features a glazed fan light above the door and narrow sidelights. Also Federalist in style, but much later and more elaborate is the Bird-Fessenden House, 488 Main Street (1845-46, Map #10). An open veranda, detailed with harmoniously proportioned columns and half arches, wraps around three sides of the main brick structure, adding to the spatial impact of the building. The house is Jeffersonian in character, with full-height double hung windows at the first floor, delicate brick arches at doorways, and the central Palladian window over the entrance at the second floor. A few early Greek Revival stylistic elements include a dentilled cornice line and a Greek Revival pedimented roof above the central entry. The stylistic evolution evident in this district does not follow the strict chronology. As the town grew, its new citizens came from disparate parts of the country, bringing with them their own architectural preferences. Greek Revival style became very important in the Franklin County area, and different examples of it are evident in this district. The Gould-Clapp-Potter House, 486 Main Street (1827, Map #6), is an early and unusual example of Greek Revival architecture. The facade, strongly organized by the Ionic temple motif, has four fluted two-story columns that support a central overhanging wood roof pediment. The central column and pediment arrangement repeats at the two one-story side wings. Nine tall chimneys accent the dark slate roof. This house has an unusual Southern flavor, seen in the deep roof overhang and two-story columns, which may reflect the original owner's Louisiana associations. As in three other residences in the district, architectural details from the Asher Benjamin pattern books are featured in the building.

Although not originally located in Greenfield, one example of institutional Greek Revival architecture stands in the district, the Coldbrook Springs Baptist Church/First Church of Christian Scientists, 463 Main Street (1846, Map #1). Moved to this location before the construction of the Quabbin Reservoir in 1936, parts of the structure were rebuilt with a taller steeple, giving the church a reproduction quality. Nonetheless, the main body of the building is an important Greek Revival structure, featuring four two-story fluted columns at the front porch, a pedimented roofline, and double doorways at the front.

continued

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetEast Main/High Street Historic District
Greenfield, MassachusettsSection number 7 Page 2

The evolution from Greek Revival to Italianate can be seen in the styling of two other residences in the district, which also have direct association with Asher Benjamin: the Fay-Griswold House, 51 Church Street (1854, Map #25), and the house across Church Street from it, the Taylor-Russell House, 40 High Street (1855-56, Map #22). Heavily dentilled eave detailing, tall 6/6 sash, projecting head molding at the door and window openings, and columnated porches are Asher Benjamin pattern book details used in both residences. Beyond these Greek Revival features, the massing of the houses indicates the new Italianate style. The vertical proportions, bay window, and asymmetrical massing of the Griswold House is typical Italianate villa; the basic square shape of the Russell House can be said to be "Tuscan", with Italianate features such as the bay window on the north, horizontal flat board siding, and a low pitched roof. Joseph Childs, a locally popular builder, was responsible for the construction of both houses, as well as the Greenfield Historic Society, 43 Church Street (ca. 1851, Map #28). The tall stately windows and overall proportions suggest the Italianate style in which this masonry house was originally built. However, in 1886 the residence was thoroughly renovated, with the roof changed to the mansard style, and an addition built to the rear.

The Italianate style is one of the most common in this district. The house at 32 High Street (Map #19) has the same "Tuscan" massing as the Russell house, as does the house at the corner of Park and Franklin (Map #46). Villa type massing appears at 11 Park Street, and very simplified, two-story bracketed cottages, gable end to the street, are found at 9 Park Street (Map #45) and 69 Franklin Street (Map #47).

The bracketed villa is typified in the Beals House, High Street (1850, Map #14). Its asymmetrical massing, low pitched roof with a wide bracketed overhang, tall French windows at the porch, and veranda porch with an intricately detailed handrail are features typical of the style. This house and its identical neighbor to the north (Map #16) are fine examples of the bracketed villa scaled down for a new middle class of merchants and professionals. A few examples of Gothic Revival-style architecture appear in residences and a church. The Grinnell/Tufts House, 500 Main Street (1846, Map #9), was originally a modest Egyptian/Gothic Revival cottage, as evidenced by hood window moldings, unusual corner pendants at the roof, lancet arch windows under three roof gables, and splayed interior wood door casings. This prominently situated residence was enlarged considerably in 1888, when asymmetrical forms were added, as well as many Victorian features. The house was simplified again in 1929: a tower and some of the "gingerbread" ornamentation was removed. A small house at 68 Franklin Street (Map #48) also has the appearance of a small Gothic Revival cottage.

St. James Episcopal Church, 8 Church Street (1847, Map #40), is a masonry

continued

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 3East Main/ High Street Historic District
Greenfield, Massachusetts

structure with very vertical massing. Its steep gabled roof supports a belfry that forms a pleasing symmetry with the rose window over the main portico and arched doorway. The most notable feature of the church is the stained glass, which is the oldest in the county and, possibly, the state.

Many of the houses, as is clear from descriptions above, are an amalgamation of numerous styles. For example, the Kellogg-Conant House, 28 High Street (ca. 1854, Map #17), is a handsome mixture of Greek Revival and Queen Anne. The original house was a two-story Greek Revival cottage with pedimented rooflines containing round windows and brackets beneath the eaves, facing both Park and High Streets. Around the 1870s, an ell, a three-story tower, and a columnated porch with a picturesque pagoda at the south were added to the building. The harmony of Greek Revival with later styles here is typical of a number of residences in this district, such as 17 (Map #13) and 35 (Map #20) High Street.

At the beginning of the 1870s, approximately half of the structures in the High Street/East Main Street district had been built. At this time, the economy of Greenfield was again growing strongly, a trend that continued fairly consistently through the end of the century. The district includes a wide variety of Victorian style houses, from Stick Style to High Gothic Revival. One of the better Stick Style houses in Greenfield is the H. K. Simons House, 22 High St. (1876, Map #15). This side-hall residence has an unusually tall, rectangular tower with a very elongated slate roof. The characteristic criss-cross stickwork appears below the cornice; this motif is repeated at the porch balustrade and decorative trusses at roof gables. Window trim is banded continuously and the porch is braced with distinctive, arched stickwork. Another modest and simplified example of Stick Style is found at 51 High Street (Map #24), where a three-bay cottage, end gable to the street, has banded door and window trim also.

The first Queen Anne villa built in Greenfield is probably the Charles Field House, 43 High Street (ca. 1870, Map #23). Its asymmetrical and complex massing, with a play of a variety of slate gables arranged over porches, wings, and dormers, makes a bold statement at the head of Church Street. The exterior finish was radically changed when stucco and half-timbering were applied in 1907 to give it a Tudor Revival appearance. It is possible that some, perhaps most, of the half-timbering was originally stickwork, alluding to Stick Style derivation.

Another romantic Queen Anne villa is found at 474 Main Street, the Wright House (1881, Map #4). This wood frame residence was designed by architect J. C. Currier of Holyoke for Aaron Wright, a railroad bridge builder. The original paint colors of clapboards and trim are reported to have been bright yellow, red, and brown. The roof is banded in two colors of slate and the

continued

SEP 1

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetEast Main/ High Street Historic District
Greenfield, MassachusettsSection number 7 Page 4

several large gables are richly carved and detailed. Although an unfortunate pair of additions to the south and west elevations were added to the first floor in the mid 1950s, the elaborate detail on the remainder of the building indicates its advanced mid-Victorian architecture. Another possible Queen Anne villa may be found at 14 Park Street, where a bracketed roof, with bracketed dormer, gables, and a front porch, indicate Queen Anne form, but the exterior wall material has been changed to brick, covering any former detail. The H.K. Simons House, 22 High Street (1876, Map #15), has Stick Style elements, in an elaborate, vertical composition.

The structure adjacent to the west of the Wright house was also designed by J.C. Carrier: the Snow-Greenfield Club, 466 Main Street (1881, Map #2). The building boasts an engaged front entrance turret and a south-facing porch that is supported by brackets extending from fluted, capped pairs of posts. A mansard roof includes two Queen Anne styled brick chimneys; large dentils emphasize the roof cornice. This mansard style is also found at the Greenfield Historical Society, 43 Church Street (Map #28), and an unusually eclectic version across the street, the Wise House, 40 Church Street (Map #29).

Further stylistic developments in Victorian residential architecture in the district include a variant of the Shingle Style, which is exemplified by the W. N. Potter House, 24 Church Street (1889, Map #33). This elegant, volumetric three-story residence is the finest of the period in town. Fishscale shingles are used on both the second and third floors; fine carving and exterior paneling appear in the entrance porch/second floor balcony, the projecting third-floor gable, and the second-floor enclosed porch (formerly a porte-cochere) on the south side. Windows have sixteen panes in the upper sash and one light in the lower sash. At the roofline, a copper finial decorates the point of the rounded conical roof on the three-story tower; a carved double volute adorns the ridge of the main hipped roof, which was once undoubtedly slate. Another fine Shingle Style example is at the Washburn House, 15 Franklin Street (1882, Map #56); the Ward House, 42 Franklin Street (1880, Map #50), is a less graceful variant of the style.

Another late Queen Anne residence, of mixed pedigree, is the Ripley-Root House, 479 Main Street (1834, 1883, Map #3). The original portion of the house has simple Federalist lines: the exterior sandstone walls are in a random ashlar pattern with wide, irregular joints unsystematically scored, with precisely cut granite window sills and lintels. In 1883, the building was added to heavily, accounting for the overall Queen Anne appearance: the wood gable facing the street boasts peacock like carving and fish scale shingles, and the east and west elevations have large second story projections, supported by massive knee braces. A stained glass oval window is a feature of the west elevation.

continued

United States Department of the Interior
National Park Service

SEP 12

National Register of Historic Places
Continuation SheetEast Main/ High Street Historic District
Greenfield, MassachusettsSection number 7 Page 5

Two of the institutions in the district are designed with fine but very different Victorian styling. At the southwest corner of the district is the Greenfield Library Association, 7 Franklin Street (1878, Map #57). Designed by J. R. Richards of Boston, this building is the most significant Gothic Revival structure in Greenfield. The exterior walls and buttresses are brick set in dark mortar, with sills, lintels, and wall caps of buff-colored Ohio sandstone. Multiple corbels at the eaves and skewed soldier-course inset panels embellish the brickwork. The steeply pitched slate roof is topped with an elaborately detailed, narrow cupola sheathed with fishscale slate shingles. Most of the windows have borders of stained glass. The other institutional building, at the northern end of the district, is styled in what might be termed Arts and Crafts, or Tudor Revival. The First Methodist Episcopal Church, 25 Church Street (1885, Map #34), has undergone many transformations due to moving, additions, siding changes, and spire renovations. However, the overall impression remains consistently significant, and the church contains important stained glass windows. The primary window is of a Good Shepherd motif, unsigned, with Tiffany-style leading and glass, and also features unique plaiting in the lambs.

The lone industrial structure in the district, the A. D. Potter Garage, 13 Newell Court (1896, Map #38), is typical of most of Greenfield's 19th-century industrial buildings; two-story brick construction, arched windows, a low pitched roof, and double-hung windows with original sash are found in many factory and commercial buildings. The corbelled cornice is more decorative than most, indicative of its late Victorian construction.

Just before the turn of the century, the Neoclassical style became popular, and a number of examples exist in the district. The Isabella Russell House, 29 Franklin Street (ca. 1890, Map #53), is one of the earliest and best examples of this style. The house has a formal air: a two-story, four-columned front portico is the primary decoration on a simple, symmetrical cube, of stately proportions. The Wise House 40 Church Street (1864, Map #29) has Neoclassical demeanor, with wood-block quoined trim at the corners, yet it predates this style by at least thirty years. Fourteen High Street (1893, Map #12) is Classical in detailing, and a number of other houses in the district have the square, formal shape typical of the style (1893 Map #27, 49, 55). The stately residence at 15 Park Street (ca. 1920, Map #41) is a later, more developed version of this style.

Intrusions are few in the district; the modern structures are visually inconsistent, though they appear to be fairly unobtrusive. The medical office building is set far back into its lot, sandwiched between two parking lots on Church and Park Streets; the other recent commercial building has a very dull, dark facade. The non-contributing structures--houses that have been

continued

United States Department of the Interior
National Park Service

SEP 1 1988

National Register of Historic Places Continuation Sheet

East Main/ High Street Historic District
Greenfield, Massachusetts

Section number 7 Page 6

unsympathetically changed--are minor and relatively few in number.

continued

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

East Main/ High Street Historic District
Greenfield, Massachusetts

Section number 7 Page 7

Archaeological Description

While no prehistoric sites are currently recorded in the district, it is possible that sites are present. At least twelve sites have been recorded in the general area (within one mile). This factor, and locational characteristics of the district, high level ground between the Green and Connecticut Rivers, indicates favorable conditions and a reasonable basis to expect prehistoric sites. The nature of later historic development also indicates that sites could survive in this area. While development has been extensive in the district, it has largely been limited to residential development with some open space, rather than extensive commercial development with larger structures and little open space as found elsewhere in town.

There is significant historical archaeological potential within the district. Archaeological survey and testing could help determine whether or not archaeological survivals exist from Colonial Period settlement in the area. Higher historic archaeological potential exists for the district's 19th century settlement. Archaeological testing around extant residential, religious and civic structures could determine if the remains of outbuilding and occupational-related features (trash pits, privies, wells) survive.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locallyApplicable National Register Criteria ☒ A ☐ B ☒ C ☐ DCriteria Considerations (Exceptions) ☒ A ☒ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

ArchitectureCommunity Planning & Development

Period of Significance

1816-1936

Significant Dates

1902, 1936

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Asher Benjamin

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The architecture of the East Main High Street Historic District, a well-preserved downtown residential district reflects Greenfield's sustained growth from the Federal period to the late Industrial period (1920s). There are 57 buildings within the district; only five are noncontributing modern intrusions or houses that have been altered beyond recognition. Fine examples of Federal, Italianate, Bracketed, Greek Revival, Queen Anne, and Neoclassical styles were built during the period of significance. Three of the buildings in the district have designs influenced by a nationally renowned architect. One important religious building, significant both for its architecture and its historical associations, was moved into the district as part of the development of the Quabbin Reservoir in 1936, while another church original to the district was relocated within it in 1902. Thus the East Main/High Street Historic District meets Criteria A and C, and Exceptions A and B, of the National Register, and is important on the local level.

Greenfield was originally included in the 8,000-acre Deerfield grant in 1673. In 1753, the main part of the town was established as its own district, not including the Cheapside district along the Deerfield River. Incorporated as the Town of Greenfield in 1775, its eastern district later became the Town of Gill in 1793, following the Fall River boundary. Cheapside was finally annexed to Greenfield in 1896, with the Deerfield River as its southern boundary.

The earliest settled district in Greenfield was Cheapside, with white settlers recorded there in 1686. This settlement prompted improvement of the local trail system, and at this time Court Square was established as an axis. Main Street was defined in 1749. Then, the civic center of the town was located at Trap Plain Common. By 1776, the settlement included 735 individuals, many of whom were former Deerfield residents. At this time, seven mills were in operation in Greenfield, and a clothier's shop, tailor, blacksmith, and

9. Major Bibliographical References

Greenfield Gazette, Centennial Edition, Greenfield, 1892.

Jenkins, Paul, The Conservative Rebel, Greenfield, 1982.

Kellogg, Lucy D., History of Greenfield, Vol. III, Greenfield, 1931.

Massachusetts Historical Commission, Historical and Archaeological Resources of the Connecticut Valley, Boston, 1984.

☐ See continuation sheet

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 # _____

Primary location of additional data:

- ☒ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository:

Massachusetts Historical Commission

10. Geographical Data

Acreage of property 33 acres

UTM References

A

Zone	Easting	Northing
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C

Zone	Easting	Northing
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B

Zone	Easting	Northing
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D

Zone	Easting	Northing
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☒ See continuation sheet

Verbal Boundary Description

See assessors map.

☐ See continuation sheet

Boundary Justification

The district begins at the residential section of Main Street, east of the commercial area, where the earliest surviving Federal houses are found. It continues along High Street north to the Weldon Hotel (NR) and the beginning of 20th century development. The area includes the most intact 19th century residential neighborhood in Greenfield.

☐ See continuation sheet

11. Form Prepared By

name/title Margo Jones & Stephanie Willis, consultants, w/ Betsy Friedberg, Nat'l Reg. Director

organization Massachusetts Historical Commission date May 1988

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United States Department of the Interior
National Park Service

JAN 30 1989

National Register of Historic Places
Continuation SheetSection number 8 Page 1East Main/High Street Historic District
Greenfield, Massachusetts

general store were doing business on Main Street. The primary town center was started during the Colonial period; however, due to later commercial development, none of the thirty-some houses/structures indicated on a 1774 map survive.

During the Federal period, 1755-1840, local transportation routes to the Main Street axis were significantly improved, with the opening of Federal Street to Trap Plain Common (1787) and the construction of the Cheapside bridge over the Deerfield River (1798). East-west routes also improved, with the construction of the Fifth Massachusetts Turnpike on Highland Avenue and the East Greenfield bridge over the Connecticut River to Montague. Expansion of the local street grid from the Main Street axis included Church and High Streets, which replaced the Mohawk Trail in the area. By 1790, Greenfield's population reached 1,498, exceeding Deerfield as the largest of the river towns in the yet-to-be-established Franklin County. Changes in the town's borders affected its population, but by the end of the Federal period, in 1830, the town numbered 1,540.

In 1813, a regional civic center was established at Court Square when Franklin became one of the three counties resulting from the split of Hampshire County. Commercial focus expanded along Main Street from Bank Row, with a secondary axis stretching north on Federal Street. The town's economic base expanded and prospered, due to rapid commercial growth and the influx of a new elite class of lawyers, judges and county officials to the newly designated shiretown of the infant Franklin County. River commerce thrived, and trade-posts, stores, and warehouses sprung up quickly along the river at the Cheapside district. And although limited, industrial enterprises developed at this time, with the largest manufacturing operation being Nathaniel Russell's satinet mill, established in 1825 on the Fall River. By the 1830s, the Russell Mill was the largest satinet producer in the three-county Connecticut Valley.

Of the approximately two dozen structures of the Federal Period that survive in Greenfield, several are located on East Main Street, the earliest settled portion of the East Main/High Street district. As Greenfield began to grow as a regional center, a new elite developed who did not primarily make their living from agriculture; lawyers, merchants, industrialists and tradespeople chose to live closer to the burgeoning town center, and the East Main/High Street district is the area in which they settled. Builder Alexander Morgan constructed the Morgan-Allen House, at the east end of Main Street (1816-1818, Map #7), which became the first home of Judge Franklin Ripley, a respected member of the financial community and Judge of Probate from 1854 to 1858. The

continued

JAN 30 1989

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 2East Main/High Street Historic District
Greenfield, Massachusetts

house passed into the hands of yet another important individual, Franklin R. Allen, in 1851. Allen, teamed with his brother William, operated S. Allen's Sons, a business enterprise on the corner of Main and Bank Row. Next door, Judge Ripley built an attractive stone house, west of his first home, in 1834 (Map #5). Franklin Ripley's prominence resulted from his extensive activities as a community leader and his "significant" ancestry, which included Benjamin Franklin. These citizens established a new neighborhood for merchants, lawyers, politicians, and other active citizens who were not involved in farming.

Across the street, Elijah T. Hayden, Master Builder, and Elijah A. Gould, a merchant who operated a warehouse at Cheapside, combined efforts to build an expansive Greek Revival residence (Map #6). It is reported that he financed the construction of the house from winnings of a Louisiana lottery ticket, but when the funds ran out, the house remained an incomplete shell for eight years. Subsequently, Henry Wells Clapp--a successful New York City jewelry maker and financier--purchased the house in 1835, when he "retired" to Greenfield. Clapp was an early investor in the John Russell Cutlery Factory (which eventually grew to be the largest industry in Greenfield), President of the Greenfield Bank, and founder of the Franklin County Agriculture Society. In 1892, the structure was sold to A. D. Potter, a very successful grain merchant and an avid auto enthusiast. George Bird, also a successful merchant from New York City, constructed his residence (Map #10) at the corner of High Street and Main Street in 1845-1846. Mrs. Bird was one of the earliest downtown merchants. In 1900, the property was sold to Franklin Goodrich Fessenden, who had a large law practice in town, and became Judge of Superior Court as well as an officer of the Franklin Savings Institution. Thus the earliest Federal-period houses were the result of the growth of the new professional and commercial elite.

The Early Industrial Period was a time of significant growth in Greenfield. With the arrival in 1846 of the Connecticut River Railroad, Cheapside lost its prominence and commercial prosperity as river traffic became less important. The railroad, passing through the center of town just to the south of Main Street, promoted further commercial growth at the center of town, and spurred industrial development throughout. A successful cutlery operation became the largest industry in Greenfield, laying the groundwork for the toolmaking and tap-and-die industries of succeeding periods. The Russell cassimere-producing plant continued to operate at the Fall River, and three baby carriage factories and other small wooden tool production developed during this period. A number of worker, middle class, and elite neighborhoods in Greenfield developed substantially by the end of the 1850s; important

continued

United States Department of the Interior
National Park Service

JAN 30 1989

National Register of Historic Places
Continuation SheetSection number 8 Page 3East Main/High Street Historic District
Greenfield, Massachusetts

businessmen followed the earlier trend and built their houses in the East Main/High Street district. Approximately one-third of the houses in the district date from this period, with many notable examples of the Italianate style. The Grinnell-Tufts house (Map #9) sits on one of the town's oldest sites, replacing a wood farmhouse originally owned by Grennell's grandfather. George Grennell, the original owner of the present house, was a powerful lawyer and politician. He became a State Senator 1824-1827, Member of Congress 1828-1838, Registrar of Probate 1849-1853, a Clerk of Court 1854-1861, and also a Presidential Elector. Other activities included a partnership in Grennell and Aiken Law Firm, the Presidency of the Greenfield-Troy Railroad, and the duties of Brigadier General. His son, James Seymour Grennell, who changed the spelling of his name to Grinnell, was also a prominent Greenfield citizen. Although admitted to the bar in 1846, he devoted most of his time to the study of agriculture. He was elected to the Senate in 1882, collected the most complete private library in Massachusetts, and was one of the leaders in founding the state agricultural college.

Other key figures in Greenfield in the mid-18th century built their houses in this neighborhood as well. Henry W. Clapp had Church Street opened in 1845, and in 1854 sold nearby property to Charles Fay, who built his house at 51 Church Street (1854, Map #25). Fay, originally from Northfield, was a partner in a grocery business that included Thomas Wait and Charles Field. Whiting Griswold purchased the property sometime around 1858 (according to period town maps); an important Greenfield Democrat, he was State Senator in the 1850s as well as a possible gubernatorial candidate, active in Civil War politics, an early supporter of women's suffrage, an officer of the Troy and Greenfield Railroad, and an incorporator of the county Agricultural Society.

Next door, Rinaldo Taylor was the first owner of an Italianate house at 40 High Street, (1855-56, Map #22). When he was twenty-one, Taylor worked as editor of the Franklin Democrat, and later became the proprietor of the only millinery store in Franklin County. In 1854, he acquired the Taylor Block on Main Street; Taylor is also noted for having worked at the Boston Customs House and having participated in the 1849 Gold Rush. Nathaniel Russell, the founder of the satinet mill in Factory Hollow who also joined his brothers in establishing the John Russell Cutlery Company, retired to this house in 1864.

Further down Church Street, popular builder J. Childs sold his newly constructed house (Map #28) to Thomas Wait. Wait, a freight hauler, was also in the grocery business with Charles Field and Charles Fay, his Church Street neighbors. Around 1880, the building was sold to John Devlin, a retired New York merchant, who is responsible for its current appearance.

continued

United States Department of the Interior
National Park Service

JAN 30 1989

National Register of Historic Places
Continuation SheetSection number 8 Page 4East Main/High Street Historic District
Greenfield, Massachusetts

Two institutional buildings of the Early Industrial period survive in Greenfield. The oldest church building in use in town is the Coldbrook Springs Baptist Church/First Church of Christian Scientists (1842, Map #1), but its existence in Greenfield is relatively new. Originally, this Greek Revival-style structure stood in Coldbrook, Massachusetts, but, when the Greenfield Christian Scientist Society purchased the building in 1936, it was moved to make way for the Quabbin Reservoir. During its tenure at Coldbrook, the building was an important part of that community; in addition to housing the local Baptist congregation, abolitionist William Lloyd Garrison often spoke there, and anti-slavery groups held regular meetings. The Christian Scientists of Greenfield first formally organized in 1905. They met in various places until they bought the land on which the church now sits, which originally held the residence of John Haigis (that building had burned). As part of the relocation of the property, the Haigas barn was incorporated into an ell of the Greek Revival structure.

In 1812, an Episcopal sect split from the main Congregational parish to form the Saint James Episcopal parish. William Grennell and five other men from Connecticut were founding members. They built their first church in 1813; it was a New England style-meetinghouse with Gothic details. After selling the first structure to the Methodist Society in 1847, they constructed the existing masonry church (1847, Map #40). Springfield architect Henry Sykes, who designed many of Greenfield's more elaborate buildings, planned this church using designs from St. Mary's Church of the Virgin in Leeds, England. Historians believe Connecticut River shipwrights were hired to build the church's open trusses. It is interesting to note that in 1816, the Congregationalist parish itself divided, with the Second Congregational Society deciding to locate their place of worship at Court Square. They used the second floor of the Franklin County Courthouse until their meetinghouse was completed in 1819. This change in religious groupings reinforced the Main Street/High Street axis as a center for commerce and residences for the merchant/lawyer/professional class.

By 1870, the population stood at 3,589, many of whom were foreign-born, coming to the Greenfield area to work in many burgeoning manufacturing plants. The Late Industrial Period (1870-1915) was the period of Greenfield's strongest growth and prosperity. Tap-and-die manufacture developed strongly, ultimately bringing the town a worldwide reputation for excellence in this industry. Although a number of industries moved to Turners Falls in the 1870s and 1880s, Greenfield steadily outpaced its neighbor in economic growth, primarily due to its position as the northern railroad hub of the Connecticut Valley. A number of new industries developed at this time, including: Cutler, Lyons & Field, a

continued

United States Department of the Interior
National Park Service

JAN 30 1989

National Register of Historic Places Continuation Sheet

Section number 8 Page 5

East Main/High Street Historic District
Greenfield, Massachusetts

boot and shoe manufacturer; Emil Weissbrod, a pocketbook maker; F. A. Rugg, a rake producer; and A. F. Towle & Sons, silversmiths. Many of these industries continue to prosper in Greenfield today.

Tremendous residential growth was achieved by the end of the period, establishing most of the present-day appearance of the East Main/High Street district. Notable examples of Stick Style, Queen Anne, Shingle Style, and Neoclassical houses were built during this period.

H. W. Clapp, a prominent businessman in the community, originally owned the Queen Anne villa at 43 High Street (ca. 1870, Map #23). Field operated one of Greenfield's largest enterprises, a baby carriage factory. Following in the footsteps of his father, a carriage-maker, Field produced sturdy carriages, using the abundant supply of local ash wood, and the business grew quickly into a large competitive industry. Field initially started out in the grocery business with Fay and Wait, two neighbors of his on Church Street; after his success with baby carriages, he lent his support to a new shoe enterprise, Cutler, Lyons & Field. Frederick Ulrich, owner of the Toiletine Company, was the third proprietor of the house; he was probably responsible for the Tudor Revival renovations to the house.

Other important businessmen who built residences in the district at this time include Newell Snow, a manufacturer (Map #2), Aaron Wright, a railroad builder (Map #4), and Chester Conant, a Judge of Probate who bought the Greek Revival residence at 28 High Street (Map #15) and completely changed the building into a Queen Anne style home.

Waymes N. Potter, the original owner of the house at 24 Church Street (1889, Map #33), was an important businessman in Greenfield, who, in the early 1860s, organized his own grain business--Potter, Maynard & Co. Eventually, under the continued direction of his son, A. D. Potter, this enterprise became the largest grain dealership in the state, with a chain of twenty-six stores and elevators. He also was responsible for building the garage at Newell Court (1896, Map #38). In 1926, State Senator John Haigis bought the house and lived there until 1942.

Mrs. Isabella Russell, daughter of Henry Wells Clapp, and an in-law of the Russells, had 29 Franklin Street (ca. 1890, Map #53) built, again filling out the district with middle to upper class houses.

Religious organizations proliferated during the Late Industrial period, with Methodist, Unitarian, Catholic, and Baptist parishes being established during

continued

United States Department of the Interior
National Park Service

JAN 30 1989

National Register of Historic Places
Continuation SheetSection number 8 Page 6East Main/High Street Historic District
Greenfield, Massachusetts

the 19th century and Christian Scientists appearing by 1905. The Methodist Episcopal Society was established in 1831, under the leadership of Calvin Newton. Their first site was at the corner of Hope and Main, where they erected a modest one story building ca. 1834. In 1846, financial difficulties forced them to sell the church, which was then moved and converted for other uses. The Methodists then held services at the Town Hall until they purchased the former St. James Episcopal Church building and moved it to a lot on Church Street. Ira G. Ross designed the present building in 1883, a Shingle Style/Craftsman building (Map #23), with the construction completed in 1885. In 1902, the church was moved to the present site when room had to be made for the extension of Franklin Street. At this time, the Society enlarged their building. They erected a parsonage in 1912, so they refinished the exterior of the church with stucco to match the house.

The Neoclassical style is important to the East Main/High Street Historic District. Within the district, the latest example of this style is the Burrage House on 87 Franklin Street (ca. 1924, Map # 32).

Greenfield's industries boomed during the First World War, but the postwar depression took its toll, and the population started to decline in the early 1920s. A few double-decker rental buildings were constructed in the 1910s and 1920s in this otherwise fully developed residential neighborhood.

In 1936, the last significant structure appeared in the district. With the process of disbanding communities in preparation for the creation of the Quabbin Reservoir well under way, the Coldbrook Springs Baptist Church was purchased by Greenfield's Christian Scientist community and moved into the nominated district. As a remnant of a community no longer standing (Coldbrook Springs), and as a reflection of the process of disposition and selected preservation of significant structures in that community and others affected by the development of the Quabbin, the church is of historical as well as architectural significance. Built in 1842 in the Greek Revival style, it is one of the few structures added to the district after the close of the major period of significance in the 1920s and is considered a contributing feature of the district.

continued

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

East Main/ High Street Historic District
Greenfield, Massachusetts

Section number 8 Page 7

Archaeological Significance

Since patterns of prehistoric occupation in Greenfield, particularly along the Green River, are poorly understood, any surviving sites would be significant. Sites in this area have the potential to further document native subsistence and settlement activities along the Connecticut River drainage and one of its major tributaries, the Green River. Sites found in this area can also further document the nature of differences and/or similarities behind native adaptations between different secondary drainages in the area.

Historic archaeological remains described above have the potential for providing detailed information on Colonial settlement in the area, and for adding to the database for the period of the district's sustained growth from the Federal to Late Industrial Period. Colonial Period settlement was present in the area; however, later development removed all structural examples of the period. Accordingly, any Colonial Period survivals would be important in documenting that period of Greenfield's settlement. Archaeological survivals of the later Federal through Late Industrial Period would also be important in further documenting the social, cultural, and economic characteristics of Greenfield's inhabitants during the town's period of fluorescence.

EAST MAIN/HIGH STREET DISTRICT DATA SHEETS

MAP #	INV. #	HISTORIC NAME	STREET ADDRESS	DATE OF CONSTRUCTION	STYLE	RESOURCE TYPE	STATUS
1	75	Coldbrook Springs Baptist/ First Church Christ Scientist	463 Main Street	1842	Greek Revival	B	C
2	76	Snow-Greenfield Club	466 Main Street	1881	Victorian-Mansard	B	C
3	77	Elliot House	473 Main Street	1836	Side Hall Cottage	B	C
4	78	Wright House	474 Main Street	1881	Queen Anne	B	C
5	79	Ripley-Root House	479 Main Street	1834/1885	Federalist/Queen Anne		
6	80	Gould-Clapp-Potter House	486 Main Street	1827	Greek Revival	B	C
7	82	Morgan-Allen House	491 Main Street	1816-1818	Federal	B	C
8	83	Smith House	497 Main Street	1824	Federal	B	C
9	84	Grinnell-Tufts House with shed	500 Main Street	1846 ca.1930	Egyptianate Vernacular	B S	C NC
10	81	Bird-Fessenden House with carriage house	488 Main Street	1845-1846	Federal	B	C
11	-	Hoyt House with carriage house	11-15 High Street	1883	Queen Anne Vernacular	B B	C C
12	-	Walker Funeral Home	14 High Street	1893	Neoclassical	B	C
13	-	Lamb House	17 High Street	1851	Greek Revival	B	C
14	87	Beals House	21 High Street	1850	Bracketed Villa	B	C
15	88	H. K. Simons House	22 High Street	1876	Stick Style	B	C
16	-	Geo. Arms House with barn	23-25 High Street	1850	Bracketed Villa Vernacular	B B	C C
17	89	Kellogg-Conant House	28 High Street	ca.1854	Greek Revival/Queen Anne	B	C
18	-	Forbes House	29 High Street	ca.1850	Greek Revival	B	C
19	-	Packard House	32 High Street	ca.1855	Italianate	B	C
20	-	Moors-Comstock House with shed	35 High Street	ca.1850/1880 ca.1960	Greek Revival Victorian additions	B B	C NC
21	-	----- with garage	36-38 High Street	1855 ca.1930	duplex Vernacular	B B	C NC
22	90	Taylor-Russell House	40 High Street	1855-56	Italianate	B	C
23	91	Charles Field House with carriage house	43-45 High Street	ca. 1870	Queen Anne	B	C
24	-	Fletcher House	51 High Street	ca. 1870	Stick Style	B	C

EAST MAIN/HIGH STREET DISTRICT DATA SHEETS, PAGE TWO

MAP #	INV. #	HISTORIC NAME	STREET ADDRESS	DATE OF CONSTRUCTION	STYLE	RESOURCE TYPE	STATUS
25	97	Fay-Griswold House	51 Church Street	1854	Italianate/Greek	B	C
26	-	House	46-48 Church Street	ca. 1920	Colonial Revival	B	NC
27	-	House	44 Church Street	ca. 1920	Colonial Revival	B	NC
28	96	Greenfield Historic Society	43 Church Street	ca. 1851	Mansard	B	C
29	-	Wise House	40 Church Street	1864	Neoclassical/	B	C
		with garage	" "	ca. 1950	Mansard-Vernacular	B	NC
30	-	Greenfield OB-GYN Assoc..	5 Park Street	ca. 1970	modern	B	NC
31	-	House	81 Franklin Street	ca. 1880	Queen Anne	B	C
		with garage		ca. 1930	Vernacular	B	NC
32	-	Burrage House	87 Franklin Street	ca. 1924	Neoclassical	B	C
		with garage				B	C
33	94	W. N. Potter House	24 Church Street	ca. 1889	Shingle Style	B	C
		with carriage house				B	C
34	95	First Methodist Episc. Church	25 Church Street	1885	Tudor Revival	B	C
35	-	Eldrich House	20 Church Street	ca. 1860	Gothic Revival Cottage	B	C
		with garage		ca. 1900	Vernacular	B	C
36	-	Prentice House	19 Church Street	ca. 1870	Gable End Cottage	B	C
37	-	House	1-3 Newell Court	ca. 1909	Classical Revival	B	C
38	98	A. D. Potter Garage	13 Newell Court	1896	Industrial	B	C
					Victorian		
39	-	Stevens House	18 Church Street	ca. 1900	Classical Revival	B	C
40	93	St. James Church	8 Church Street	1847	Gothic Revival	B	C
41	-	House	15 Park Street	ca. 1920	Georgian Revival	B	C
		with garage				B	C
42	-	Scotts House	14 Park Street	ca. 1900	Bracketed/Craftsmen	B	C
		with garage		ca. 1950	Vernacular	B	NC
43	-	Sheldon House	11 Park Street	ca. 1865	Queen Anne	B	C
44	-	Field House	10 Park Street	1883	Victorian	B	C
45	-	Thayer House	7-9 Park Street	ca. 1870	Gable End cottage	B	C
		with garage		ca. 1920	Vernacular	B	NC

EAST MAIN/HIGH STREET DISTRICT DATA SHEETS, PAGE THREE

MAP #	INV. #	HISTORIC NAME	STREET ADDRESS	DATE OF CONSTRUCTION	STYLE	RESOURCE TYPE	STATUS
46	-	McClellan House	3 Park Street	1850	Italianate (Tuscan)	B	C
47	-	Newcomb House	69 Franklin Street	ca. 1865	Gable End cottage	B	C
48	-	Crafts House with barn	68 Franklin Street	ca. 1860	Gothic Cottage Vernacular	B B	C C
49	-	Smead House	43 Franklin Street	ca. 1880	Mixed	B	C
50	-	Ward House	42 Franklin Street	1880	Queen Anne	B	C
51	-	office building with garage	37 Franklin Street	ca. 1960 ca. 1930	modern Vernacular	B B	NC NC
52	-	Howland House	34 Franklin Street	ca. 1860	Bracketed (mod'd)	B	NC
53	86	Isabella Russell	29 Franklin Street	ca. 1890	Neoclassical	B	C
54	-	Reed Apartments	24 Franklin Street	ca. 1915	Classical Revival	B	C
55	-	Mrs. O. H. Fiske House with garage	23 Franklin Street	ca. 1890 ca. 1940	similar to #49, mixed - Vernacular	B B	C NC
56	-	Washburn House	15 Franklin Street	1882	Queen Anne/Shingle	B	C
57	85	Greenfield Library Assoc.	7 Franklin Street	1878	Gothic Revival	B	C

United States Department of the Interior
National Park Service

SE

National Register of Historic Places Continuation Sheet

Section number 10 Page 1

10. UTM References

Zone	Easting	Northing
A. 18	697040	4717990
B. 18	697160	4717960
C. 18	697150	4717890
D. 18	697370	4717860
E. 18	697250	4717490
F. 18	697090	4717520
G. 18	697100	4717590
H. 18	697070	4717590
I. 18	697070	4717650
J. 18	697110	4717820
K. 18	696960	4717860
L. 18	696970	4717890
M. 18	697010	4717880

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY East Main--High Street Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Franklin

DATE RECEIVED: 1/30/89 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 3/16/89
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 88002011

NOMINATOR: STATE

DETAILED EVALUATION: Y

☒ ACCEPT ☐ RETURN ☐ REJECT 3/16/89 DATE

ABSTRACT/SUMMARY COMMENTS:

Locally significant downtown
residential district reflective of
Greenfield's architectural evolution
and community growth from the
Federal period through the 1930s.
Initial return issues have been
addressed in the resubmission.

RECOM./CRITERIA Accept C4C
REVIEWER Savage
DISCIPLINE Cultural History
DATE 3/16/89

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

CLASSIFICATION

☐ count ☐ resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

☐ historic ☐ current

DESCRIPTION

☐ architectural classification
☐ materials
☐ descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

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

BIBLIOGRAPHY

GEOGRAPHICAL DATA

☐ acreage ☐ verbal boundary description
☐ UTM's ☐ boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

☐ sketch maps ☐ USGS maps ☐ photographs ☐ presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

Phone _____

Signed _____

Date _____



1. First Church of Christ Scientist (#1)
463 Main Street, Greenfield

Photo: Guy Helander, Greenfield Plan. Dept.
Location of Negs - Town Hall Planning Dept.

SEP 12 1988

1. FIRST CHURCH OF CHRIST SCIENTIST (#1)
463 MAIN STREET, GREENFIELD

PHOTO: GUY HELANDER, Greenfield Plan Dept
location of Negs - Town Hall Planning Dept



SEP 12 1988

2. Gould-Clapp-Potter House (#6)
486 Main Street, Greenfield

Photo: Guy Helander, Greenfield Plan. Dep
Location of Negs - Town Hall Planning Dep

2. Gould-Clapp-Potter House (#6)
486 Main Street, Greenfield

Photo: Guy Helander, Greenfield Plan. Dept.
Location of Negs - Town Hall Planning Dept.



3. Kellogg Conant House (#17)
28 High Street, Greenfield

SEP 12 1988

Photo: Guy Helander, Greenfield Plan. Dept.
Location of Negs - Town Hall Planning Dept.

3. KELLOGG CONANT HOUSE (#17)
28 HIGH STREET, GREENFIELD

PHOTO: GUY HELANDER, GREENFIELD PLAN. DEPT.
LOCATION OF NEGS - TOWN HALL PLANNING DEPT.



4. North Side of Park Street - R-L

SEP 12 1988

Sheldon House (#43)

11 Park Street, Greenfield

Thayer House (#45)

9 Park Street, Greenfield

Photo: Stephanie Willis, Margo Jones Arch.

Location of Negs - Town Hall Planning Dept.

4. North Side of Park St. - R-L

Sheldon House (#43)

11 Park Street, Greenfield

Thayer House (#45)

9 Park Street, Greenfield

Photo: Stephanie Willis, Margo Jones Arch.

Location of Negs - Town Hall Planning Dept.



5. East Side of Franklin Street - L-R

Isabella Russell House (#53)
29 Franklin Street, Greenfield

Fiske House (#55)
23 Franklin Street, Greenfield

Washburn House (#56)
15 Franklin Street, Greenfield

Photo: Stephanie Willis, Margo Jones Arch.
Location of Negs - Town Hall Planning Dept.

SEP 12 1988

5. EAST SIDE OF FRANKLIN STREET - L-R

ISABELLA RUSSELL HOUSE (#53)
29 FRANKLIN STREET, GREENFIELD

FISKE HOUSE (#55)
23 FRANKLIN STREET, GREENFIELD

WASHBURN HOUSE (#56)
15 FRANKLIN STREET, GREENFIELD

PHOTO: STEPHANIE WILLIS, MARGO JONES ARCH.
LOCATION OF NEGS - TOWN PLANNING DEPT.



6. Isabella Russell House (#53)
29 Franklin Street, Greenfield

Photo: Guy Helander, Greenfield Plan. Dep
Location of Negs - Town Hall Planning Dept

SEP 12 1988

6. ISABELLA RUSSELL HOUSE (#53)
29 FRANKLIN STREET, GREENFIELD

PHOTO: GUY HELANDER, GREENFIELD PLAN. DEPT.
LOCATION OF NEGS - TOWN HALL PLANNING DEPT.



7. Corner of Franklin and Main - L-R

Greenfield Library Association (#57)
7 Franklin Street, Greenfield

Snow-Greenfield Club (#2)
466 Main Street, Greenfield

Photo: Stephanie Willis, Margo Jones Arch.
Location of Negs - Town Hall Planning Dept.

SEP 12 1988

7. Corner of Franklin and Main - L-R

Greenfield Library Association (#57)
7 Franklin Street, Greenfield

Snow-Greenfield Club (#2)
466 Main Street, Greenfield

Photo: Stephanie Willis, Margo Jones Arch.
Location of Negs - Town Hall Planning Dept.



UTM 18N 11E

Zone	Easting	Northing
A. 18	697140	4717190
B. 18	697160	4717960
C. 18	697180	4718730
D. 18	697200	4719500
E. 18	697220	4720270
F. 18	697240	4721040
G. 18	697260	4721810
H. 18	697280	4722580
I. 18	697300	4723350
J. 18	697320	4724120
K. 18	697340	4724890
L. 18	697360	4725660
M. 18	697380	4726430

SEP 12 1988

CONVERSION SCALES

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

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

Feet	Meters
1	0.3048
2	0.6096
3	0.9144
4	1.2192
5	1.5240
6	1.8288
7	2.1336
8	2.4384
9	2.7432
10	3.0480

Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and Massachusetts Geodetic Survey
Topography by planetable survey 1936. Revised from aerial
photographs taken 1966. Field checked 1968
Polyconic projection. 1927 North American datum
10,000-foot grid based on Massachusetts coordinate system,
mainland zone
1000-meter Universal Transverse Mercator grid,
zone 18
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked
Red tint indicates areas in which only landmark buildings are shown
There may be private inholdings within the boundaries of
the National or State reservations shown on this map

UTM GRID AND 1979 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

SCALE 1:25 000
300 000 FEET
NORTHAMPTON 12 MI.
SOUTH DEERFIELD 15 MI.
CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

ROAD CLASSIFICATION
Primary highway, all weather, hard surface
Secondary highway, all weather, hard surface
Light-duty road, all weather, improved surface
Unimproved road, fair or dry weather
Interstate Route
U. S. Route
State Route

QUADRANGLE LOCATION
MASS
GREENFIELD, MASS.
N4230—W7230/7.5
1968
PHOTOREVISED 1979
AMS 6469 II SE—SERIES V814

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

Revisions shown in purple compiled in cooperation with the State of
Massachusetts agencies from aerial photographs taken 1975 and other
source data. This information not field checked. Map edited 1979



SEP 12 1988



January 23, 1989

Ms. Carol Shull
Chief of Registration
National Register of Historic Places
National Park Service
Department of the Interior
P.O. Box 37127
Washington, D.C. 20013-7127

JAN 30 1989
NATIONAL
REGISTER

Dear Ms. Shull:

Enclosed please find the revised nomination form for the following district, which was returned by your office for technical corrections:

East Main/High Street Historic District, Greenfield, Massachusetts

All corrections have been made, as requested. Please contact me if you have any further questions.

Sincerely,

Betsy Friedberg

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure