

## FORM B - BUILDING

Area

Form no.

3000

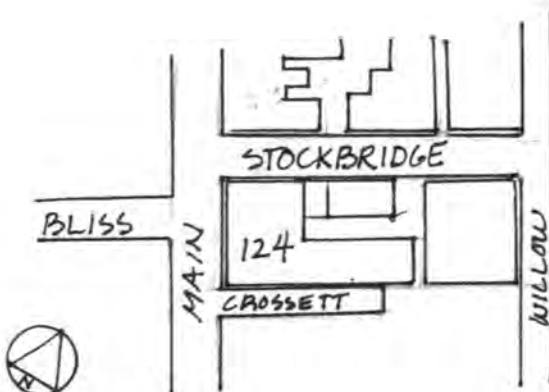
124

MASSACHUSETTS HISTORICAL COMMISSION  
294 Washington Street, Boston, MA 02108

PHOTO (3x3" or 3x5", black & white)  
Staple to left side of form  
Photo number \_\_\_\_\_

## SKETCH MAP

Draw map showing property's  
location in relation to nearest  
cross streets and other buildings  
or geographical features.  
Indicate north.



Town Springfield

Address 1139-55 Main Street

Historic Name Colonial Block (DSMRA)

Use: Original Commercial/residential

Present Commercial/residential

Ownership: ☒ Private individual  
Private organization \_\_\_\_\_

Public \_\_\_\_\_

Original owner Pascal L. Morse

## DESCRIPTION:

Date 1902-1905

Source Springfield Republican

Style Georgian Revival

Architect/Builder: Pascal Morse

Exterior wall fabric Brick

Outbuildings none

Major alterations (with dates) \_\_\_\_\_

Souther section added, 1905; Storefronts  
remodelled, 1974

Moved \_\_\_\_\_ no \_\_\_\_\_ Date \_\_\_\_\_

Approx. acreage Less than 1 acre

Setting Urban context fronting on Main

Street among buildings of similar size  
and type.

Recorded by Margo Webber

Organization Anderson Notter Finegold Inc.

Date June, 1981

Assessor's Map #312

UTM Ref: 18/699580/4663530

Springfield South Quadrangle (Staple additional sheets here)

## CRITERIA STATEMENT:

The Colonial Block possesses integrity of location, design, setting, materials and workmanship. Constructed in 1902-05, it reflects the southward expansion of the downtown; it is unusual in its mixed commercial/residential use and serves as a highly visible transition point between the downtown and residential neighborhoods beyond. Additionally, it is a particularly well detailed and executed building of the period which remains nearly intact. It meets criteria A & C of the National Register of Historic Places.

### ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

The Colonial Block is a representative example of Georgian Revival motifs adapted to commercial architecture. Within the downtown survey area, it is unusual in that the upper floors were designed for residential use during a period of development that was nearly entirely focussed on commercial and office expansion. The prominent five-story building has a rounded bay at its northwest corner. The long facade also features projecting bays which create a rhythmic undulating effect. This effect is carried through at the cornice level, where the projecting Classical detailing also projects to follow the forms of the bays along the facade. The northern section was completed in 1902. The southern section was completed in 1905 to match the design of the original.

### HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

The Colonial Block was erected in 1902-1905 by Pascal L. Morse, a local carpenter and real estate owner. It was built to house Morse's own Real estate office, but was primarily speculative in nature. The ground floor contained stores and shops; the second floor housed offices and commercial uses, while the three upper floors were residential in nature. The building also contained Colonial Hall, a large meeting hall and clubroom.

Over the years, the tenants of ground floor shops changed frequently, ranging from dressmakers, dentists and barbers to men's furnishings and a shoe store. A prime tenant was the Manhattan Supply Company, later to become the Hirschen Furniture Company. A furniture store has for many years since served as prime tenant; in the 1930's, it was Kane's Furniture, and more recently, Okun's.

The building's significance is largely due to its role in maintaining the southern blocks of the downtown area as a viable commercial trade center during the early 20th century, despite the increasing inclination of many merchants to be closer to the train station and North Blocks area. The construction of such a large and handsome block in 1905 was instrumental in strengthening the commercial focus of this area and stabilizing it for continued growth.

### BIBLIOGRAPHY and/or REFERENCES

Building Permits  
Springfield Street Directories  
Springfield Daily Republican, December 29, 1902, p. 4  
Springfield Daily Republican, January 1, 1906, p. 6

United States Department of the Interior  
National Park Service

Colonial Block (Downtown Springfield MRA)  
Hampden County  
MASSACHUSETTS

Working No. 11/10/82-3025

Fed. Reg. Date: \_\_\_\_\_

Date Due: 12/9/82 - 12/25/82

Action: ☐ ACCEPT  
☒ RETURN 12/22/82  
☐ REJECT

Federal Agency: \_\_\_\_\_

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

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

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

Nomination returned for: ☒ technical corrections cited below  
☐ substantive reasons discussed below

1. Name

2. Location

3. Classification

|          |                    |            |             |
|----------|--------------------|------------|-------------|
| Category | Ownership          | Status     | Present Use |
|          | Public Acquisition | Accessible |             |

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible? ☐ yes ☐ no

7. Description

|                                    |                                       |                                    |                                           |
|------------------------------------|---------------------------------------|------------------------------------|-------------------------------------------|
| Condition                          |                                       | Check one                          | Check one                                 |
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered | <input type="checkbox"/> original site    |
| <input type="checkbox"/> good      | <input type="checkbox"/> ruins        | <input 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

☐ summary paragraph  
☐ completeness  
☐ clarity  
☐ alterations/integrity  
☐ dates  
☐ boundary selection

## 8. Significance

Period \_\_\_\_\_ Areas of Significance—Check and justify below

Specific dates \_\_\_\_\_

Builder/Architect \_\_\_\_\_

Statement of Significance (in one paragraph)

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

## 9. Major Bibliographical References

## 10. Geographical Data

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

USRT Reference \_\_\_\_\_

Verbal boundary description and justification

*Please provide*

## 11. Form Prepared By

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☐ local

State Historic Preservation Officer signature \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

## 13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

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

Signed \_\_\_\_\_

Date \_\_\_\_\_

Phone: 202 272-3504

Comments for any item may be continued on an attached sheet



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only  
received  
date entered

Continuation sheet

Item number

Page 5245

Multiple Resource Area  
Thematic Group

Name Downtown Springfield Multiple Resource Area  
State MA

Nomination/Type of Review

Date/Signature

41. Colonial Block

Entered in the  
National Register

for  
Keeper

Melvin Byers 2/24/83

Attest

42. McKinney Building

Entered in the  
National Register

for  
Keeper

Melvin Byers 2/24/83

Attest

43. Bangs Block

Entered in the  
National Register

for  
Keeper

Melvin Byers 2/24/83

Attest

44. Burbach Block

Entered in the  
National Register

for  
Keeper

Melvin Byers 2/24/83

Attest

45. Apremont Triangle Historic  
District

Substantive Review

Keeper

Kevin Lee Dwyer 5/27/83

Attest

46. WCA Boarding House

Entered in the  
National Register

for  
Keeper

Melvin Byers 2/24/83

Attest

47. French Congregational  
Church

Entered in the  
National Register

for  
Keeper

Melvin Byers 2/24/83

Attest

48. St. Joseph's Church

Entered in the  
National Register

for  
Keeper

Melvin Byers 2/24/83

Attest

49. Milton-Bradley Company

Entered in the  
National Register

for  
Keeper

Melvin Byers 2/24/83

Attest

50.

Keeper

Attest

United States Department of the Interior  
National Park Service

Colonial Block (Downtown Springfield MRA)

Hampden County

MASSACHUSETTS

Working No. 11/10/82-3025

Fed. Reg. Date: 2.7.84

Date Due: 4/1/83

Action: ☒ ACCEPT 2/24/83

Entered in the ☐ RETURN

National Register ☐ REJECT

Federal Agency: \_\_\_\_\_

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

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria \_\_\_\_\_

Reviewer \_\_\_\_\_

Discipline \_\_\_\_\_

Date \_\_\_\_\_

see continuation sheet

Nomination returned for: ☐ technical corrections cited below  
☐ substantive reasons discussed below

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2. Location

3. Classification

|          |                    |            |             |
|----------|--------------------|------------|-------------|
| Category | Ownership          | Status     | Present Use |
|          | Public Acquisition | Accessible |             |

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

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

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☐ clarity  
☐ alterations/integrity  
☐ dates

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Specific dates \_\_\_\_\_ Builder/Architect \_\_\_\_\_

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

## 9. Major Bibliographical References

## 10. Geographical Data

Acreage of nominated property \_\_\_\_\_

Geographic name \_\_\_\_\_

USPT References

Verbal boundary description and justification

## 11. Form Prepared By

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is

\_\_\_\_\_ national \_\_\_\_\_ state \_\_\_\_\_ local

State Historic Preservation Officer signature

Site \_\_\_\_\_ date \_\_\_\_\_

## 13. Other

- \_\_\_\_\_ Maps
- \_\_\_\_\_ Photographs
- \_\_\_\_\_ Other

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

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: 202 272-3500





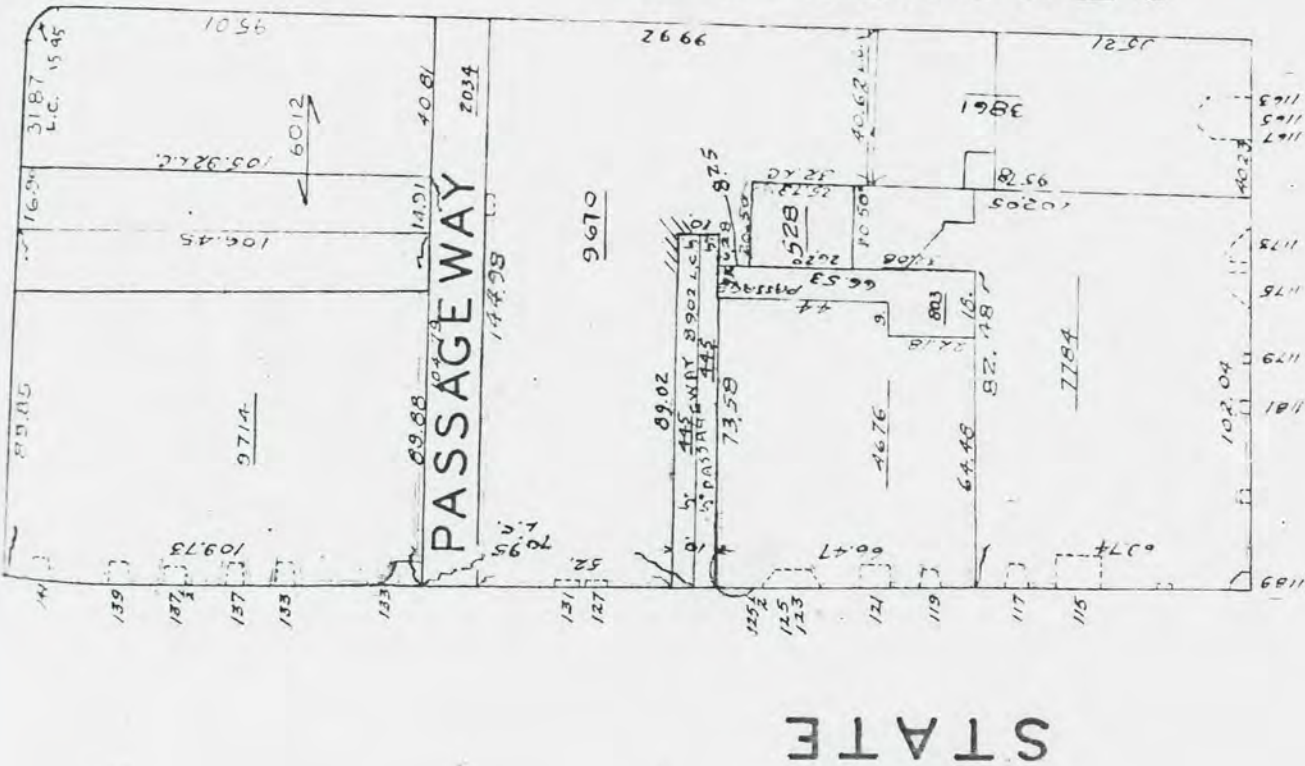
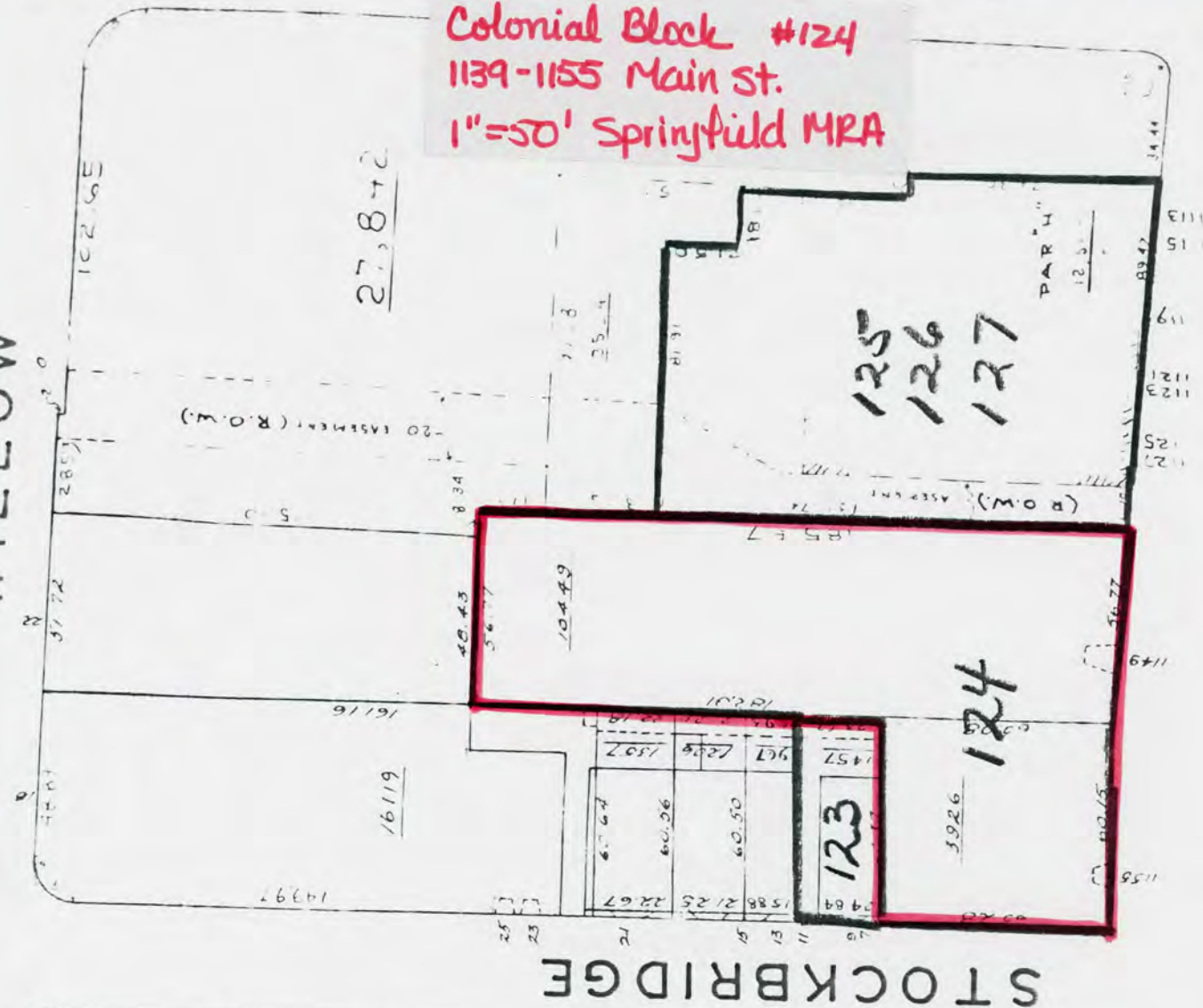
Downtown Springfield MA, Ma

Colonial Block

1139-55 Main St

WILLOW

Colonial Block #124  
1139-1155 Main St.  
1"=50' Springfield MRA



MAIN



Colonial  
Black #124  
yes

RECEIVED CS

SEP - 2 1982

MASS. HIST. COMM.

MORRIS OKUN

JOSEPH OKUN

1139 MAIN ST.

TEL. 732-2105

TEL. 739-5605

SPRINGFIELD, MA. 01103

1 Sept 1982

Massachusetts Historical Commission  
294 Washington Street  
Boston, Mass. 02108

To whom it may concern,

This is to declare our acceptance of  
nomination to the National Register, for property 1139-1155  
Main Street, Springfield, Mass. We are delighted to be  
considered.

Please send a copy of the nomination to:

Joseph Okun  
160 Lynnwood Drive  
Longmeadow, Mass. 01106

Please confirm receipt of this letter.

Sincerely,

Joseph Okun



MASSACHUSETTS  
HISTORICAL  
COMMISSION

COMMONWEALTH OF MASSACHUSETTS  
Office of the Secretary of State

294 Washington Street  
Boston, Massachusetts  
02108  
617-727-8470

MICHAEL JOSEPH CONNOLLY  
Secretary of State

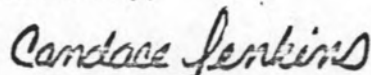
September 8, 1982

Mr. Joseph Okun  
160 Lynwood Drive  
Longmeadow, MA 01106

Dear Mr. Okun:

Thank you for your recent letter supporting nomination of your property at 1139-1155 Main Street (Colonial Block, #124) to the National Register of Historic Places. The State Review Board will be informed of your position when they consider the Downtown Springfield Multiple Resource Area on September 8, 1982. A copy of the nomination form is enclosed, as you requested.

Sincerely,



Candace Jenkins  
Registration Director  
Massachusetts Historical Commission

enclosure

CJ/pg