

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



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

1. Name of Property

historic name CABOTVILLE COMMON HISTORIC DISTRICT

other names/site number _____

2. Location

street & number SCHOOL, CHESTNUT, PARK AND WEST STREETS not for publication

city or town CHICOPEE vicinity

state MASSACHUSETTS code MA county HAMPDEN code 013 zip code 01013

3. State/Federal Agency Certification

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

Judith B. McDonough
Signature of certifying official/Title Judith B. McDonough, Executive Director
Massachusetts Historical Commission, State Historic Preservation Officer

4/12/99
Date

State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- ☒ entered in the National Register
☐ See continuation sheet.
☐ determined eligible for the
National Register
☐ See continuation sheet.
☐ determined not eligible for the
National Register
☐ removed from the
National Register
☐ other (explain): _____

Signature of the Keeper

Date of Action

Katrick Andrus

5/28/99

Cabotville Common HD

Name of Property

Hampden, MA

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

(Check only one box)

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

Number of Resources within Property

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

Contributing

53

1

54

Noncontributing

26

1

27

building

sites

structures

objects

Total

Name of related multiple property listing

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

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

multiple dwelling

LANDSCAPE: park

SOCIAL: meeting hall

COMMERCE/TRADE: specialty store

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

multiple dwellings

LANDSCAPE: park

SOCIAL: meeting hall

7. Description

Architectural Classification

(Enter categories from instructions)

Greek Revival; Italianate; Second Empire

Queen Anne; Colonial Revival; Classical Revival

Materials

(Enter categories from instructions)

foundation brick, cinderblock, concrete

walls brick, wood, asbestos, asphalt, aluminum,

vinyl siding, TRIM: sandstone, granite, pressed

brick, pressed metal, wood

roof asphalt, tar and gravel

other

Narrative Description

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

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Continuation Sheet****Cabotville Common Historic District
Chicopee (Hampden Co.), Mass.**Section number 7 Page 1

The Cabotville Common Historic District includes fifty-eight principal structures and twenty-one outbuildings, such as garages, barns, and sheds of a substantial size. The district encompasses a six-block working-class residential neighborhood in the heart of Chicopee Center. The district is roughly bounded by neighborhoods of commercial buildings to the east and south, by Interstate 391 to the west, and by commercial buildings giving way to Chicopee's industrial center to the north. The neighborhood centers around Lucy Wisniewski Park, historically known as "The Common," a rectangular park of nearly two acres (Photos #1-3). The Common was the first open space in the City designated for public use, and has been in continuous use as public open space from 1845 to the present. Developed as a residential neighborhood to house employees of Chicopee's nineteenth-century industries, the Cabotville Common Historic District consists of single- and multi-family dwellings dating from 1845 to 1910, and includes the meeting hall of a local fraternal organization dating from 1913. While most of the buildings are wood-frame structures, a substantial percentage (almost one-third) are masonry buildings, reflecting in miniature the materials and construction details of the industrial and commercial buildings in the neighborhoods surrounding the district. The construction scale in the district tends to be small, with single and double houses predominating over larger buildings. Considering the urban location of the neighborhood, the building lots are perhaps a bit larger than one might expect. Over half the lots are between five thousand and ten thousand square feet in size, which allows room for residents to maintain modest backyards and side yards. Architecturally, the buildings are relatively simple, in keeping with the modest means of their original residents. Greek Revival tends to be the dominant style. Through the late nineteenth and early twentieth centuries, many Greek Revival houses were updated with Italianate, Queen Anne, or Colonial Revival features such as door hoods and porches. Later styles, such as Italianate, Second Empire, Queen Anne, and Colonial Revival, are represented in simplified forms, often with the shape of a roof or the columns or posts on a porch serving as the only clues to a building's style. As the dwellings in the district were often quite small to begin with, additions have been made over the course of the past one hundred and fifty years to accommodate larger numbers of occupants. Such changes have resulted in some awkward configurations, as alterations were made more with an eye toward maximizing usable space rather than creating a pleasing exterior appearance. Nineteenth-century maps showing the buildings' footprints indicate that many such additions were made during the first fifty or sixty years of the district's history, and so occurred during the period of significance.

The district forms a rough trapezoid with the Common (Wisniewski Park - Map #59 - Photos #1-3) as its center. Residential development encloses the park on four sides. The orientation of the buildings around the park, along with similarities in scale, style, materials,

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setback, and use, give the district its characteristic identity as a cohesive nineteenth- and early twentieth-century residential neighborhood. As one progresses beyond the district to the north and south, the nature of properties changes from residential to commercial, creating a distinct break in usage patterns. To the east, the bordering neighborhood becomes a mixture of commercial and residential properties focusing out toward Dwight and Center Streets rather than inward toward the Common. To the west, a significant break in continuity occurs as one crosses West Street, where the demolition of a number of structures and the construction of a large expanse of pavement has created a marked visual break between the Cabotville Common district and the residential areas along Dublin, Tremont, Abbey, and Emerald Streets to the west.

Construction of the neighborhood around the Common took place in three phases. During the first phase, from 1846 to about 1870, over half of the buildings in the district were completed (see 1855 and 1870 maps). Houses from this period are mostly small wood or brick Greek Revival homes (Photos #3, 4, 6, and 8). From 1871 to about 1890, another fifth of the structures were built. While several of them are similar in scale to those of the early phase, a number are slightly larger, accommodating four or more units of housing. The last phase of development, from 1891 to 1915, is marked by the construction of four substantial masonry structures (Photos #10-13), filling in lots which had been vacant, or replacing earlier, smaller buildings.

The first phase began in 1846, when local builders started constructing modest houses surrounding the new park. Construction in this area took a different form from the type of construction that was occurring to accommodate millworkers to the north of the Cabotville Common area. There, the Springfield Canal Company had built a series of large row houses that served as boarding houses for young women recruited to work in Chicopee's mills from the 1820s to the 1840s. For the first few decades of their history, such boarding houses were owned and managed by the manufacturing companies themselves. However, in the Cabotville Common neighborhood, the Springfield Canal Company merely laid out streets and sold off lots to individuals who built modest single or double houses either for themselves to live in or to manage as rental properties. Only one of the early buildings in this district, the C. Albro Block (74-80 Chestnut Street, Map #24 - c. 1853 - Photo #7), is of a size and scale similar to the large boarding houses to the north. The rest are small wood-frame or brick Greek Revival houses designed for owners or tenants of modest means. The new residents were usually machinists, overseers, builders, and other skilled laborers who were one step up in income from the young women who lived in the boarding houses.

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Construction proceeded at a relatively brisk pace during this early period. Nearly half of the homes now standing in the district were completed by 1855. The whole Cabotville area was so densely settled by the late 1840s that the new town of Chicopee erected a number of schools in the area. One was located on Spruce Street, at the edge of the Common. The Spruce Street School (no longer extant) was an L-shaped brick Greek Revival building with pedimented gables.

One builder whose influence dominated the district in this early phase was Charles ("Captain Mac") McClallan. A master mason, McClallan has been credited with the construction of most of Cabotville's early masonry residential, industrial, and commercial buildings, as well as the area's network of canals and dams. He built a number of modest Greek Revival brick houses throughout Chicopee Center. The masonry homes he constructed in the Cabotville Common district tend to be 1 ½ - 2 ½ -story side-gable structures whose Greek Revival style is articulated through pedimented gables or cornice returns. One of his signature design trademarks is the use of corbelled brickwork in the gable eaves. Several buildings in the district exhibit this characteristic, including the Tryphena Wright House (53 Chestnut Street - Map #10 - 1846), the Lorenzo Lane House (67 Chestnut Street - Map #13 - 1846 - Photo #6), the M. Hays House (55 West Street - Map #41 - c. 1855 - Photo #5), and the P. Fogerty House (8 School Street - Map #48 - c. 1853). In the Lane House, McClallan also experimented with the Gothic Revival style, adding a pointed-arch attic window in the end gable. Another motif which McClallan favored was the denticulated cornice. The John I. Conklin Property at 13 Park Street (Map #36 - c. 1855 - Photo #8) exhibits this characteristic, as does the John Cronin House (2 School Street - Map #47 - 1847 - Photo #4). The Conklin Property also features an elaborate Italianate door hood, which is supported by heavy scrolled brackets with pendants.

Two other masonry buildings in which McClallan may have had a hand are the John Chase Property (33 School Street - Map #57 - c. 1855) and the Patrick Burke Block (21-25 West Street - Map #51 - c. 1870). The latter was built on a piece of land deeded to McClallan by the Springfield Canal Company in 1845, so it is likely that McClallan constructed this large multifamily block. One of the simplest of the masonry buildings, its only decorative features are the cornice returns at the gable ends and the segmental arches over the windows, which are a departure from the heavy sandstone lintels displayed in many of McClallan's other houses. The Chase Property was owned as a rental property by Springfield Canal Company agent John Chase, who worked with McClallan on a number of construction projects in Cabotville. The close business relationship that the two men had makes it probable that McClallan constructed this

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~~house. On the Chase Property, rather than just hint at a Greek pediment through the use of cornice returns, McClallan used projecting courses of brickwork to create a fully articulated pediment and entablature.~~

Wood-frame buildings from the first development phase of the district range from simplified examples of Greek Revival style, whose only suggestion of Grecian forms is the use of cornice returns, to homes with fully pedimented gables and doors framed with sidelights, pilasters, and entablatures. Examples of the more fully articulated Greek Revival style in the neighborhood include the Amaziah Bullens Property at 59 Chestnut Street (Map #11 - c. 1855 - Photo #3), the Josiah Simms House (47 Chestnut Street - Map #9 - 1847 - Photo #3), the Alpheus Underwood House (81 Chestnut Street - Map #21 - c. 1859), and the John A. Denison House (79 Park Street - Map #17 - 1846). All four houses are 2 ½ story, gable-front, side-hall plan structures with fully pedimented gables. Doorways are framed by sidelights and pilasters, and the Underwood House includes an entrance porch supported on square piers with Tuscan capitals. A simpler example, the Amaziah Bullens Property at 12-14 Bullens Street (Map #1 - c. 1855), has the pedimented front gable and pilasters flanking the entrance door, but lacks the sidelights of the other four houses.

Most of the wood-frame structures from this period, however, are much simpler, in keeping with the modest means of their occupants. Some have little to indicate their style other than a pedimented gable like those visible on the Amaziah Bullens Property at 25 School Street (Map #56 - c. 1855), the Luther C. Clapp House (70 Park Street - Map #19 - 1847), or the Patrick Byrnes House (67 Park Street - Map #14 - c. 1855). An even greater number of the houses are simply gable-front side-hall plan houses that hint at a pediment through the use of cornice returns. Some examples of this type of construction include the J. McCarty House (41 West Street - Map #45 - c. 1870 - Photo #4), the Fogerty House (16 Cooney Place, formerly 22-24 Spruce Street - Map #40 - c. 1855), the Ames Company Property (26 Park Street - Map #29 - c. 1855), the Robert Pearson House (68 School Street - Map #5 - c. 1859), and the Captain Day Properties at 36 Park Street (Map #27 - c. 1859) and 40 Park Street (Map #26 - c. 1859).

A few houses of this period show a merging of Greek Revival and Italianate elements. With its use of dimension lumber and right angles, the Greek Revival was a cheap and easy style to build. A carpenter could use a few boards to suggest a stylish pediment, pilasters, or entablature, without the expense or bother of installing detailed molding. As new, more ornate styles became more popular, the simple lines of Greek Revival houses could easily serve as a backdrop for more fashionable ornamentation. A property owner in the Cabotville Common area might not be able to afford to completely remodel his house in the new style, or to build a new

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~~home with all the brackets, angles, and decorative flourishes of the newer Victorian styles, but~~
the addition of a door hood here or a bay window there was a cheap and easy way to update an old house or adapt the simple design of a new one to the latest style. The G.H. Chapman Property (10 Cooney Place, formerly 28 Spruce Street - Map #39 - c. 1855) exhibits a basic Greek Revival side-gable house with cornice returns that has been enlivened with the addition of a heavy Italianate door hood supported on heavy scrolled brackets with pendants. On a smaller and simpler scale, the E. Brennan House (49 West Street - Map #43 - c. 1855) sports a small door hood supported on brackets scroll-sawn with a vine pattern. A polygonal bay window on the house's facade adds another element of the Italianate style.

By 1870, builders had transformed the Cabotville Common district from an agricultural landscape to a small-scale urban residential neighborhood. In the neighborhood surrounding the Common, over two-thirds of the lots had been developed; most of the open land left lay on the fringes of the district. The Common was no longer perceived as agricultural land. The town forbade grazing livestock on the Common in 1871, and the Common began to function more as a park than a pasture.

The period from 1870 to 1890 marks the second phase in the neighborhood's growth. There were still a few modest Greek Revival homes built in this time. The tiny David Ouimette House at 61 Chestnut Street (Map #61 - c. 1885) is similar in size and simplicity to the Greek Revival houses of the district's first period of development, while the James Shea House (75 West Street - Map #32 - c. 1875) is reminiscent in scale and detail of many of the single-family brick cottages Charles McClallan built during the 1840s and 1850s. However, most of the buildings from this period tend to be larger than their predecessors, usually accommodating three to eight families. They formed a transition of scale between the modest houses of the first period and the large apartment blocks that would be built during the latter phase of the district's development. These larger homes were built in simplified versions of the Romantic Revival styles that became popular during the Victorian period. For example, three middle-sized brick apartment houses of this period exhibit basic elements of the Second Empire and Italianate styles, but lack the elaborate ornamentation found in more expensive examples of these styles. The mansard roof of the Collins-Connor Block at 20 Park Street (Map #30 - c. 1885) is the only clue to its Second Empire style. Bracketed door hoods and steep rooflines mark the Michael C. Collins Block (59 West Street - Map #34 - 1884 - Photo #9) and the Mrs. T.H. Wood House (7 Park Street - Map #35 - c. 1884) as examples of the Italianate style. However, all three brick blocks lack the elaborate window treatments often found in the Second Empire and Italianate styles--segmental arches are the only significant features accenting the windows.

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The Collins and Wood buildings were probably both constructed by mason Michael C. Collins. The Collins Block, located on a more prominent site at the corner of Park and West Streets, is the larger of the two, and receives slightly more decorative detail. Blackened bricks delineate window arches and the cornice line, creating a polychromatic effect. Collins, a second-generation Irish-American, was a mason who prospered enough that he was able to develop real estate in his neighborhood. He built 59 West Street (Photo #9) in 1884 at a cost of \$8,000. Around the corner, on Park Street, the Mrs. T.H. Wood House is strikingly similar to the Collins Block, though on a smaller scale. Although the builder is not listed, given the similarities between the two buildings, it is likely that Collins built 7 Park Street as well. The house lacks the polychromatic brickwork, and is a few bays smaller than its neighbor, but the steep roof lines and denticulated cornices are identical. Both houses also have Italianate door hoods supported on heavy ornamental brackets. The Collins Block's door surround is slightly more ornate than the Wood House's.

One substantial wood-frame structure was also added to the neighborhood. The Roberts-Burns Block (60 School Street - Map #6 - c. 1889) is a simple flat-roofed, cube-shaped building that exhibits touches of Italianate ornament in the denticulated and modillioned cornices at its roofline and on its three-story porch. Brackets and turned posts on the building's porches are the only other decoration. It appears the builder took a block-shaped Italianate house and crossed it with the triple-deckers that were becoming popular in the late 19th century to create a building that would accommodate several families.

A few more modest double or triple houses were also built during this period, with one builder adding a narrow road to open up a new lot and two builders resorting to adding homes in back yards in order to maximize the developable land area. Grocer John McKeag opened McKeag Avenue around 1871 to connect School Street and Park Street. This narrow right-of-way made the rear portion of McKeag's School Street lot accessible, and allowed for the construction of the Matt Ryan House (Map #16 - c. 1878), a simple building that combines the steep roofline of the new Queen Anne style with the cornice returns of Colonial and Greek Revival styles. The building includes a Colonial Revival porch with Tuscan columns. On Chestnut Street, the twin Ann A. Leppens Properties at 14-16 (Map #3) and 18-20 Chestnut Street (Map #2) were built around 1885, standing one behind the other. These two houses in the Colonial Revival Style, are 2 1/2 stories with two-story front porches. Both retain most of their original three-over-one sash windows, many of which are paired. Another backyard house, the

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~~Knott-Littlewood House at 80 1/2 Chestnut Street (Map #23 - c. 1885) was constructed as in fill housing behind the earlier Moran-Robinson House (82-88 Chestnut Street - Map #22 - c. 1855)~~

As new homes were being built, older ones were expanded. Early houses grew to accommodate ever larger numbers of residents; their growth is evident in the form of sometimes awkward ells and wings that were randomly added through the nineteenth century, making some houses look as if they are bursting out of their skins. The J.A. Haynes House (37-39 Chestnut Street - Map #7 - 1849) and the Ames Company Property (26 Park Street - Map #29 - c. 1855) are two vivid examples of the haphazard ells and wings that were tacked onto older homes to create more space. Eugene Buckley, a carpenter who lived at the Haynes House in the 1880s and 1890s, may have been responsible for some of the late nineteenth-century additions. Morris J. Moynahan, a carpenter living at the Ames Property during that same period, may have made some of the changes to that house.

A particularly odd-looking specimen is the G. Sheldon House at 41 Chestnut Street (Map #8 - c. 1855 - Photo #3). Probably built by carpenter Josiah Simms, who lived next door at 47 Chestnut Street, the Sheldon House appears to be a composite of two side-by-side Greek Revival houses which have been connected at some point in their history. The house now looks like a modified saltbox turned sideways to the street. Maps indicate that the house's unusual shape is the result of modifications made fairly early in its history. Originally, it seems to have been a gable-front Greek Revival, with the northern half serving as the street facade, and an offset rear ell extending from the back of the building. Some time between 1870 and 1885, the house's footprint changed, and the rear ell was extended forward and a new facade created, linking the two sections in one plane.

As architectural fashions changed, so too, did homes in the Cabotville Common neighborhood. Italianate, Queen Anne, and Colonial Revival entries, bay windows, and porches were added during the neighborhood's last two phases of development. Many houses now sport entry porches with turned posts typical of Queen Anne construction, or Tuscan columns typical of the Colonial Revival style. The Josiah Simms House (47 Chestnut Street - Map #9 - 1847 - Photo #3), for example, has been modified with a two-story Queen Anne front porch featuring Tuscan columns and polygonal shingles covering the balustrade. Another example, the G.H. Chapman Property at 4 Cooney Place (originally 33-34 Spruce Street - Map #38, c. 1855), has a Queen Anne porch with bracketed railings and carved posts tacked on to the back. The Colonial Revival corner porch added to the Patrick Byrnes House at 67 Park Street (Map #14 - c. 1855) in the early 20th century complements the house's Greek Revival form. The Salina Goff House at

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76 Park Street (Map #18 - 1846) had a Queen Anne one-story front porch with turned posts added to it, and its entry door was changed in the late 19th century for a more stylish door with stained glass panes.

From 1890 to 1915, the neighborhood entered its final phase of development. With very few open lots left, new residential construction consisted of a trio of large brick apartment blocks and one wood-frame house. The apartment blocks tend to be pared-down (and hence cheaper) versions of late Victorian styles--vaguely Italianate elements predominate in the form of segmentally arched windows and corbelled cornices suggestive of brackets.

The first of the three, the T.W. McCarthy block at 37-39 School Street (Map #58 - Photo #11), was begun in 1891 as an investment property for saloonkeeper Thomas W. McCarthy. The actual builder is not known. The block is designed in a late Victorian style that incorporates simplified elements of Italianate ornamentation. Textured brickwork is used to articulate window openings and delineate each story. Segmental arches and polygonal bay windows suggest the Italianate style, as does the symmetrical placement of the bay windows on either side of the entrance door. However, the building lacks the three-dimensional ornamentation and exuberant trim usually found in Italianate buildings of this period. Overall, the facade is fairly smooth, with brickwork projecting only slightly to simulate the textural effect of hooded windows and bracketed cornices on a modest (and inexpensive) scale. The three-story building presents a symmetrical facade with paired entry doors framed by twin polygonal bay windows. Doorways are shaded beneath a pedimented hood supported on heavy brackets. Segmental arches over the windows are articulated with rows of projecting brickwork which link the impost line of the arches in a horizontal band. The stone window sills are also linked with courses of recessed brickwork forming a strong horizontal line. This building originally had only two stories, but a third floor was added in 1893, almost immediately after completion. The original cornice is visible in a band of corbelled brickwork just below the third-floor window sills. The building's prominent cornice is also ornamented with two bands of strongly corbelled brickwork, giving the impression of rows of shallow brackets, separated by a band of bricks turned diagonally on end to create a diaper-work effect. Just below the cornice, a plaque gives the building's date of construction and the name of its builder.

The second apartment block, the M.C. Healy Building (Map #42 - Photo #10), was built in 1892 by contractors M.C. Healy & Son, whose principals, Michael and John Healy, lived in the district. Like the McCarthy Block, the Healy Building was constructed in a late Victorian style that includes elements of a simplified interpretation of Italianate design. Its facade's design

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is similar to that of the McCarty Block, with a central entry flanked by two polygonal bay windows. Decoration is slightly more detailed in this building, with subtle variations in textures and materials used to divide the facade into horizontal sections. Rows of pressed-brick rosettes form a string course below the segmentally arched windows' sandstone sills. Rosettes also appear in the entablature and in the segmental arches over each window. The building's cornice is heavily corbelled and denticulated, to give the illusion of a row of brackets. The central entry bay is set off by the use of granite in addition to sandstone and pressed brick. The segmental arch over the doorway is made of sandstone with a heavy keystone and granite impost blocks providing contrasting color. A granite plaque below the cornice identifies the building.

Only one of the three apartment blocks, the A. Page Block at 63-71 Park Street (Map #33 - 1909 - Photo #12), is a fully articulated rendition of its style (Classical Revival). This block is a four-story, L-shaped brick building, dominating its site on the corner of Park and West Streets. Overall, the building displays the order and ornamentation typical of the Classical Revival. Visual interest is provided by variations in material, texture, and surface. A series of bow and polygonal oriel windows undulates across the two principal facades of the building, creating a focus at the southwest corner, where the main entrance is recessed beneath an oriel window. A second oriel window on the Park Street facade forms a pair with the one over the main door. Both are set off from the rest of the building through the use of pressed-metal panels, which provide a break in both color and texture from the building's brick walls. Bow windows on the West Street facade set off the entrances, with a pair of bows flanking the western doorway, while one bow window sets off the easternmost entry. On the Park Street facade, the main wall bevels out two bays north of the oriel window. A bow window provides additional surface variety on this facade. While the bow and oriel windows create vertical patterns along the building's facades, changes in brickwork and materials separate the horizontal levels. The first story is marked by rusticated brickwork. The sills of the second-floor windows are linked by a thin string course of concrete, which divides the first and second stories. The walls of the second and third floors are plain brick, followed by another section of rusticated brickwork at the fourth-floor level. The whole is capped with a wide pressed-metal cornice that features swags in the entablature and a denticulated modillion cornice. Windows are set off with heavy concrete lintels and thinner sills. Principal entries are flanked by thin fluted pilasters and half sidelights. The southwest corner, which once contained a storefront, is recessed to invite prospective customers in. The form of the store's original large-paned display windows with transoms is still apparent, although the store has been boarded up.

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The fourth large masonry structure of this period was not a residence, but served as a meeting place for many of the district's residents. Built in 1913, the Saint Stanislaus Club (Map #4 - Photo #13) is a two-story, flat-roofed brick structure in a simplified Colonial Revival style. The ornamentation on the building is formed by panels of stepped, recessed brickwork to give the effect of pilasters separating the building into sections. The building's facade is symmetrical, with a central entryway flanked by paired window bays grouped between stylized brick pilasters. A heavy keystone carved with the date of construction sits over the main entrance. On the side of the building, windows are paired between projecting brick panels to give the illusion of a series of pilasters. A course of denticulated brickwork separates the first and second stories on the facade. The first floor is further articulated by bands of recessed brickwork. At the roofline, a wide entablature is broken up by panels of recessed brickwork. Windows have sandstone sills and splayed sandstone lintels. The building has undergone relatively few changes--the most significant being a small cinderblock addition to the rear.

The Common also experienced some changes during this period. In 1890, the city appropriated funds for the improvement of the park. Turn-of-the-century postcards show a decorative iron fence surrounding the park, venerable shade trees, and decorative benches. By the early 20th century, playground equipment had been added to the park.

The neighborhood experienced a mixture of uses throughout its history, with commercial enterprises existing side by side with residences. Many of the businesses were small enterprises--dressmaking shops, or shoe repair shops, or were offices for contractors, and were conducted with no exterior changes made to the buildings that housed them. However, a few buildings have storefronts or ells that were added to accommodate businesses. The Josiah Simms House (47 Chestnut Street - Map #9 - 1847 - Photo #3) had a storefront ell added to the side during the early 1880s. The ell was expanded and walled with brick in 1921. Although no longer used as a store, the ell retains its large front window, recessed entry, and five-pane transom.

The J. Mulcahey House at 4 Spruce Street (Map #49 - c. 1855) was once connected to neighboring houses at 12-14 School Street (no longer extant). The main blocks of these houses were used, on and off, as stores, while the rear ells were used as warehouses and storerooms. This house has been expanded several times in its history, with a Queen Anne ell added to the original Greek Revival main block. In the early 1900s, James J. Hafey bought the Mulcahey House, using its rear sections for his undertaking business.

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~~The Jacob Karas House (44 Park Street - Map #25 - 1909), the district's only Queen Anne wood-frame building, was constructed to house both Karas's family and his confectionery store. This 2 ½ story house with paired bay windows and entry porches, is a simplified version of the style. A candy shop was operated out of the front section of the house through much of the early 20th century.~~

The Captain Day Property at 36 Park Street (Map #27 - c. 1859) was originally a tiny Greek Revival House. In the late 19th century, it had been expanded on three sides with a Queen Anne storefront. The store's entrance door is surmounted by a little pedimented gable ornamented with fishscale shingles.

By 1915, major development in the Cabotville Common district had ceased. Two buildings in the district were moved around that time. The Matt Ryan House (Map #16 - 22 McKeag Avenue, c. 1878) was originally a short distance south of its present location. It was probably moved to make room for outbuildings that were added to this site during the late 1910s and early 1920s. Around that same time, the Magdalena Przybyla Property at 39 West Street (Map #46 - c. 1855 - Photo #4) was moved to its present location. It is unclear where the building was originally sited, but its simple Greek Revival style with added Queen Anne porch is in keeping with the rest of the district's buildings.

The only significant changes to the district since 1915 have been the demolition of the Spruce Street School and its replacement with a wading pool and bath house (Map #50) in 1965, and the demolition of five houses scattered along School Street. The bath house is the only significant intrusion in the district.

Other changes have taken the form of the addition or removal of outbuildings, and additions and alterations to the existing structures. Two small manufacturing buildings were added in the late 1910s and 1920s. At the rear of the Tryphena Wright House (53 Chestnut Street - Map #10), a brick smokehouse and attached wooden barns and sheds were constructed in 1919 to accommodate a sausage manufacturer. In 1928, a brick bottling shop and attached garages and sheds were built behind the Jacob Karas House (44 Park Street - Map #25 - 1909). Only two houses retain outbuildings from the district's period of significance. The John A. Denison House (79 Park Street - Map #17 - 1846) has a c. 1885 wood-frame barn which is still in good condition. The other older barn, on the Captain Day Property at 40 Park Street (Map #26 - c. 1859), is so deteriorated that it no longer contributes to the district.

Alterations to primary structures have taken the form of enclosed porches and the

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addition of synthetic siding materials. On the whole, however, the district's buildings are simple enough that, even though they have received some unkind alterations, the area retains the feeling of a 19th-century workers' neighborhood. There are only a few buildings that have been changed so severely that they no longer contribute to the district's integrity. One building, the Amaziah Bullens Property at 19 School Street (Map #54 - c. 1855), had a brick storefront installed in 1933. This building, along with four others, are the only ones that have been so severely altered as to have been rendered noncontributing. The Thomas A. Denison House at 73 Park Street (Map #15 - c. 1855) was originally a masonry building which appears to have had a Queen Anne corner turret added in the late nineteenth century. It has since been covered with a stucco facing that has eliminated any of the building's original details, and made it impossible to discern the house's original appearance. The G.H. Chapman Property at 17-19 Park Street (Map #37 - c. 1855) was an Italianate block, which probably had the cornice brackets representative of the style. All of the building's ornamentation was removed when siding was added in the late twentieth century. The Ruth Underwood House (73 Chestnut Street, Map #20 - c. 1853) was altered in 1935 by having the roof raised, thus disguising the building's nineteenth-century appearance completely. Finally, the Patrick Hagerty House (14 Park Street - Map #31 - c. 1875) has had its windows reconfigured to such an extent that its original Greek Revival proportions have been lost.

Unlike many urban neighborhoods that were small in scale and wealth, the Cabotville Common area has managed to remain intact, surviving both urban renewal and the construction of Interstate 391 to the west. It is unusual in that only one new primary structure has been added since 1915, and very few have been lost. Maintenance of properties in the district has been uneven, with some extremely well-preserved buildings standing alongside others which have been neglected. Of particular concern are six vacant properties: the Boisvert-Jeffers House at 30-34 Park Street (Map #28 - c. 1885), the Captain Day Properties at 36 and 40 Park Street (Map #s 27 and 26 - both c. 1859), the G. H. Chapman Property at 10 Cooney Place (formerly 28 Spruce Street - Map #39 - c. 1855), the Edward Shaw Property at 11 School Street (Map #52, c. 1870), and the A. Page Block at 63-71 West Street (Map #33 - 1909).

The Common itself has undergone some changes since the turn of the century. It is presently a grassy, flat area shaded by a number of mature trees as well as several younger specimens. Brick-paved paths cut diagonally across the park from corner to corner, forming an X, with a circular area at the center (Photos #1-3). At the northern end of the park, a paved area is laid out as a basketball court. Granite curbing delineates the park's edges. In 1977, the city

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invested Community Development funds to renovate the park, adding the present sidewalks and granite curbing, as well as decorative lighting fixtures and benches. None of the decorative furnishings is intact today, and the sidewalks show considerable deterioration. However, even in its present state, the Common still gets heavy use from neighborhood residents.

Archaeological Description

While no prehistoric sites are recorded in the district, it is possible that sites are present. Five prehistoric sites are recorded in the general area (within one mile), most along the margins of the Connecticut River, Chicopee River and their related floodplains. The confluence of the two rivers lies approximately 2000ft. north of the district. The physical characteristics of the district represent locational criteria that are favorable for many types of prehistoric sites. Much of the district contains well drained level to moderately sloping land surfaces in close proximity (within 1000ft.) to the river drainages noted above. A source of fresh water may have also originally existed in the district "Commons" area where a mid nineteenth century reservoir existed. Some local roads including Springfield Street, a short distance east of the district, have also been identified as major early highways based on Native American trails. Given the above information, the size of the district (approximately 18 acres), and the availability of open land in Wisniewski Park or "The Common" area, a high potential exists that prehistoric resources were present in the district locale. However, because of urban development and landscaping activities in the park, a moderate potential is present in the district for locating significant prehistoric resources.

A high potential exists for locating significant historic archaeological resources in the district. Some resources may be present related to the district's use as agricultural land, especially pasturage during the 17th through mid 19th centuries. Archaeological resources related to residential use and animal pounds are types of resources that may be present. By the 1830's, streets were planned for the area and by the 1840's construction had begun for a residential neighborhood developed to house employees of Chicopee's 19th century industries. Most archaeological survivals in the district are probably related to residential structures and outbuildings built during the district's first two phases of development. During Phase I, from 1846 to 1870, over half of the buildings in the district were constructed usually characterized by smaller homes. During Phase II, from 1871 to 1890, another fifth of the districts residential structures were built, some of which were larger than Phase I structures. During Phase III, from 1891 to 1915, four substantial masonry structures were built on the remaining vacant lots or replacing earlier smaller structures. Most early structures in the district were rental properties owned by absentee landlords. Archaeological survivals from some of these structures may exist

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in the locale immediately surrounding the common. While no structures were present in the district in 1835, by the late 1840's, the district was densely settled. By 1870, the district had been transformed from a rural agricultural landscape to a small scale urban residential neighborhood with most of the land around the common developed. Most of the district's structural losses occurred during the 19th century and have yet to be documented. Only one new primary structure has been added to the district since 1915 and very few were lost. Residential losses in the district have occurred in the West Street area where a number of structures have been demolished and along School Street where at least five structures have also been lost. Several houses at 12-14 School Street, no longer extant, were reportedly connected to the J. Mulcahey House at 4 Spruce Street. Archaeological evidence from the Spruce Street School, originally located on the edge of the common and one of the only non residential sites in the district, may also survive on Spruce Street in the area now occupied by a bath house and wading pool. Some houses in the district have also been moved from their original sites indicating the potential for archaeological resources at the latter locations. The original site of the Matt Ryan House(c. 1878) was located a short distance north of its present location at 22 McKeag Ave. The Magdalena Przybyla Property (c.1855) now located at 39 West Street was also reported moved from an unknown location in c.1915. Outbuildings should also represent a common type of archaeological survival in the district since only two homes, The John A. Denison House(1846) at 79 Park Street and the Captain Day Property(c.1859) at 40 Park Street retain outbuildings from the district's period of significance. Outbuildings can be related to residential use types or to many of the small shops and businesses located at the homes in the district. Archaeological evidence can also survive for a mid 19th century waterworks or circular reservoir constructed in the Commons area. Soil features and structural engineering survivals can survive from the reservoir reportedly built sometime between 1845-55 then abandoned by 1859.

(end)

Cabotville Common HD

Name of Property

Hampden, MA

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

ENTERTAINMENT/RECREATION

INDUSTRY

LANDSCAPE ARCHITECTURE

Period of Significance

1845-1949

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

McClallan, Charles

Collins, Michael

Primary location of additional data:

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

Name of repository:

Chicopee Historical Comm. - Office of Community Development

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The proposed Cabotville Common Historic District reflects the broad patterns of industrial and community development that changed Chicopee from a rural agricultural district of Springfield in 1800 to a prosperous industrial city by 1915. The district was laid out by Springfield Canal Company agent John Chase specifically to meet the housing needs of workers recruited to labor in Chicopee's industries. Thus, it relates to the contexts of Community Planning and Development and Industry. The Cabotville Common neighborhood is a part of the story of the immigrants who came to Chicopee seeking their fortunes in the city's factories and shops. Irish immigrants, who were skilled millworkers, construction workers, or clerical workers, rented and owned homes in the district to such a great extent that this area became an Irish enclave. As the city grew, with new residents arriving from Canada and Poland to find jobs in the mills, so too did the Cabotville Common district. The ethnic makeup of the district's residents reflected the influx of the two new groups. Thus the district fulfills Criterion A as part of a neighborhood associated with events that have made a significant contribution to local history.

The Common, which serves as the visual focus for the district, is significant in the contexts of Landscape Architecture and Entertainment/Recreation because it is the first piece of land designated as public open space in Chicopee and has remained in public use for one hundred and fifty years, serving both utilitarian and recreational functions. The Common was one element that made this neighborhood more open and perhaps desirable than the crowded tenements to the north. The park has remained in continuous use as a neighborhood recreational area to this day, its basic design changing little over the past one hundred and fifty years. The district is significant under Criterion C within the context of Architecture because its buildings are representative of the types of homes that Chicopee's middle tier of industrial workers occupied.

Overall, homes in this district are modest in size and ornamentation, reflecting the modest means of the people who occupied them. The small houses built in the early decades of the neighborhood's development were a step up from the tenements and boarding houses built for the lowest level of mill operatives. Larger multifamily houses and apartment blocks were constructed through the late nineteenth and early twentieth centuries to accommodate new residents, while older homes were enlarged to add living space. Most major modifications in shape and size took place before 1915, and most of the buildings are simple enough in style that later changes, such as the addition of synthetic siding, do not conceal the buildings' original forms. While the individual components of the district do not possess overwhelming significance on their own, each serves as an integral component of the district as a whole. The pieces work together to tell the story of Chicopee's nineteenth century industries and the people who made

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them prosper. Thus the district fulfills Criterion C as a significant and distinguishable entity, although its components may lack individual distinction.

The Cabotville Common Historic District would complement Chicopee Center's existing historic districts. The Ames Manufacturing Company Historic District [1983] encompasses one of the area's industrial sites. The Dwight Manufacturing Company Historic Housing District [1977] consists of the boarding houses provided by manufacturers for the lowest echelon of mill operatives. The Springfield Street Historic District [1991] includes the homes of the community's industrial and commercial leaders and the upper levels of mill workers. The Cabotville Common district fills in the missing piece of the story, showing the homes of the middle level of mill workers, between the operatives who lived in the Dwight Housing District and the managers and owners who lived in the Springfield Street District. The Cabotville Common district's Catholic immigrant population also had close ties with the Springfield Street District's Holy Name and Assumption parishes.

There are no grand mansions in the Cabotville Common Historic District; Chicopee's captains of industry and commerce didn't make their homes around the Common. They didn't shop at its bakeries, groceries, and dressmaking shops. And they certainly didn't travel in the same social circles as the little neighborhood's residents. Yet this small neighborhood, as modest in size and ornamentation as its residents were modest in means, is an important part of the story of Chicopee's growth from a rural enclave of Springfield to a thriving industrial center. The people who lived here came from Europe to build and work in Cabotville's factories, tending and repairing their machines, making the fabrics and weapons through which Chicopee's industrialists made their fortunes.

The growth of the Cabotville Common district through the nineteenth century paralleled the growth of Chicopee from an agricultural community to an industrial one. Chicopee was originally a part of the Springfield settlement established by William Pynchon. The land which became Chicopee was purchased from the Nipmuck Indians in 1641 by Pynchon, only five years after he settled Springfield. In 1659, Pynchon granted land north of the Chicopee River to Japhet and Henry Chapin, who became the first recorded settlers in the area. They were followed by other pioneers who established homesteads along the Connecticut and Chicopee Rivers in the areas now known as Willimansett and Chicopee Falls. At that time, existing trails along what are now Springfield and Chicopee Streets became major travel routes between Pynchon's settlement and the Chapin farms to the north. Scattered agricultural activity took place along this route to the north of the Chicopee River, as well as the south, just to the east of the proposed historic

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~~district. The district itself is located in the angle formed by the confluence of the Chicopee and~~
Connecticut Rivers. For much of Chicopee's early history, this area was used as pasture for early residents' livestock. Because of its use as common grazing land, the site was popularly referred to as "the Commons."

The Chicopee area remained a sparsely settled agricultural outpost of Springfield until the early nineteenth century, when the first major mills were built along the Chicopee River (see 1835 map). Before the 1830's, most manufacturing activity was confined to the Chicopee Falls area, to the east of the proposed district. A foundry and a carding and spinning mill were two of the early production facilities attempted by local entrepreneurs. However, it was not until a group of Boston investors, led by Francis Cabot Lowell, built the first cotton mills in Chicopee Falls, that industrial activity really gained momentum. Based on his tremendous success in the factory town of Waltham, Lowell determined to copy this system in Chicopee. Originally called the Boston and Springfield Manufacturing Company, Lowell's cotton mill became the Chicopee Manufacturing Company in 1828. In the 1820s, this company was the primary industrial developer in Chicopee Falls. The development of Cabotville, or Chicopee Center, came a decade later. In 1825, the Boston and Springfield Manufacturing Company bought water rights and land further down the river, in the area that was to become Cabotville, and in 1831 organized the Springfield Canal Company to develop that property. The company's agent, John Chase, oversaw the construction of canals, dams, and mills.

The focus of the Cabotville Common Historic District is Wisniowski Park, or "The Common" (Photos #1-3). This rectangular park was the first plot of open land in Chicopee specifically designated for public use, and may be the district's earliest man-made feature. In the 1830s, when John Chase was laying out Cabotville's streets, maps showed the land now occupied by the Cabotville Common district as open space. Residents had been using the area as pasture land for their livestock. By the 1830s, the Springfield Canal Company owned the land. Chase developed his plan for the streets in this section of Cabotville some time between 1835 and 1840. By 1841, deeds for properties in the Cabotville Common area began to refer to streets in the district as "contemplated," "proposed," and "new" streets. Deeds indicate that the streets were actually constructed around 1845. In that same year, deeds from the Springfield Canal Company began to specifically refer to the Common. An April 1845 deed from the Springfield Canal Company to John Parshley noted that the Company "do covenant and agree that the Common or publick Square as laid out on the plan of Cabotville...shall forever remain as a publick Common unencumbered by Buildings" (Springfield Canal Company Deed Book, 1 April 1845). The Common not only served as a public square, but was also the site of an early

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~~waterworks in the area. 1855 maps show a circular reservoir centered in the park. The~~
waterworks didn't last long, however. By 1859, the reservoir had disappeared from town maps.

The Dwight, Perkins, and Cabot Manufacturing Companies had mills constructed in Cabotville through the 1830s and 1840s for the manufacture of cotton goods (the three companies merged in 1852 as the Dwight Manufacturing Company). In 1829, Edmund Dwight convinced Nathan P. Ames and his two sons, Nathan P. Ames, Jr. and James Tyler Ames, to move their edge tool and cutlery manufacturing business from Chelmsford to Chicopee Falls. In 1834, the Ames Manufacturing Company moved to Cabotville, diversifying its production into swords, guns, cannon, and a wide variety of bronze and brass products.

The Ames and Dwight Manufacturing Companies became the two most significant forces in the nineteenth-century growth of Cabotville. As they prospered, Cabotville grew from an almost unsettled area to a bustling town, fulfilling John Chase's prediction to one of his surveyors that "he was the man who drove the first stake for a new Lowell." (*Chicopee Illustrated*, p. 36)

Chase is credited, not only with surveying Cabotville's manufacturing complexes, but also with surveying and laying out Cabotville's streets, including those in the Cabotville Common Historic District. Chase developed his plan for the streets in this section of Cabotville some time between 1835 and 1840. By 1841, deeds for properties in the Cabotville Common area began to refer to streets in the district as "contemplated," "proposed," and "new" streets. Later deeds indicate that the streets were actually constructed around 1845. Chase's plans set aside a public square (Map #59 - Photos #1-3) roughly in the center of the area that had been known as "the Commons." 1845 deeds from the Springfield Canal Company designate the area as a "Common or publick square" and provide that the land "shall forever remain as a publick Common unencumbered by Buildings." This appears to have been the first dedication of land for public use as open space in Chicopee's history.

While Chase planned the new village, Charles McClallan, a master mason and builder, is credited with the actual construction of the dams, canals, and mill buildings, as well as the brick boarding houses which would become home for hundreds of mill workers. McClallan also built the village's first waterworks to the southwest of the Springfield Street Historic District, to the south of the Cabotville Common district. Some time between 1845 and 1855, a circular reservoir was constructed in the center of the Common as part of the waterworks system. The reservoir did

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~~not last long here, however. By 1859, it was gone from Chicopee's maps, and district residents~~
apparently used the green as a neighborhood pasture for the next dozen years.

The birth of the Cabotville Common neighborhood took place at the same time as Chicopee itself was going through a major transition. Industrial growth in Cabotville and Chicopee Falls had proceeded so quickly through the 1820s and 1830s, that the area began to acquire an identity independent of its mother town. Residents began to desire a break away from Springfield. In 1844, Chicopee petitioned the state legislature for a town charter. In 1848, their petition was granted. During those same four years, the Cabotville Common district began its growth.

In 1846, carpenters and masons began building the houses ringing the Common--for the most part modest one- and two-family homes of a scale and price affordable to skilled workers in Chicopee's factories (Photos #1-3). Laborers (a category one step up in both status and wages from mill operatives and weavers), machinists, loomfixers, and a few overseers were the intended tenants. They were joined by workers in the building trades--carpenters, masons, plasterers, plumbers--and a small number of clerical workers. The neighborhood's residents continued to consist of a mixture of industrial workers and craftsmen through the nineteenth and early twentieth century. The Dwight Manufacturing Company was the most frequently listed employer of district residents through the nineteenth century, closely followed by the Ames and Gaylord Manufacturing Companies.

While the builders of most of the Cabotville Common district's early nineteenth-century homes remain anonymous, a few builders are known. Charles McClallan is the man to whom the most structures can be reasonably attributed. Popularly known as "Captain Mac," McClallan developed a considerable reputation in this country as a mason, contractor, and engineer. Born in Lancaster, Massachusetts in 1803, McClallan came to Springfield at the age of seventeen as a bricklayer employed by Charles Stearns. McClallan quickly moved up to the status of master mason and independent contractor. McClallan moved to Chicopee Falls in 1832, and the next year built his own house on Pearl Street in Cabotville (in the Springfield Street Historic District). McClallan managed to get the contract for constructing the dams, canals, mills, and boarding houses for the new industries at Cabotville, and by 1879 was credited with building nearly all the brick buildings then extant in Cabotville. McClallan also built mills, boarding houses, dams, and canals in Indian Orchard, Holyoke, South Hadley, and as far away as New York State and Augusta, Georgia. McClallan appears to have had considerable engineering skills as well. In 1856, he formed a partnership with his son William, as C. McClallan & Son. The firm's projects included waterworks in New Haven, a reservoir in Windsor, Connecticut, the Hoosac Tunnel,

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and bridges for the Troy & Greenfield Railroad. McClallan also constructed a number of stone dams in the Northeast which were acclaimed for their strength.

Most of the pre-1870 masonry houses in the district can be attributed to Charles McClallan, either because of the use of characteristic construction motifs which McClallan favored, because of McClallan's ownership of the building lot, or because of his connection to the building's owner. The masonry homes he constructed in the Cabotville Common district tend to be 1 ½ - 2 ½ story side-gable structures whose Greek Revival style is articulated through pedimented gables or cornice returns. Several buildings in the district that exhibit McClallan's signature corbelled eaves include the Tryphena Wright House (53 Chestnut Street - Map # 10 - 1846), the Lorenzo Lane House (67 Chestnut Street - Map #13 - 1846 - Photo #6), the M. Hays House (55 West Street - Map #41 - c. 1855), and the P. Fogerty House (8 School Street - Map #48 - c. 1853). Another motif which McClallan favored was a denticulated cornice, which is visible on the John I. Conklin Property at 13 Park Street (Map #36 - c. 1855 - Photo #8) and the John Cronin House (2 School Street - Map #47 - 1847 - Photo #4). McClallan's hand is also noticeable in the Clark Albro Block at 74-80 Chestnut Street (Map #24 - c. 1853 - Photo #7). Originally a boarding house, this block is the only one of the earliest buildings in the district which is on the large scale of the boarding houses constructed for mill operatives in the Dwight Manufacturing Company District in the area north of the Cabotville Common neighborhood.

Two other masonry buildings in which McClallan may have had a hand are the John Chase Property (33 School Street - Map #57 - c. 1855) and the Patrick Burke Block (21-25 West Street - Map #51 - c. 1870). The latter was built on a piece of land deeded to McClallan by the Springfield Canal Company in 1845, so it is likely that McClallan constructed this large multi-family block. The Chase Property was owned as a rental property by John Chase. The close business relationship that the two men had makes it probable that McClallan constructed this house.

Most homes in the district cannot be definitely attributed to any particular builder. It is probably fair to assume that those homes whose original owners were carpenters or builders were constructed by their owners, but there are few of these. Josiah Simms, a carpenter, was probably responsible for the construction of a trio of Greek Revival houses on Chestnut Street, at the northeast corner of the Commons (Photo #3). In 1845, he bought the land for 37-39 (Map #7), 41 (Map #8), and 47 Chestnut Street (Map #9) from the Springfield Canal Company. In 1847, he built his own house at 47 Chestnut Street, and by 1855, the other two homes had been completed and were occupied by machinist J.A. Haynes and G. Sheldon.

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Construction proceeded so rapidly around the Common that as early as 1849 the new town of Chicopee saw a need for a school in the district. A brick Greek Revival schoolhouse (no longer extant) was constructed on Spruce Street in 1849 to serve the children of the new area's residents. At four rooms, the new school was fairly large in size.

The district's earliest residents came from the middle level of millworkers--foremen, overseers, machinists--skilled laborers who earned a little more than the mill operatives who found housing in the large boarding houses built in the Dwight Manufacturing Company Housing District to the north. However, many of them didn't earn quite enough to own their own homes. A few buildings in the district, including the Clark Albro Block (74-80 Chestnut Street - Map #24 - c. 1853), the Tryphena Wright House (53 Chestnut Street - Map #10 - 1846), and the Mrs. Salina Goff House (76 Park Street - Map #18 - 1846) were originally run as boarding houses, their owners renting rooms to unmarried working men or women or to widows.

Most of the single- and two-family houses in the district were initially rental properties, maintained by absentee landlords. Many of Chicopee's more prosperous citizens invested in the neighborhood, buying lots and building houses as income-producing properties. The Bullens brothers, who started a number of successful retail establishments, owned several houses in the district. The family came from Dedham, Massachusetts in 1835. The brothers began working in Cabotville's factories, but quickly moved out of industrial work to begin setting up a series of successful stores. Isaac Bullens set up his grocery store in 1838, while Ira M. sold books, stationery, and shoes, and Amaziah ran a crockery and variety store. Amaziah Bullens owned a large chunk of land on either side of what became Bullens Street. Amaziah was probably responsible for opening the street and hiring contractors to build 19 School Street (Map #54 - c. 1855), 25 School Street (Map #56 - c. 1855), and 12-14 Bullens Street (Map #1 - c. 1855). Amaziah also owned 59 Chestnut Street (Map #11 - c. 1855 - Photo #3) as a rental property. In 1853, Isaac N. Bullens bought the Luther C. Clapp House at 70 Park Street (Map #19 - 1847) as an investment property; members of his family retained the house through the 1870s. In 1852, Isaac Bullens (not to be confused with Isaac N.) bought the Salina Goff House (Map #18 - 1846) next door. John Chase and G.H. Chapman, a brushmaker, also owned rental properties here. John Chase owned 33 School Street (Map #57 - c. 1855), which was probably built by Chase's colleague Charles McClallan, while Chapman owned three parcels on the corner of Spruce (now Cooney Place) and Park Street (4 and 10 Cooney Place - Map #s 38 and 39, and 17-19 Park Street - Map #37 - all c. 1855). For a short period of time, even the Ames Manufacturing Company owned a rental property in the neighborhood, at 26 Park Street (Map #29 - c. 1855).

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~~While generally it had been the district's early developers and absentee landlords, not its~~ residents, who were prominent businessmen, a few early residents stand out. In 1846, John and Thomas Denison, two merchants who established successful meat markets and grocery stores, built their homes side by side on Park Street, with John living at 73 Park Street (Map #15) and Thomas at 79 Park (Map #17). Unlike the Bullens brothers, the Denisons were not absentee landlords, but lived in the district (albeit on the edge). The Denison brothers were also involved in Chicopee's early town government. Both John and Thomas served terms as selectmen. Just down the road from the Denisons lived Lorenzo Lane, a merchant tailor, whose brick house at the corner of Park and Chestnut Streets (67 Chestnut Street - Map #13 - Photo #6) was built by Charles McClallan in 1846. By 1859, Dwight L. Shaw owned the Lane House. An overseer for the Dwight Manufacturing Company, Shaw was probably one of the highest ranking mill workers living in the Cabotville Common neighborhood.

As Chicopee's industry grew at a more and more rapid pace, manufacturers faced a labor shortage. Again, John Chase and Charles McClallan played a major role, bringing Irish laborers to assist in construction as well as to work in the mills. With the Irish potato famine in the late 1840s, the number of immigrants increased tremendously. By 1858, sixty percent of the mill workers were of Irish origin. Fairly soon in the district's development, the neighborhood became home to many of Cabotville's new residents, causing the area to be nicknamed "Ireland" or "The Patch." The neighborhood immediately surrounding the Common, as well as an area just to the west, made up Chicopee's largest Irish neighborhood. McCarty and McCarthy, Murphy, Healy, Collins, Mulcahey, Shannahan, Fogerty, Moynahan, Linnehan, and Hagerty are a few of the names that turn up frequently in town and city directory listings for the neighborhood.

Conditions in "the Patch" were probably crowded; directories sometimes list six to eight adults occupying a small house--this number does not include children, women who were not wage-earners, or elderly residents. The area's new residents were not wholeheartedly accepted by the community's Yankee population. Popular prejudices depicted the Irish as drunkards, rowdies, and troublemakers, and local newspapers gleefully reported incidents of brawls and arrests in "the Patch" as proof of the inferiority of the neighborhood's residents. Melees in "the Patch" were often cited in Chicopee's *Weekly Journal* as examples of the detrimental effects of "his majesty king Alcohol" (*Weekly Journal*, 18 Feb 1854). George S. Taylor, who would become Chicopee's first mayor, once commented that, in "the Patch," there was "a rum shop in every fourth house" (Shlakman, p. 96). (If Taylor was right, then the operators of such shops would

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~~have been in violation of deed restrictions imposed by the Springfield Canal Company when it~~
sold the lots in the district. Provisions in most of the deeds stated that no tavern could be erected
on the premises conveyed.) Yankee Protestants also objected to the Irish residents' strong ties to
the Catholic Church.

With the introduction of Irish laborers came the development of Western Massachusetts' first Catholic parish. Itinerant priests first tended to the needs of immigrant worshippers. In 1840, Saint Matthew's Church, the first in the Springfield diocese, was constructed on Pleasant Street, in the Springfield Street Historic District, to the east of the Cabotville Common district. Irish residents of the Common neighborhood were instrumental in the establishment of the Springfield Street District's Holy Name Church and its parish complex.

In the 1860s, mill agents began recruiting workers from Canada to supplement the Irish work force. By the 1870s, some of these new workers began to settle alongside the Irish residents of the Cabotville Common district. Like the Irish, the French Canadians had strong roots in the Catholic Church. Because of language and cultural differences with the Irish Catholic community, however, they preferred to have their own parish. In 1871, they constructed their own church on Front Street, and eventually constructed the present Assumption Church in 1922-25 (located in the Springfield Street Historic District). These two tides of immigrants--Irish and French Canadian--supplied the bulk of Chicopee's early population growth during the first fifty years of the Cabotville Common district's development.

In the 1870s, both the town and the neighborhood were entering another phase of development. Chicopee was recovering from a post-Civil War slump. Industries were finding new markets to replace the ones lost when the war-induced manufacturing boom ended. New industries were also moving into the town. The town's post-war growth found civic expression in the construction of a grand new town hall in 1871.

The desire to construct an impressive town hall reflected a growing concern about the town's appearance. This concern extended toward the community's public spaces as well as its public buildings. During the 1870s Americans generally began to express a concern for the appearance of public spaces, no longer seeing them as functional parcels of land, but rather as areas for aesthetic appreciation or recreational use. Cabotville Common was no exception. In 1871, the town passed an ordinance forbidding "the pasturing or keeping of cattle, goats, or other animals, upon the Common owned by the town." The new ordinance marked a change in sensibilities as the town began to look at public lands from an aesthetic perspective rather than a pragmatic one. The fact that the selectmen felt a need to pass an ordinance at all indicates that

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~~there was probably some conflict between residents who were offended by the untidiness of using the Common as a pasture and those who saw it as just a convenient piece of grassland.~~

This period also marked the second phase of development in the Cabotville Common neighborhood. French Canadian immigration into the neighborhood increased, and established residents began to move up financially. Existing houses were expanded to accommodate more residents, and empty lots were developed for residential use. New construction in the district took the form of mid-sized multi-family buildings, which were a step up in scale from the neighborhood's earlier houses.

Michael C. Collins constructed two of the larger residential blocks of this period. Collins built two Italianate brick blocks at 59 West Street (Map #34 - Photo #9) and 7 Park Street (Map #35) in 1884. Collins was a second-generation Irish-American who began his working career as a bricklayer. He lived with an extended family at 55 West Street (Map #41 - c. 1855 - Photo #4), a house that he probably acquired from one of his in-laws. Collins was one of the district's success stories--a man who prospered enough that he was able to own and develop real estate in the neighborhood.

Collins's own family benefited from his enterprise. The apartment block he built at 59 West Street was initially tenanted by a number of Collins's in-laws, members of the Hagerty family. The Collins family retained all three properties until well into the twentieth century.

As the nineteenth century progressed, some of the district's early Irish residents prospered, as did the later French Canadians. A number of the Irish-Americans in the district began to assume ownership of homes they had been renting. Some of them started businesses within their homes, many of them serving residents of the neighborhood. Commercial enterprises in the district included grocery stores, bakeries, confectioneries, dressmaking shops, shoe repair shops, and contractor's offices. As early as the 1850s, P. Fogerty ran a grocery store out of his little house at 8 School Street (Map #48, c. 1853). From 1870 to 1890, the number of businesses in the district increased greatly. During the 1880s, the owner of 11 School Street (Map #52 - c. 1870) had an outbuilding constructed at the rear to house a commercial bakery. The bakery and a grocery store at the same location were run from the late nineteenth century to the early twentieth century by a succession of French Canadian bakers and grocers, including Adolph Pion, A. Jodoin, and Joseph Lussier, Jr. Michael Scollard operated a boot and shoe repair shop out of his 21-25 West Street home (Map #51 - c. 1870), while Mrs. Antoine Robert had a dressmaking shop at 60 School Street (Map #6 - c. 1889). The Josiah Simms House at 47 Chestnut Street (Map #9 - 1847 - Photo #3) was expanded in 1885 to include a store ell that served as a cobbler's

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shop, then later a paint and wallpaper store. The tiny J. McCarty House at 41 West Street (Map #45 - c.1870 - Photo #4) apparently housed both a saloon and a market during the 1880s. Contrary to George S. Taylor's earlier allegation that there was a rum shop in every fourth house, McCarty's appears to be the only saloon officially listed in the neighborhood during the nineteenth century. Alpheus Underwood's house at 81 Chestnut Street (Map #21 - c. 1859) became John Tuck's confectionery shop during the last quarter of the nineteenth century. During that same time period, Michael McDermott ran his plastering business out of his home at 28 Spruce Street (now 10 Cooney Place - Map #39 - c. 1855). McDermott advertised "Plain and Ornamental Plastering, Calcimining and Jobbing" from 1875 to about 1900 (Springfield and Chicopee City Directories). Cauty and Bush (at 33 School Street - Map #57 - c. 1855), Michael Collins (at 55 West Street - Map #41 - c. 1855 - Photo #4), and Michael Healy (of M.C. Healy & Son at 49 West Street - Map #43 - c. 1855), all mason-builders and contractors, had their business offices at their homes in the district. Collins and Healy went on to develop properties in the district.

By 1890, Chicopee was entering yet another phase in its history. The community had grown enough that citizens petitioned the state for a charter. In 1890, Chicopee officially made the transition from town to city. Again, the transition that the city experienced was paralleled by a transition within the Cabotville Common neighborhood. The Common itself began to get increased attention from city officials. In 1890, the city appropriated \$1500 for the improvement of the park. This was apparently the first civic appropriation for improvement of park land. The action indicates that city officials decided that it was not enough merely to set aside open space for recreational use or to satisfy aesthetic sensibilities. By making the appropriation, the city acknowledged a responsibility to actively improve such open space. Turn-of-the-century postcards show a decorative iron fence surrounding the park, venerable shade trees, and decorative benches. Diagonal walkways were laid out from corner to corner, in a pattern that remains in use to the present.

The 1890s were a difficult period for one of Cabotville's chief industries. The Ames Manufacturing Company, which had made repeated efforts to diversify away from military production after the Civil War, was in a precarious position. Much of the plant had been turned to the production of bicycles for the Overman Wheel Company. When that company decided to open its own production facilities in Chicopee Falls, the Ames Company could not recover from the lost contract. In 1898, the company folded, although one division, the Ames Sword Company, did remain in operation. Soon after, the Ames buildings were purchased by the Spalding Company, manufacturers of sporting goods. While the new company did quite well, its

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employees consisted mostly of unskilled assembly workers. The skilled laborers from the Ames foundries and machine shops had to look elsewhere for jobs.

Meanwhile several new companies were established at Chicopee Falls, including the Overman Wheel Company and Fisk Rubber Company. During this period, Chicopee became an important bicycle center. By the turn of the century, the rubber tire industry was also a major employer in the City.

Although the demand for skilled laborers had changed, the factories' need for unskilled workers had not lessened, and once again workers were recruited from foreign countries. The district's Irish and French-Canadian residents were joined in the 1880s and 1890s by a third group. In 1879 or 1880, a group of Polish families arrived in Chicopee. Lost and unfamiliar with the language, they were stranded until Father Healy of Holy Name Parish reportedly helped them find housing and jobs in Cabotville. A few more Poles began to arrive over the next decade, and by 1890, they started to come to Chicopee in large numbers. Many of them settled in the Cabotville Common area, alongside the Irish and French Canadians who had preceded them, eventually outnumbering their predecessors. The three ethnic groups formed such a substantial part of Chicopee's population that, as early as 1885, thirty-five percent of the City's residents were of Irish, French Canadian, or Polish extraction. Between 1885 and 1895, the number of Chicopee's Polish-born residents went from 205 to 1,447. French Canadians continued to increase in number as well, going from 1,359 to 1,977. Meanwhile, the number of Irish-born residents in the city went down, from 2,290 to 1,987 (Spence, p. 64). This latter statistic indicates that there were fewer new Irish immigrants to the city, and that some of the first generation had either moved away or died. However, second and third-generation Irish-Americans continued to make up a substantial number of Chicopee's residents.

Like the other two immigrant groups, the Poles had strong ties to the Catholic Church. By 1895, they had formed their own parish at Saint Stanislaus Church on Front Street, and had become a significant element of Chicopee's population. Gradually, the Polish population in the Cabotville Common district began to displace the Irish, reflecting a transition that was taking place in the city as a whole. By 1905, Chicopee's population was 33.6% foreign-born. Over half of those foreign residents had come from Poland, about one-third from Canada, and the rest from Ireland (Spence, p. 91). In 1900, the Cabotville Common neighborhood was still predominantly Irish-American, but by 1920, the majority of residents were of Polish origin. The Polish-American community in the district became so strong, in fact, that the group developed its own

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social club, the Saint Stanislaus Society, and constructed a substantial brick building to house the society in 1913 (25 Chestnut Street - Map #4 - Photo #13).

The Spruce Street School (no longer extant) was a significant resource for the neighborhood's new residents. During the 1890s, it was used as an evening school for adults, where Cabotville's new French Canadian and Polish residents could learn English and other subjects. The School Committee's 1890 report notes that the little school was packed with as many as one hundred and ninety-five pupils in its four rooms (Chicopee Municipal Reports, 1890).

With the latest increase in the city's population, the district entered its final phase of growth. From 1890 to 1915, development in the Cabotville Common area consisted of the construction of three large brick apartment blocks to accommodate the new residents. The developers of two of these new buildings came from the district's existing population. Thomas W. McCarthy, a saloonkeeper who developed 37-39 School Street (Map #58 - 1891-1893 - Photo #11), and Michael C. Healy, the contractor who built 53 West Street (Map #42 - 1892 - Photo #10), were Irish-Americans who had prospered to the extent that they were able to undertake large construction projects, both inside the district, and in other parts of Cabotville. McCarthy's block was so successful, in fact, that within a year of construction, he had to add a third floor to increase the rentable space. Unlike the Yankee investors and developers who had acted as absentee landlords in the first period of the district's history, the Irish developers tended to manage their properties from homes within the district. Michael Collins, who had developed two blocks of apartments in the 1880s, lived just next door to his projects (at 55 West Street - Map #41 - Photo #5), and many of his family members rented from him. Michael C. Healy, like Collins, stayed in his small house at 49 West Street (Map #43), next door to the new block he constructed, while his son and partner, John, eventually moved into the Healy Building. McCarthy supervised and managed his new property from an apartment in his own building for the first few years of its existence.

The largest and latest of the three blocks, the A. Page Building (63-71 West Street - Map #33 - 1909 - Photo #12), was constructed by developers from outside the neighborhood. Alexander and Alphonse Page apparently recognized that the demand for new housing was still strong, and so had a large Classical Revival residential and commercial block built to meet that demand. Unlike the McCarthy and Healy Buildings, the Page Building was designed for both commercial and residential uses, with a corner storefront that accommodated grocery and variety stores through much of the building's history. While the Healy and McCarthy Buildings were both simplified versions of late Victorian styles, the Page Building was much more elaborate,

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incorporating oriel windows, pressed metal cornices with Classical swags, and a variety of materials and textures.

Through the 1890s and early 1900s, district residents continued to conduct businesses in their homes. During the first decade of the twentieth century, the home businesses and stores in the neighborhood included Jacob Karas's confectionery shop, which he located in his new house at 44 Park Street (Map #25 - 1909), John Trotka's bakery in the rear ell at 20 Park Street (Map #30 - c. 1885) (later run by Tadeusz Marczak), John and James McCarthy's blacksmith shop at the rear of 70 Park Street (Map #19 - 1847), Julia Quish's dressmaking shop at 2 School Street - (Map #47 - 1847 - Photo #4), James J. Hafey's undertaking business at 4 Spruce Street (Map #49 - c. 1855), and Miss E. McDermott's dressmaking shop at 28 Spruce Street (now 10 Cooney Place - Map #39 - c. 1855). Joseph Janik went so far as to begin a bologna manufacturing business, "Janik's Quality Sausages," in the outbuildings behind his house at 53 Chestnut Street (Map #10 - 1846). He did so well that in 1919, he constructed a sizable brick smokehouse with attached barns and sheds to house the operation. (Janik and his family eventually acquired a number of properties in the district; members of the family retain some of those houses to this day.)

One of the neighborhood's more prominent residents from this later phase of development was Irving H. Elmer, who lived at 79 Park Street (Map #17 - 1846). Elmer was a successful businessman who began his career in Chicopee working in the freight office of the Boston and Maine Railroad. He later worked in John A. Denison's meat market, eventually doing well enough to buy both Denison's business and his house. Elmer was one of the men involved in Chicopee's transition from town to city. He served on the new city's first board of aldermen in 1890.

Meanwhile, the Common became a focus for recreational activity within the district. The city continued to improve the park, adding playground equipment during the early 1920s. The Common seems to have gotten heavy use during holidays and public celebrations. Photographs from the 1910s and 1920s show crowds of residents using the park as a gathering place on public occasions.

After World War I, Chicopee began experiencing a period of industrial decline. Several large employers, including Stevens-Duryea (automobile manufacturers), Belcher & Taylor (makers of agricultural tools), and the Page Needle Company failed in the early 1920s. Other companies managed to survive under new ownership. The Chicopee Manufacturing Company,

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for example, was purchased by Johnson & Johnson of New Jersey in 1917. In 1927, the most crushing blow hit when the Dwight Manufacturing Company closed its cotton production in Chicopee Center and moved operations to Alabama. With the Great Depression closely following on the heels of these industrial setbacks, Cabotville's residents suffered considerable financial losses through the late 1920s and early 1930s.

An attempt at industrial recovery was made in 1930, when the Industrial Buildings Corporation was formed. The company bought the Dwight mill buildings and tried to entice small industries to occupy the space.

In 1948, Spalding moved out of the Ames complex to a site in Willimansett. For several years the buildings were used for scattered small manufacturing concerns. By the late 1970s, the complex had a considerable number of vacancies and was deteriorating. In 1984 - 1985, the complex was converted to residential use, formalizing the end of Cabotville's prominence as an industrial village.

The 1950s and 1960s marked a change in the public facilities surrounding the Common. After a decade of steadily declining enrollment, the Spruce Street School was closed in 1955. It remained vacant for ten years, then was demolished in 1965. The present bath house and wading pool (Map #50), constructed as an extension of the Common, were added in that same year. The Common was rededicated as Lucy Wisniewski Park, named for a former city alderwoman and State Civil Service Commissioner.

In the 1970s, the city continued to invest in improvements to the Common. In 1977, the city used Community Development funds to renovate the park, adding the present basketball court, sidewalks, and granite curbing, as well as decorative lighting fixtures and benches. At that time, the section of Spruce Street in front of the wading pool was closed to create a pedestrian walkway between the Common and the pool. Unfortunately, except for the curbing and walks, none of the decorative furnishings installed in 1977 is intact today, and the sidewalks show considerable deterioration. However, even in its present state, the Common still gets heavy use from neighborhood residents.

Like many other urban areas, Chicopee Center saw a decline in its business districts during the 1960s and 1970s, as suburban commercial complexes attracted shoppers away from downtown stores. Urban renewal destroyed Chicopee Falls, Cabotville's sister village, in the mid-1960s. Chicopee Center was fortunately spared a similar fate, and during the late 1970s and

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early 1980s, the city embarked on a revitalization program in Chicopee Center which continues today. The Cabotville Common district has not only survived urban renewal, but has also managed to survive the construction of Interstate 391, which cut a swath through several blocks of similar housing to the west. The neighborhood is currently a mixture of rental and owner-occupied residential properties, with a number of homes remaining in the hands of children or grandchildren of the Polish immigrants who settled here in the early 20th century.

Archaeological Significance

Since patterns of prehistoric settlement in Chicopee are poorly understood, any surviving sites could be significant. Prehistoric sites in the district area can contribute information relating to Native American adaptations to a riverine environment and how these patterns compared to other non-coastal and coastal Massachusetts areas. Prehistoric sites in this area can help better understand the variability of riverine settlement and the local/regional importance of settlement near the confluence of major drainages, in this instance the Connecticut River and one of its major tributaries, the Chicopee River. The analysis of lithics and ceramics from sites in this area can help better understand problems of technology and style as well as patterns of prehistoric exchange. This information can also be used to date cultural sequences, geological features and geological events. Information may also be present to help better understand patterns of demography during the prehistoric period.

Historic archaeological resources described above have the potential to provide detailed information on the broad patterns of industrial and community development that changed Chicopee from a rural agricultural district of Springfield in 1800 to a prosperous industrial city by 1915. Further documentary research combined with archaeological survey and testing may produce additional information which further characterizes the districts pre-1840 agricultural or pasturage use. Similar research may also produce examples of the district's early settlement expanding out from the Common area. This information can help better understand how industrial workers were organized in a residential setting. During the district's early settlement, most properties were rental and densely occupied. Information may be present identifying levels of social organization in rental properties along divisions of sex, marital status and family lines. This data can also contribute valuable information on the district's ethnic composition and how patterns of social grouping may have changed as the district's population incorporated first the Irish, then French Canadians and finally Polish emigrants. Information may also be present to help better understand the dynamics of interaction between the predominantly Roman Catholic immigrants and existing Protestant Yankee population. Much of the above information can

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~~result from the detailed analysis of occupational related features (trash pits, privies, wells)~~ associated with particular structures. Archaeological evidence may also be present to better understand the technology of mid 19th century waterworks or reservoir technology, especially the extent to which natural water supply was modified by engineering methods or features. One of the more important area of potential research in the district can be the better understanding of the social and economic importance for the many small shops and businesses located in many of the district's residences. Many of these enterprises were located in the outbuildings located with most of the residences in the district. Most of the outbuildings may survive today as archaeological resources only. The analysis of these structural remains and related features can help document the range of economic activities which occurred in the district, their economic importance to the district and various individuals and their possible social importance to specific ethnic groups. Archaeological resources associated with the Spruce Street School can also be important by contributing information on the nature and importance of education in an ethnically changing working class neighborhood.

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Cabotville Common HD
Name of Property

Hampden,
MA
County, State

10. Geographical Data

Acreage of Property approx. 19 acres

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet)

1. 18 697400 4668580
Zone Easting Northing

2. 18 697520 4668450
Zone Easting Northing

3. 18 697340 4668230
Zone Easting Northing

4. 18 697220 4668400
Zone Easting Northing

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Michele Plourde-Barker, Consultant, with Betsy Friedberg, MHC, NR Director

organization Massachusetts Historical Commission date April 1999

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

city or town Boston state MA zip code 02125

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

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

Property Owner

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

name multiple

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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Chicopee (Hampden Co.), Mass.Section number 10 Page 110. Geographic determination

VERBAL BOUNDARY DESCRIPTION

To the north, the boundary begins at the northwestern corner of 21-25 West Street and runs east along the northern property lines of 11 and 15 School Street. The boundary turns north, running along the western property line of 12-14 Bullens Street, then runs east along the northerly lot line of 12-14 Bullens Street. The boundary crosses Bullens Street, running along the northern property lines of 18-20 and 14-16 Chestnut Street. The boundary then runs south on the west side of Chestnut Street to a point directly across from the northwestern corner of 25 Chestnut Street. At this point, the boundary turns east, running along the northern property line of 25 Chestnut Street, then turning south to follow the western line of that same property to School Street.

The boundary line crosses School Street, then turns east to run along the front lot line of 68 School Street. The line turns south at the corner of McKeag Avenue, running down the western side of McKeag Avenue until it reaches a point across from the northwestern corner of 79 Park Street. The line turns east until it reaches the northeastern corner of 79 Park Street, then runs south along the eastern lot line of that property. The boundary turns west for a short distance, until it is across from the northeastern corner of 76 Park Street. The boundary crosses Park Street and runs south until it reaches the southeast corner of 76 Park Street.

The boundary then turns southwest, running southwesterly along the southern property lines of 76 and 70 Park Street and 81 Chestnut Street. The line continues across Chestnut Street to run westerly along the southern property lines of 82-88 and 80 1/2 Chestnut Street, and 44, through 14 Park Street. The boundary then turns south, running along the eastern lot line of 75 West Street for a short distance, until it reaches the southeastern corner of 75 West Street.

The boundary line turns west and runs westerly along the southern lot line of 75 West Street, then turns north, running northerly along the east side of West Street, from 75 West Street to the northwest corner of 21-25 School Street, until it meets the point of beginning.

BOUNDARY JUSTIFICATION

The boundaries of the Cabotville Common Historic District are based on a visual analysis of the use, geographical orientation, and integrity of the district's buildings in comparison with its surroundings. The district's borders have been drawn in areas where a visual gap has been created by empty lots, or where there is no longer any continuity in the integrity of structures.

(continued)

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet****Cabotville Common Historic District
Chicopee (Hampden Co.), Mass.**Section number 10 Page 2

Where the district borders other significant neighborhoods, changes in usage were a determining factor in selecting boundaries. The district is residential in character; boundaries were drawn where building use changed to larger-scale commercial properties. Because the district centers on Cabotville Common, geographical orientation was also considered. Boundaries were drawn where buildings tended to be oriented away from the Common and seemed to form a neighborhood distinct from the Common area.

To the north, the Cabotville Common District is bounded by the rear lot lines of commercial buildings on Exchange Street and by the southern border of the Dwight Manufacturing Company Historic Housing District. The change in usage from residential to commercial buildings and the focus of the commercial buildings north toward Exchange Street creates a distinct visual break between the district and the buildings to the north.

To the east, visual breaks and a change in orientation of buildings marks the border between the district and its surroundings. A series of severely altered buildings edges the district beyond 68 School Street. Beyond this visual break, Dwight Street's residential buildings tend to be focused away from the Common. On the Park Street section of the district's boundary, large parking areas and new construction form a distinct visual break from the district.

The back lots of buildings lining Center Street form the district's southern boundary. Chicopee Center's major commercial artery, Center Street is lined with business buildings that are markedly different in use and scale from those within the Cabotville Common District.

Along West Street, there is considerable visual difference between the eastern and western sides of the street. While the buildings on the eastern side of the street, from 25-27 through 75 West Street, remain intact, few remain on the western side. Huge gaps exist where buildings were demolished to create parking areas. These openings make a distinct visual boundary to the district's west.

(end)

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

**National Register of Historic Places
Continuation Sheet**

**Cabotville Common Historic District
Chicopee (Hampden Co.), Mass.**

Section number photos Page

PHOTOGRAPHS

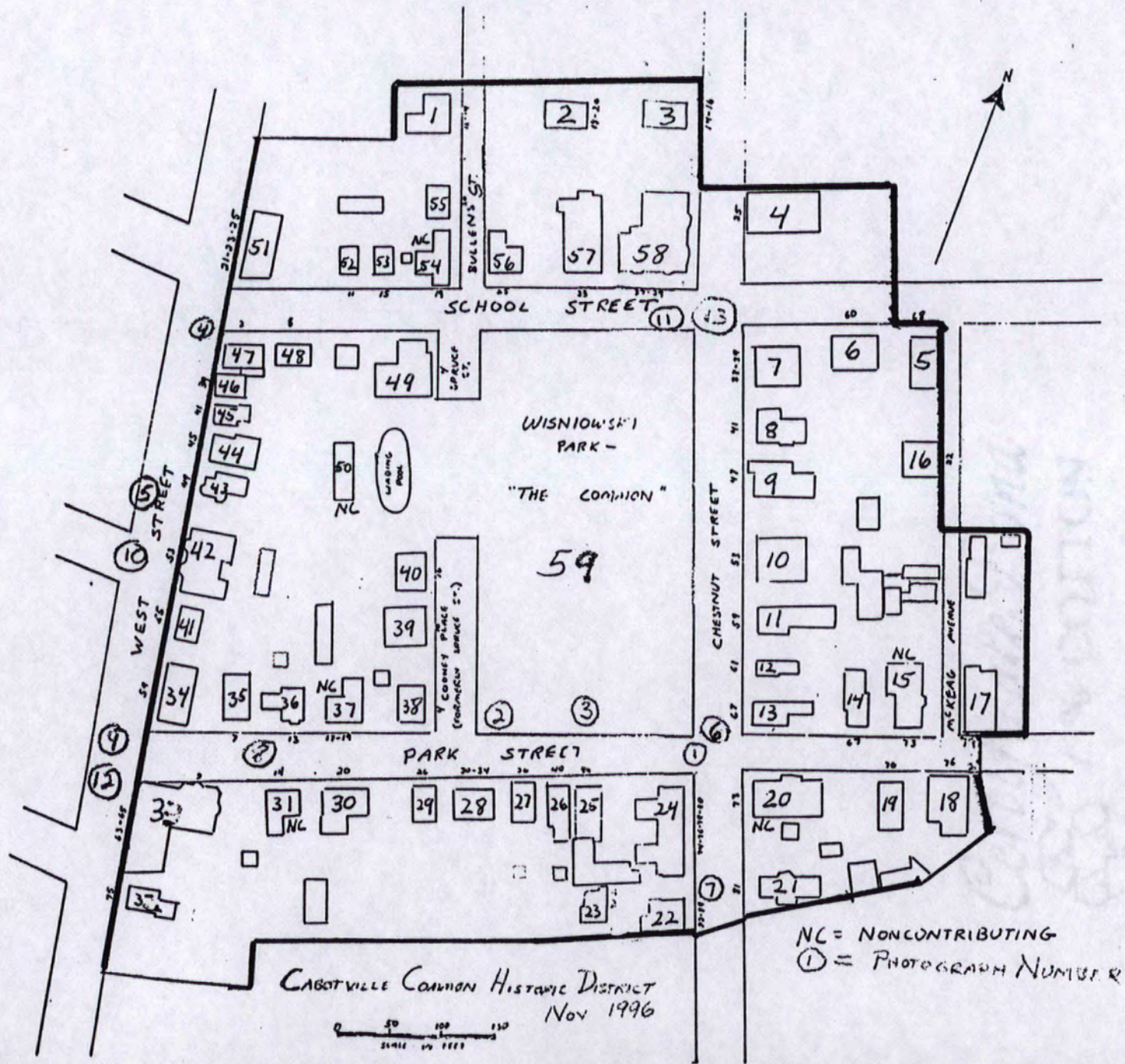
Photographer: Michele Plourde-Barker

Date: October-November 1996

Negatives at: Cabotville Limited Partnership, c/o VOC, 317 Main Street, Holyoke, MA

1. Cabotville Common (aka Wisniowski Park), showing 19, 25, 37-39 School Street, facing NW from Park Street
2. Cabotville Common (aka Wisniowski Park), show 25, 33, 37-39 School Street; 25, 37-39, 41, 47, and 53 Chestnut Street, facing N from Park Street
3. Cabotville Common, showing 37-39, 41, 47, 53, 59 and 61 Chestnut Street, facing N from Park Street
4. West Street, showing 2 School Street, 39, 41, 45, 49, 53, 55, 59, and 63-71 West Street, view facing SE.
5. West Street, showing 53, 55, 59, 63-71 West Street, facing SE.
6. 67 Chestnut Street, facing NE
7. 74-80 Chestnut Street, facing NW
8. 13 Park Street, facing N.
9. 59 West Street, facing N
10. 53 West Street, facing SE
11. 37-39 School Street, facing NW
12. 63-71 West Street, facing SE
13. 25 Chestnut Street, facing N

(end)



CABOTVILLE COMMON HISTORIC DISTRICT, CHICOPEE, MASSACHUSETTS**DISTRICT DATA SHEET**

MAP #	MHC #	HISTORIC NAME	STREET ADDRESS	DATE OF CONSTRUCTION	STATUS	STYLE	RESOURCE
BULLENS STREET							
1	745	Amaziah Bullens Property	12-14 Bullens Street Assessors # 0076-00015	c. 1855	C	Greek Revival	B
55	746	William Cotter House	20 Bullens Street Assessors # 0076-00014	c. 1883	C	Greek Revival	B
CHESTNUT STREET							
59	926	The Common/Lucy Wisniowski Park	Chestnut/Park/Spruce/School Streets Assessors # 0061-00078	1845	C		Si
3	747	Ann A. Leppens Property	14-16 Chestnut Street Assessors # 0077-00026	c. 1885	C	Colonial Revival	B
2	748	Ann A. Leppens Property	18-20 Chestnut Street Assessors # 0076-00052	c. 1885	C	Colonial Revival	B
4	749	Saint Stanislaus Society	25 Chestnut Street Assessors # 0077-00023	1913	C	Colonial Revival	B
7	750	J.A. Haynes House	37-39 Chestnut Street Assessors # 0077-00029	1849	C	Greek Revival	B
8	751	G. Sheldon House	41 Chestnut Street Assessors # 0077-00030	c. 1855	C	No Style	B
9	752	Josiah Simms House garage	47 Chestnut Street Assessors # 0077-00031	1847 1941	C NC	Greek Revival	B B

CABOTVILLE COMMON HISTORIC DISTRICT, CHICOPEE, MASSACHUSETTS
DISTRICT DATA SHEET

MAP #	MHC #	HISTORIC NAME	STREET ADDRESS	DATE OF CONSTRUCTION	STATUS	STYLE	RESOURCE
CHESTNUT STREET (continued)							
10	753	Tryphena Wright House smokehouse with attached barn and sheds	53 Chestnut Street Assessors # 0077-00032	1846 1919	C NC	Greek Revival	B B
11	754	Amaziah Bullens Property	59 Chestnut Street Assessors # 0077-00033	c. 1855	C	Greek Revival	B
12	755	David Ouimette House	61 Chestnut Street Assessors # 0077-00034	c. 1885	C	Greek Revival	B
13	756	Lorenzo Lane House	67 Chestnut Street Assessors # 0077-00035	1846	C	Greek Revival	B
20		Ruth Underwood House garage	73 Chestnut Street Assessors # 0061-00077	c. 1853; 1935 alterations 1979	NC NC	No Style	B B
24	757	Clark Albro Block	74-80 Chestnut Street Assessors # 0061-00073	c. 1853	C	Greek Revival	B
23	758	Knott-Littlewodd House	80 1/2 Chestnut Street Assessors # 0061-00074	c. 1885	C	Greek Revival	B
21	759	Alpheus Underwood House garage	81 Chestnut Street Assessors # 0061-00076	c. 1859 late 20th century	C NC	Greek Revival	B B
22	760	Emelius Albro Property	82-88 Chestnut Street Assessors # 0061-00075	c. 1855	C	Greek Revival	B

CABOTVILLE COMMON HISTORIC DISTRICT, CHICOPEE, MASSACHUSETTS**DISTRICT DATA SHEET**

MAP #	MHC #	HISTORIC NAME	STREET ADDRESS	DATE OF CONSTRUCTION	STATUS	STYLE	RESOURCE
COONEY PLACE (formerly SPRUCE STREET)							
38	761	G.H. Chapman Property	4 Cooney Place (formerly 34-36 Spruce Street)	c. 1855	C	Greek Revival	B
		shed	Assessors # 0061-00004	c. 1926	NC		B
39	762	G.H. Chapman Property	10 Cooney Place (formerly 28 Spruce Street)	c. 1855	C	Greek Revival/Italianate	B
		garage	Assessors # 0061-00003	c. 1926	NC		B
40	763	Fogerty House	16 Cooney Place (formerly 22-24 Spruce Street)	c. 1855	C	Greek Revival	B
			Assessors # 0061-00004				
MCKEAG AVENUE							
16	764	Matt Ryan House	22 McKeag Avenue	c. 1878	C	Colonial Revival	B
		garage	Assessors # 0077-00038	c. 1926	NC		B
PARK STREET							
35	765	Mrs. T.H. Wood House	7 Park Street	c. 1884	C	Italianate	B
			Assessors # 0061-00007				
36	766	John I. Conklin Property	13 Park Street	c. 1855	C	Greek Revival/Italianate	B
		garage	Assessors # 0061-00006	c. 1926	NC		B
31		Patrick Hagerty House	14 Park Street	c. 1875	NC	Greek Revival	B
		garage	Assessors # 0061-00066	late 20th century			

CABOTVILLE COMMON HISTORIC DISTRICT, CHICOPEE, MASSACHUSETTS
DISTRICT DATA SHEET

MAP #	MHC #	HISTORIC NAME	STREET ADDRESS	DATE OF CONSTRUCTION	STATUS	STYLE	RESOURCE
PARK STREET (continued)							
37		G.H. Chapman Property	17-19 Park Street Assessors # 0061-00005	c. 1855	NC	No Style	B
30	767	Collins-Connor Block barn	20 Park Street Assessors # 0061-00067	c. 1885 c. 1926	C	Second Empire	B
29	768	Ames Company Property	26 Park Street Assessors # 0061-00068	c. 1855	C	Greek Revival	B
28	769	Boisvert-Jeffers House	30-34 Park Street Assessors # 0061-00069	c. 1885	C	No Style	B
27	770	Captain Day Property barn	36 Park Street Assessors # 0061-00070	c. 1859 c. 1926	C NC	Greek Revival	B B
26	771	Captain Day Property barn	40 Park Street Assessors # 0061-00071	c. 1859 c. 1885	C NC	Greek Revival	B B
25	772	Jacob Karas House bottling shop and attached garage	44 Park Street Assessors # 0061-00072	1909 1928	C NC	Queen Anne	B B
14	773	Patrick Byrnes (Burns) House	67 Park Street Assessors # 0077-00036	c. 1855	C	Greek Revival	B
19	774	Luther C. Clapp House barn	70 Park Street Assessors # 0077-00051	1847 c. 1915	C NC	Greek Revival	B B

CABOTVILLE COMMON HISTORIC DISTRICT, CHICOPEE, MASSACHUSETTS**DISTRICT DATA SHEET**

MAP #	MHC #	HISTORIC NAME	STREET ADDRESS	DATE OF CONSTRUCTION	STATUS	STYLE	RESOURCE
PARK STREET (continued)							
15		Thomas A. Denison House	73 Park Street Assessors # 0077-00037	1846; late 19th century additions	NC	No Style	B
		garage with attached shed		c. 1926	NC		B
18	775	Mrs. Salina Goff House garage	76 Park Street Assessors # 0077-00052	1846 1924	C NC	Greek Revival	B B
17	776	John A. Denison House barn	79 Park Street Assessors # 0077-00050	1846 c. 1885	C C	Greek Revival	B
SCHOOL STREET							
47	777	John Cronin House	2 School Street Assessors # 0060-00004	1847	C	Greek Revival	B
48	778	P. Fogerty House	8 School Street Assessors # 0060-00001	c. 1853	C	Greek Revival	B
52	779	Edward Shaw Property garage	11 School Street Assessors # 0076-00029	c. 1870 1946	C C	Greek Revival	B B
53	780	Edward Shaw House	15 School Street Assessors # 0076-00028	c. 1859	C	Greek Revival	B
54		Amaziah Bullens Property carport/garage	19 School Street Assessors # 0076-00013	c. 1855 late 20th century	NC NC	Greek Revival	B B
56	781	Amaziah Bullens Property	25 School Street Assessors # 0076-00011	c. 1855	C	Greek Revival	B

CABOTVILLE COMMON HISTORIC DISTRICT, CHICOPEE, MASSACHUSETTS**DISTRICT DATA SHEET**

MAP #	MHC #	HISTORIC NAME	STREET ADDRESS	DATE OF CONSTRUCTION	STATUS	STYLE	RESOURCE
SCHOOL STREET (continued)							
57	782	John Chase Property	33 School Street Assessors # 0077-00028	c. 1855	C	Greek Revival	B
58	783	T.W. McCarthy Block	37-39 School Street Assessors # 0077-00027	1891-1893	C	Italianate	B
6	784	Roberts-Burns Block	60 School Street Assessors # 0077-00040	c. 1889	C	Italianate	B
5	785	Robert Pearson House	68 School Street Assessors # 0077-00039	c. 1859	C	Greek Revival	B
SPRUCE STREET							
50		Spruce Street Bath House and Wading Pool	Spruce Street Assessors # 0061-00001	1965	NC NC	No Style	B St
49	786	J. Mulcahey House garage	4 Spruce Street Assessors # 0076-00012	c. 1855 1978	C NC	Greek Revival/Queen Anne	B B
WEST STREET							
51	787	Patrick Burke Block	21-25 West Street Assessors # 0076-00018	c. 1870	C	Greek Revival/Italianate	B
46	788	Magdalena Przybyla Property	39 West Street Assessors # 0060-00004	c. 1850; moved c. 1915	C	Greek Revival	B
45	789	J. McCarty House	41 West Street Assessors # 0060-00003	c. 1870	C	Greek Revival	B

CABOTVILLE COMMON HISTORIC DISTRICT, CHICOPEE, MASSACHUSETTS
DISTRICT DATA SHEET

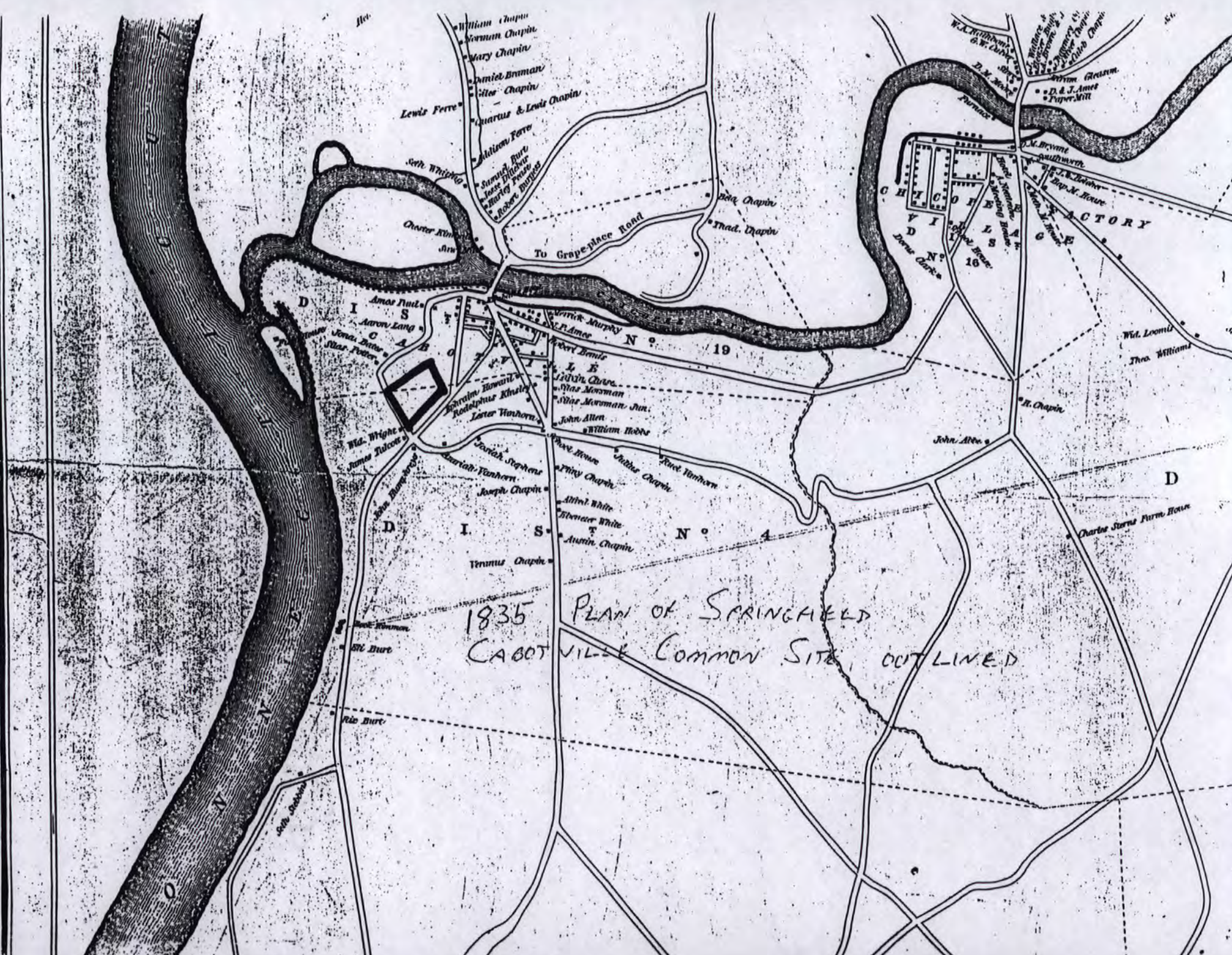
MAP #	MHC #	HISTORIC NAME	STREET ADDRESS	DATE OF CONSTRUCTION	STATUS	STYLE	RESOURCE
WEST STREET (continued)							
44	790	L. Leppens House	45 West Street Assessors # 0060-00004	c. 1855	C	No Style	B
43	791	E. Brennan House	49 West Street Assessors # 0060-00005	c. 1855	C	Greek Revival/Italianate	B
42	792	M. C. Healy Block garage	53 West Street Assessors # 0060-00006	1892 c. 1949	C NC	Late Victorian	B B
41	793	M. Hays House	55 West Street Assessors # 0061-00009	c. 1855	C	Greek Revival	B
34	794	Michael C. Collins Block	59 West Street Assessors # 0061-00008	1884	C	Italianate	B
33	795	A. Page Block	63-71 West Street Assessors # 0061-00065	1909	C	Classical Revival	B
32	796	James Shea House	75 West Street Assessors # 0061-00064	c. 1875	C	Greek Revival/Italianate	B

B = Building C = Contributing NC = Noncontributing Si = Site St = Structure

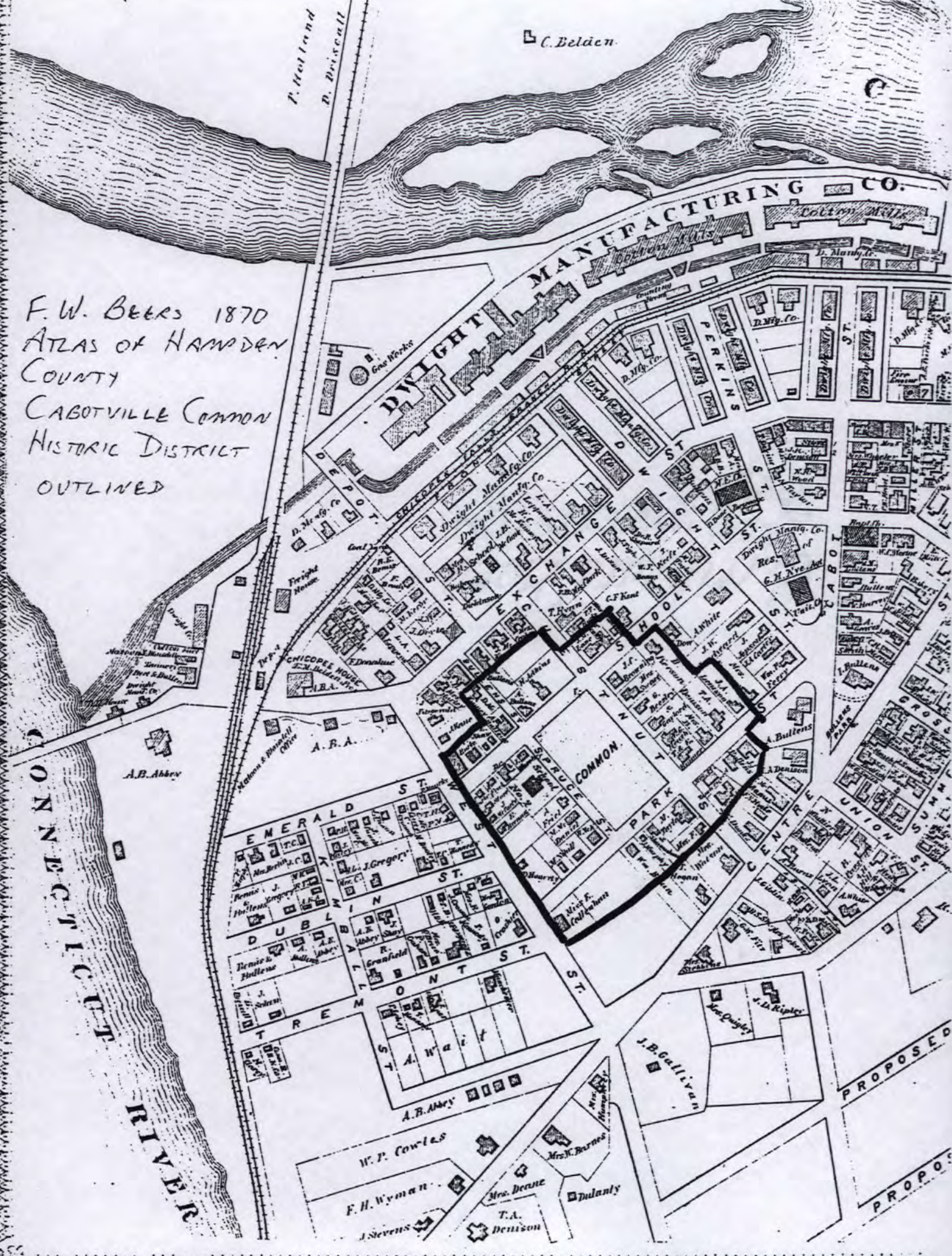
	Contributing	Noncontributing
Principal Buildings	52	6
Outbuildings	1	20
Sites	1	
Structures		1

1894 RICHARDS'S ATLAS OF HAMPTON COUNTY
CABOTVILLE HISTORIC DISTRICT OUTLINED





F.W. BEERS 1870
ATLAS OF HAMDEN
COUNTY
CABOTVILLE COMMON
HISTORIC DISTRICT
OUTLINED



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Cabotville Common Historic District

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Hampden

DATE RECEIVED: 4/16/99 DATE OF PENDING LIST: 4/26/99
DATE OF 16TH DAY: 5/12/99 DATE OF 45TH DAY: 5/31/99
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 99000558

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

___ ACCEPT ___ RETURN ___ REJECT ___ DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA accept A&C

REVIEWER Patricia Andrus DISCIPLINE Historian

TELEPHONE _____ DATE 5/28/99

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



Cabotville Common Historic District
Chicopee, Hampden Co, MA
Photo #1



Cabotville Common Historic District
Chicopee, Hampden Co, MA
Photo #2



Cabotville Common Historic District
Chicopee, Hampden Co, MA
Photo #3



Cabotville Common Historic District
Chicopee, Hampden Co, MA
Photo # 4



Cabotville Common Historic District
Chicopee, Hampden Co, MA
Photo # 5



Cabotville Common Historic District
Chicopee, Hampden Co, MA
Photo # 6



Cabotville Common Historic District
Chicopee, Hampden Co, MA
Photo #7



Cabotville Common Historic District
Chicopee, Hampden Co, MA
Photo # 8



Cabotville Common Historic District
Chicopee, Hampden Co, MA
Photo #9



Cabotville Common Historic District
Chicopee, Hampden Co, MA
Photo #10



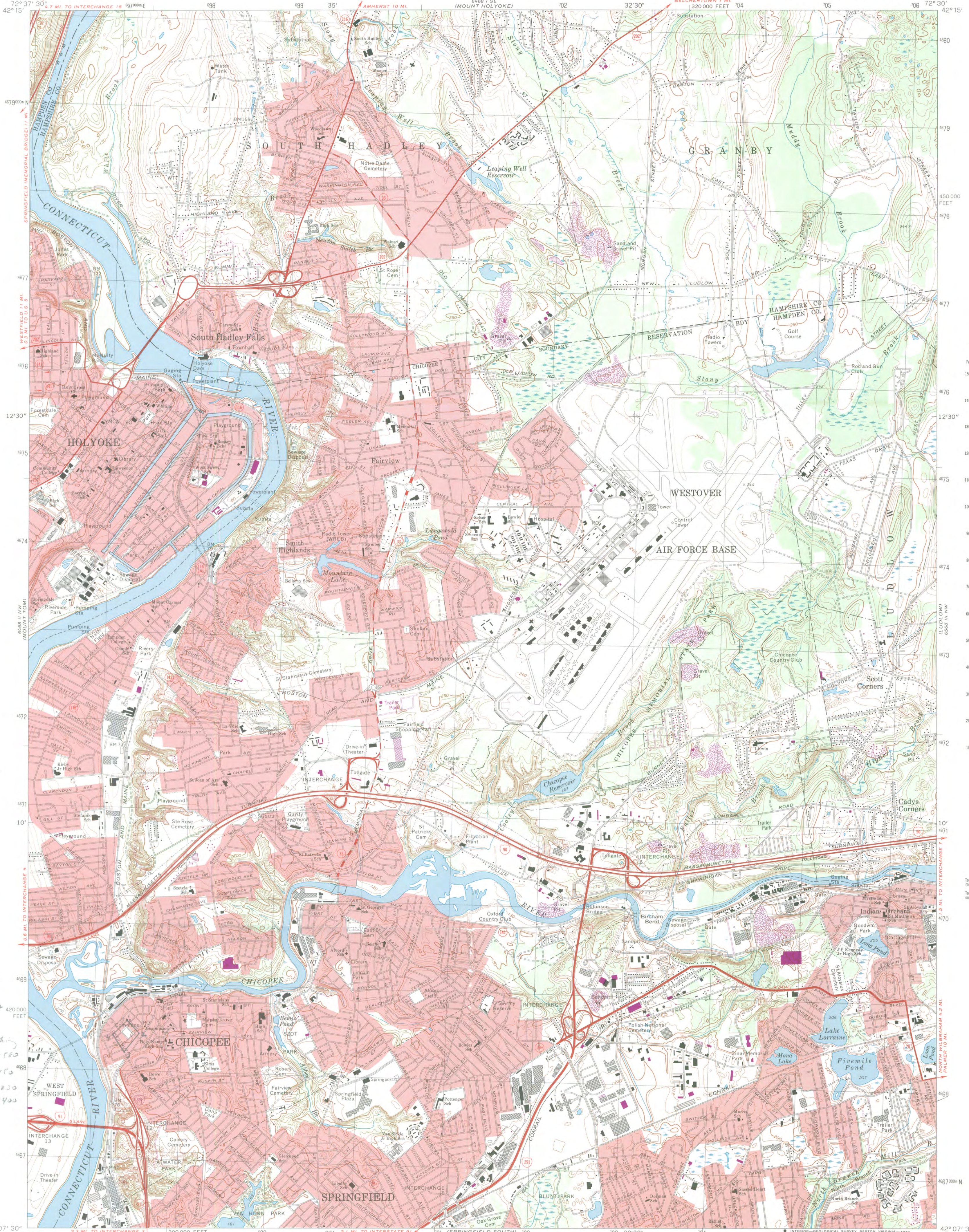
Cabotville Common Historic District
Chicopee, Hampden Co, MA
Photo # 11



Cabotville Common Historic District
Chicopee, Hampden Co, MA
Photo #12

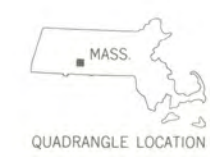
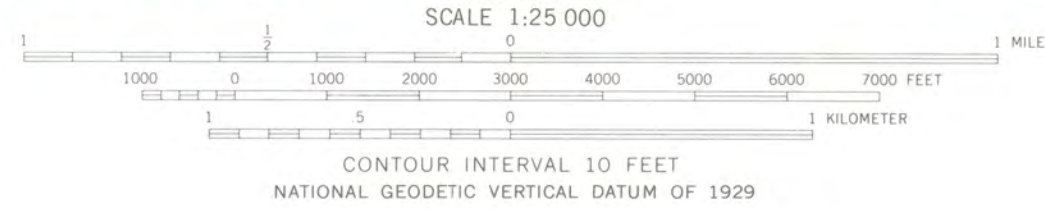
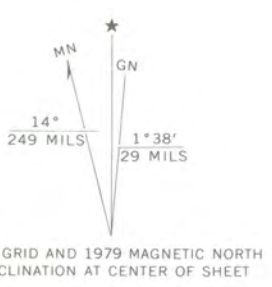


Cabotville Common Historic District
Chicopee, Hampden Co, MA
Photo #13



Capotville Common
Historic District
Chicopee (Hampden Co.) MA 420 000
December 1996
Zone Easting Northing
1 18 697400 4668500
2 18 697500 4668450
3 18 697300 4668200
4 18 697220 4668400

Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and Massachusetts Geodetic Survey
Topography by planetable surveys 1933. Revised from
aerial photographs taken 1971. Field checked 1972
Polyconic projection. 1927 North American datum
10,000-foot grid based on Massachusetts coordinate system,
mainland zone
1000-meter Universal Transverse Mercator grid,
zone 18
Red tint indicates areas in which only landmark buildings are shown
There may be private inholdings within the boundaries
of the National or State reservations shown on this map
Revisions shown in purple compiled in cooperation with the State of
Massachusetts agencies from aerial photographs taken 1975 and other
source data. This information not field checked. Map edited 1979



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

SPRINGFIELD NORTH, MASS.
N4207.5—W72307.5
1972
PHOTOREVISED 1979
AMS 6468 II NE—SERIES V814



CITY OF CHICOPEE
COMMONS PARK

SEE SHEET 067

SCALE: 1 IN. = 40 FT.

061

SEE SHEET 047

SEE SHEET 062

076





SCALE: 1 IN = 40 FT

077



Assessors Map #077
CABOTVILLE COMMON HISTORIC DISTRICT

090

E. GURVITCH LUMBER CO.
162.04
166.00
167.00
3154

THE EMERALD CORPORATION



SCALE: 1 IN. = 40 FT.

BOSTON & MAINE RAILROAD

#394 LOCATION LINE

COMM

160.0

#391 LOCATION LINE

ROUTE 391

TREMONT CT

EMERALD ST.

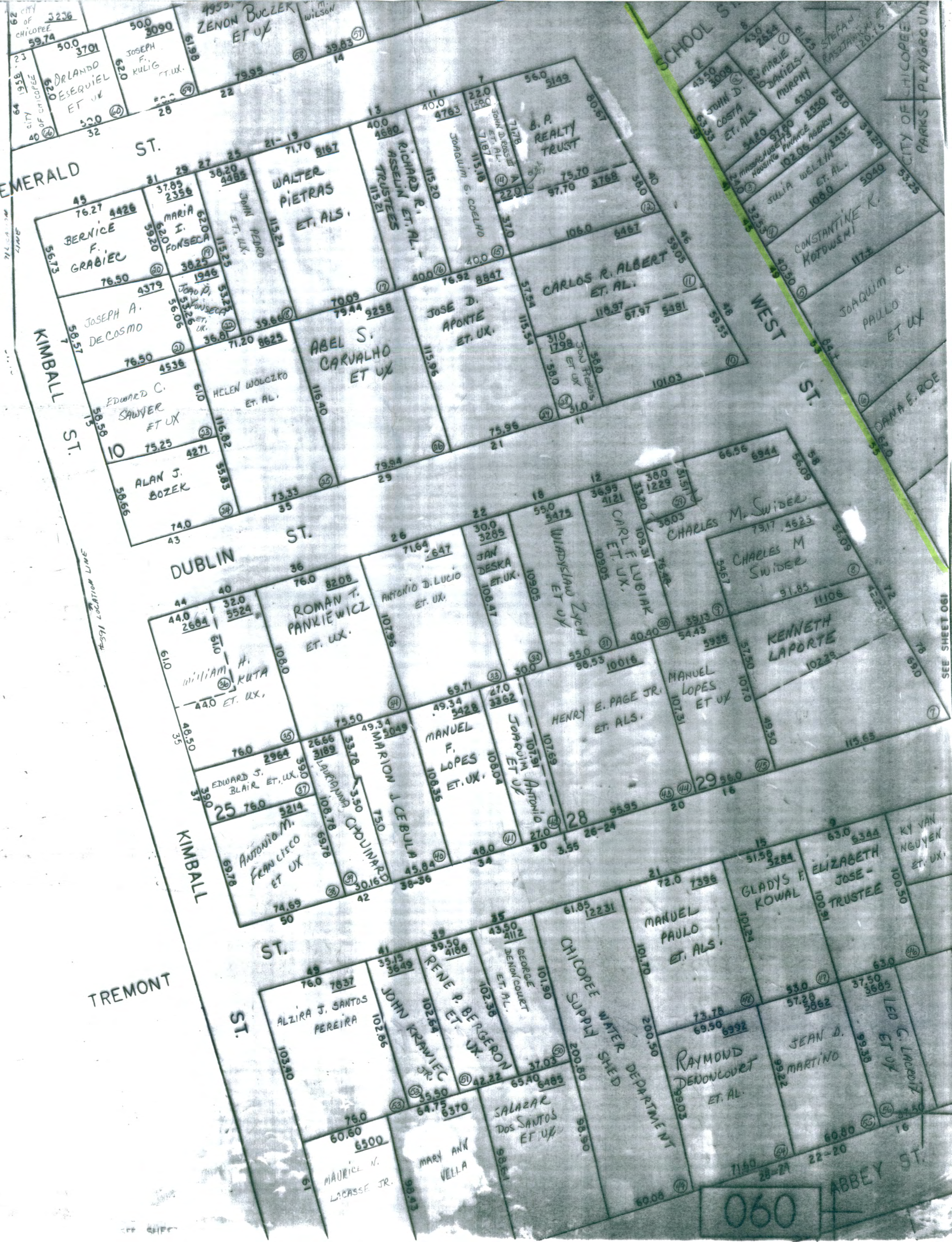
KIMBALL ST.

TREMONT

DUBLIN ST.

KIMBALL ST.

ST.



060



The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

April 13, 1999

Ms. Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
Mail Stop 2280, Suite 400
1849 C Street, NW
Washington, DC 20240

Dear Ms. Shull:

Enclosed please find the following nomination form:

Cabotville Common Historic District, Chicopee, (Hampden Co.), MA

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

Sincerely,

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

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Chair, Chicopee Historical Commission
Gregory Farmer, Preservation Consultant
Richard Kos, Mayor, City of Chicopee
Michele Plourde-Barker, Preservation Consultant
Patrick E. Welch, Chair, Chicopee Board of Aldermen