

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

JAN 17 1989

NATIONAL
REGISTER

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

1. Name of Property

historic name Belle & Franklin Streets Historic District
other names/site number _____

2. Location

street & number 77-103 Belle St. & 240-298 Franklin St. n/a not for publication
city, town Springfield n/a vicinity
state Massachusetts code 025 county Hampden code 013 zip code 01104

3. Classification

Ownership of Property

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

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing
<u>17</u>	<u>1</u> buildings
	_____ sites
	_____ structures
	_____ objects
<u>17</u>	<u>1</u> Total

Name of related multiple property listing:
N/A

Number of contributing resources previously
listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Valerie Talmage
Signature of certifying official

1/3/89
Date

Executive Director, Massachusetts Historical Commission

State or Federal agency and bureau State Historic Preservation Officer

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

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

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

Betty L. Sarge
Signature of the Keeper

3-2-89
Date of Action

Belle & Franklin Streets Historic District, Springfield, MA

6. Function or Use

Historic Functions (enter categories from instructions)

Current Functions (enter categories from instructions)

DOMESTIC: multiple dwelling

COMMERCIAL: stores

TRANSPORTATION: garage

DOMESTIC: multiple dwelling

Work in progress

7. Description

Architectural Classification

(enter categories from instructions)

Materials (enter categories from instructions)

Classical Revival

foundation Brick

walls Brick

Stucco

roof Asphalt

other _____

Describe present and historic physical appearance.

DESCRIPTION

The Belle and Franklin Streets Historic District, Springfield, consists of sixteen residential buildings, one mixed-use (residential/commercial) structure, and one garage. Sixteen of the buildings were constructed between 1914 and 1916. Of these, eight are four stories in height and of brick construction, while the other eight are three stories in height and of frame construction. The seventeenth building is 2 1/2 stories in height, of frame construction, and dates from 1862, with significant modifications in the early 20th century. All buildings in the district, except for the 1930 garage, contribute to its integrity and significance.

The district comprises the surviving extent of the apartment house development of William Lay in this area. The construction of Interstate 291 caused the demolition of apartment buildings on the north side of Belle Street, which had been built in the early part of the 20th century, but these were not part of Lay's development. To the immediate southwest, a vacant lot formerly held the only buildings of Lay's subdivision no longer standing: a twelve-car garage and a six-store commercial building, both one story in height. The south side of Franklin Street, opposite Lay's subdivision, remained as open space, the Emily Denison Bill Playground. To the west are three thirteen-story apartment towers, the Saab Court Elderly Housing Project, constructed within the last twenty years. To the east, across Cass Street, the building stock consists mostly of two-family wood-frame houses. Thus, the Belle and Franklin Streets Historic District is a self-contained district with sharply defined boundaries separating it from the surrounding areas.

Six of the four-story apartment blocks are on Belle Street. Each block contains eight apartments, two per floor. Three of the blocks, sited alternately, have flat facades of reddish-brown brick. The other three blocks have facades of yellow or orange brick, each with two four-story bay windows. All of the facades are symmetrically arranged, with central entrance, entrance portico (removed from all six blocks in the mid 1970s), cast-stone window sills and lintels, and projecting metal cornices featuring Classical ornamentation of modillions, dentils, frieze, and multiple architraves. On the sides of each block are four-story bays, while the rear of each block is covered with a full-height wooden porch.

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Eight three-story frame houses are on Franklin Street. Each has six apartments, two per floor. Each was originally covered with stucco. Subsequently, two of the buildings, 264 and 284 Franklin Street, have been covered with asphalt siding. The buildings each feature symmetrically arranged facades, with primary emphasis given to full-height porches with stucco piers or columns, wooden balustrades, and projecting cornices. Each porch is three bays wide and one bay deep. Variation is provided by the porch bay openings, which are rectangular or arched. The buildings are four bays deep and each side features a three-story bay window. The rear of each building is covered by a full-height wooden porch.

The westernmost house on Franklin Street, number 240, is the only one in the district not built during the 1913-1916 period. It was built in 1862, and is 2 1/2 stories in height, and of wood-frame construction. Since the early 20th century, the building has been covered with stucco. The house has its gable end to the street and there are 2 1/2-story gabled projections, each one bay deep, on both sides. The facade is three bays wide and features an entranceway with sidelights and transom. The upper gable has wide eaves and frieze, and a double round-headed window within. A two-story arcaded porch, added in the early 20th century, covers the facade, and on the first floor extends back on each side to the projecting bays (the wraparound porch on the first floor is original to the house).

There is one four-story apartment block on Franklin Street, number 290. This is similar to three of the blocks on Belle Street, in that it has a flat facade of reddish-brown brick, cast stone trim, projecting metal cornice with Classically derived ornamentation, and an entrance portico. Unlike the blocks on Belle Street, this block still retains its entrance portico. The sides of this block also each feature four-story bay windows, and the rear is covered by a full-height wooden porch.

The apartment block at the northwest corner of Franklin and Cass Streets is the largest building in this district. It is four stories in height, built of brick, and contains twelve apartments (four each on the second, third, and fourth floors) and six storefronts. Since it is a corner block, it has two facades, one on Franklin Street (five bays wide), and one on Cass Street (seven bays wide), both of which are ornamented. The facades are capped by projecting metal cornices with modillions, dentils, friezes, and multiple architraves. A beltcourse of cast stone acts as a continuous sill for the third-floor windows and helps to set off the two upper floors. Brick Ionic pilasters with cast stone capitals and bases subdivide this area. The second

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story of the block is ornamented with rustication. The first-floor storefronts are capped by a wide frieze, and feature show windows, with leaded glass transoms and recessed entranceways. Cast stone is used for the window sills and lintels, as well as for the entranceways on the first story.

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Archaeological Description

No prehistoric sites are currently recorded in the district or in the general area (within one mile). The potential for significant archaeological remains, either prehistoric or historic, seems low, as a result of early 20th-century housing construction within the district and overall urban development in the area.

8. Statement of Significance

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

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

Areas of Significance (enter categories from instructions)

Architecture
Community Planning & Development

Period of Significance

1862; 1913-1916

Significant Dates

18621913-1916

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Kinsman, Louis G. H.
Fredette, William

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

The Belle and Franklin Streets Historic District represents the burst of apartment-house construction that occurred in Springfield in the second decade of the 20th century. The contiguous Classical Revival-style blocks, similar in size, scale, and materials, were constructed between 1914 and 1916 by developer William Lay. The district includes a mid-19th century residence as well, representing the neighborhood's transition from one of stylish single-family residences to densely set flats. The district possesses integrity of design, setting, location, materials, and associations, and fulfills Criteria A and C on the local level.

During the early 1850s, two streets in Springfield's North End, Franklin and Liberty, were extended east of Chestnut Street up the hill. Stylish homes were built at the top of the hill and along its slope for nearly a dozen members of Springfield's emerging upper class during the next two decades. The westernmost of these mini-estates was built for Dr. Samuel D. Brooks on Franklin Street in 1862. Brooks had purchased the tract of nearly eight acres in 1859 for \$4,000.

Samuel D. Brooks was born in Pittsfield in 1816 and graduated from the Berkshire Medical College in that town in 1841. For the next twelve years, he practiced medicine in Huntington and South Hadley. In 1853 he was appointed superintendent of the state almshouse at Monson, and then in 1858 he went to New York City, where he was head of the Juvenile Asylum. He maintained that position until 1871, when he retired due to the ill health of his wife. For the next two years he was head of the Deaf and Dumb Asylum in New York. In 1873 he returned to Springfield and took up the general practice of medicine. He died here in 1906. Dr. Brooks used his Franklin Street house seasonally for only a few years. In 1866 he sold the property to George C. Fisk for \$13,500.

9. Major Bibliographical References

See attached

☒ See continuation sheet

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Specify repository:

Springfield City Library**10. Geographical Data**Acreage of property 2.1 acres

UTM References

A 1 8 6 9 9 1 1 0 4 6 6 4 9 5 0
Zone Easting NorthingB 1 8 6 9 9 1 6 0 4 6 6 4 9 1 0
Zone Easting NorthingC 1 8 6 9 9 0 2 0 4 6 6 4 7 7 0D 1 8 6 9 9 0 0 0 4 6 6 4 8 0 0☒ See continuation sheet

Verbal Boundary Description

See attached

☒ See continuation sheet

Boundary Justification

See attached

☒ See continuation sheet**11. Form Prepared By**

name/title Edmond P. Lonergan w/ Betsy Friedberg, National Register Director, MHC

organization Massachusetts Historical Commission date December, 1988

street & number 80 Boylston St., Suite 310 telephone 617 727-8470

city or town Boston state MA zip code 02116

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George C. Fisk was born in Hinsdale, New Hampshire, in 1831. He came to Springfield in early 1859 and entered the employ of Wason Manufacturing Co., builders of railroad cars, as bookkeeper and paymaster. He rose through the ranks as treasurer, vice-president, and then in 1870 at the death of the founder, he became the president and general manager. He maintained these positions into the early 20th century. Fisk lived here until 1874 when he purchased an even larger estate, "Brightwood," in Springfield. He continued to own the Franklin Street property, however, and had it moved about 200 feet to the south, so that it fronted right on Franklin Street. The rest of the property remained as open land, except for small sheds and a stable along the northern edge. Between 1874 and 1913, Fisk rented out the property. In 1913 he sold it to John Lester for \$40,000.

During the late 20th century, the Franklin-Liberty Streets area changed considerably. The estates were subdivided with side streets and two-family tenements. Industry grew along the railroad corridor on the south side of Liberty Street at this time. Electric trolley lines extended up Liberty Street to Chicopee Falls and along Chestnut Street to Chicopee. These lines enabled individuals to travel greater distances for work opportunities. This was also a period of great growth in Springfield. Between 1890 and 1920, the city's population tripled from 44,000 to 129,000, and there was a great influx of southern and eastern European immigrants.

A subdivision plan was filed at the Registry of Deeds in February 1913 for the George C. Fisk property. It consisted of fifty-five lots, most of which were 50' x 100', as well as a new street, Belle Street. Two months later, another plan was filed, on behalf of William Lay, which was almost exactly the same as the earlier plan. Lay had been buying the lots in small groups from Lester during the preceding months. In December 1913, he was issued permits for the first of his three-story, six-family apartment buildings on Franklin Street. By the following year construction had begun on all eight of his wood-frame buildings on Franklin Street. Then, in 1915, he began construction on the six eight-family brick apartment houses on Belle Street, as well as one similar building at 290 Franklin Street, and a larger, twelve-family block at the corner of Franklin and Cass Streets. This latter structure also had six retail stores on its first floor.

Born in England in 1881, William Lay is first known to have lived in Springfield in 1909. The following year he was listed in the Springfield Directory as the proprietor of the New England Real Estate Co. Services provided included: "Homes Built, Business Chances and Loans, City Property, Farms, Hotels, Renting Houses, Collecting Rents." This business name was

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continued until 1914 when he began using his own name. In 1926 he incorporated his business and served as president and treasurer. In that same year, he moved to the suburban town of East Longmeadow. His business office was last listed in the 1929 directory. Lay continued to live in East Longmeadow until his death in 1965. His obituary described him as a realtor and contractor, and listed his major accomplishments citywide: Hotel Bridgway (demolished), Luke's Home (85 Spring Street), apartment houses on High Street, Byers Street, and in the South End and the North End, and the development of the Breckwood area, a neighborhood of single-family homes east of Pine Point in Springfield.

William Lay came up with a unifying theme for his group of apartment houses on Franklin and Belle Streets. Individual apartment buildings were often named during the early 20th century in Springfield. Names were chosen to add an element of prestige. Early names used included; The Majestic, The Imperial, and The Chateau. Lay named his buildings after the presidents of the United States, beginning with The Washington (250 Franklin Street) and ending with The Grant (77 Belle Street). The only one missing from the list is John Quincy Adams, due to the fact that his father, John Adams, had already been used for the second apartment house, The Adams (254 Franklin Street). The mixed-use block at the corner of Franklin and Cass Streets is slightly different in that it has two separate entrances for upstairs apartments: 296 Franklin Street (The Polk) and 66 Cass Street (The Taylor). This building, the only one in the district containing commercial enterprises, originally housed a barbershop, a tailor shop, a confectionery, a meat market, a cobbler, and a grocery.

Lay's subdivision was part of a turn-of-the-century trend in Springfield toward multiple-family dwellings.

The apartment houses on Belle Street were brick, while those on Franklin Street were stucco-covered frame buildings. The Italianate-style Brooks-Fisk House received a stucco treatment and the addition of the second-story arcaded porch concurrently with the apartment construction, making it appear a part of Lay's development.

Louis G. H. Kinsman was listed as the architect for the six apartment houses on Belle Street, as well as the brick block on Franklin Street. For the block at the corner of Franklin and Cass Streets, he was listed on the building permit as the builder. Kinsman was born in 1874 in Keene, New Hampshire. He first appeared in the Springfield Directory in 1906, and was described as a bricklayer. By 1913 he was described as a contractor, and in the business

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advertisement in the 1916 directory his work was described as "Mason and General Contractor. Tasty and Substantial Work Guaranteed. Day Contract and Percentage Basis. Fireplace Expert, Boiler Setting, Stucco, Concrete and Walks." Kinsman died in 1963 and his obituary called him a well-known mason-contractor. His most prominent works were listed as the Springfield Odd Fellows Temple and the Springfield Day Nursery on Pendleton Avenue. Construction of apartment buildings was also mentioned.

William Fredette was listed as the builder on the building permits for all of William Lay's subdivision, except for the corner block. His obituary described him as "one of the city's leading builders and contractors for nearly 50 years" at the time of his death in 1954. Born in Quebec in 1878, he had come to Springfield at the turn of the century. He was said to have developed much of the Forest Park area, as well as having done much work in the expansion of residential development in Longmeadow. His most important contract was described as the Hotel Bridgway (with William Lay).

During the second half of the 19th century, tenement house construction in Springfield primarily consisted of two-family frame structures. There also were a large number of one-family cottages built. There was plenty of open land available for development to the north, south, and east of the center of the city, with little in the way of restrictions.

In the early years of this century, two new multifamily housing types became common in Springfield. The three-family frame house was first singled out for mention in the 1907 building records of the Springfield Republican. The peak year of construction for this type of house was 1909, with 114. The fall-off in the second decade of this century can be attributed to two factors: the increasing popularity of brick apartment houses and the negative reaction of the building commissioner. The city's first building ordinance was passed in 1910, but was deficient in several regards according to Fred Loomis, the building commissioner. During 1914 a committee of the Springfield City Council, assisted by citizens with appropriate expertise, revised the local building ordinance. One of the most significant provisions was the prohibition of three-story frame buildings from the city. This had an immediate impact on the work on Belle and Franklin Streets. During 1915 William Lay took out permits for eight buildings, all of which were four stories in height and of brick construction.

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Many of the three-deckers were cheaply constructed, costing under \$5,000, and many have not survived. Some were crowded together in areas that came to be regarded as slums in the mid twentieth century, and were cleared through urban renewal. Today, the three-decker is relatively rare in Springfield.

At the same time that the three-deckers were under construction, apartment houses were also gaining favor with builders and tenants alike. This housing type was pioneered in Springfield by the firm of Gagnier & Angers in the late 1890s. Originally, buildings of eight, twelve, or sixteen units were built individually, generally on prominent corner locations near the center of the city. However, during the second decade of this century, apartment blocks began to be built throughout the city, and several significant groupings of this housing type were developed. The most prominent of these groupings, Outing Park (now known as Hollywood), consisted of more than forty buildings and contained nearly 700 apartments. Gagnier & Agners were the most prominent apartment house builders in the area, but there was a host of other builders. Most of these apartment blocks were four stories in height, although there were a few that were three stories in height, and until prohibited by the building ordinance, there were a few of five and six stories. A few were of frame construction in the early years, but brick was the most common means of construction, and became mandated by the revised building ordinance.

Apartment houses have fared relatively well over the years in Springfield. Demolition has primarily occurred where the buildings were in the way of business expansion or highway construction. The Belle and Franklin Streets grouping is rare in its mixture of wood-frame and brick buildings, and is one of the larger groupings of apartment blocks ever constructed in the city.

During the early 20th century, there was a large influx of Jewish immigrants to the area north of downtown in Springfield. The 1921 Springfield Directory suggests that the apartment blocks on Belle Street were almost exclusively inhabited by Jews, while the buildings on Franklin Street were more ethnically diverse, including French-Canadians, Irish, and Jews. Tenants' occupations included: baker, tailor, peddler, laborer, machinist, clerk, barber, and grocer. Places of work were primarily in the North End, but some of the tenants commuted to Brightwood, Downtown, Forest Park, or East Springfield.

Two buildings that were part of Lay's original subdivision have been lost to demolition. Both postdated the apartment houses in construction. In 1926 a one-story monitor building was constructed at the southwest corner of Cass

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and Belle Street. It contained six stores, which were first used as a delicatessen, grocery, a drugstore, two tailor's shops, and a shoemaker's shop. The stores served the neighborhood that had grown up in the Franklin, Liberty, and Cass Streets area during the early 20th century. The one-story monitor was demolished during the early 1980s. A twelve-car garage, also one story in height, was built adjacent to the stores to serve Belle and Franklin Street residents; it too has been demolished.

Several buildings within the district--The Buchanan, The Fillmore, The Grant, The Johnson, The Lincoln, and The Pierce--are being rehabilitated according to the Secretary of Interior's Standards. The buildings will continue to serve residential use and their interiors will remain essentially unchanged.

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BIBLIOGRAPHY

Maps and Atlases of Springfield: 1835, 1851, 1855, 1860, 1870, 1882,
1899, 1910, 1911, 1920, 1931.

Municipal Reports of the City of Springfield: 1913-1916.

Registry of Deeds (Hampden County): File 333; Plan Bk. 4, p.5. Book
1155, pp.180-188; Bk. 859, p.101; Bk. 854., pp.598-599; Bk. 238, p.574;
Bk. 202, pp.126-127; Bk. 200, p.154.

Springfield Building Department: Building Permits for 77, 79, 87, 91, 97, and
103 Belle Street., and for 240, 250, 254, 260, 264, 270, 274, 280,
284, 290, and 292-98 Franklin Street. Photograph File for the above
listed addresses.

Springfield City Library: Springfield Scrapbook: Vol. 30, p.19 (W. Fredette
obituary); Springfield Vertical File: Biography: Fisk, George C.

Springfield Daily Republican: Nov. 8, 1862 (Brooks house construction); Feb.
27, 1906 p. 4 (S. D. Brooks obituary).

Springfield Sunday Republican: Dec. 28, 1913, Dec. 27, 1914, Jan. 2, 1916,
Dec. 31, 1916 (Building records for apartment blocks); Nov. 14, 1965,
p.30A (W. Lay obituary).

Springfield Morning Union: Feb. 19, 1963, p.2 (L.G.H. Kinsman obituary).

Springfield Directories: 1850-1930.

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Previous documentation on file (NPS):

The Grant, 77 Belle Street, HPCA # 11053MA

The Johnson, 79 Belle Street, HPCA # 11054MA

The Lincoln, 87 Belle Street, HPCA # 11055MA

The Buchanan, 91 Belle Street, HPCA # 11056MA

The Pierce, 97 Belle Street, HPCA # 11057MA

The Fillmore, 103 Belle Street, HPCA # 11058MA

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10. UTM References (cont'd)

	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
E.	18	699030	4664 820
F.	18	699020	4664 850

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VERBAL BOUNDARY DESCRIPTION

On Block Plan 217 from the Springfield Building Department, the Belle and Franklin Street Historic District includes lots numbered eight through twenty-five, except for lot nineteen, now vacant.

Specifically, beginning on Franklin Street at the southwest corner of the property known as 240 Franklin Street, then running east on Franklin Street about 566' to the corner of Cass Street, then north on Cass Street about 100' to the rear lot line of 292-298 Franklin Street/64-70 Cass Street, then west to the northwest corner of said lot, then north along the eastern lot line of 50 Belle Street to Belle Street, then west on Belle Street to the northwest corner of the property known as 77 Belle Street, then south along the western boundary of 77 Belle Street 100' to the northeast corner of the property at 260 Franklin Street, then west along the northern lines of 260-240 Franklin Street 200' to the northwest corner of 240 Franklin Street, then south on the west line of 240 Franklin Street 100' to the beginning.

BOUNDARY JUSTIFICATION

The boundaries for the Belle and Franklin Street Historic District reflect the actual extent of William Lay's subdivision development from 1913 through 1916. To the south, across Franklin Street, is open land: Emily Denison Bill Playground, laid out in 1912. To the west is a high-rise residential area composed of three thirteen-story towers. To the north, across Belle Street, is an interstate highway, I-291. To the east, across Cass Street, is an early 20th century residential area, primarily composed of two-family wood-frame buildings.

**Belle and Franklin Streets Historic District
DISTRICT DATA SHEET**

<u>MAP#</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>YEAR</u>	<u>STYLE</u>	<u>*</u>	<u>**</u>
1.	Brooks-Fisk House	240 Franklin St.	1862	Italianate	C	B
1a.	Brooks-Fisk Garage	"	1930		NC	B
2.	The Washington	250 Franklin St.	1914	Classical Revival	C	B
3.	The Adams	254 Franklin St.	1914	Classical Revival	C	B
4.	The Jefferson	260 Franklin St.	1914	Classical Revival	C	B
5.	The Madison	264 Franklin St.	1914	Classical Revival	C	B
6.	The Monroe	270 Franklin S.	1914	Classical Revival	C	B
7.	The Jackson	274 Franklin St.	1914	Classical Revival	C	B
8.	The Van Buren	280 Franklin St.	1914	Classical Revival	C	B
9.	The Harrison	284 Franklin St.	1914	Classical Revival	C	B
10.	The Tyler	290 Franklin St.	1915	Classical Revival	C	B
11.	The Polk/The Taylor	292-98 Franklin St. & 64-70 Cass St.	1915	Classical Revival	C	B
12.	The Fillmore	103 Belle St.	1915-1916	Classical Revival	C	B
13.	The Pierce	97 Belle St.	1915-1916	Classical Revival	C	B
14.	The Buchanan	91 Belle St.	1915-1916	Classical Revival	C	B
15.	The Lincoln	87 Belle St.	1915-1916	Classical Revival	C	B
16.	The Johnson	79 Belle St.	1915-1916	Classical Revival	C	B
17.	The Grant	77 Belle St.	1915-1916	Classical Revival	C	B

* STATUS: C = Contributing Resource

** RESOURCE: B = Building

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Belle and Franklin Streets Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Hampden

DATE RECEIVED: 1/17/89 DATE OF PENDING LIST: 2/01/89
DATE OF 16TH DAY: 2/17/89 DATE OF 45TH DAY: 3/03/89
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 89000039

NOMINATOR: STATE

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 3/2/89 DATE

ABSTRACT/SUMMARY COMMENTS:

*Locally significant district illustrative
of Springfield's apartment building
construction boom of the early 20th century.*

RECOM./CRITERIA Accept A+C
REVIEWER Savage
DISCIPLINE Architectural History
DATE 3/2/89

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

CLASSIFICATION

 count resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

 historic current

DESCRIPTION

 architectural classification
 materials
 descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

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

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

BIBLIOGRAPHY

GEOGRAPHICAL DATA

 acreage verbal boundary description
 UTM's boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

 sketch maps USGS maps photographs presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

Signed _____ Phone _____

Date _____

PROBLEM DESCRIPTION SHEET

State Name MA

County Name Hampton

Resource Name Belle + Franklin Sts. HP

Data Collector's Surname Shrimpton

Today's Date 1 / 19 / 89

Federal Register List / /

Cert. Date / /

Reference No. 89-0039

Describe Problem:

Transportation listed as historic function of garages.
I entered o/c for domestic/secondary dwelling instead.

Wood and metal are not listed as "other building materials" but are mentioned in text on pg 7/1 P1 + 4. I entered wood + metal.

Team Leader _____ Date / /

N R Staff _____ Date / /

Problem Team _____ Date ____/____/____











The Grant, Johnson, Lincoln, Buchanan, Pierce and Fillmore
77, 79, 87, 91, 97, 103 Belle St.

Belle & Franklin Sts. Historic District
Springfield, Mass.

Photog: Ed Lonergan May 1987

Negative: 11

View looking east

Photo #5

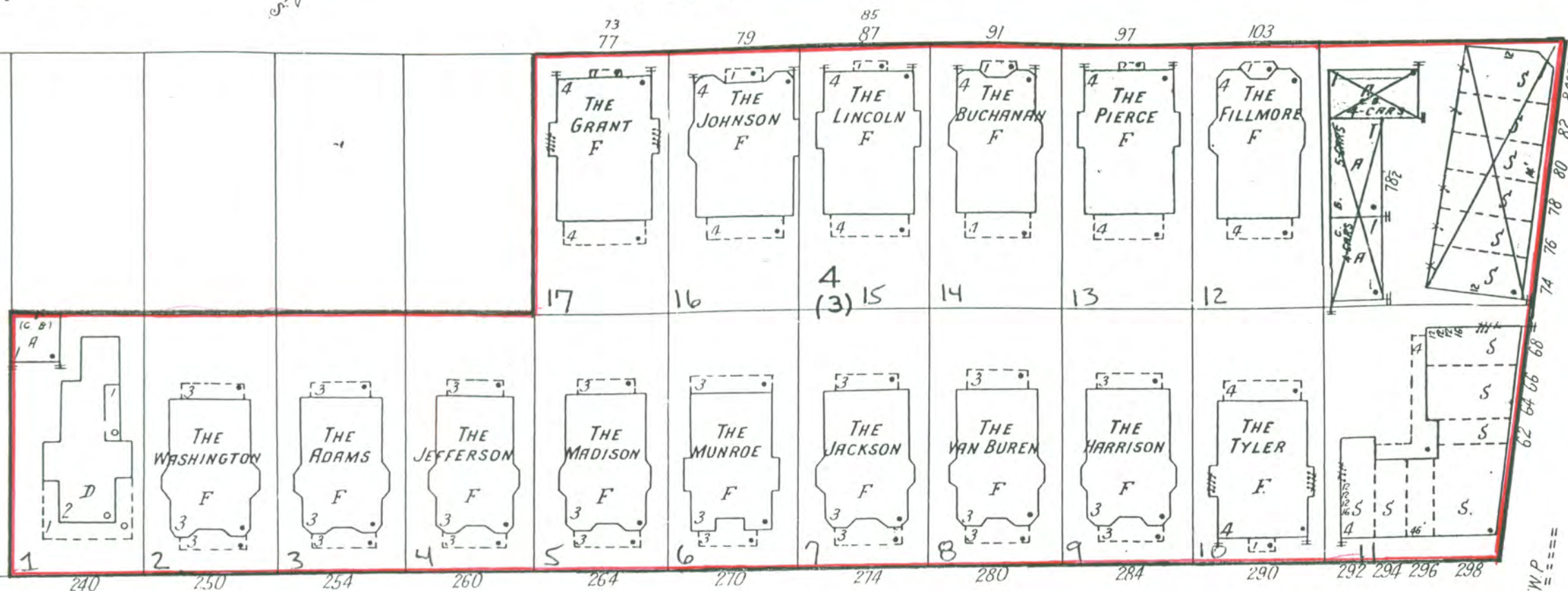




● DH
BELLE

8" W PIPE

8" W PIPE

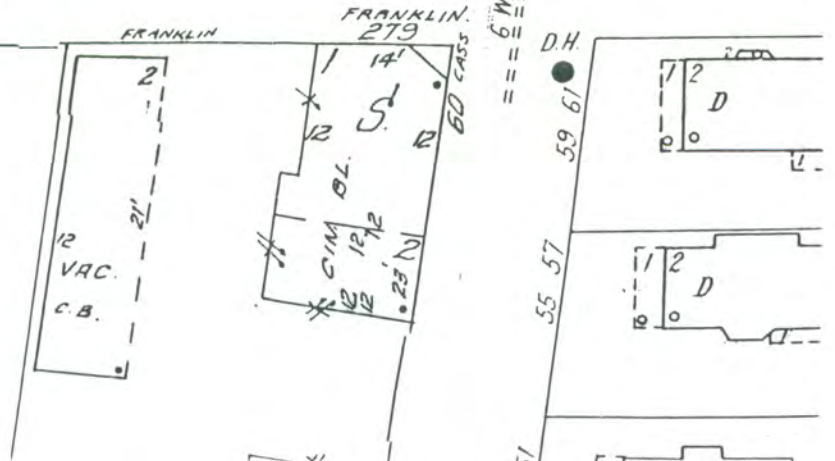
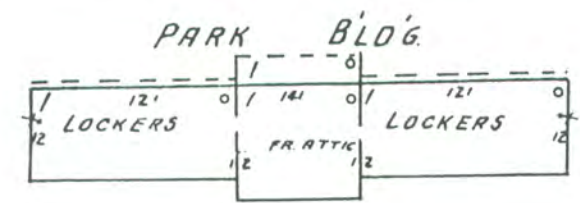


6" W PIPE

● DH

FRANKLIN

6" W.P. 8" W.P.



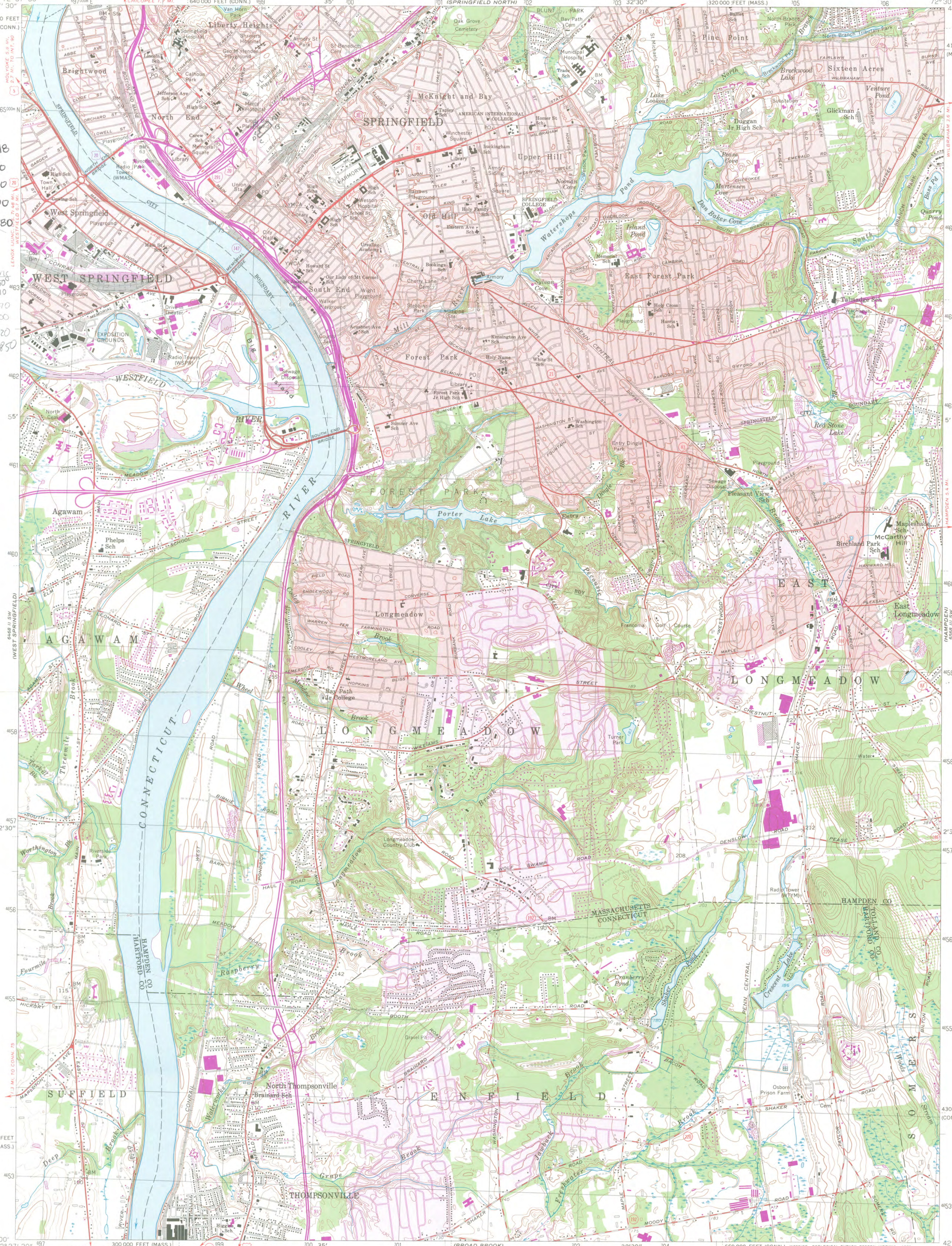
Belle+Franklin Sts. H. St. Dist.
240-98 Franklin St and
77-103 Belle St.

UTM References: 20 and 18

- (A) 6-99-040. 4664-860
(B) 6-99-100. 4664-960
(C) 6-99-160. 4664-900
(D) 6-99-040. 4664-780

UTM REFERENCES

Zone	Easting	Northing
A	699110	4664950
B	699160	4664910
C	699020	4664710
D	699000	4664800
E	699030	4664920
F	699020	4664850



Feet	Meters
1	3048
2	6096
3	9144
4	12192
5	15240
6	18288
7	21336
8	24384
9	27432
10	30480

To convert feet to meters
multiply by 3048
To convert meters to feet
multiply by 3.2808

Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, Massachusetts Geodetic Survey,
and Connecticut Geodetic Survey
Topography by planetable surveys 1933 and 1942
Culture revised from aerial photographs by photogrammetric
methods. Aerial photographs taken 1957. Field check 1958
Polyconic projection. 1927 North American datum
10,000-foot grids based on Massachusetts coordinate system,
mainland zone, and Connecticut coordinate system
1000-meter Universal Transverse Mercator grid,
zone 18
Red tint indicates areas in which only
landmark buildings are shown
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
Purple tint indicates extension of urban areas

UTM GRID AND 1979 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

14° 24' 30" N
1° 38' 29" N

SCALE 1:25,000
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 0 1 KILOMETER

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

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

ROAD CLASSIFICATION
Heavy-duty Medium-duty Light-duty Unimproved dirt
U.S. Route State Route Interstate Route

SPRINGFIELD SOUTH, MASS.-CONN.
N4200 - W7230/7.5
1958
PHOTOREVISED 1979
AMS 6468 II SE-SERIES V814

QUADRANGLE LOCATION

January 12, 1989



Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
P.O. Box 37127
Washington, DC 20013-7127

JAN 17 1989

NATIONAL
REGISTER

Dear Ms. Shull:

Enclosed you will find the following nomination forms:

Springfield, Belle and Franklin Streets Historic District
The Grant, 77 Belle Street, HPCA #11053MA
The Johnson, 790 Belle Street, HPCA #11054MA
The Lincoln, 87 Belle Street, HPCA #11055MA
The Buchanan, 91 Belle Street, HPCA #11056MA
The Pierce, 97 Belle Street, HPCA #11057MA
The Fillmore, 103 Belle Street, HPCA #11058MA

Orange, Orange Center Historic District
12-16 East Main Street, HPCA #10924MA
Masonic Block, 9-13 South Main Street, HPCA #11092MA

All have been voted eligible by the State Review Board and have been signed by the State Historic Preservation Officer. Owners were notified of pending State Review Board consideration 30-75 days before the meeting and were afforded the opportunity to comment. Comments received to date are attached to the nomination forms.

Sincerely,

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

Enclosure:

BF/di