

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received JUL 30 1985

date entered

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

1. Name

historic Springfield Downtown Historic District Amendment

and or common

2. Location

street & number Brookline Apartments Wall Street, Park Street, N/A not for publication

Along the Black River

city, town Springfield N/A vicinity of

state Vermont code 50 county Windsor code 027

3. Classification

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

4. Owner of Property

name See Continuation Sheets

street & number

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

5. Location of Legal Description

courthouse, registry of deeds, etc. Springfield Town Clerk

street & number 96 Main Street

city, town Springfield state Vermont 05156

6. Representation in Existing Surveys

Vermont Historic Sites and Structures Bridge  
title Survey (#63) has this property been determined eligible?  yes  no

date May 1985  federal  state  county  local

depository for survey records Vermont Division for Historic Preservation

city, town Montpelier state Vermont

# 7. Description

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

**Describe the present and original (if known) physical appearance**

The Springfield Downtown Historic District (entered on the National Register August 11, 1983) consists primarily of the downtown urban core of Springfield, Vermont and abutting residences and industrial buildings. Information regarding the district can be found in that nomination. The amendment adds one building the Brookline Apartment House, (#59), five dams (#60, 61, 62, 64, and 65), and a bridge (#63) to the historic district. The dams, as well as the arch bridge, are all early twentieth century concrete structures located on the Black River which runs through the district; while the Brookline (#59) is a large, 5-story, woodframe tenement that is located immediately adjacent the district (physically connected to #16) and is visually and historically related to it.

Descriptions of the individual structures are as follows (numbers refer to the enclosed sketch map.)

59. The Brookline Apartment House; 1907

The Brookline was built in 1907 on Wall Street (then Summer Place), just east of Main Street and a short walk up from the main square of the central business district of Springfield, Vermont. Physically the Brookline marks a transition to a residential area of mainly nineteenth century single family homes across Wall Street to the east. The wood frame tenement is three stories high on the Wall Street front and five stories on the sides and rear due to the topography of the lot. The vernacular structure is a simple rectangular mass with an apparent flat roof, symmetrically articulated facades and simple applied Queen Anne and Colonial Revival detail. The building retains its exterior and interior architectural integrity with only minor alterations.

The rectangular frame structure measures 100 feet across the front and 30 feet on each side with a 68 foot rise from the ground to the eaves of the rear and is set on a rubble foundation topped with brick. The apparent flat roof is actually comprised of two shallow inverted hip roofs with 5" cast iron drains at the center of each half. Two symmetrically placed brick chimney stacks rise from the tar roof which is punctuated by a trap door covering the stairwell entry from the center stairhall.

The clapboarded facade is trimmed with plain cornerboards, a molded water table, and entablature with a molded box cornice. Sash is generally 2/1 throughout with plain trim and simple cornice cap moldings. The scale and combination of openings varies on the various facades. The 11 bay front facade is distinguished by a recessed, three level central entrance bay with balconies on the upper two levels. The principal entrance door and the upper balcony doors are comprised of a large square light above a rectangular cross panel and a pair of small square panels set in bolection moldings. Each balcony has a simple valance supported by scroll sawn brackets and is enclosed by square balusters, supporting a handrail. The

# 8. Significance

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

**Specific dates** c.1905-1930 **Builder/Architect** N/A

**Statement of Significance (in one paragraph)**

The amendment to the Springfield Downtown Historic District (The original district was entered on the National Register August 11, 1983.) adds 5 dams, (#60, 61, 62, 64, and 65) a bridge, (#63) and building, (the Brookline Apartment house #59) that have significant historical associations with Springfield and are important visual elements within the district. The dams, built during the early years of this century, are primarily associated with the machine tool industrial complexes which line the banks of the Black River in the district's core and make Springfield one of Vermont's preeminent manufacturing centers. The bridge, also within the district's preexisting boundaries and springing above a ledge and the Comtu Falls dam (#62), is an early and sizable example of a concrete arch bridge.

The Brookline apartment house was built in 1907 as part of a four building rental complex (see also #15, 16, and site of 14) owned by Charles A. Woolson, the member of a prominent Springfield, Vermont family. The largest structure of the complex, it featured all of the then modern improvements,<sup>1</sup> was heralded as a "very desirable" place to reside<sup>2</sup> and was "much the highest building in Springfield."<sup>3</sup> Today retaining its original architectural integrity, it is a good example of turn of the century woodframe tenement design in Vermont of which there are relatively few examples.

The lot on which Charles Woolson developed his rental complex was, until 1845, the homestead property of Moses Cobb<sup>4</sup>, who built a house and connected out-buildings c.1814 on Main Street on the site. The lot later had early connections with the Woolson family of Parks and Woolson frame, the manufacturers of cloth finishing machinery. The property passed from Moses Cobb to John Davidson<sup>5</sup> in 1845. Davidson was the founder of the above company with Parks in 1829. Both Parks and Amassa Woolson, father of Charles, married daughters of Davidson; Woolson became a business partner with his in-laws, and after Davidson died, both inherited this property with their wives.<sup>6</sup> The lot passed in 1859 to the Thompson family and the Beers map of 1869 shows the Thompson property with Moses Cobb's house, a building owned by Amassa Woolson to the north (site of the Bank Block #12), the Main Street School set back to the south (site of the Underhill #16 and the Brookline) and the Universalist Church (site of a parking lot today) also to the south on Main Street. The Thompson lot including the house was purchased by the Colburn family in 1871.<sup>7</sup> They also purchased the adjoining brick Greek Revival style schoolhouse in 1896<sup>8</sup>. Both properties were sold to Charles Woolson on January 5, 1907,<sup>9</sup> thus returning Davidson's homestead to the family through his grandson.

# 9. Major Bibliographical References

See Continuation Sheet

# 10. Geographical Data

Acreeage of nominated property approx. 48 acres

Quadrangle name Claremont N.H.-VT

Quadrangle scale 1:625000

UTM References

A 

118	7043010	4179171100
Zone	Easting	Northing

B 

118	701441215	41791651510
Zone	Easting	Northing

C 

118	70431510	41791641715
-----	----------	-------------

D 

118	701381010	41791661510
-----	-----------	-------------

E 

118	701391215	41791691510
-----	-----------	-------------

F 

118	701361510	41791721510
-----	-----------	-------------

G 

118	701361510	41791831215
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H 

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Verbal boundary description and justification

See Continuation Sheet

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

state code county code

N/A

state code county code

# 11. Form Prepared By

name/title Deborah Noble

organization Keep It Up Associates

date August 1984

street & number PO Box 85

telephone (802) 695-2507

city or town Concord

state Vermont

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

Deputy State Historic Preservation Officer signature

title Director, Vermont Division for Historic Preservation date 9/11/86

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

Keeper of the National Register

date 9/11/86

Attest:

date

Chief of Registration

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PROPERTY OWNERS  
HISTORIC DISTRICT AMENDMENT

59. Thomas Bishop  
PO Box 262  
North Springfield, Vermont 05150

60. The Town of Springfield  
c/o Springfield Town Clerk  
Springfield, Vermont 05156

61. Factory Falls Associate  
286 South Street  
Springfield, Vermont 05156

62. Comtu Falls Corporation  
Cavendish, Vermont 05142

63. The Town of Springfield  
c/o Springfield Town Clerk  
Springfield, Vermont 05156

64. Sterling Enterprises  
24 Mineral Street  
Springfield, Vermont 05156

65. Lovejoy Tool  
Main Street  
Springfield, Vermont 05156

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The visual importance of the entrance is enhanced by two flanking bays of fenestration that are the most decorative of the front facade. The oversized 2/1 sash on the first and third stories are segmentally arched, while shingled polygonal oriel windows project from the second story.

The side facades include shingled three story bay windows above two story Queen Anne style porches. A simple deck with a balustrade rail, square newel and corner posts with turned tops lead from Wall Street to a side entry on what is the first of the upper three stories. The two story Queen Anne porches with turned posts, scroll sawn brackets and balustrade rails provide side entrances to the two lower levels. The north and south side facades vary slightly in their treatment of the lower two stories: the south side facade has a small scale polygonal bay window just below that of the upper stories, while the north end has flush fenestration. Access to the upper of the two lower levels is by stairways down from Wall Street, the lowest level is reached by stairways up from the ground. The porch on the south facade also provides access to the second story rear of the Underhill (One Church Court #16).

The west rear 5 story facade has eleven bays; the upper three stories are enhanced by a central three decker Colonial Revival porch with Tuscan columns on shingled halfwalls. Reached by paired doors from the central stairhall, the rear porches are divided in half and retain metal bases of moveable laundry trees. The lowest story beneath the porch has a central rear entrance reached by a straight run staircase built against the rubble foundation wall. Four polygonal oriel windows identical to those on the front facade project from the second and fourth stories. The fenestration of the lowest story includes a segmentally arched window on the north end of the facade, while a triple window is symmetrically placed on the south end.

The interior of the three upper stories of the Brookline is divided by a central stairhall which provides two accesses to flanking apartments on each story. The two lower levels of the building contain two apartments per floor with a central stairhall and a cellar comprising the front Wall Street portion of the plan. All of the apartments have side entrances as well, those on the upper three stories providing a service entrance to the kitchens. The upper story apartments are almost identical in plan, with the three principal rooms (living room, dining room, kitchen with pantry) across the Wall Street front, and three

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rooms (two bedrooms joined by a short hall with a bathroom, and the rear portion of the large livingroom) across the west rear. Apartments on the lower levels vary in plan. Livingrooms feature large segmentally arched or oriel windows, and master bedrooms on each end feature bay windows.

Interior trim includes symmetrically molded door and window surrounds with corner blocks and patera, plain baseboards, some cornice moldings, and four panel doors with two tiers of vertical raised panels and molded rails and stiles. Most trim and doors retain original natural finish. The open staircase has newel posts with square bases and turned mid and top portions; turned balusters with molded handrails further distinguish the stairway.

60. The Fellows Dam, c. 1917

The Fellows Dam is a concrete structure approximately 10 feet high and 200 feet long. The present generating equipment was installed in the 1920s and consists of a powerhouse, gated intake structure, a vertical Francis turbine and associated generator and switchgear. The dam was built by the Fellows Corporation between 1917 and 1918 as part of the construction of a new power house during an expansion of the factory. Previous dams on the site include a 19th century dam that served a planning and sawmill. It was washed out by a flood in 1869 and replaced around that time by a dam that powered the Fellows Company 50 horsepower wheel when they began operations in 1871. No surface traces of any of the previous dams at the site are visible.

61. The Gilman Dam, c.1910

The Gilman dam is a concrete structure approximately 7 feet high and 190 feet long. The generating equipment, installed in the 1920s, consists of a powerhouse, gate, intake structure, horizontal Francis turbine, belt driven induction generator and switch gear. Water rights at this point in the river are split between the industrial sites on each river bank. Historically flashboards were used to divert the flow on the west side of the island to the Parks and Woolson Company (#57). Those boards have not been in place for several decades. The first dam known at the site was built in 1800 to power a trip hammer shop on the west bank. Gilman and Son operated a factory on the east bank from 1854 onwards. A dam is shown on the site on Beer's 1869 map but it was washed out in the 1869 flood. The present dam's early 20th century construction date is based on its appearance, identical to the other dams in the district.

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62. Comtu falls Dam; c. 1902

The Comtu Falls Dam is a concrete dam approximately 106 feet long. It was built in 1902 and repaired in 1952 during the upgrading of a hydroelectric station on the site. Dams have stood in the general area since 1774 when William Lockwood built the first sawmill in Springfield. Beers 1869 map shows a dam a few hundred feet upstream of the present one.

63. Park Street Bridge, 1916

The Park Street Bridge, a 76 feet long and 42.6 feet wide concrete structure rises in a semi-elliptical arch 37 feet above a ledge high above the Black River. The arch shows the marks of seven pours on the interior and is unembellished on the exterior. The roadway and sidewalk rise toward the center of the bridge, while its concrete railing is approximately 3 feet high, has a cap with a beveled top surface and is paneled on both sides with alternating wide and narrow panels. there are five piers which appear to have been bases for ornamental lamps. today only a single modern street lamp lights the bridge. A name plate on the west rail is inscribed with the date, 1916, H.P. Cummings Construction Company, Ware, Massachusetts and the engineers Mc Intosh and Crandell, Burlington, Vermont.

64. Slack Dam; c.1907

The Slack Dam is an approximately 100 feet long concrete structure. Some remnants of a former hydroelectric installation, including a headgate structure 72 feet north of the dam in the west channel bank, a penstock, tailrace, and portions of hydro-mechanical equipment remain. The dam was built in 1907 or shortly thereafter when the Slack Corporation was reorganized. It was used to generate electrical power which was used in the factory and occasionally for the electric railway which served the town.

65. Lovejoy Dam; c.1913

The Lovejoy Dam, built in c.1913, replaced earlier dams which stood in the general area since 1869 and earlier. It was originally built for the Jones and Lamson Company, which manufactured machine tools; however, in 1917 the dam was used by the Lovejoy Company, a spin-off of the Jones and Lamson Company. The dam is a concrete structure approximately 15 feet high, and 150 feet long. The generating equipment, installed in 1915,



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consists of a powerhouse, gate intake structure, two vertical Francis turbines and associated generators and switchgear.

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Much building activity went on in this area in 1907. The Bank Block (#12) was constructed at this time and the earlier building on the site (#13) was probably moved back to its present location.<sup>10</sup> Charles Woolson took advantage of the large undeveloped lot of his grandfather's by building the Underhill (#16)<sup>11</sup> and the Brookline in 1907, removing the school at this time. He also constructed the Roosevelt (#15) in c.1908 on the Main Street front of the lot. It was just south of the Old Cobb house then known as the Colburn (site of #14). The Roosevelt was sold to his son, Glen Woolson, in 1910,<sup>12</sup> who later acquired the Underhill (#16) and the Brookline (#59). The Colburn house was also sold in 1910, to Mr. Hartness.<sup>13</sup> It later was torn down in the 1930's after being owned by the Latchis Theater. It was replaced by a one story brick building which housed Newberry's and the A&P for many years and which was eventually torn down for the "high rise" (#14).<sup>14</sup>

The Brookline was noted for its modern conveniences, which included gas "quarter meters" used for cooking and lighting, a separate coal furnace for every apartment and coal stoves in every kitchen.<sup>15</sup> It was noted that a third floor tenant has "quite a walk to get to his heating plant"<sup>16</sup> and that the cooking gas pressure presented a problem in that with everyone cooking at the same time, the pressure became unsatisfactory.<sup>17</sup> Residents were middle class persons. Miss Cora Kathan, teacher in Springfield from 1905-1927, lived for many years in the Brookline.<sup>18</sup>

The Brookline remains outstanding of the complex of apartments developed by Charles Woolson in this area. It is the largest and has the most architectural integrity. The building was in continuous use as a tenement building until it was closed in 1983 to bring it up to present day building codes. The present owner has rehabilitated the Brookline, utilizing the investment tax credits available for historic structures.

The five dams (#60, 61, 62, 64, and 65) are all twentieth century concrete structures most of which were built on sites associated with waterpower during the 19th century and functioned as part of the machine tool industry during this century. With the history of Springfield intimately associated with manufacturing, they are essential/and highly visible components of the village's historical industrial landscape. The dams do not possess significance as archeological sites nor do they display unusual construction techniques or design features.<sup>19</sup> Their significance is instead derived from their historical associations with the

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village and their contributions to the visual character of the community.

The Park Street Bridge (#63), built in 1916, is significant as an early and sizeable example of a concrete-arch bridge. Reinforced concrete became a commonly used material only in the first decades of the 20th century, coming to dominate short-span bridge building in the 1920s and 1930s. Concrete bridges were favored because the material was cheap (consisting mostly of locally available sand and gravel) and because it made possible the arched shape which people at the time found aesthetically pleasing, especially for deep scenic gorges such as this. The bridge is also typical, at least for urban spans, in that its ornamented railing shows an attempt to achieve a distinguished, even monumental appearance (though the absence of the lights now diminished the effect.) Indeed, bridges such as this were a 20th century version of the monumental stone arches built in many cities in the Victorian period.. Despite alteration, the bridge has intrinsic historical significance and also forms an important part of the late 19th and early 20th-century commercial area to the east, within the existing historic district.

Although small concrete arches could be built with a minimum of engineering and specialized construction expertise, spans of this size required professional design and erection by a contractor familiar with the technique. the building of forms in the gorge must have been especially challenging, probably explaining the selection of an out-of-state contractor who is indicated on the name plate as H.P. Cummings Construction Company Ware, Mass. The engineers were Herbert M. Mc Intosh and Frank H. Crandell who were city engineer and superintendent of the waterworks, respectively, in Burlington.<sup>20</sup>

Although a diverse group of property types, the dams, bridge, and Brookline apartment building are all significant when comprehensively considering the historic resources in downtown Springfield. The early 20th century dams and bridge, located on the Black River which cuts through the village and district have obvious visual and historical associations with the village's development; while the Brookline is a well-preserved example of tenement architecture, a result of Springfield's early 20th century industrial success.

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FOOTNOTES

1. Springfield Reporter, vol. 30, #43, p.4, October 25, 1907.
2. Ibid, p.4.
3. Keith Richard Barney, The History of Springfield, Vt., 1885-1961, (Springfield, VT: Wm. L. Bryant Foundation, 1972), p. 120.
4. Springfield Land Records.
5. Ibid.
6. Ibid.
7. Ibid.
8. Ibid.
9. Ibid, vol. 39, p. 142.
10. Op Cit, various issues of Springfield Reporter, 1907.
11. Ibid, vol. 30, #16, Fri., April 19, 1907, p. 1.
12. Op Cit., Springfield Land Records.
13. Ibid.
14. Interview, Walter McCarthy, Springfield, VT, Aug. 1984.
15. Op Cit, Barney, P. 114 & 120.
16. Ibid, p. 120.
17. Ibid, p. 114.
18. Ibid, p. 257.
19. Alan H. McArdle, et al, "Archeological Background Reconnaissance in the Springfield Downtown Historic District, Black River, Springfield, Vermont." Unpublished report presented to Mr. David Deane, Dufresne-Henry, Inc. Precision Park North Springfield, Vermont for the Black

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River hydroelectric project. Presented by University of Massachusetts Archaeological Services Water Resources Research Center, Blaisdell House, University of Massachusetts Amherst, Massachusetts, November 26, 1984.

20. Vermont Historic Sites and Structures Survey-Bridge Inventory Form, #WS-03, May 8, 1985.

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Beers, F.W., Atlas of Windsor County, Vt., New York: F.W. Beers, A.D.  
Ellis, & G.G. Soule, 1869.

Interviews:

Walter McCarthy, Springfield, Vt., August 1984.

Other Sources:

McArdle, Alan H., et al, "Archeological Background Reconnaissance in the  
Springfield Downtown Historic District, Black River, Springfield,  
Vermont." Unpublished report presented to David Deane, Dufresne-  
Henry Inc. Presician Park, North Springfield, Vermont for the  
Black River Hydroelectric Project. Presented by the University of  
Massachusetts Archeological Services Water Resources Research  
Center, Blaisdell House, University of Massachusetts, Amherst,  
Massachusetts, November 26, 1984.

Springfield Reporter, newspaper issues of 1907

Springfield Land Records

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The boundary of the Springfield Downtown Historic District Amendment is amended to the existing Springfield Downtown Historic District (entered on the National Register on August 11, 1983). The description below describes the entire district with the amendment included as it appears on the accompanying sketch map.

The boundary of the Springfield Downtown Historic District begins at Point A, located at the northeast corner of the Pheur property at 18-20 Valley Street (#6). Thence the boundary extends in a southerly direction along the easterly property line of 18-20 Valley Street (#6) and a southerly extension thereof, across Valley Street, and continues along the eastern property lines of properties #7, the Vermont National Bank (6 Main Street); #8 the Leland Block (26 Main Street); #9, the Lincoln and McKinley Block (28 Main Street), crossing Summer Street on a southerly extension thereof and continuing along the rear property lines of #10, the Sparrow Block (30 Main Street); #11, the Lawrence and Wheeler Building (46 Main Street); #12, the Bank Block (56 Main Street); #13, the former Springfield Printing Company (1 Bank Court); #14, The High Rise (80 Main Street) to Point B, the intersection of said line with the north property line of the Brookline Apartment House (#59). It thence proceeds in an easterly direction along said line to Point C, the intersection of said line and the western edge of the right of way of Wall Street. The boundary thence proceeds in a southerly direction along said edge to Point D, the intersection of said edge with the north property line of the Brookline (#59). It thence proceeds in a westerly direction along said line to Point E, the intersection of said line and the rear property line of #16, the Dubanvich property (1 Church Street). The boundary thence proceeds in a southerly direction along said line and continuing along the rear property lines of #17, the Municipal Building (96 Main Street); #18, the Anthony T. Glimenakis property (100 Main Street); #19, the Martin Watkins property (104 Main Street); #20, the Belisle property (108 Main Street); #21, the Dorothy G. McGee property (112 Main Street); #22, the Francis L. LaPlante property (116 Main Street); #23, the Griffen Block property (120 Main Street); #24, the Springfield Post Office property (132 Main Street); #25, the former David Smith House property (138 Main Street); #26, the Shirley B. Slade property (148 Main Street); #27, the Jeanette V. Austin property (154 Main Street); #28, the Calvary Baptist Church (156 Main Street); and #29, the Calvary Baptist Church Parsonage (158 Main Street), to Point F, located at the southeast corner of said Parsonage property. Thence the boundary extends in a southwesterly direction along the southern property line of said

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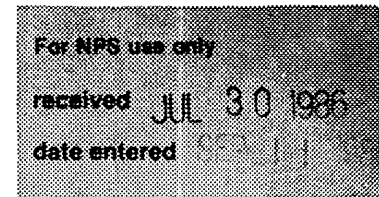
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Parsonage property to Point G, the intersection of said line with the northeast bank of the Black River. Thence the boundary follows the bank, going underneath the Vermont Route 11 bridge, to Point H, the intersection of said bank and a line 30 feet southeast of and parallel to the Lovejoy dam (#65). It thence proceeds in a southwesterly direction along said line to Point I, the intersection of said line and the southwest bank of the Black River. The boundary thence proceeds in a northwesterly direction along said bank to Point J, the intersection of said bank and the south property line of the old Textron Plant (#54). It thence proceeds in a westerly direction along said line crossing Mineral Street and continuing to Point K, the southwest corner of said property. Thence the boundary extends in a northerly direction along the west property line of said property to Point L, located at the northwest corner of said property. Thence the boundary extends in an easterly direction along the north boundary line of said property and an easterly extension thereof, crossing Mineral Street, and continuing to Point M, the intersection of said extension and the eastern edge of the right of way Mineral Street. Thence the boundary follows said edge of said right-of-way, in a northeasterly direction, to Point N, located at the intersection of said edge with an easterly extension of the south property line of the Springfield Cooperative property (#55). Thence the boundary extends in a westerly direction along said extension and said south property line, crossing Park Street, to Point O, the southwest corner of said property. Thence the boundary extends northwest along the west property line of said property to Point P, the northwest corner of said property. Thence the boundary extends in an easterly direction along the north line of said property and its extension in a northeasterly direction across Park Street to Point Q, located at its intersection with the eastern edge of the right-of-way of Park Street. Thence the boundary extends in a northwesterly direction along said edge of said right-of-way to Point R, located at the southwest corner of the Riggs and Lombard Factory property (#57). Thence the boundary extends in a northeast direction along the north boundary of said property to the intersection of said boundary with the west shoreline of Black River at Point S. Thence the boundary extends in a north-northwest direction along said bank of said river to Point T, located at the southeast corner of the property line of the Fellows Gear Shaper Company property (#58). Thence the boundary proceeds in a westerly direction along the south property line of said property to Point U, the southwest corner of said property. The boundary thence proceeds in a northerly direction along the west property line of said property to Point V, located at the



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National Park Service**

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



Continuation sheet 3

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northwest corner of said property. Thence the boundary proceeds in a northeast direction along the north property line of said property and a northwesterly extension thereof, crossing the Black River, to Point W, located on the north bank of the Black River. Thence the boundary follows said bank in a southeasterly direction to Point X, located at the northeast corner of the Anthony Cannistraci property (6 River Street), #51. Thence the boundary extends in a northeasterly direction along said northern property line and its extension in a northwesterly direction, across the intersection of River and Elm Streets to the eastern edge of the right-of-way of Elm Street at Point Y, the intersection of said extension and edge. Thence the boundary extends in a northerly direction along said edge to the intersection of said edge and the northeast corner of the Springfield Art and Historical Society property (9 Elm Street), #1, at Point Z. Thence the boundary extends in an easterly direction along the north property line of said property to the northeast corner of said property at Point AA. Thence the boundary extends in a southerly direction along said property line to the intersection of said line with the north property line of the First Methodist Church of Springfield (10 Valley Street) property, #3, at Point BB. Thence the boundary extends in an easterly direction along the north boundary lines of said church and the properties of Anne M. Pheur (12, 16, and 18-20 Valley Street), #'s 4, 5, 5A and 6, to Point A, the point of beginning.

Boundary Justification:

The district is geographically bounded on the west by the wooded slopes of a residential terrace, which is one step, or level, above the downtown area. It is bounded on the south by the 1949 Clinton-Main Street Bridge, which crosses the Black River at the south end of Main Street and delineates the southern edge of the village's concentration of significant structures. On the north, the edge of the district is determined by the north property line of the Fellows Gear Shaper Company. Beyond lies a modern shopping center.

# SPRINGFIELD DOWNTOWN HISTORIC DISTRICT

APPROXIMATE SCALE: 1/4" = 60' 0"

- ☐ Historic Building
- ☐ Non-contributing Building
- Boundary Point
- Historic District Boundary
- - - - - Amendment Boundary

