

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 PROSPECT PARK

other names/site number PULASKI PARK, KERRY PARK

2. Location

street & number MAPLE STREET/ARBOR WAY/CONNECTICUT RIVER not for publication N/A

City or town HOLYOKE N/A vicinity

state MASSACHUSETTS code MA county HAMPDEN code 013 zip code 01040

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.)

Betsy Friedberg, National Register Director 7/15/04
Signature of certifying official/Title Cara H. Metz, Executive Director Date
Massachusetts Historical Commission, State Historic Preservation Officer

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

Edson H. Beall

9/10/04

PROSPECT PARK
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	Noncontributing	
<u>1</u>	<u>1</u>	building
<u>2</u>	<u>0</u>	sites
<u>3</u>	<u>2</u>	structures
<u>1</u>	<u>1</u>	objects
<u>7</u>	<u>4</u>	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

none

6. Function or Use

Historic Functions

(Enter categories from instructions)

LANDSCAPE: park

RECREATION AND CULTURE: outdoor recreation

Current Functions

(Enter categories from instructions)

LANDSCAPE: park

RECEATION AND CULTURE: outdoor recreation

7. Description

Architectural Classification

(Enter categories from instructions)

Materials

(Enter categories from instructions)

foundation CONCRETE

walls CONCRETE & BRICK

roof

other

Narrative Description

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

(SEE CONTINUATION SHEETS)

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Holyoke (Hampden), MA

7. Narrative Description

SUMMARY

Prospect Park is a five-acre public park located northeast of the City center in Holyoke, Massachusetts. Looking northeast over the Connecticut River, the park sits approximately 40 feet above the river on a steep half-mile long bluff (fig. 2). Apartment buildings, a school, and single-family homes are located along the park's western and southern borders, fronting on St. Kolbe Drive, which was once called Fountain Street. Arbor Way and Maple Street run perpendicular from St. Kolbe Drive to connect the park with the surrounding neighborhood. A concrete parapet wall (C)(ca. 1905-1910) forms the north and northeast edge of the park and separates it from the steep embankment and the river below. The parapet wall is punctuated by four evenly spaced, balustraded lookouts linked by a wide concrete promenade (photos 1 & 2). Paths (I) also lead to a central memorial garden (D) and to the surrounding neighborhood (fig. 1).

Sweeping views northwest to the Holyoke Range and Mt. Tom (photos 5, 6, 8), north to the South Hadley countryside and southeast to the Holyoke dam and mills have historically been the park's most outstanding features. Beneath the park and outside its boundaries at the base of the embankment are the Boston and Maine Railroad tracks. Below the tracks on the river is the gatehouse that leads to the first of three level canals (ca. 1849) and the Holyoke Dam (ca. 1847-1900).

PHYSICAL CHARACTERISTICS

Generally crescent-shaped to conform to the curve of the bluff, Prospect Park is a linear municipal park. The site is relatively flat and open. The river edge of the park is defined by a concrete wall that is three feet tall, twenty inches wide, and 1,451 feet long. The span is interrupted every ten feet by heavy square concrete piers (photo 2). Four evenly spaced lookouts measuring ten feet deep by fifty feet long curve out over the embankment. Embellished with classical balusters of exposed stone aggregate, they relieve the long span of the wall (photo 1).

A twelve-foot wide concrete and asphalt "promenade" runs for 3/4 the length of the wall. Several cast iron catch basins (J) (drainage structures), which were probably installed in 1906, are located along the inside of the promenade (photo 2). All park paths radiate from the center of the park to connect with the four lookouts and the surrounding neighborhood. The layout of the park's path system is symmetrical creating a hierarchy of grassy areas. Concrete and wood-slat benches line the paths throughout the park. Many trees, most of which are 50-75 year-old maples in good condition, provide shade throughout the park. An iron fence encloses a small

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memorial garden in the center of the park. Honoring General Count Casimir Pulaski, a bronze inscribed plaque (D) embedded in a natural granite boulder sits in the center of the garden (fig. 1, photo 4).

A children's play area (F) is located at the northwest end of the park, along with a 20'x 30' brick and concrete public bathroom (ca. 1914) and a small tool shed (B) erected in 1976 (fig. 1, photo 7). The public bathroom occupies its original site, but it did lose its roof balustrade when a new roof was put on (fig. 23). In addition, the building was modified by the addition of a concrete block privacy wall at each side elevation (compare fig. 23 to photo 7).

Lighting in the park consists of 20 foot-tall cobra head fixtures along the perimeter and 14 foot-tall contemporary fixtures throughout the park interior (photo 3). The park also includes a stone dust bocce court (H)(1994) and a flag pole (G)(1948).

The apartment complexes located along the park's southern boundary were constructed after the city's 1960s urban renewal efforts. The buildings are low in height and well separated from each other giving the park a sense that it is bigger than it is.

A large grouping of pines stands along the northwest edge of Prospect Park, which is also defined by the western end of the parapet wall. Beyond the pines and outside the boundary of Prospect Park, a short but steep slope descends to asphalt-paved tennis courts on a 1.4-acre site that was developed in 1976. The opposite end of the parapet wall defines the southern end of Prospect Park. Beyond the wall, paths lead into the 4.5-acre Feldman Park, a contemporary recreation facility that includes a swimming pool, pool house, and paved volleyball and basketball courts built in 1976. While these are contiguous with Prospect Park, they are visually separated and used for more active recreation. Thus they are not included in this nomination.

PRESENT CONDITION

In fair condition, Prospect Park has experienced such reversible changes as deferred maintenance, inappropriate repairs, and overgrown vegetation. The concrete parapet wall shows signs of deterioration (photo 2). One of the lookouts has been cordoned off because it is unsafe. Some concrete walks (photos 2, 3, 7) have been resurfaced with asphalt. The magnificent views of the Connecticut River and distant mountains are significantly obstructed by a mix of trees and invasive plants that have grown up on the steep embankment that leads from the parapet wall down to the railroad tracks (photos 1 & 8).

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The character of the park was also affected by the City's urban renewal projects of the 1960s, which included razing a 42-acre neighborhood stretching from Lyman Street north to the park (fig. 6 & 7). The old grid street layout was also affected by the renewal projects. Prospect Street, which created the western edge of the park, was removed to make room for the construction of apartments that directly abutted the park. Walnut, Elm, Chestnut, Maple, and High Streets historically ran perpendicular to Prospect Street. The urban renewal project eliminated all of these direct connections to Prospect Street except Maple Street. Fountain Street was renamed St. Kolbe Drive and a small spur that led directly to the park was named Arbor Way.

The removal of these buildings and new street layouts altered the feeling and association of the park with the old surrounding neighborhoods, which were densely populated with the families of mill-workers. The new residential development is more upscale. While the new street layout maintains similar axial relationships to the park, the juxtaposition of the newer buildings to the park is very different. The buildings do not directly face the park.

Except for the changes that have been discussed above, the physical characteristics of Prospect Park have remained the same since the early 20th century. The materials used to build the parapet wall (concrete and exposed concrete aggregate) are characteristic of the period (1905-1910). The path layout is reflective of an era when leisure time was spent outdoors, close to home, engaging in passive recreation and informal social interaction.

Archaeological Description

While no ancient Native American sites are presently located in the park, sites may be present. Eleven Native sites have been recorded in the general area (within one mile), including two regionally important burial sites located during construction projects early in the 20th century next to the Connecticut River. Environmental characteristics of the park indicate the presence of locational criteria (slope, soil drainage, proximity to wetlands) favorable for the presence of ancient Native American sites. The park includes a well drained, level to steeply sloping bluff overlooking the Connecticut River to the east. A natural spring was also originally located below the bluff. Prospect Park is also located near the Great Falls in the Connecticut River, a regionally important location that would have contributed important fishery related resources to the Native subsistence base. In spite of the above information, the potential for locating significant ancient Native American resources in the park ranges from low to moderate. Extensive grading that occurred after 1884 and construction of the wall from 1905 to 1910 would have destroyed most archaeological resources, both ancient and historic that were present. The presence of Native burials in this area, and their traditionally deep provenience may indicate the potential for the survival of truncated burial pits in spite of grading.

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A low potential also exists for locating historic archaeological resources in the Prospect Park locale. The park area was used as a shanty town known as the "Patch" by Irish immigrants from the early to mid-19th century. Between 1865 and 1884, the "Patch" was cleared of shanties and used informally as a park. Passive recreation characterized historic landuse at the park. Unfortunately, most historic archaeological resources associated with the shanty town and later recreational use of the area were also likely destroyed by extensive grading after 1884 and construction of the retaining wall between 1905 and 1910. It is unlikely significant historic resources survive in the park area.

(end)

PROSPECT PARK

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.) SEE CONTINUATION SHEETS

9. Major Bibliographical References

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

COMMUNITY PLANNING AND DEVELOPMENTLANDSCAPE ARCHITECTUREENTERTAINMENT/RECREATION**Period of Significance**1884-1954**Significant Dates**1884, 1901, 1907, 1910**Significant Person**

(Complete if Criterion B is marked above)

N/A**Cultural Affiliation**N/A**Architect/Builder**John Tighe, Holyoke City Engineer 1892-1911 in
consultation with Olmsted Brothers**Primary location of additional data:**

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

Name of repository:

MHC, LIBRARY of CONGRESS, HOLYOKE
COMMUNITY & DEVELOPMENT, HOLYOKE LIBRARY

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Prospect Park
Holyoke (Hampden), MA

8. Statement of Significance

Prospect Park is significant as an excellent example of an intact urban park developed between 1884 and 1910 in response to the needs of a rapidly growing industrial city. The third park established by the City of Holyoke, it has always been considered one of the city's more beautiful parks because of its outstanding views out over the Connecticut River and to the Connecticut River Valley countryside.

The park is significant for its association with the early Irish immigrant mill workers who helped build the City of Holyoke. Prospect Park is also significant for its association with the Olmsted Bros. of Brookline, Massachusetts, who under the direction of John C. Olmsted, worked with the City of Holyoke on the preliminary plan for the park. The park reflects the design principles applied by the Olmsted Brothers, for which the firm was nationally known, as well as the influence of landscape architecture as a new profession in the early 20th century.

In addition, Prospect Park is significant within the context of the Municipal Park Movement. It is an exemplary urban park that reflects the principals of the Municipal Park Movement by providing an oasis of greenery, beautiful views, and access to nature within a crowded urban environment peopled by mill workers who labored long and hard at their tasks.

Prospect Park retains integrity of location, design, materials, feeling and association, and meets National Register Criteria A and C on the local level. The park retains its original size and spatial configuration as established in 1884. Despite the loss of several small historic features within the park (e.g. an ornamental pumphouse, a bandstand, and sand courts), the park retains its historic integrity. In spite of the 1960s urban renewal project, which changed the character of the surrounding neighborhood, and the 1976 park expansion, very few intrusions exist along the river. Views to the surrounding hills could be reestablished if excess vegetation were removed. The present design and layout of Prospect Park began in 1905 with the construction of a portion of the concrete parapet wall. Path layout, subsurface drainage, construction of the four lookouts, and wall completion continued until 1910. The design and materials of the wall have a natural and bold effect that was typical for garden walls and steps on large estates and parks during the early 20th century.

Even though Prospect Park is relatively small, its location overlooking the river and access to distant pastoral views have historically provided users with a sense of spaciousness and refreshment. The wide promenade that moves along the wall offered visual access to the river, pleasure and relaxation especially to the workers who had been cooped up all day in the workshop or tenements.

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As one observer put it:

"Just above the dam, where the water spreads out into a delightful lake, and the river, with its numerous windings, loses itself, the banks rise precipitously and form a delightful place to view the splendid picture. This has been a favorite resort for many years; hence, the Holyoke Water Power Company at length gave it to the city for a public park. The tract of land contains four acres, which is being beautified with winding walks, flower beds, green sward, and planted with trees and shrubs. To be seen to its best advantage, you should come here when the sun of the long summer day hangs but an hour above his setting, and the cool west wind bears from the purpling hills his benison. Then the seats are full of people, while others saunter here and there. It is a delightful breathing place for this part of Holyoke, which is crowded with tenement houses; and, after the hard day's work in the noisy mill, an hour spent here adds not only to the people's material comfort, but elevates their moral tone. And from these bluffs the prospect is one of rare beauty.

"The water is spotted with pleasure boats, the wet oars sparkle in the sunlight of a summer afternoon. And as the sun descends below the distant hills, the clouds are all aglow with the most brilliant coloring; the shadows, creeping up the mountainside, the neutral tones, and the low lands, with their rich verdure, make a pleasing contrast. Each moment some fresh combination, some new grouping delights the eye." (Holyoke Views, "From Prospect Park". Collection of old photographs, Holyoke Room, Holyoke Library).

Development of Holyoke as a "New City" and Company Town

In 1845, the Connecticut River Railroad was built along the west side of the Connecticut River between Springfield and Northampton opening up development opportunities along its course. In 1847, several investors of the Lowell and Manchester mills as well as Lawrence and Chicopee mills realized the vast potential of waterpower from the Connecticut River for a new industrial city. The investors organized the Hadley Falls Company and began construction on a dam just above the Hadley Falls in 1847(Fig. 25).

That same year, the Hadley Falls Co. began developing plans for the "New City" (Fig. 26), with the original plan advertised in circulars in 1850. The first plan was prepared by James K. Mills, a Boston commission merchant who had bought stock in the Hadley Falls Company and later became one of its treasurers. Between 1847 and 1857, Mills and another company treasurer,

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George Lyman, developed the town by plan as a company town. The early plan shows a grid layout of streets, blocks, a common, square, town reservoir, worker's housing, and an extensive system of mill sites and canals (Fig. 4). The slice of land that became Prospect Park was not initially set aside for a park in 1847, rather it was a leftover parcel between the grid street layout and the bluff. It was not long, however, before the residents realized its value as a park.

Most of the first laborers to arrive in 1847 to build the Holyoke dam, dig the canals, and begin mill foundations were Irish. Originally from County Cork and County Kerry, these newcomers settled on high ground overlooking the dam in the area of what was later to become Prospect Park. This area was called the "Patch" and consisted of a little village of hastily built shanties. Four boards were driven in the ground for corner posts and to these others were nailed to form sides. The top was then covered with a roof of overlapping boards. Openings were made for a door and one or two windows. Turf was banked up along the sides of the shanty to protect against the winter cold.

As new Irish immigrants arrived, the earlier settlers abandoned the shanties and moved in to newly constructed boarding houses nearby. This part of Holyoke became known as "Irish Parish" (also Ward Four). The settlement became dense and sanitation was poor. The Hadley Falls Company, owner of the land, took no responsibility for the well-being of those living in the "Patch". The area drained into the Connecticut River just above the intake for the public reservoir (not extant) located between Cedar and Spruce Street (fig. 5). Thus, it was no surprise when, in the summer of 1849, cholera broke out in the "Patch."

The 1847-1857 plan for the city was implemented over the 19th and 20th century. The neighborhood that had developed within the 1847 grid layout consisted of mixed-use densely developed Irish working class neighborhoods (fig. 8) that bordered what would become the park. City streets terminated at the park.

By 1850, Holyoke had a population of 3,713, eighty-two percent of whom were Irish. By 1865, the Irish still lived in the "Patch." An 1865 map of Holyoke shows the streets laid out in a grid pattern with the area between Elm and Prospect Street well developed. While it does not show any buildings in the area of what would become Prospect Park, it is possible that shanties were present but not indicated on the map (fig. 5). At some point between 1865 and 1884, the area known as the "Patch" was cleared of shanties and used informally as a park. The Irish people who lived in the area referred to it as Kerry Park because the beautiful view up the Connecticut River and the surrounding green countryside reminded them of their homeland in County Kerry, Ireland.

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Holyoke (Hampden), MAHISTORY OF PROSPECT PARK

Prospect Park was the third public park established in the City of Holyoke. When the city was laid out in 1847, a site was set aside called "Hampden Square" (fig. 4). This, along with the "Common," became the origin of Holyoke's park system. In 1861, the Holyoke Water Power Company gave Hampden Square (later Hampden Park) to the city. The second Holyoke park was Germania Park, given to the city by the Holyoke Water Power Company in 1877. Both parks were established in 1883.

Prospect Park, located in the oldest part of the city, was formally established in 1884. Like the other two parks, the land was a gift to the city from the Holyoke Water Power Company. Two parcels of land were given for the park, the first in 1884 and the second in 1885 for a total of 5.1 acres (fig. 33). The first parcel of land included the area from Maple and Chestnut northwest to Walnut Street. The second parcel included the area between Maple and Chestnut southwest to Union Street. It was at this time that the name "Prospect Park" was established.

Under the direction of the new Park Commission, work began in 1884 to improve the site. The park commissioner's annual reports have provided a good record of the park's development. Between 1884 and 1898, it was graded, seeded, paths laid out, and many trees planted. An ornamental pump house (not extant) was built in 1884 (fig. 10 & 11) to bring water up to the park from a natural spring that seeped out of the embankment below. A wooden picket fence, built in 1896 (fig. 12), was installed along the edge of the bluff, and many wooden seats were placed throughout the park. In 1899, an octagonal bandstand (not extant) was erected (fig. 14).

Photographs and reports from the late 1800s and early 1900s indicate that the view up and down the Connecticut River was unobstructed and clear of vegetation until recently (fig. 24). The park's shape, size, location, views, and proximity to the river discouraged the development of active recreation but greatly enhanced passive recreational uses of the park.

By 1901, the park commissioners were frustrated by the limited budget for parks and the pressing needs to expand parks for the growing city. They hired the Olmsted Bros. to review the condition of the city's parks and comment on how they might be improved. In 1901, John C. Olmsted completed a visit to Holyoke observing the condition of the City's parks. He made the following comments on Prospect Park:

"...It is a wide strip along top of bluff which must be some 35' high above the railroad and 45' or 50' from the river. It commands a fine view up and down the river across and to Mt. Tom and other hills. It is planted much too

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thickly so that if not thinned it will be too shady to grow grass. One wide walk follows a wooden picket fence at top of bluff. The sidewalk on street along south side [Prospect Street] is asphalt but is practically useless, as it is not shaded from south. It should be grassed over. The rest of the walks, which are numerous, are curvilinear and some shrubbery is needed to help the curves especially on south border. There is a little open shelter jutting out on bluff [the pump house] and a drive goes in to this and out again on a large elliptical curve. It is narrow and not especially objectionable. There is a commonplace octagonal bandstand dropped down on the grass with no walks to fit it. Has been there for two years. Planting is needed at both ends to screen ugly buildings." (Series B' Prospect Park, Job File 2363. May 9, 1901.)

In John C. Olmsted's 1901 report to the City, he provided recommendations for improving all of the parks. In his comments about Prospect Park, Mr. Olmsted stated that the views over the Connecticut River, the elevated location of the park and the promenade following the crest of the bluff were the principal features of its plan. He suggested that the promenade could be improved "by the building of a suitable retaining wall with a stone parapet or open iron fence upon it." (May 29, 1901 John C. Olmsted Report to Holyoke Park Commissioners).

Olmsted went on to suggest planting the steep embankment with perennial plants along the upper portion and shrubs below to protect the view to the river and distant hills while obstructing the view to the railroad. The embankment was never formally planted but the natural vegetation was kept low and under control until more recently.

In his report, Olmsted also felt that the park had too many trees and that when mature, would not allow grass to grow. He suggested that the trees be thinned and those left be replanted into a more natural pattern rather in a straight line along the paths. This planting plan, he advised, would compliment the existing curvilinear layout of the path system. Present tree plantings suggest that the city followed Olmsted's advice. The trees today appear to be planted in a more natural pattern.

Olmsted believed that the park had too many walks and that there was no apparent design intent to their layout. Instead of connecting to park features, the cinder walks meandered through the park with bits of grass plots here and there. In 1901, Olmsted suggested replacing the walks with granular material, which was done in 1904.

Olmsted's 1901 report also suggested a shelter be constructed in the southeast corner of the park. The area would include a veranda and sand courts for small children. A woman's "sanitary" (not extant) was built ca. 1902 in this area. Sand courts (not extant) were built the same year, but in the northwest corner of the park where children's play equipment was located (fig. 1 & 21). Play equipment (swings and monkey bar set) is still located in this area.

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Olmsted's 1901 report provided the impetus and direction for future improvements to Prospect Park. The commissioners and mayor supported Olmsted's suggestions. In consultation with the Olmsted Bros., James L. Tighe, who served as Holyoke's city engineer from 1899 to 1911, designed the present parapet wall. A very able engineer who studied engineering at McGill University in Montreal, Canada, Tighe was born on Christmas day, 1864, in County Cavan, Ireland. In 1905, John C. Olmsted reviewed and approved Tighe's design of the four balustraded lookouts (Fig. 15-18), and construction of the wall began. However, due to a property line dispute between the City and the Boston & Maine Railroad Company, the wall was not completed until 1910.

In 1910, though the parapet wall was complete, the Park Commissioners expressed dissatisfaction with the layout of Prospect Park, and they hired the Olmsted Bros. to prepare a preliminary plan for the park (fig. 22). The design gave organization, focus and function to the existing park. In their preliminary plan, the Olmsted Bros. suggested that the walks be concrete, which was accomplished around 1913. Since that time, many of these concrete walks have been covered with asphalt material.

Olmsted Bros. suggested planting ornamental shrubs in certain areas of the park to give the park form and to screen the backs of benches located along the paths. Presently, the only perennial shrubs and flowerbeds that exist are inside the Pulaski Memorial garden. However, the park commissioner's annual reports indicate that flowerbeds and shrubs were planted in the park during the early part of the 20th century (fig. 19 & 20).

In their overall approach to the Prospect Park design both in the 1901 report and the 1910 preliminary plan, the Olmsted Bros. stressed the need to create axial relationships between the streets and lookouts. The intent was to strengthen and enhance one of the park's most positive features, the view to Mt. Tom and the Holyoke Range. They stressed the need to organize the park space with respect to appropriate uses that would maximize and optimize the various park functions and separate conflicting uses. Finally, they stressed the need to provide paths that connected to park features. Achieving this would improve the park circulation, provide enjoyable places to stroll and rest, and protect the plantings from casual cross paths or short cuts.

Four major streets ran perpendicular to Prospect Street, which formed the southwest border of the park. These were Elm, Chestnut, Maple, and High Streets. Paths were aligned and entered the park from the four streets. Four lookouts were built into the wall, and these were aligned with the four major streets. However, after the 1960s urban renewal project, only the Maple Street entrance and axial relationship survived (fig. 6 & 7).

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Holyoke (Hampden), MA

At the turn of the century, a wooden bandstand pavilion (not extant) was located near the northwest end between Elm and Prospect Street (Fig. 14 & 21). A children's play area had developed at the north end, as well (Fig. 21). When John Olmsted visited in 1901, he commented on how the bandstand appeared to have been haphazardly placed. In an effort to organize the park, the 1910 plan relocated the bandstand near the most northern lookout with a complimentary concert grove. This part of the plan was never developed and though concerts were thoroughly enjoyed during the early part of the 20th century, the bandstand was eventually removed altogether.

The children's play area continued to develop at the northwest end of the park. In the 1910 plan, the Olmsted Bros. designed an elaborate play area that included men's and women's bathrooms, a veranda, a wading pool, grassy play areas (Fig. 22, and incorporating the children's sand courts of 1902 (not extant). The woman's bathroom (extant as public bathrooms) was built in 1914 (photo 7 & fig. 23).

As part of an effort to organize the park space and provide a central feature, the Olmsted Bros. 1910 design suggested a water fountain be placed in the center of the park. In their 1910 plan, this was located on axis with Chestnut Street and one of the lookouts. The central focus area was developed with a supporting path system, but the fountain was never constructed. At present, the Casimir Pulaski Memorial Garden occupies this space.

The Olmsted Bros. organized and modified the existing curvilinear path system. The 1910 layout created an "inner" and "outer" promenade. The inner promenade ran parallel with Prospect Street, bordering the park, and the outer promenade ran along the concrete parapet wall. A series of paths led from the lookouts to the central feature. Most of the path layout was implemented with some variation on path direction. The path system and Olmsted Bros. concept is evident today (fig. 1).

The park continued to be improved over the ensuing years, but the city was having difficulty keeping up with increasing demands for expanded recreation space and the maintenance needs of existing parks. By 1925, the popularity of baseball and other active recreational sports required larger playing spaces. The larger parks were able to accommodate these needs but required a bigger bite of the annual recreation budget. Because of this, the five-acre Prospect Park continued to be used for passive recreation.

(continued)

United States Department of the Interior
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Holyoke (Hampden), MA

In 1939, Prospect Park was renamed Pulaski Park in honor of General Count Casimir Pulaski, hero of old and New World, Father of the American Cavalry. The renaming reflected the growing population of Polish citizens living in Holyoke at that time. In renaming the park, a large granite boulder with a commemorative bronze plaque was placed in the center of the park. The dedication also observed the 149th anniversary of the signing of the Polish constitution.

In 1976, Prospect Park was expanded to include 1½ acres to the north and 4½ acres to the south. The southern portion, called Feldman Park, contains most of the active recreational facilities (fig. 3). Neither of the parcels added in 1976 are included in this National Register Nomination. At present, Prospect Park is heavily used by young students from an adjacent Catholic school and older residents from nearby neighborhoods.

Frederick Law Olmsted, John C. Olmsted, Frederick Law Olmsted, Jr. and the Olmsted Bros.

Prospect Park is significant for its association with John C. Olmsted (1852-1920) and Frederick Law Olmsted, Jr. (1870-1957) of the Olmsted Brothers firm located in Brookline, Massachusetts.

John C. Olmsted and Frederick Law Olmsted, Jr. were the stepson and son, respectively, of Frederick Law Olmsted (1822-1903), America's most well known and influential landscape designer of the late-19th century. During the second half of the 19th century and into the 20th, Olmsted and his associates designed hundreds of parks and park systems, malls, suburbs, subdivisions, parkways, cemeteries, residential gardens, university campuses, and other public and private sites across the country. His methods and approach to landscape design became standards for the landscape architecture profession and for community planning.

John Charles Olmsted (1852-1920) was the son of Frederick Law Olmsted's brother, John, who died in 1857. Frederick married John's widow, Mary. John Charles joined the Olmsted firm in 1884 and worked closely with Frederick Law Olmsted until the senior Olmsted retired in 1895. In 1886, they worked together on the Leland Stanford Jr. University in Palo Alto, California. Their Massachusetts projects included the Newton Park (1895), Plymouth Parks (1889-1892), Merrymount Park in Quincy (1892-1900), Orchard Park in Roxbury (1897-1913), Waltham Parks (1894-1895), and the Winthrop Parks (1893-1895).

In 1900, Frederick Law Olmsted, Jr., joined John Charles Olmsted in heading up the firm. Both men participated in the design of Prospect Park as well as other Holyoke parks and master

(continued)

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Holyoke (Hampden), MA

planning efforts. Over the years, the firm was known as F.L. Olmsted and Company (1889-1893), Olmsted, Olmsted, and Eliot (1893-1897), F.L. Olmsted and J.C. Olmsted (1897-1898) and finally, the Olmsted Brothers (1898-1961).

Educated at Yale, John C. Olmsted was the first president of the American Society of Landscape Architects. He was also instrumental in establishing the Boston Society of Landscape Architects. Though somewhat overshadowed by his famous father, John established himself in other ways. He was responsible for Keney Park in Hartford, Connecticut; Audubon Park in New Orleans; and Essex County Park in New Jersey. He was the firm's principal designer for the Seattle Park system, a twenty-mile long greensward of parks. He also designed the Portland, Oregon Park system as well as numerous estates along the eastern seaboard and in Spokane and Vancouver, B.C.

The basic tenets of John C. Olmsted's planning and design were consistent with his father's philosophy and approach. In keeping with the naturalistic tradition, he worked with the topography and the native vegetation and believed that each park should reflect the identity and character of the community in which it was located.

Frederick Law Olmsted, Jr. (1870-1957) was eighteen years younger than John Charles. Frederick Jr. was a founding member of the American Society of Landscape Architects and like his stepbrother, was president of the Association. He taught the first course in landscape architecture (Harvard University) at the request of his father's friend and colleague, Charles Eliot who was president of Harvard at that time. Frederick Jr. also established the first formal training program in landscape architecture at Harvard University in 1900.

Frederick Law Olmsted, Jr. was responsible for many extensions of regional parks in Washington, D.C. as part of the McMillan Plan. He was landscape architect for the Boston Metropolitan Park system from 1898-1920. That endeavor led to formulating the plan for California's extensive state park system. During his career, he became a leader in comprehensive planning and conservation and developed many master plans for cities and towns.

The Olmsted Bros. and Prospect Park

Prospect Park had already been an active informally-designed park for fifteen years by the time John C. Olmsted visited it in 1901. Thus, his role was to advise the City on improvements to the existing park. His visit and subsequent report included recommendations for all of Holyoke's

(continued)

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Holyoke (Hampden), MA

seven parks. In his recommendations for Prospect Park, Olmsted demonstrated his ability to envision the park's future and how it would tie in to other activities. For example, he saw retaining the steep embankment as both functional and one that provided an opportunity to access the river below. He suggested a series of planted terraces that included steps and a pedestrian bridge that crossed above the railroad tracks. Olmsted's approach to the design reflected the philosophy and approach of landscape architecture at the time, to regard the larger context of a project and to approach the project with careful comprehensive planning. The 1901 report to the park commissioners provided the foundation and guidance for the commissioners and the City Engineering Department during the first decade of the 20th century as it related to park improvements and expansion.

When the Olmsted Bros. completed the 1910 Preliminary Plan for Prospect Park they were able to graphically demonstrate how the best features of the park could be enhanced, how the site could be better organized, how park activities could be connected and located in complementary and supportive ways, and how plantings could be used to frame, screen, prevent erosion and add beauty (fig. 22). Many of the design suggestions were implemented. However, the implementation needed funding. While the park commissioners and the mayors during the first part of the 20th century were very supportive of the improvements recommended for Prospect Park, the city's budget did not allow for full implementation of the plan.

The Significance of Prospect Park within the Context of the Municipal Park Movement

The period between 1884 and 1910, when Prospect Park was created, was a time when Holyoke's industrial expansion and population was at its greatest. It was also a period of growth and expansion for industrial cities throughout the country especially those located along the eastern seaboard. Open space for parks and recreation became a pressing concern for industrial cities. This period also reflected the concurrent interests of cities to improve and beautify their existing parks.

By the 1850s, urban life had become intolerable in large growing cities, especially New York. In response to crowded living conditions and rapidly disappearing open land, Frederick Law Olmsted and Calvert Vaux designed Central Park in 1858. The opening of Central Park in 1862 gave the Municipal Park Movement a jump-start. Earlier town planning efforts had often focused on street layout. Occasionally a small park would be included, but it was not until the opening of Central Park that town officials realized the economic as well as health and aesthetic benefits of parks. The Municipal Park Movement took hold in the 1870s and 1880s along the east coast and spread rapidly across the United States. In 1882, park commissions were established that facilitated the development and maintenance of municipal parks.

(continued)

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Holyoke (Hampden), MA**

Prospect Park is an exemplary urban park that best reflects the impetus for the Municipal Park Movement. An oasis of greenery and beautiful views, the park was easily accessible to the nearby neighborhoods, providing a safe place for small children to play and for mothers to socialize. The sentiment expressed in many articles of the day was that parks brought a measure of civility to the rapidly growing and often dirty industrial mill towns. Prospect Park became Holyoke's early jewel. Visitors coming by rail from the north would be greeted by the park before rounding the bend and seeing the mills.

In 1907, Frederick Law Olmsted, Jr. was asked by the mayor to produce a Master Plan for Holyoke. He considered Prospect Park's view to the surrounding hillside of "immense public value" (Report to Mayor N.P. Avery. "Preliminary Report of Frederick Law Olmsted, Jr. Relative to Beautifying the City of Holyoke."). He advised the city to continue purchasing land along the Connecticut River to create a linear greenbelt park system originating from Prospect Park. Olmsted wrote: "...To leave all this river bank in private control means to exclude the public forever from a priceless opportunity of recreation. Few cities are situated upon a great and beautiful river like the Connecticut, and fewer still have so bold and lofty a bank from which to command a prospect of it." (pg. 329).

Prospect Park was used for passive recreation, historically in part because of its shape and natural features. It was established both for its spectacular views and as a neighborhood walk-to park that offered the mill workers, particularly, a place to rest, socialize, and enjoy the fresh cool breezes that came off the river. The park remains as a very good example of a late-19th to early-20th century urban park that reflects the emerging needs of a developing industrial city to provide places of greenery with fresh air, views, and passive recreation close to home.

(end)

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Continuation Sheet

Section number 9 Page 1

Prospect Park
Holyoke (Hampden), MA

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(continued)

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Holyoke (Hampden), MA

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National Park Service

Frederick Law Olmsted National Historic Site "Fairsted" Archives

99 Warren Street, Brookline, MA

The Records of the Olmsted Associates; 1883-1971; Series B; Prospect Park, Job File 2363; MS 20, 112-1; Microfilmed 1990; Library of Congress, Washington, DC

John C. Olmsted Report to the City Park Commission. 1901

(continued)

**United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 3

**Prospect Park
Holyoke (Hampden), MA**

Frederick Law Olmsted, Jr. Report to the Major of Holyoke. 1907

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City of Holyoke Assessor's Office files

City of Holyoke Community and Development files

City of Holyoke Planning Department files

City of Holyoke Legal Department files

(end)

PROSPECT PARK

Name of Property

HAMPDEN, MA

County, State

10. Geographical DataAcreage of Property 5.169**UTM References See continuation sheet.**

(Place additional UTM references on a continuation sheet)

1. 18 697810 4675700
Zone Easting Northing2. 18 697420 4675980
Zone Easting Northing3. 18 697660 4675930
Zone Easting Northing4.
Zone Easting Northing
See continuation sheet**Verbal Boundary Description**

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

Boundary Justification

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

11. Form Prepared Byname/title Joan S. Rockwell, Preservation Consultant with Betsy Friedberg, National Register Director, MHCorganization Massachusetts Historical Commission date July 2004street & number 220 Morrissey Boulevard telephone 617 727-8470city 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 CITY OF HOLYOKEstreet & number CITY HALL telephone 413 534-2230city or town HOLYOKE state MA zip code 01040**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 1

**Prospect Park
Holyoke (Hampden), MA**

10. Geographic Data

Acreage of Prospect Park: 5.169

Verbal Boundary Description

Prospect Park is bounded on the north and east by the Boston and Maine Railroad and the Connecticut River, to the south by Feldman Park (a separate 4 ½ acre park), and on the west by Prospect Heights Apartments, single family homes, a school and a small 1 ½ acre separate park containing tennis courts. The parcel is indicated on Assessor's Map 7 Parcel 3. Additional parcel descriptions are found in Figures #29 (Ownership Map Pulaski Park, Holyoke, Ma), #30-32 (City of Holyoke appraisal data sheets) and 33 (original 1885 and 1885 deeds)

Boundary Justification

The boundaries of Prospect Park are the original boundaries as established and described in the 1884 and 1885 deeds.

(end)

National Register of Historic Places Continuation Sheet

Section number photo Page 1

Prospect Park
Holyoke (Hampden), MA

Additional Documentation – Photographs

Photographer – Joan S. Rockwell

Date – August 2001

Location of original negatives – 16 Call Road, Colrain, Massachusetts 01340

Photograph number	Description of View
-------------------	---------------------

See Figure #1 for photograph orientation

#1 Looking east over southern most lookout towards Chicopee

#2 Looking south towards southern most lookout and Feldman Park. 1906 Drainage structure in foreground

#3 Looking NW down promenade

#4 Looking west to central part of park at Pulaski Memorial

#5 Looking north toward So. Hadley and Connecticut River

#6 looking NE toward So. Hadley/Chicopee

#7 Looking north toward 1914 bathroom structure

#8 Looking north toward Connecticut River

Figures

#1 Existing conditions of Prospect Park, 2000

#2 Location Map, Prospect Park, Holyoke, MA, 2000

#3 Diagram showing 1976 expansion of Pulaski Park

#4 The Plan for the "New City", J. Mills 1847-1857

#5 Holyoke, Mass. 1865

#6 Street lay out before 1960's urban renewal project

#7 Street lay out after 1960's urban renewal project

#8 Bird's Eye View, Holyoke, MA 1877

#9 Bird's Eye View, Holyoke, MA 1881

#10 Ornamental pumphouse built 1884, photo about 1890

#11 Ornamental pumphouse built 1884, photo about 1885-1896

#12 Wooden fence erected on top of bank, photo about 1896-1905

#13 Scenes from Prospect Park, 1886-1896

#14 Prospect Park after 1899 before 1905

#15 elevation of lookout with concrete ballustrade wall, lights and planter, designed by J. Tighe 1905

#16 Section of concrete parapet wall showing ballustrade, designed by James Tighe, 1906

#17 Profile of railroad track and elevation of proposed retaining wall, 1905 J. Tighe

(continued)

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Section number photo Page 2

Prospect Park
Holyoke (Hampden), MA

- #18 Elevation and plan of lookout, 1905 Prospect Park, J. Tighe
- #19 Prospect Park after 1896 before 1905 (about 1903)
- #20 " " " " " " " "
- #21 Prospect Park existing conditions c. 1909
- #22 Preliminary Plan for Prospect Park, Holyoke, MA. Olmsted Bros. 1910
- #23 Prospect Park after 1970
- #24 Prospect Park after 1910
- #25 The Great Dam, Holyoke MA (about 1849)
- #26 Plan of Holyoke Hampden County 1855
- #27 Aerial view of Holyoke around 1950's
- #28 Holyoke at the end of the 19th century
- #29 Ownership Map of Pulaski Park
- #30 Data Sheet 007-01-003
- #31 Data Sheet 014-01-003
- #32 Data Sheet 015-01-006
- #33 Deeds, August 11, 1884, August 15, 1889

(end)

**PROSPECT PARK
Holyoke (Hampden), MA**

DATA SHEET

Letters of identification are keyed in to Figure 1

Letter	Name	Material	Resource	Date	Status
A	Public bathroom	brick & conc.	Building	1914	C
B	Tool shed	wood	Building	1976	NC
C	Parapet wall	concrete	Structure	1905-1910	C
D	Pulaski Memorial Garden Memorial Boulder	stone & bronze	Site Object	1948 1976	C NC
E	Prospect Park	n/a	Site	1884-1913	C
F	Play area	metal	Structure	1976	NC
G	Flag pole	metal	Object	1948	C
H	Bocce Court	sand	Structure	1976	NC
I	Path network	concrete & asphalt	Structure	1884-1913	C
J	catch basins	cast iron	Structure	1884-1904	C

TOTALS:

	C	N/C
Buildings	1	1
Sites	2	
Structures	3	2
Objects	1	1
	7	4

**Location Map
Prospect Park
Holyoke, Massachusetts**

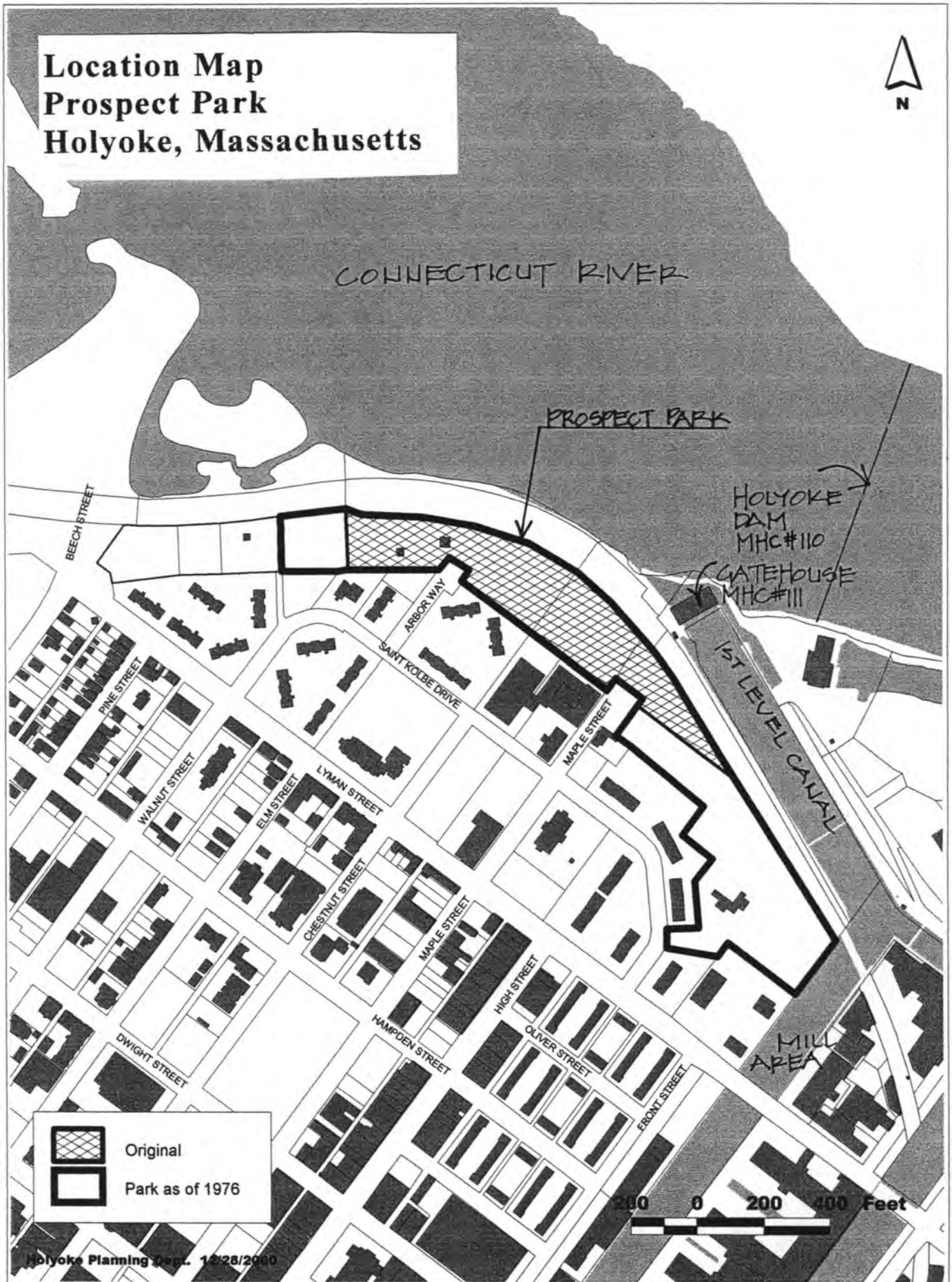
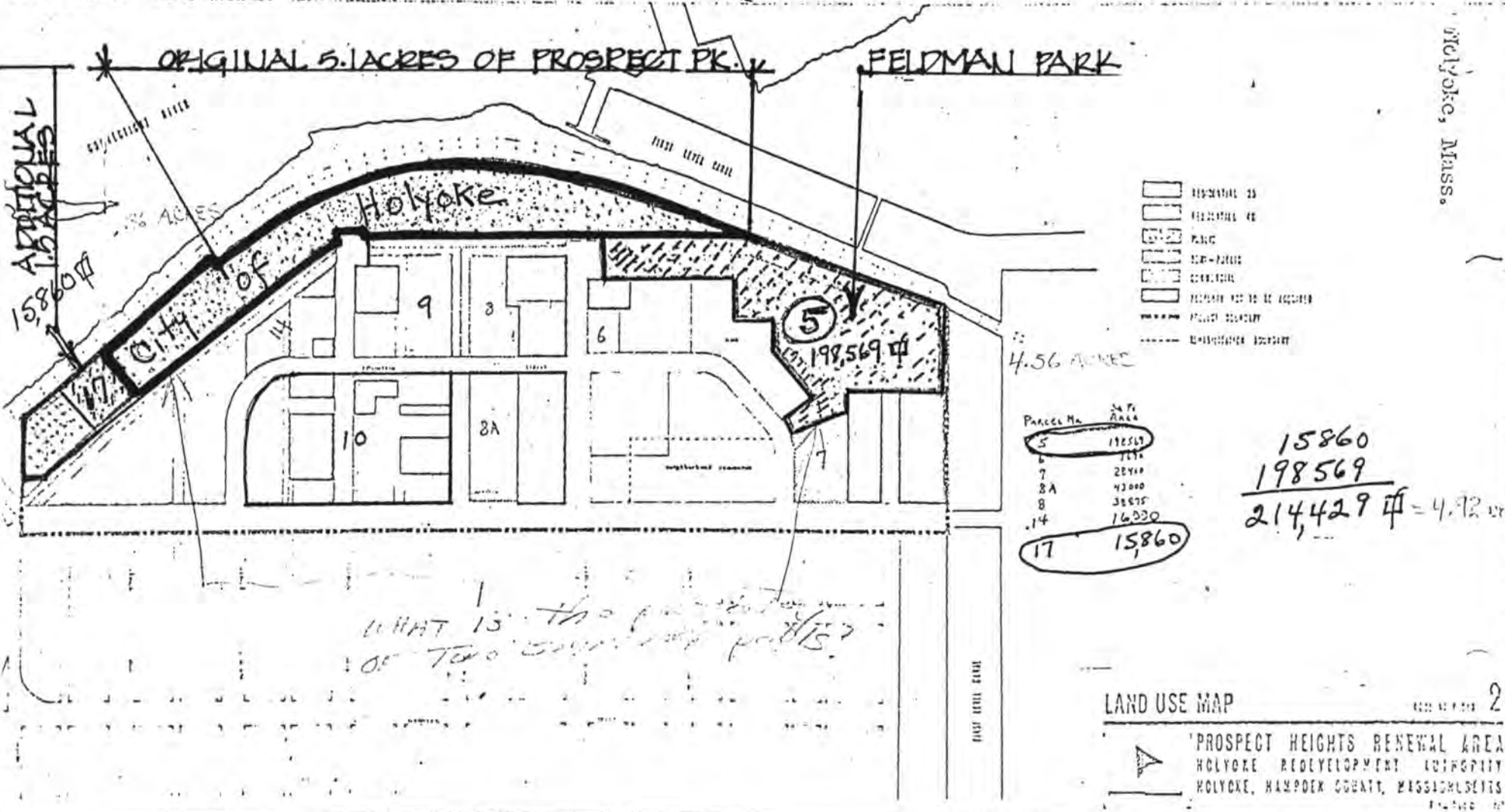


FIGURE 2

Area - Mass R-145



Parcels to be conveyed to City of Holyoke
 ... Parcels that are property of City of Holyoke

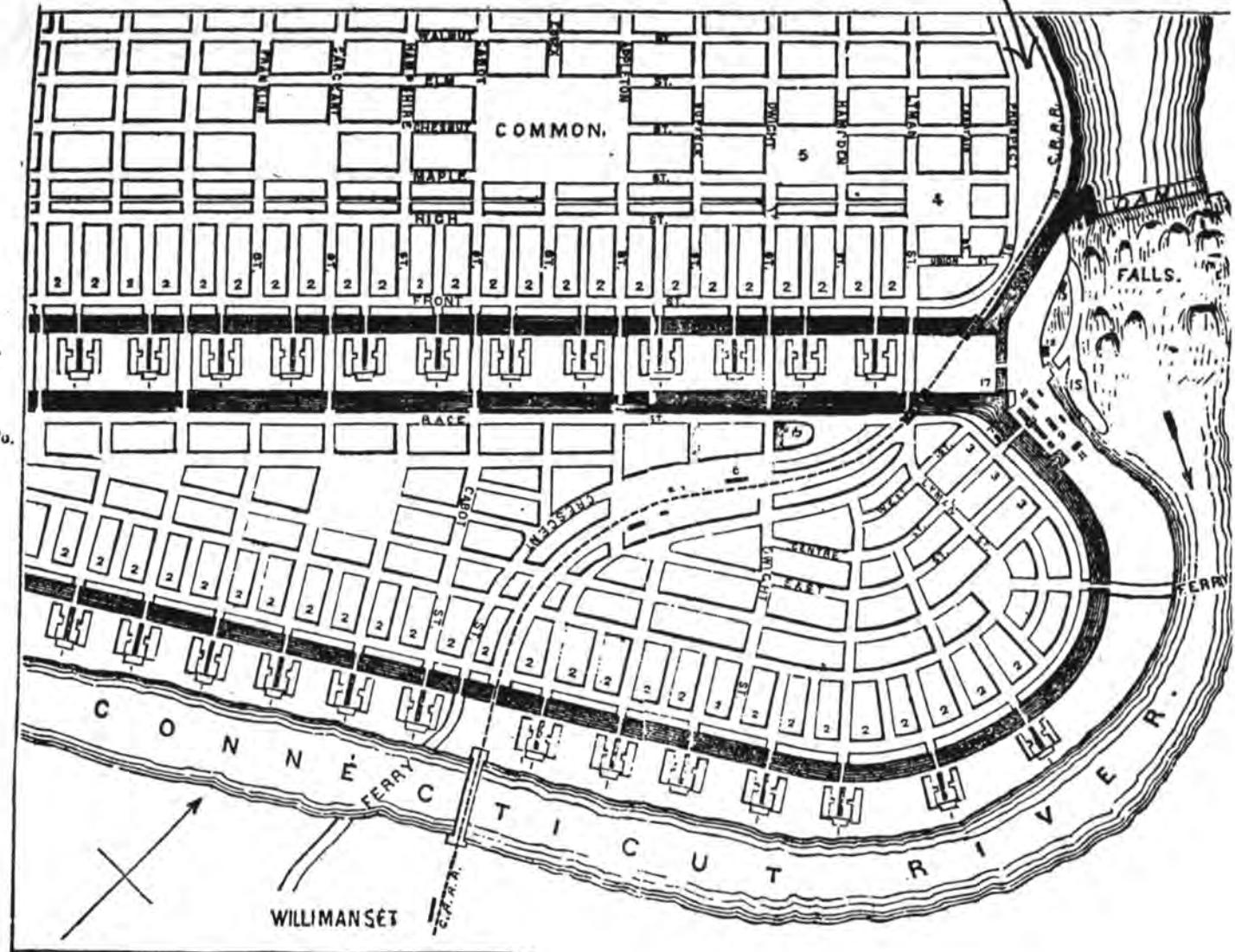
5.57 Acres proposed
 5.8 Acres existing
 1.09 1/2 acres acquired
 6/6 Acres Proposed / 5.8 ACRES Existing = 12.46

DIAGRAM SHOWING
 (PULASKI PARK)
 PROSPECT PK 1976
 FIGURE 3. EXPLAN.

AREA FOR PROSPECT PARK
1884

REFERENCES.

- 1.1.1. Cotton Mills.
- 2.2.2. Boarding-house Blocks.
- 3.3.3. Mechanic Blocks.
4. Reservoir.
5. Hampden Square.
6. Railroad Station.
7. Office of Hadley Falls Co.
8. Machine Shop.
9. Furnace.
10. Blacksmith Shop.
11. Saw Mill.
12. Old Cotton Mill.
13. Flour Mill.
14. Paper Mill.
15. Glasgow Mill.
16. Hotel.
17. Locks.
18. Pump House.



PLAN FOR THE "NEW CITY"
BY J. MILLS (1847)

FIGURE 4

HOLYOKE 1865

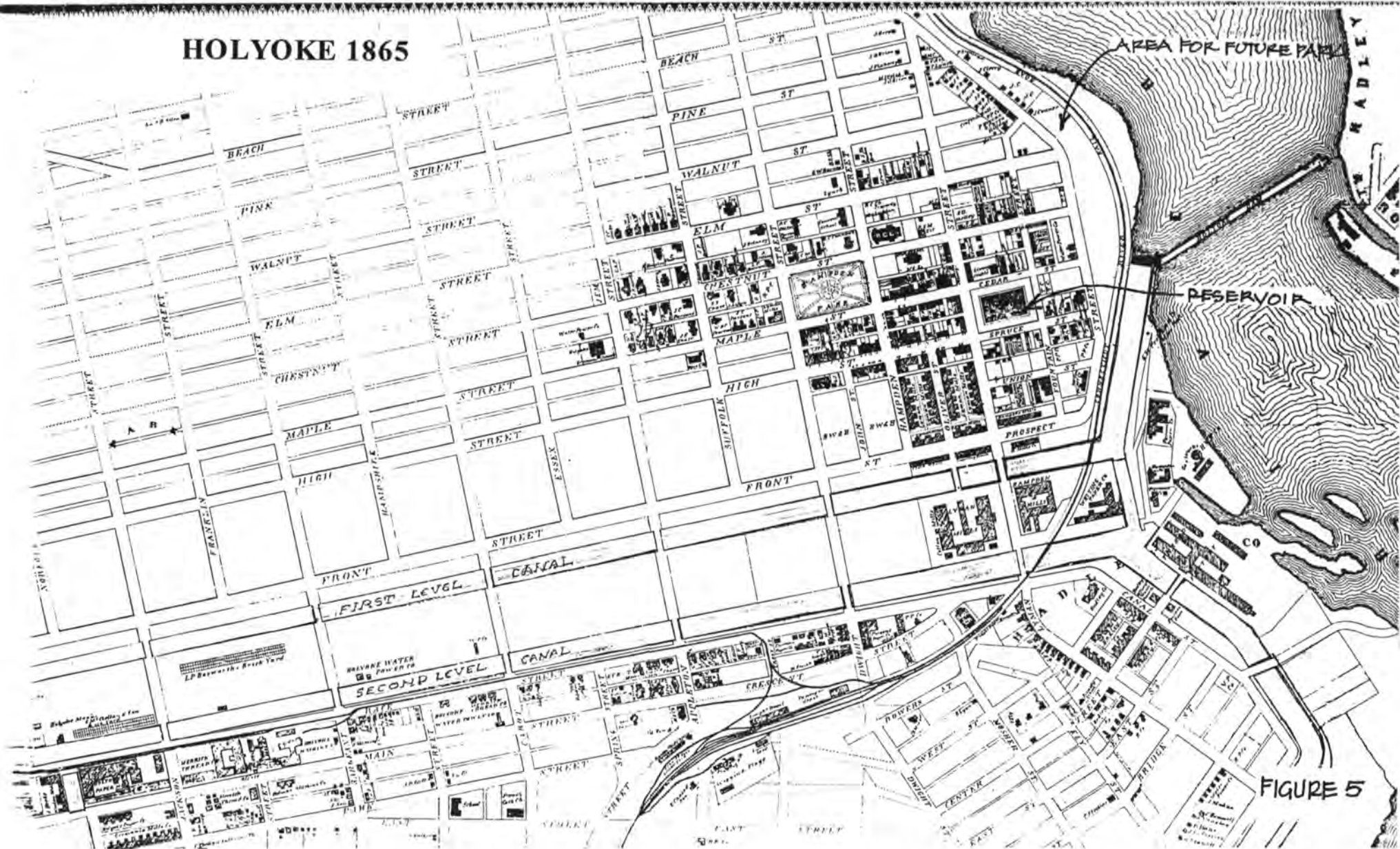


FIGURE 5

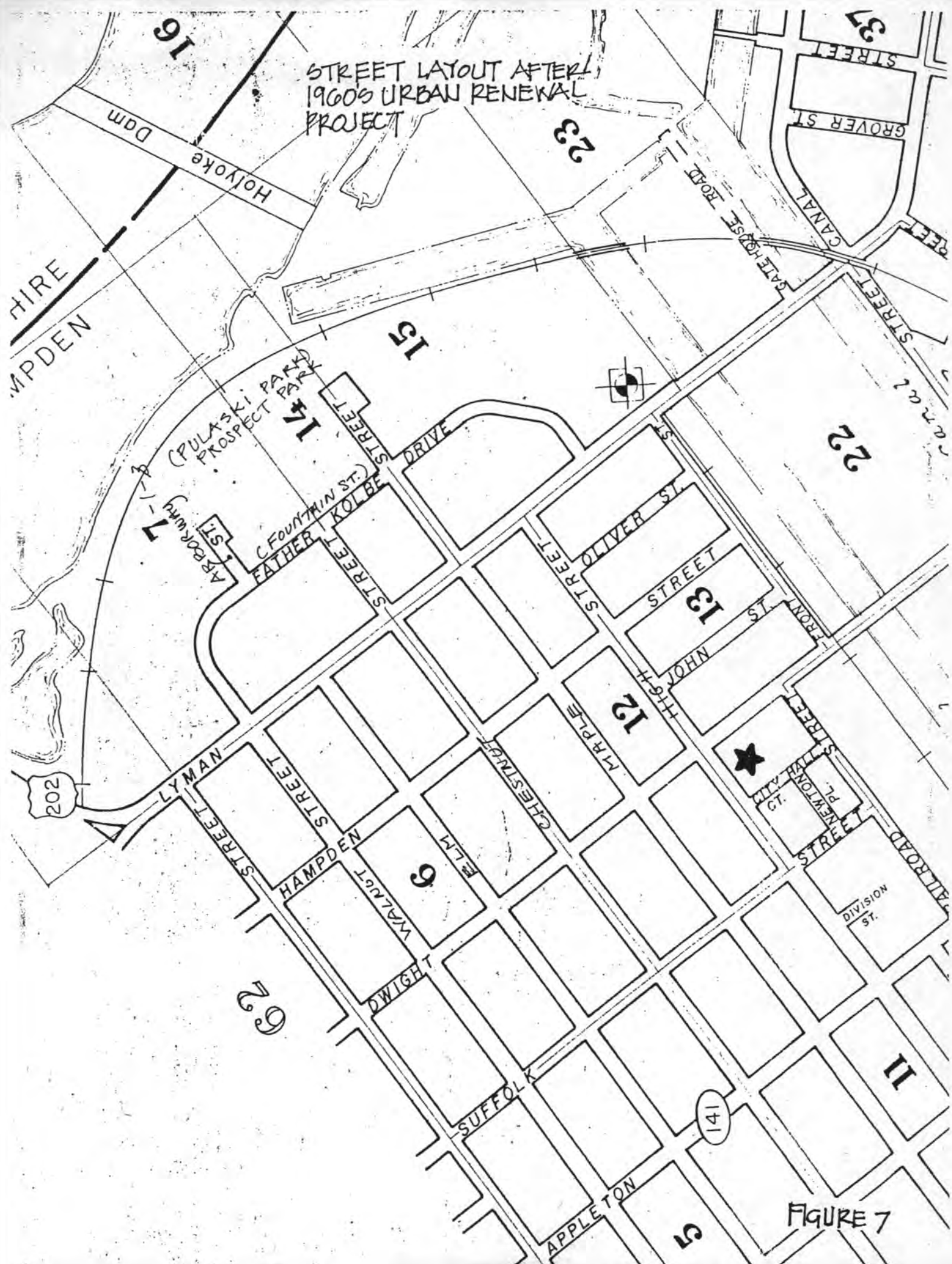
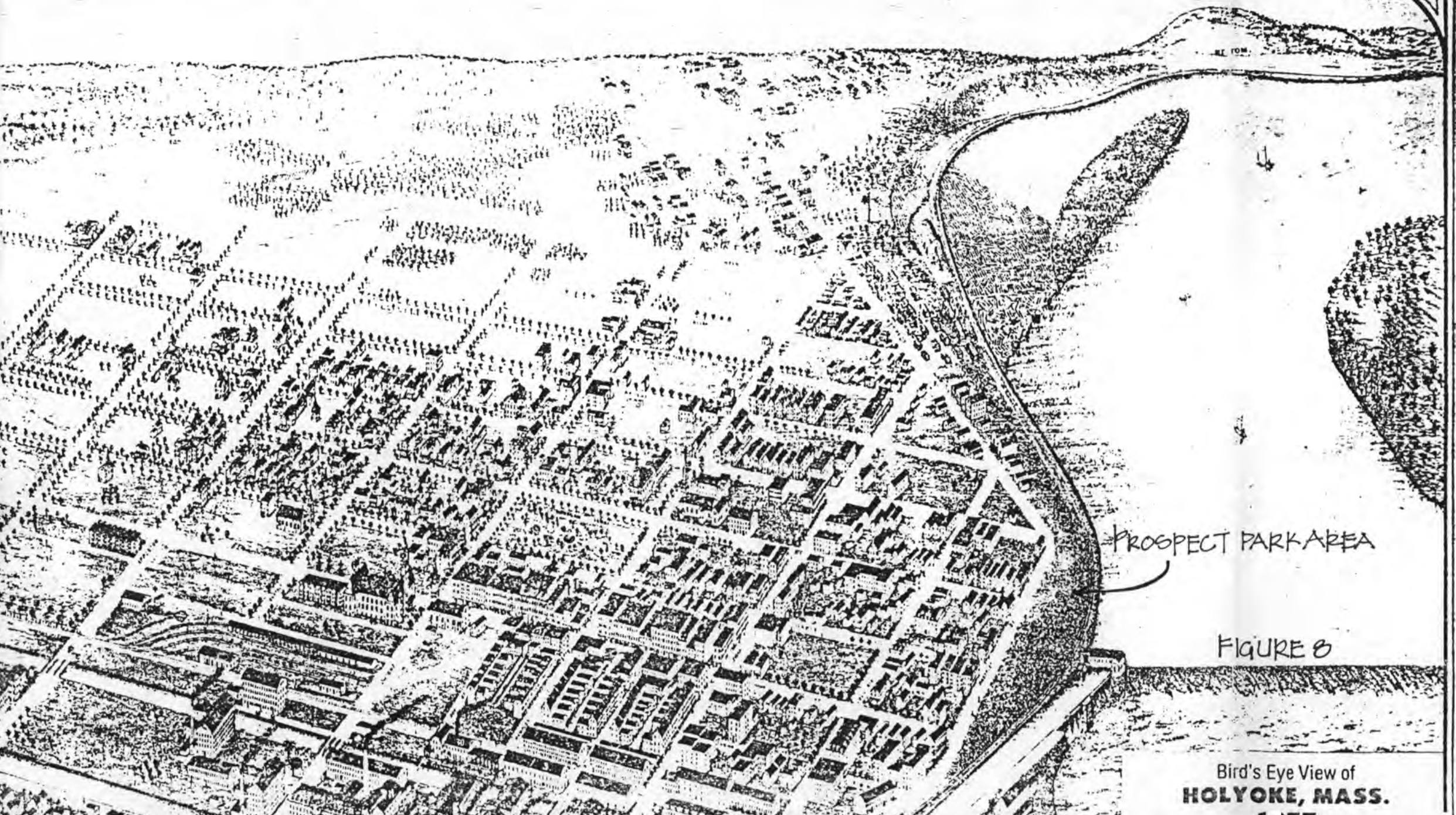


Figure 7
(Revised 5/04)



1877
Bailey Panoramic
New York



PROSPECT PARK AREA

FIGURE 8

Bird's Eye View of
HOLYOKE, MASS.

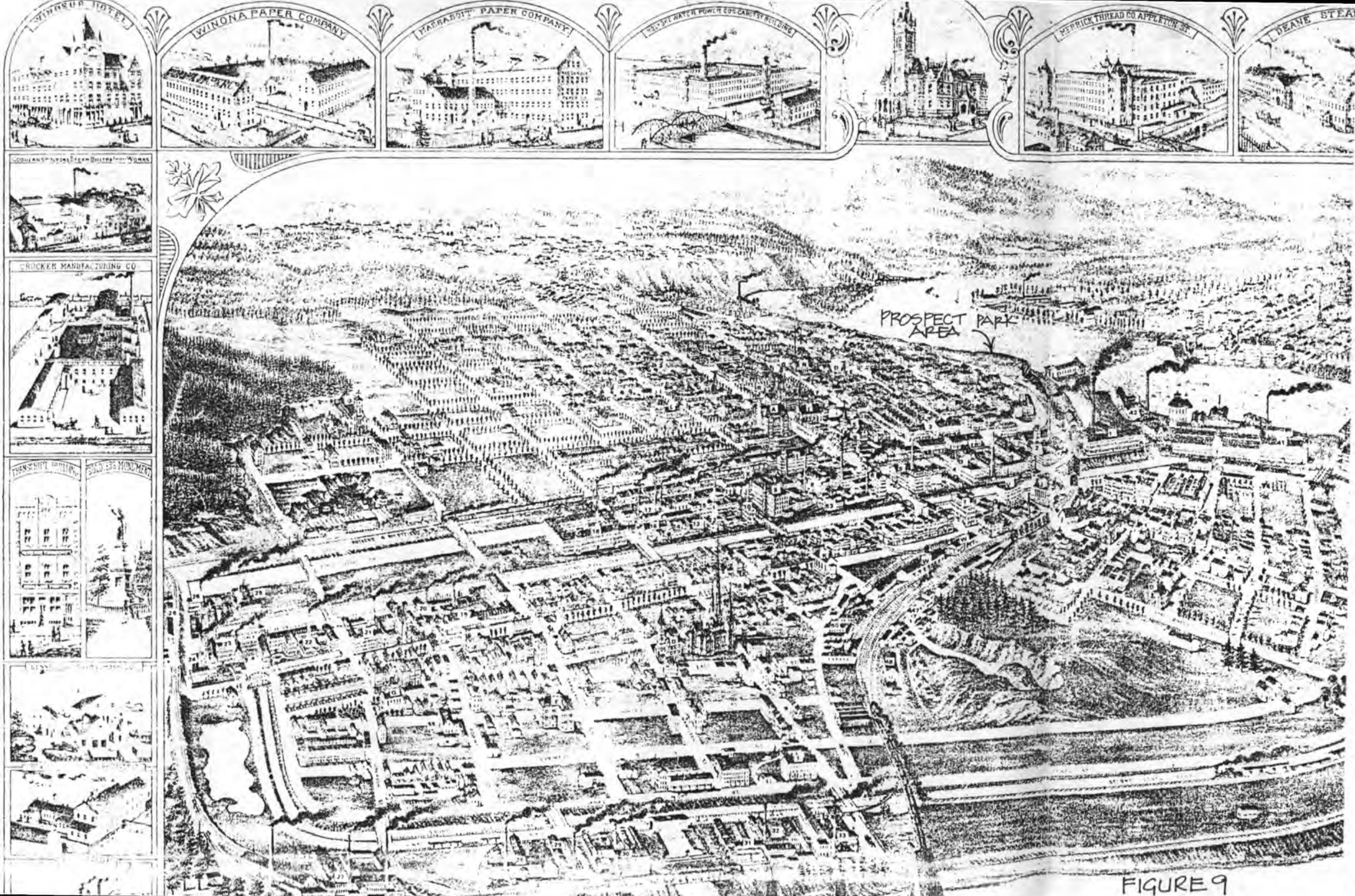
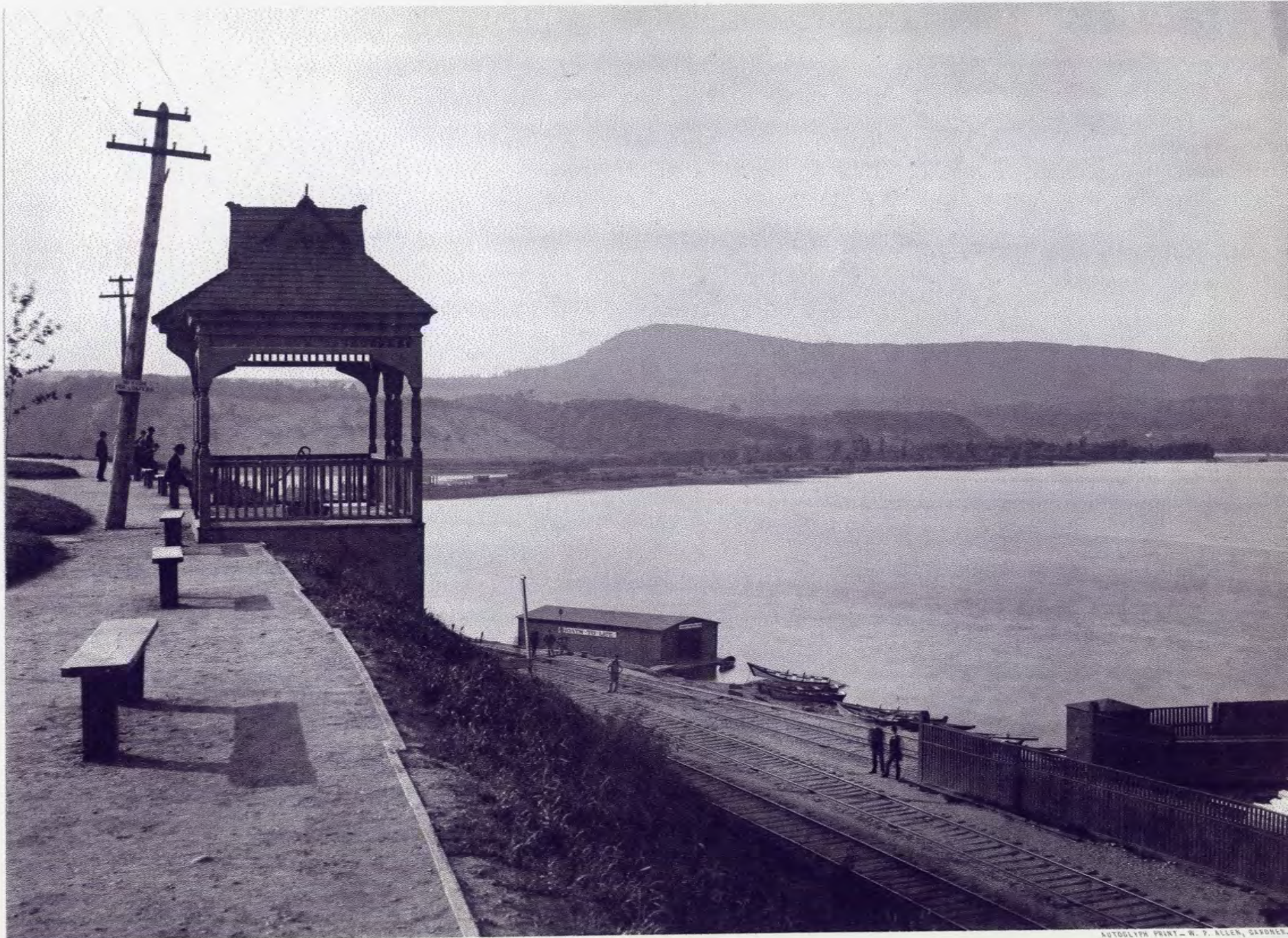


FIGURE 9

Birds Eye View
City of Holyoke
~~1881~~ and
South Hadley Falls
Mass.

Looking North

70th Anniversary



Westerly from Prospect Park.
ABOUT 1890

FIGURE 10

1885 - 1896



FIGURE 10
Looking from Prospect Point
about 1890



SCENES FROM PROSPECT PARK.

ABOUT 1890

FIGURE 11

1885-1886



SCENES FROM PROSPECT PARK

Exit 1990

FIGURE II



PROSPECT PARK (1896-1905)
VIEW TO THE WEST

FIGURE 12

1899

1896-1905

after 1912 - (Poles removed)



VIEW TO THE WEST
PROSPECT PARK (1896-1905)



1886-1896



SCENES IN PROSPECT PARK.

1886-1896



PROSPECT PARK, HOLYOKE, MASS.

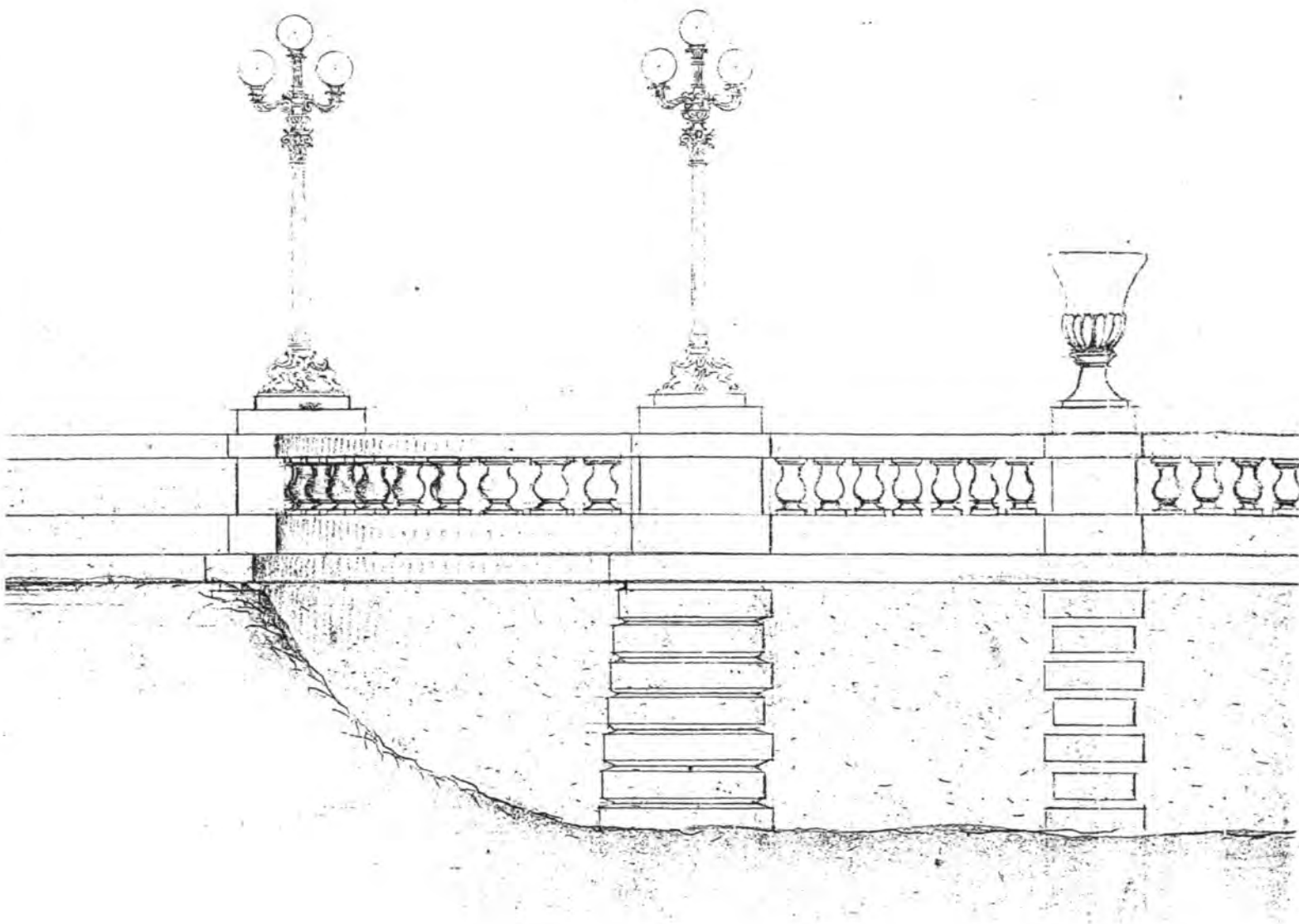
AFTER 1899 BEFORE 1905



Prospect Park, Holyoke, Mass.

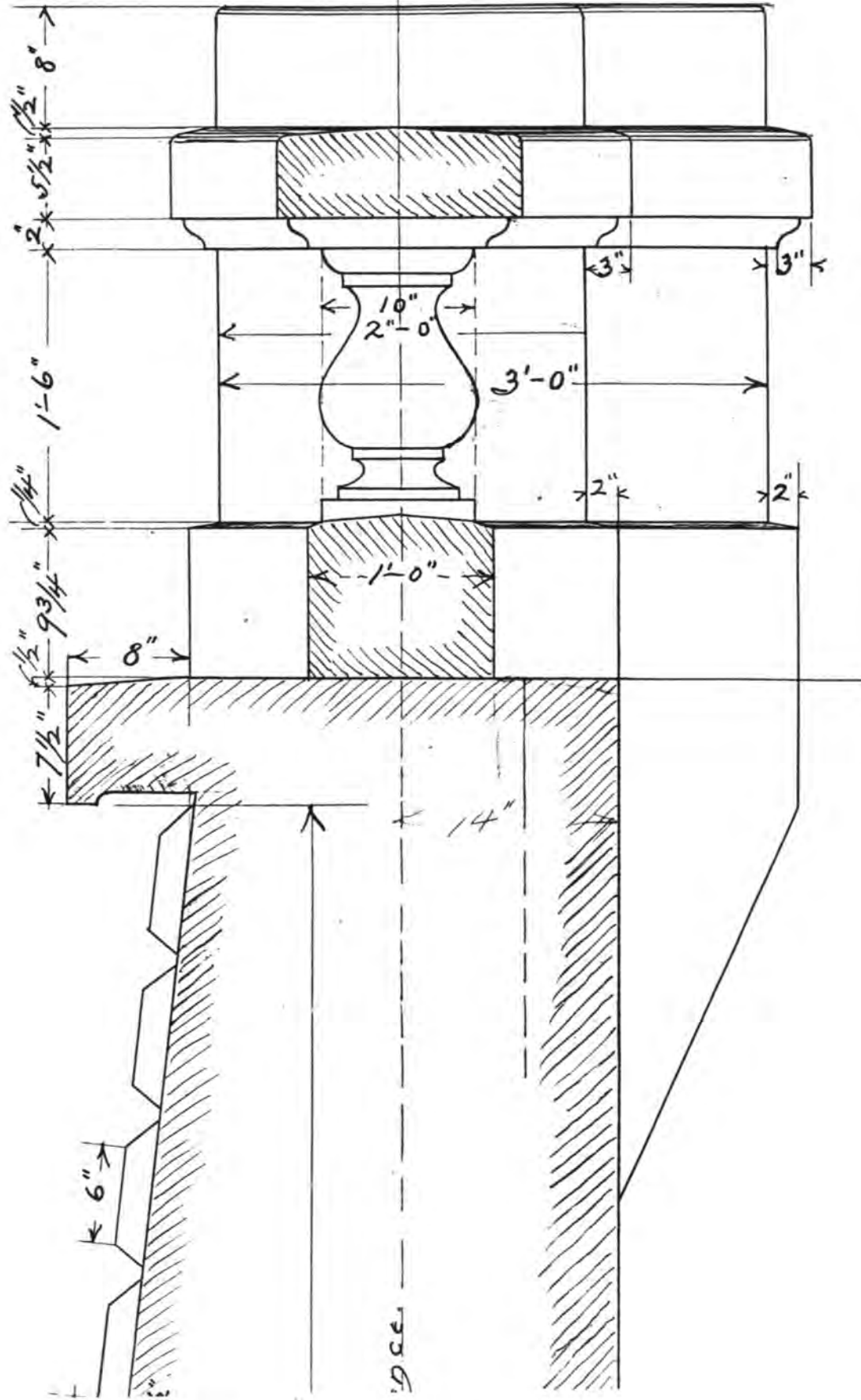


FIGURE 14



Plans drawn by John Tighe, City Engineer 1905

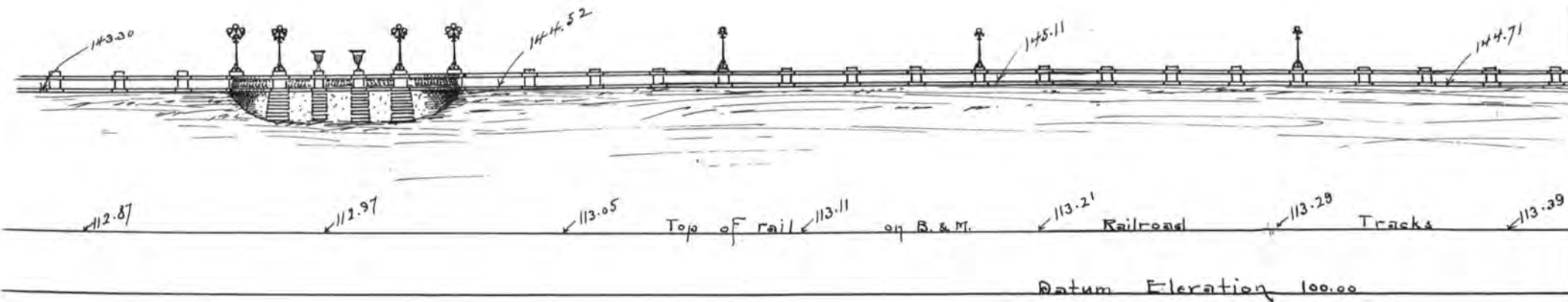
FIGURE 15



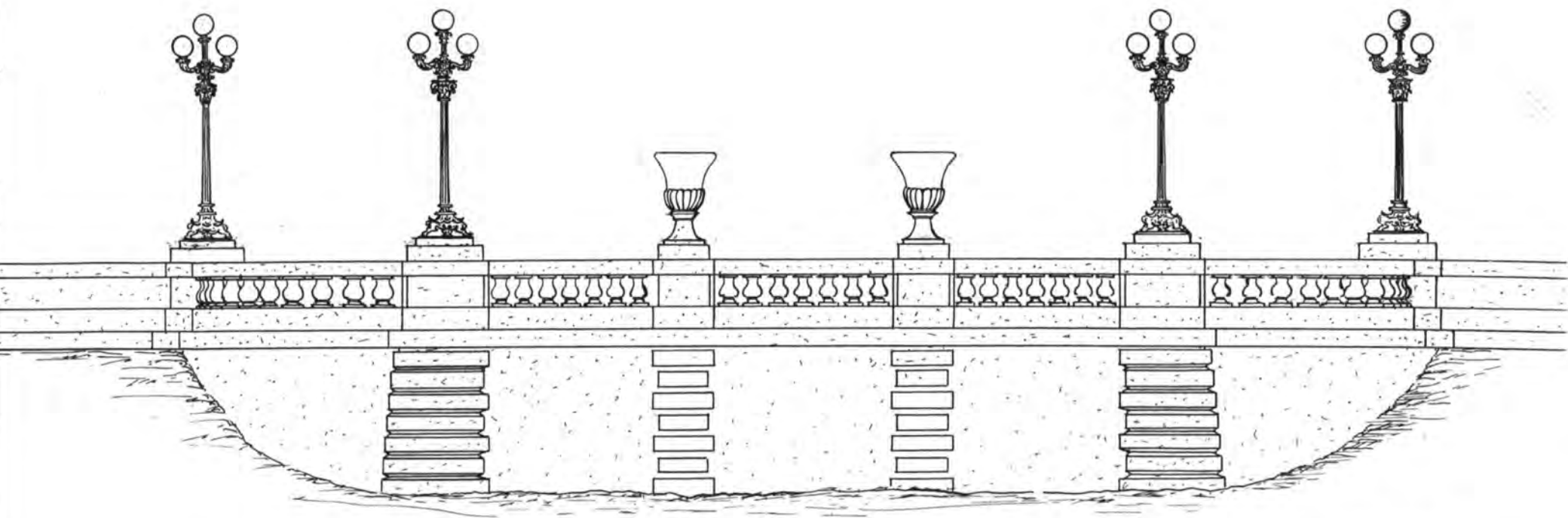
SECTION OF CONCRETE PARAPET RETAINING WALL
SHOWING BALLUSTRADE

1905

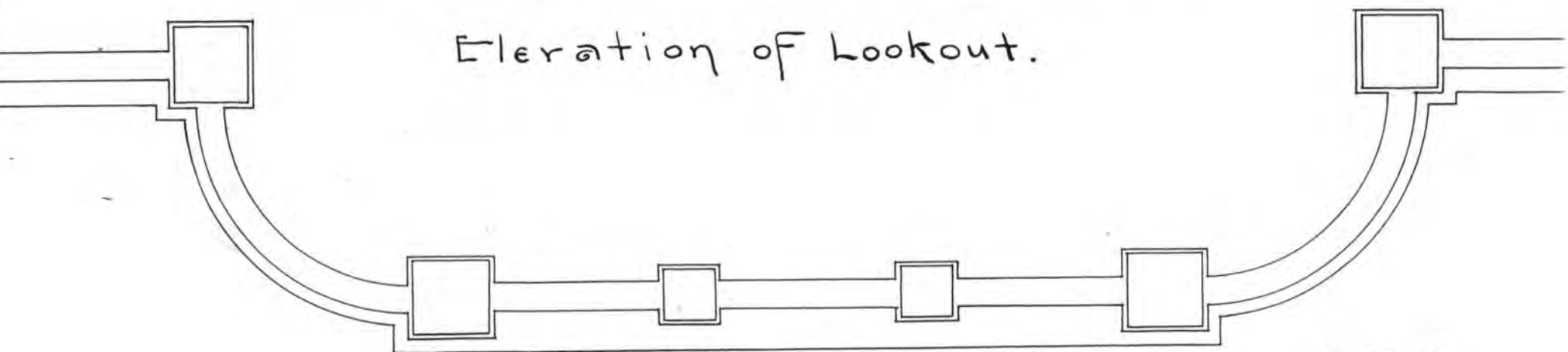
Plan of Proposed Wall



Profile of Railroad Track and Elevation of Proposed Wall



Elevation of Lookout.



PLAN OF LOOKOUT

FIGURE 18

PROSPECT PARK AFTER 1896 BEFORE 1905 (ABOUT 1903)



FIGURE 19

PROSPECT PARK AFTER 1896 BEFORE 1905 (ABOUT 1903)



FIGURE 20

PROSPECT PARK AFTER 1970



BATHROOM (1914)



FIGURE 23



PROSPECT PARK

HOLYOKE (HAMPDEN)

ST. KOLBE DR. / ARBOR WAY

#1



#1a

INTERIOR PATHWAYS



Roll 1/10

#2

Prospect Pk
Hayake MA



Roll 1/12

2000 10/15/12 1997 11/14 11/14/12

#3

PROSPECT PK
HOLYOKE MA





BOOK HORSE LBS 0.60 N N N+7 2

#5
Prospect Park
Holyoke MA



Roll 1/19

#6
Prospect Park
Holyoke MA



Roll 1/20

PROSPECT PK
HOLYOKE
MA

#7



Roll 1/22

PROSPECT PARK
HOLYOKE MA

2000X 140052163 JUL 10 01:54 N N X+7.2

#8

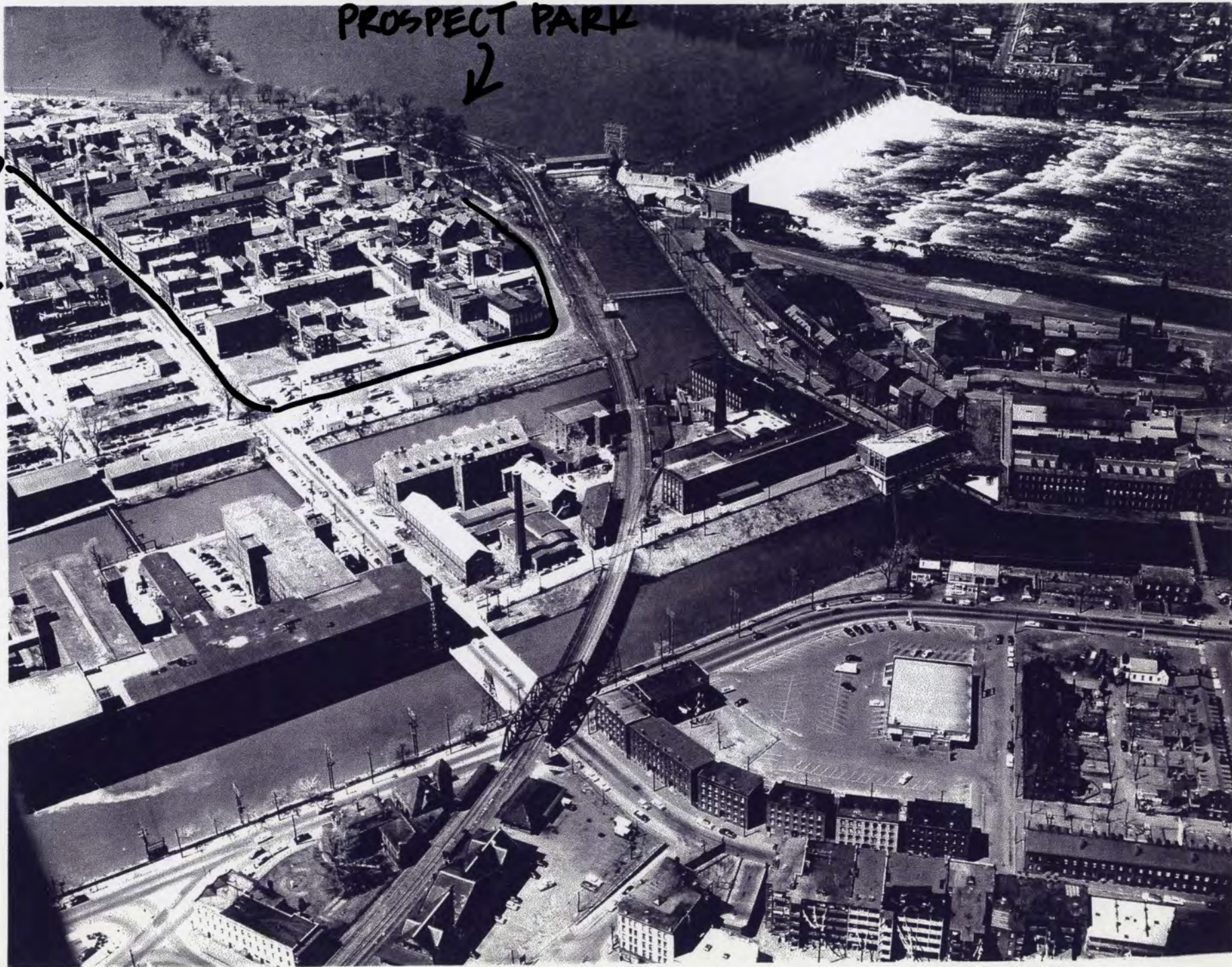


VIEW TO THE
NORTHWEST
TO PARK INTERIOR
AND HOLYOKE
RANGE BEYOND



VIEW SOUTHEAST TOWARD MILLS

POSTCARDS OF PROSPECT PARK AFTER 1910



PROSPECT PARK



AREA
IMPACTED
IN 1960's
URBAN
RENEWAL

FIGURE 27



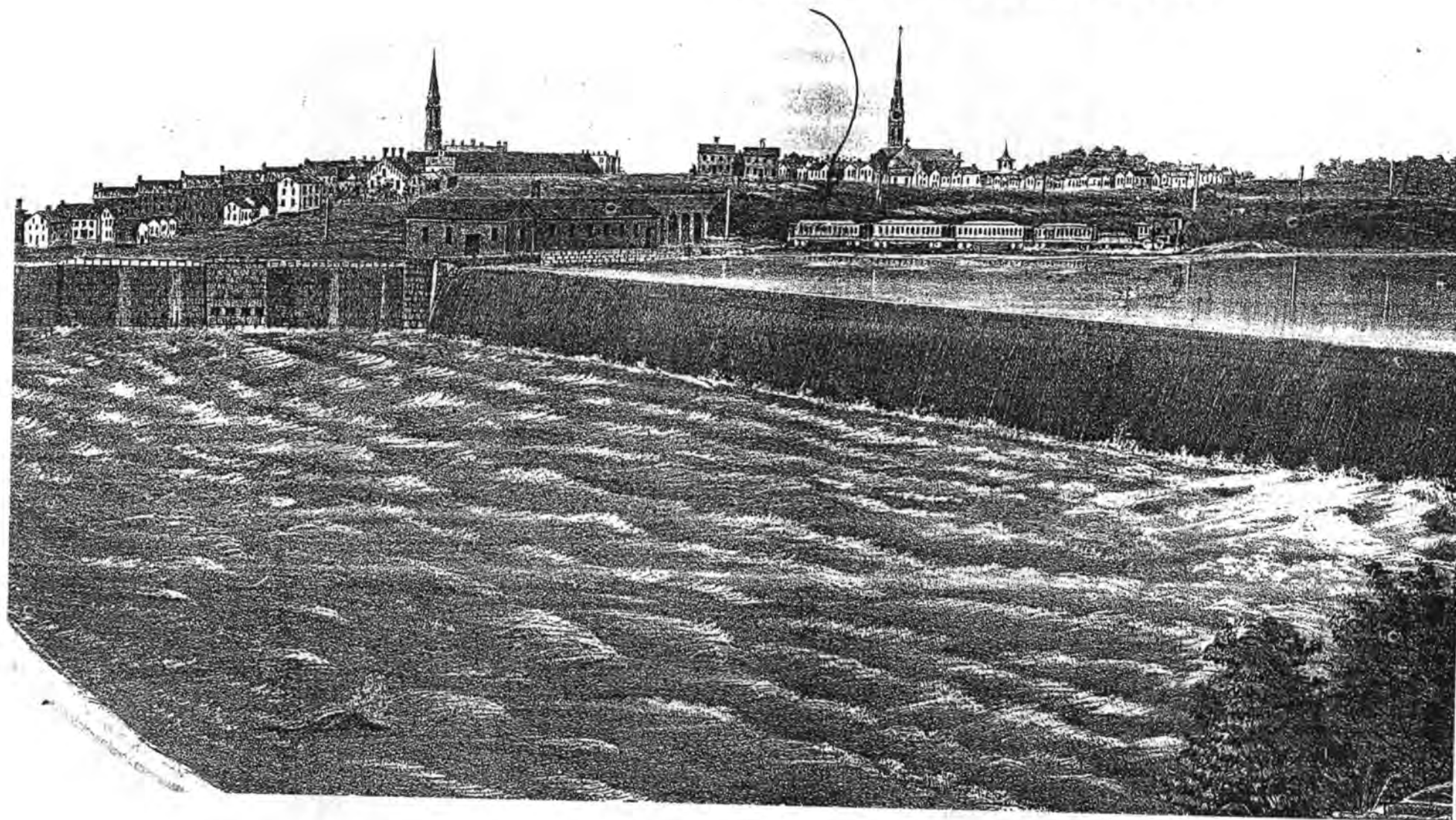
J-28
 Holyoke, Mass. - North-Easterly from City Hall Tower.
 May 1891

Holyoke, Mass. - North-Easterly from City Hall Tower.

SOUTH HADLEY, GRANBY AND MT HOLYOKE RANGE IN THE DISTANCE

HOLYOKE TOWARD THE END OF THE NINETEENTH CENTURY

FUTURE AREA OF PROSPECT PARK



Ownership Map: Pulaski Park Holyoke, Massachusetts

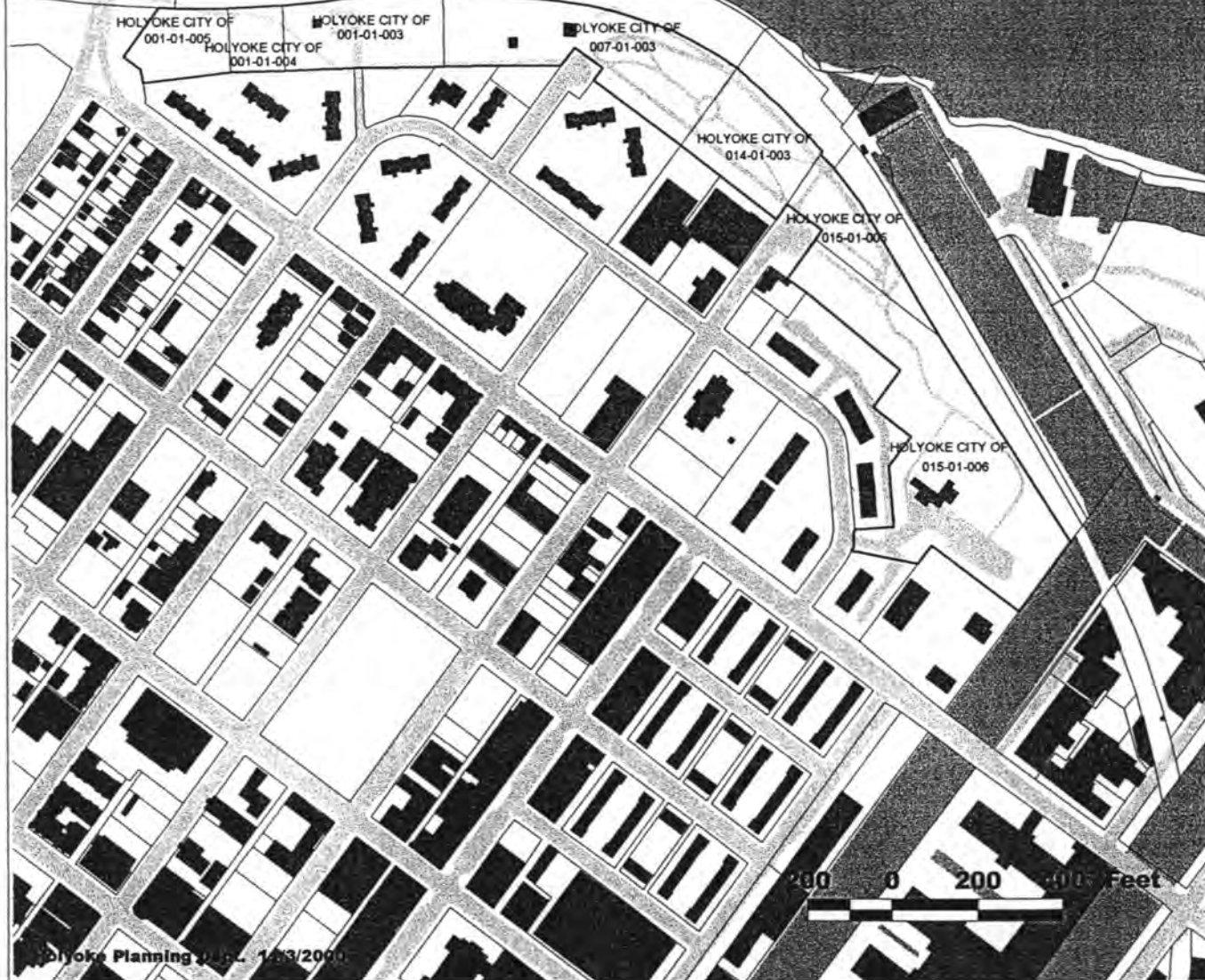


FIGURE 29

007

01

003

1 of 1

GOVERNMENT

TOTAL APPRAISED: 223,500

MAP

BLOCK

PARCEL

CARD

City of Holyoke



PROPERTY LOCATION

No	Alt No	Street
REAR		ARBOR WY

OWNERSHIP

Owner	HOLYOKE CITY OF				
Owner	PARKS				
Owner					
Street 1:	536 DWIGHT ST				
Street 2:					
Twn/Cit	HOLYOKE				
St/Prov:	MA	Cntr		Own Oc	N
Postal:	01040			Type	

PREVIOUS OWNER

Owner		
Owner		
Street 1:		
Twn/Cit		
St/Prov:	Cntr	
Postal:		

NARRATIVE DESCRIPTION

This Parcel contains 4.6 ACRES of land mainly classified as MUNICPL with a(n) UTIL BLDG Building Built about 1970, Having Primarily CONC BLOCK Exterior and METAL Roof Cover, with 0 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	RM4	RM40	100	U	1	PUBLIC
o				t		
n				l		
Census:	8117					
Flood Haz:						
D				Topo	1	LEVEL
s				Street	1	PAVED
t				Traffi	4	MEDIUM

LAND SECTION

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Facto	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class	%	Spec Land	J Code	Fact Use Value	Notes
903	MUNICPL		43560		SQUARE SITE			0	3.4	1.000	C2					148,104					148,100	
903	MUNICPL		3.6		ACRES EXCESS			0	8,500.	0.687	C2					21,021					21,000	

IN PROCESS APPRAISAL SUMMAR

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903	11,400	43,000	4.600	169,100	223,500		
							GIS Ref
							GIS Ref
Total Card	11,400	43,000	4.600	169,100	223,500	Entered Lot Size	
Total Parcel	11,400	43,000	4.600	169,100	223,500	Total Land:	
Source:	Market Adj Cos	Total Value per SQ unit /Card:	2,235.00	/Parcel	2,235	Land Unit Type:	
							Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Building Value	Yard Items	Land Size	Land Value	Total Value	Assessed Value
2000	903	FV	10,200	48500	4.6	136,800	195,500	
1999	903	FV	9,200	48500	4.6	136,800	194,500	
1998	903	FV	9,200	48500	4.6	136,800	194,500	
1997	903	FV	9,200	48500	4.6	111,900	169,600	
1996	903	FV		100	4.6	111,900	112,000	
1953	903	Test	10,200	48500	4.6	136,800	195,500	195,500

SALES INFORMATION

Grantor	Legal Ref	Typ	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL	Value	Notes
	EX 130 CLAS		2/6/63				No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	V1.Date	V2.Date	V3.Date	Comment
------	--------	--------	--------	-----	---------	---------	---------	---------

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/95	UNOCCUPIED	185	CHRIS KEEFE

Sign

VERIFICATION OF VISIT 501 1 / /

Total AC/H 4.6 Total SF/SM 200376.00 Parcel LU 903 MUNICPL Prime NB De COMM GD

Total: 169,125 Spl Cred Total: 169,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

FLIKE 30

015
MAP01
BLOCK005
PARCEL1 of 1
CARD

TOTAL APPRAISED: 42,200

City of Holyoke



PROPERTY LOCATION

No	Alt No	Street
		MAPLE ST

OWNERSHIP

Owner	HOLYOKE CITY OF			
Owner	PARKS			
Owner				
Street 1:	536 DWIGHT ST			
Street 2:				
Twn/Cit	HOLYOKE			
St/Prov:	MA	Cntr	Own Oc	N
Postal:	01040		Type	

PREVIOUS OWNER

Owner			
Owner			
Street 1:			
Twn/City			
St/Prov:	Cntr		
Postal:			

NARRATIVE DESCRIPTION

This Parcel contains 1.136 ACRES of land mainly classified as MUNICPL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z				U		
o				t		
n				l		
Census:						
Flood Haz:						
D				Topo		
s				Street		
t				Traffi		

LAND SECTION

Use Code	Description	LUC Fact	No of Units	Depth / Price Units	Unit Type	Land Type	LT Facto	Base Value	Unit Price	Adj	Neigh Infl	Neigh Infl	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class	Spec Land	J Code	Fact Use Value	Notes
903	MUNICPL		43560		SQUARE SITE			0	0.7	1.000	EA	1.00				30,492				30,500	
903	MUNICPL		0.1364		ACRES EXCESS			0	2,400	1.000	EA	1.00				327				300	

IN PROCESS APPRAISAL SUMMAR

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
903		11,400	1.136	30,800	42,200
Total Card		11,400	1.136	30,800	42,200
Total Parcel		11,400	1.136	30,800	42,200
Source:	Market Adj Cos	Total Value per SQ unit /Card:	N/A	/Parcel	N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Building Value	Yard Items	Land Size	Land Value	Total Value	Assessed Value
2000	903	FV		9200	1.136	29,600	38,800	
1999	903	FV		9200	1.136	28,200	37,400	
1998	903	FV		9200	1.136	28,200	37,400	
1997	903	FV		4000	1.136	29,900	33,900	
1996	101	FV		0	1.136	32,500	32,500	
1953	903	Test		9200	1.136	29,600	38,800	38,800

SALES INFORMATION

Grantor	Legal Ref	Typ	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL	Value	Notes
	EX 129-9 CL		2/6/63				No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	V1.Date	V2.Date	V3.Date	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/30/97	INSPECTED	185	CHRIS KEEFE
10/11/95	INSPECTED	185	CHRIS KEEFE

Sign

VERIFICATION OF VISIT NOTED / /

Total AC/H 1.1364 Total SF/SM 49501.58 Parcel LU 903 MUNICPL Prime NB De EARLY AV

Total: 30,819 Spl Cred Total: 30,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

FIGURE 21

014

01

003

1 of 1

TOTAL APPRAISED: 37,100

MAP

BLOCK

PARCEL

CARD

City of Holyoke



PROPERTY LOCATION

No	Alt No	Street
		MAPLE ST

IN PROCESS APPRAISAL SUMMAR

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
903		5,600	1.400	31,500	37,100

Legal Description	User Acct

OWNERSHIP

Owner	HOLYOKE CITY OF
Owner	PARKS-PULASKI PARK
Owner	
Street 1:	536 DWIGHT ST
Street 2:	
Twn/City	HOLYOKE
St/Prov:	MA
Postal:	01040

Total Card	5,600	1.400	31,500	37,100
Total Parcel	5,600	1.400	31,500	37,100
Source:	Market Adj Cos	Total Value per SQ unit /Card:	N/A	/Parcel N/A

Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref

GIS Ref

Insp Date

PREVIOUS OWNER

Owner	
Owner	
Street 1:	
Twn/City	
St/Prov:	
Postal:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Building Value	Yard Items	Land Size	Land Value	Total Value	Assessed Value
2000	903	FV		5400	1.4	30,200	35,600	
1999	903	FV		5400	1.4	28,800	34,200	
1998	903	FV		5400	1.4	28,800	34,200	
1997	903	FV		5400	1.4	30,500	35,900	
1996	903	FV		0	1.4	30,500	30,500	
1953	903	Test		5400	1.4	30,200	35,600	35,600

M B P

014-01-003

PRINT

Date	Time
08/29/01	15:20:3

LAST REV

Date	Time
08/18/99	11:25:2

PAT ACCT.

3253

USER DEFINED

Prior Id #	
Prior Id #	
Prior Id #	
Prior Id #	
Prior Id #	
Prior Id #	
Prior Id #	
Prior Id #	
ASR Map:	14
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bld Reason:	

NARRATIVE DESCRIPTION

This Parcel contains 1.4 ACRES of land mainly classified as MUNICPL

SALES INFORMATION

Grantor	Legal Ref	Typ	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL	Value	Notes
	EX 129-8 CLA		2/6/63			No	No				

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com: Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	V1.Date	V2.Date	V3.Date	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/95	INSPECTED	185	CHRIS KEEFE

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	RM4	RM40	100	U	1	PUBLIC
o				t		
n				i		
Census:	8117					
Flood Haz:						
D				Topo	4	ROLLNG
s				Street		
t				Traffi		

LAND SECTION

Use Code	Description	LUC Fact	No of Units	Depth/PriceUnits	Unit Type	Land Type	LT Facto	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact Use Value	Notes
903	MUNICPL		43560		SQUARE F SITE			0	0.7	1.000	EA	1.00								30,492					30,500	
903	MUNICPL		0.4		ACRES EXCESS			0	2,400.	1.000	EA	1.00								960					1,000	

Sign

VERIFICATION OF VISIT NOT 12 / /

Total AC/H 1.4 Total SF/SM 60984.00 Parcel LU 903 MUNICPL Prime NB De EARLY AV

Total: 31,452 Spl Cred Total: 31,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

FILE # 27.

711
recd 180

Know all Men by these Presents,

That **The Holyoke Water Power Company**, In consideration

of One Dollars

paid by The City of Holyoke in the County of Hampden and Commonwealth of Massachusetts

the receipt whereof the grantors do hereby acknowledge, do hereby give, grant, sell and convey unto the said City its successors

and assigns, a certain lot of land situate in said Holyoke, described as follows, viz:-

Beginning at the point of intersection of the corner of land of the Connecticut River Railroad Company, with a specified center line of the alley between Maple Street and Chestnut Street, and thence running southwesterly on said specified line about one-hundred and ninety-four feet to Prospect Street. Thence northwesterly on said Prospect Street four hundred sixty-four and sixty one one-hundredths ^{474.61} feet to a stone monument, at an angle on said Prospect Street. Thence westerly on said Prospect Street at an angle of thirty-seven degrees (37°) and forty-eight minutes (48') deflected to the left, from the last described line, three hundred fifteen and eighteen one-hundredths (315.18) feet to a stone monument and land now or late of John H. O'Connor. Thence northwesterly along land now or late of said O'Connor one hundred thirty and two one-hundredths (130.02) feet to a stone monument on the southern line of land of said railroad company. Thence by and southerly along land of said Railroad Company to the beginning.

Provided and this conveyance is made upon the following conditions, viz:- That the herein granted premises shall be forever used as a Public Park for the benefit of the Inhabitants of said City, and the grounds kept in good order by the Inhabitants, also that no buildings shall be erected on said land, nor shall the same for any part thereof ever be appropriated to any other use or purpose than for such Public Park; also that no intoxicating drinks shall be sold upon said premises. If these conditions or either of them shall not be kept in

Prospect Street Thence northwesterly on said Prospect Street
for a hundred sixty feet and then on a line of one hundred feet
to a stone monument, at a right angle on said Prospect
Street Thence westerly on said Prospect Street at an angle
of thirty-seven degrees 37, and forty eight minutes 48, defl
to the left, for the last described lot, three hundred fifty
and eighteen one hundredths 1315.18, feet to a stone monument
and thence on a line of John H. O'Connor Thence northerly
along land now or late of said O'Connor, one hundred thirty
eight feet to a stone monument 135.10 feet to a stone monument
on the southerly line of land of said Railroad Company Thence
northerly and southerly along land of said Railroad Company to the

Provided and this conveyance is made upon the following
conditions, viz: That the herein granted premises shall be for
kept and used as a Public Park for the benefit of the Town
of said City, and the grounds kept in good order by the
Inhabitants, also that no buildings shall be erected on
said land, nor shall the same or any part thereof be
appropriated to any other use or purpose than for such Public
Park; also that no intoxicating drinks shall be sold upon
premises. If these conditions or either of them shall not be kept,
complied with, said land shall revert and belong to said Grantor or its

To Have and to Hold the afore-granted premises to the said City its successors

subject to the several conditions ^{heirs and assigns, to their use and behoof forever,}

And the said **HOLYOKE WATER POWER COMPANY**, and their successors and assigns,
covenant with the said City its successors

heirs and assigns, that they, the grantors are lawfully seized in fee of the afore-granted
premises; that they are free of all incumbrances;

That they have good right to sell and convey the same to the said City its successors

and that they will warrant and defend the same premises to the said City its successors

heirs and assigns forever, against the lawful
claims and demands of all persons.

In Witness Whereof, The said **HOLYOKE WATER POWER COMPANY**, have caused
their Corporate Seal to be affixed to these presents, and the same to be signed by their
Treasurer.

Dated at Holyoke, July first

Signed, Sealed and Delivered
in presence of

A. D., eighteen hundred and eighty

No. 609

Rec. Aug. 15th 1887

Know all Men by these Presents, That
The Holyoke Water Power Company

In consideration of One Dollar
paid by The City of Holyoke in the County of Hampden
and Company in all of its assets
the receipt whereof the City of Holyoke do hereby acknowledge, do hereby give, grant, sell, and convey unto
the said City of Holyoke its successors and assigns,

A certain lot of land situate in said block described as follows viz. Beginning at the point of intersection of the southerly line of land of the Connecticut River Railroad Company with the projected center line of the alley between Maple Street and Chestnut Street and thence running south westerly on said projected line about one hundred and ninety four (194) feet to Popo peet Street thence North westerly on said Popo peet Street four hundred and eighty one hundredths (474.61) feet to a stone monument at an angle in good Popo peet Street thence Westerly on said Popo peet Street at an angle of thirty seven degrees (37°) and forty eight minutes (48') deflection to the left, from the last described corner three hundred fifteen and eighteen one hundredths (315.18) feet to a stone monument and land now or late of John Connor thence Northerly along land now or late of said Connor one hundred thirty eight and ten one hundredths (138.10) feet to a stone monument in the southerly line of land of said Rail Road Company thence Easterly and southerly along land of said Rail Road Company to the place of beginning

Provided and this conveyance is made upon the following conditions viz, that the
 herein granted premises shall be forever kept and used as a Public Park for the benefit
 of the inhabitants of said City, and the grounds kept in good order by the said inhabitants
 Also that no buildings shall be erected on said land nor shall the same or any part
 thereof ever be appropriated to any other use or purpose than for such Public
 Park. Also that no intoxicating drinks shall be sold upon the premises.
 If these conditions or either of them shall not be kept and complied with said
 land shall revert and belong to said Grantor or its successors

To Have and to Hold the foregoing premises to the said City its successors

And the said ~~Water Power~~ ^{Water Power} Company and ~~their~~ ^{its} successors and assigns covenant with the said City, ~~that they~~ ^{that they} the ~~grantors~~ ^{grantors} are lawfully bound to see of the foregoing promises that they are free of all incumbrances:

That ^{they} have good right to sell and convey the same to the said ^{City its successors} and that ^{they} will warrant and defend the same premises to the said ^{City its successors} ~~Heirs~~ and Assigns forever against the lawful claims and demands of all persons.

In Waters Report
Comp. v. Nat. B. & P. Co. is alleged to be
Bald. v. Kolyoke July 1st AD eighteen hundred and eighty four
Kolyoke Water Power Company, have caused this
to be affixed to these presents and the same to be signed by their treasurer
to release all claims to the said dam and the right to the aforesaid premises
and the same to be signed by their treasurer

Received, sealed, and delivered to pursuer of
J. V. V. whom are } Wm A Chase (S)
Frederick

Hampden, Aug 11, 1884 When the within signed Wm A Chase Treasurer acknowledged the within instrument to be the free act and deed of the Colby's Water Power Company before me

J. M. Siskman Justice of the Peace

Rec Aug 15, 1884 & Rec^d from the original

Prof. William G. Munroe

Register

FIGURE 33

Approved July 1st 1894
E. W. Johnson
President

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Prospect Park
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Hampden

DATE RECEIVED: 7/27/04 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 9/09/04
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 04000931

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 9/10/04 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

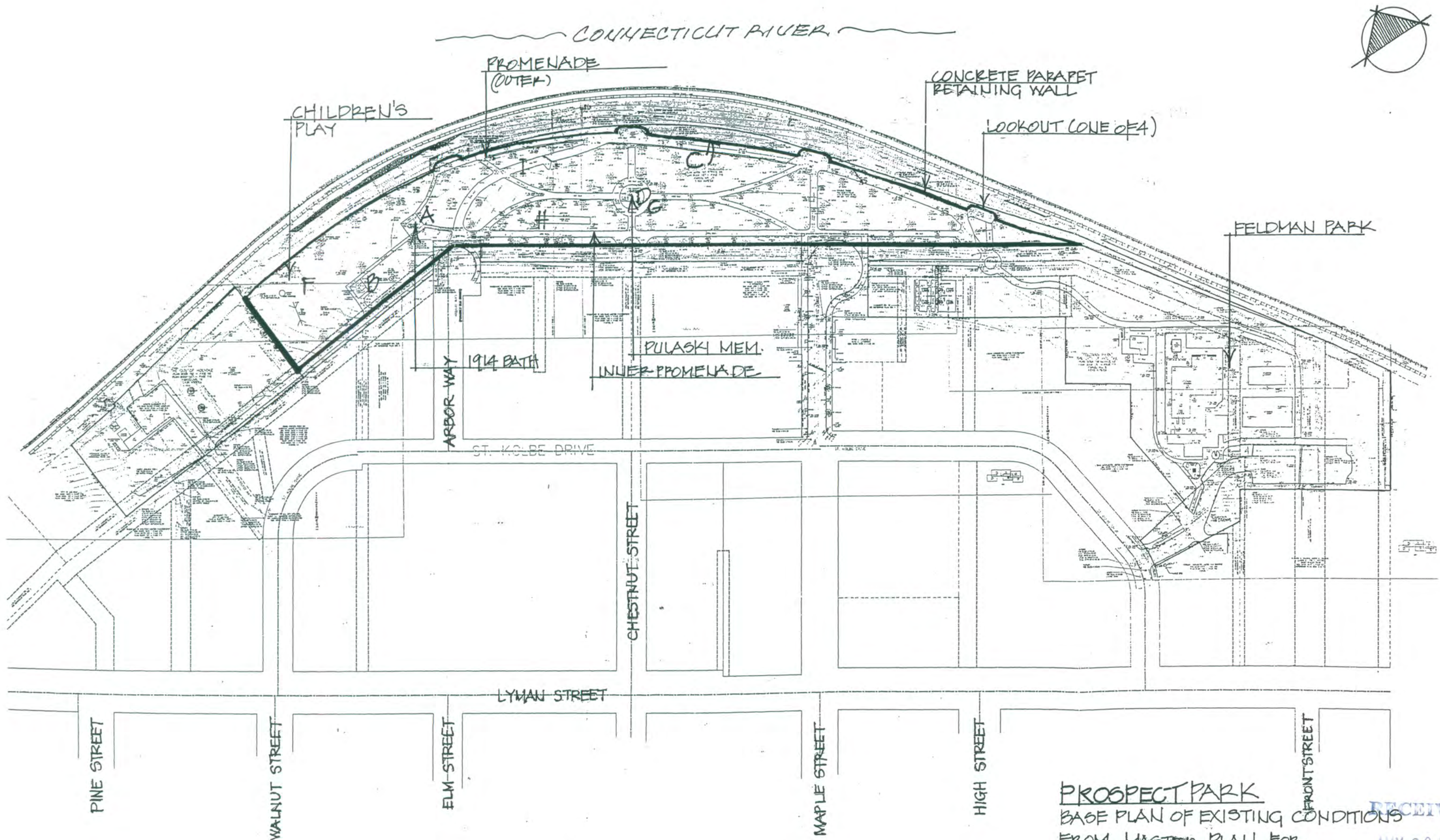
RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



PROSPECT PARK

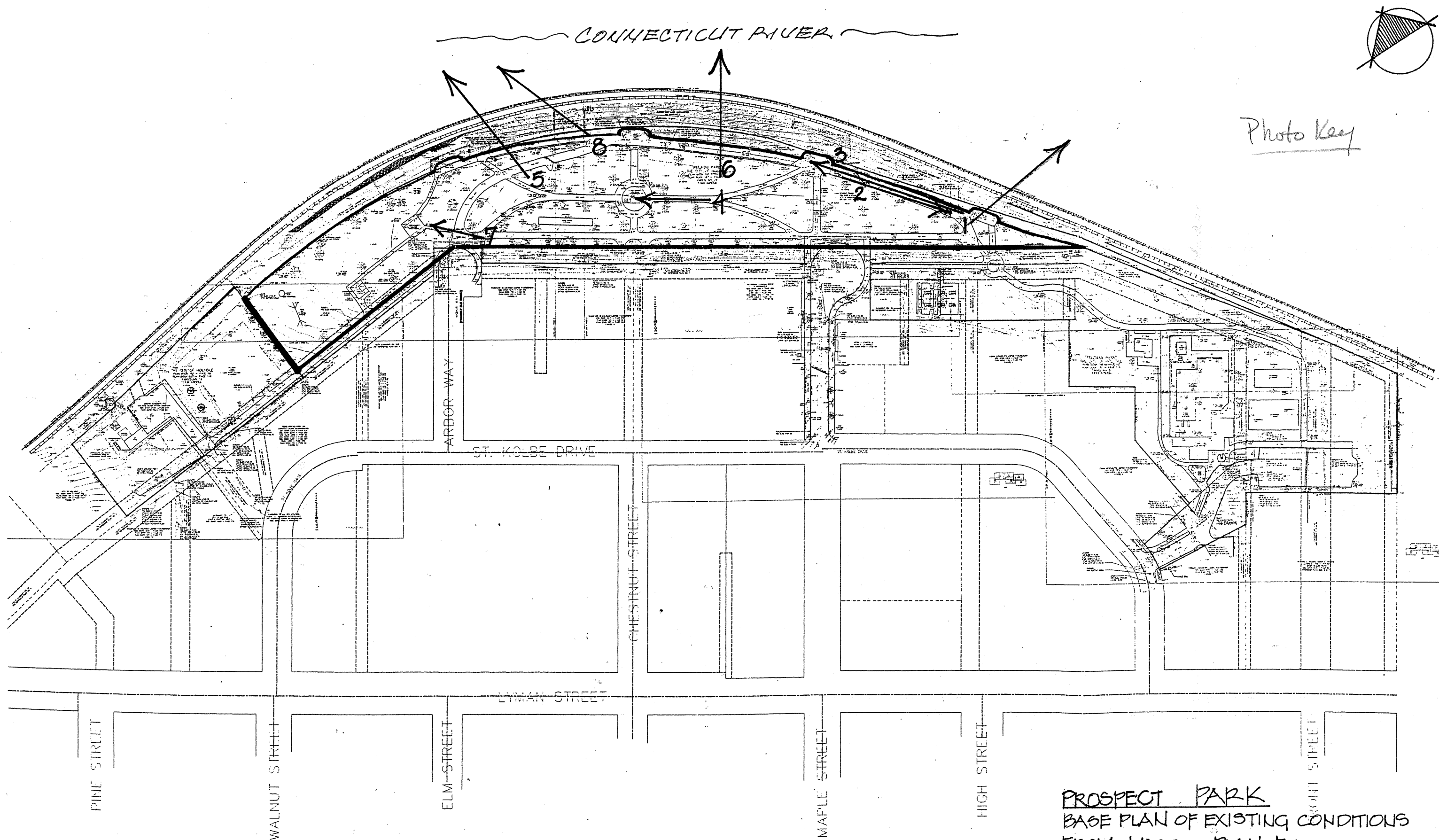
BASE PLAN OF EXISTING CONDITIONS
 FROM MASTER PLAN FOR
 PULASKI PARK, HOLYOKE, MA
 BY PAUL C.K. LU & ASSOCIATES
 BELMONT, MA

RECEIVED

MAY 20 2004

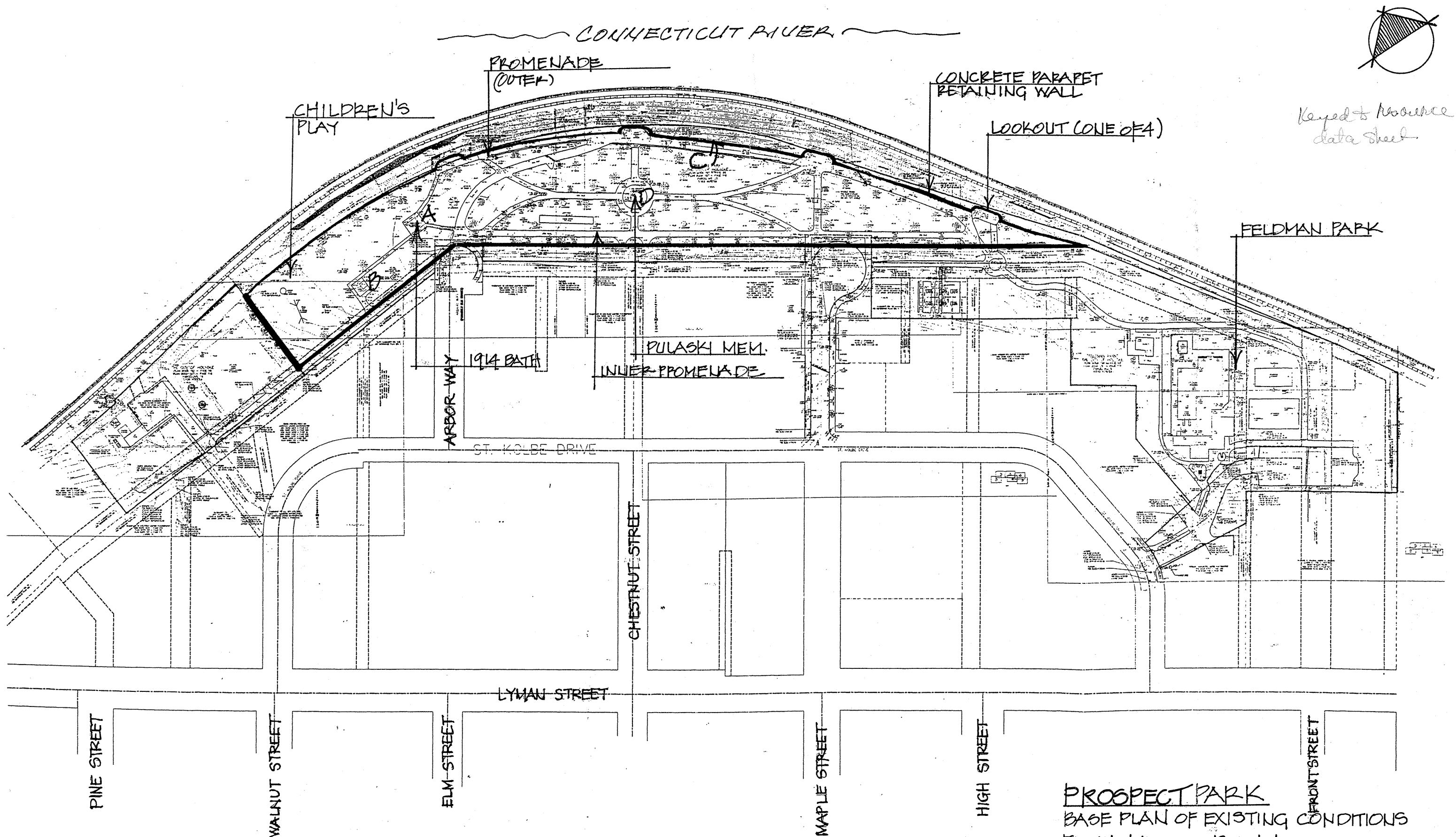
MASS. HIST. COMM

FIGURE 1



PROSPECT PARK
 BASE PLAN OF EXISTING CONDITIONS
 FROM MASTER PLAN FOR
 PULASKI PARK, HOLYOKE, MA
 BY PAUL C.K. LU & ASSOCIATES
 BELMONT, MA

FIGURE 1



Keyed to Resource
data sheet

PROSPECT PARK
 BASE PLAN OF EXISTING CONDITIONS
 FROM MASTER PLAN FOR
 PULASKI PARK, HOLYOKE, MA
 BY PAUL C.K. LU & ASSOCIATES
 BELMONT, MA

A historical map of Prospect Park, New York City. The map shows the park's irregular shape, with various paths and areas outlined. Surrounding streets are labeled: Elm St, Chestnut St, Maple St, and High St. The word 'PROSPECT' is written across the middle of the park. A scale at the top right indicates 'ONE INCH = 40 FEET'. The map is oriented with North at the top. The image is a high-contrast, black and white scan of a physical map, showing some texture and noise.

FIGURE 2!

PRELIMINARY PLAN FOR PROSPECT PARK
OIMSTED BROS. 1910

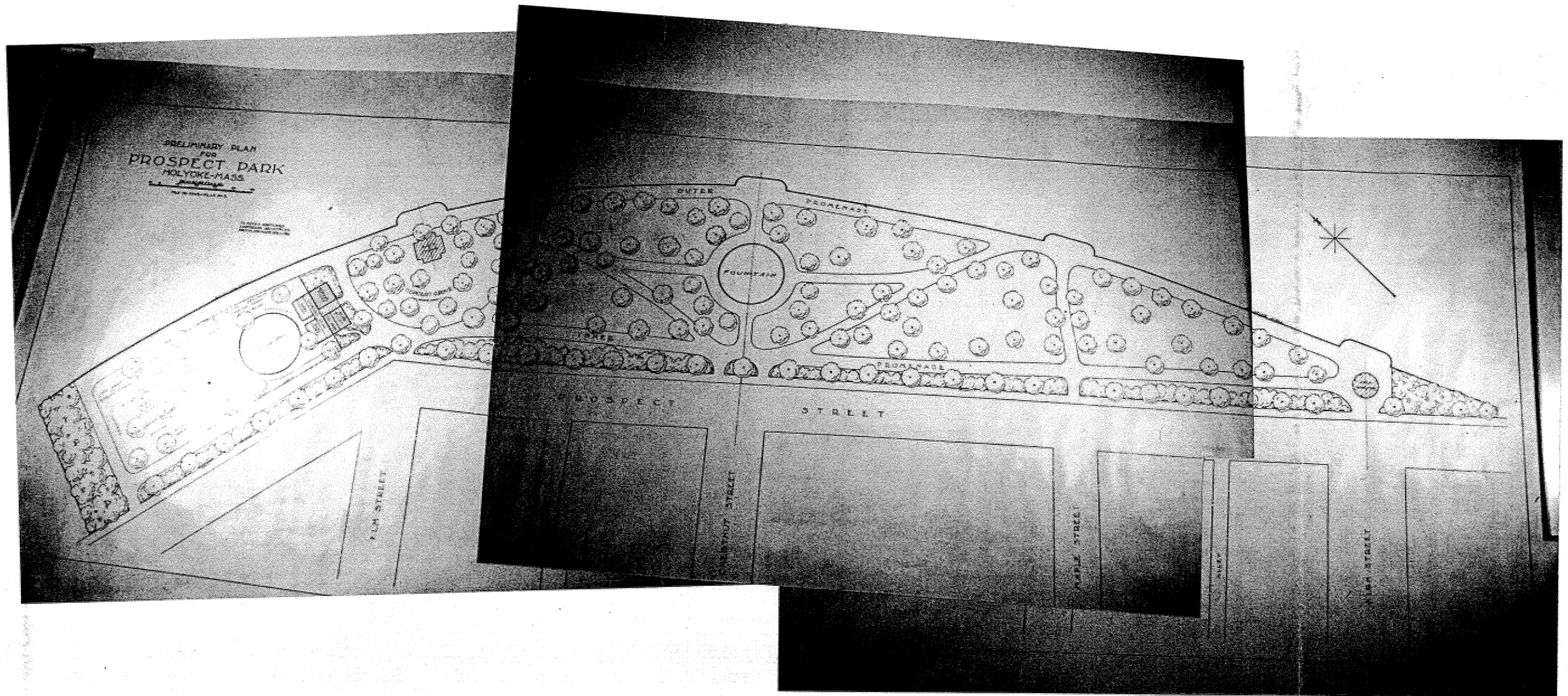
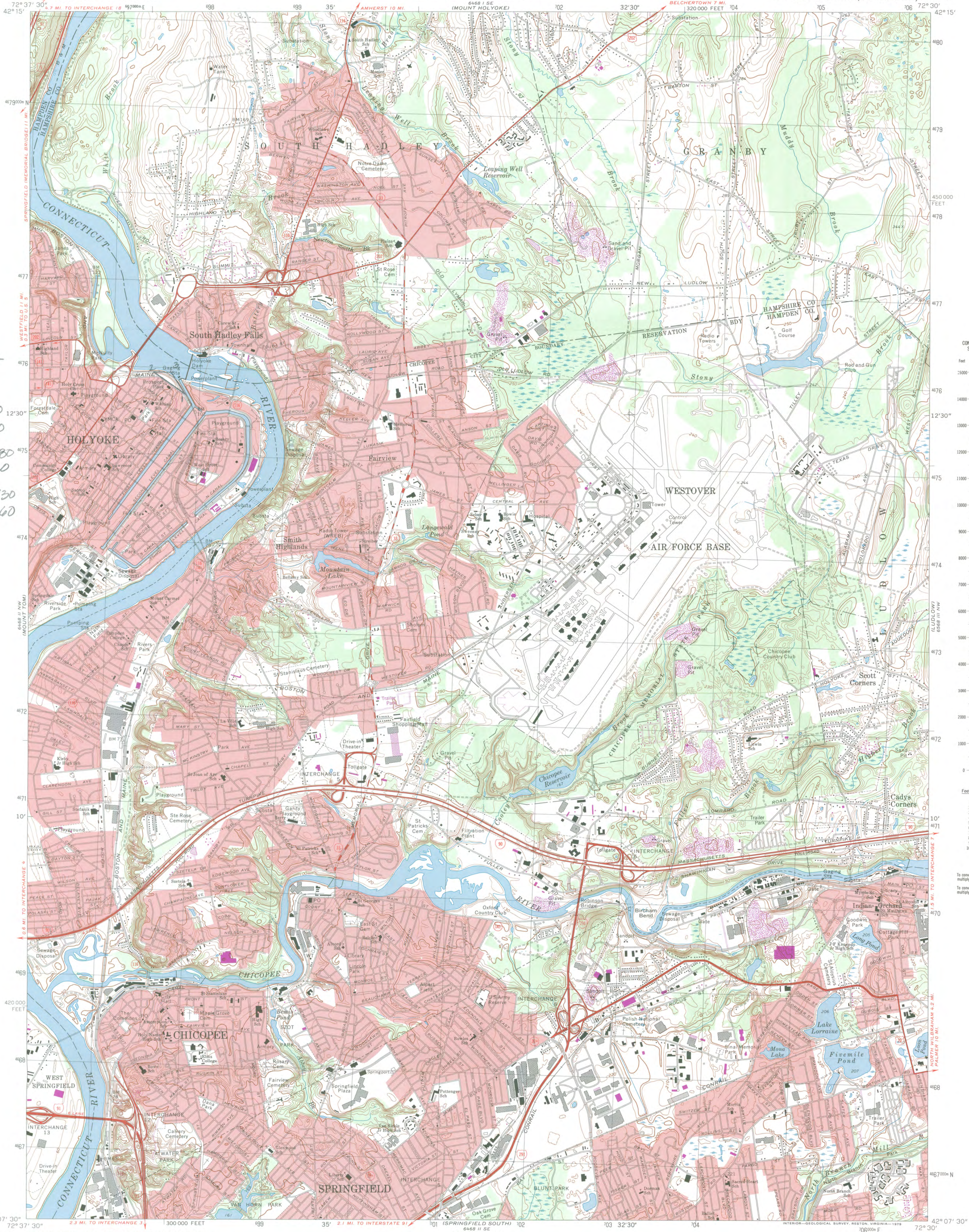


FIGURE 22

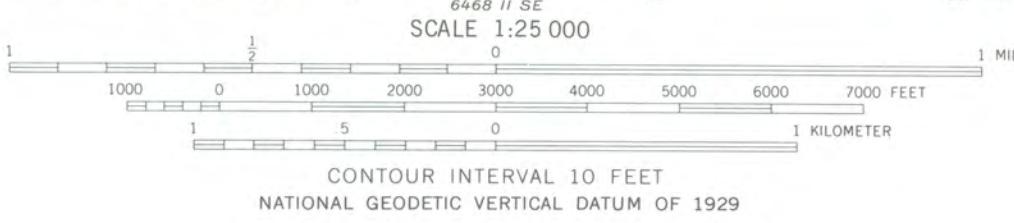


CONVERSION SCALES	
Feet	Meters
1500	450
1400	400
1300	350
1200	300
1100	250
1000	200
900	150
800	100
700	50
600	0
500	0
400	0
300	0
200	0
100	0
0	0

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, 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



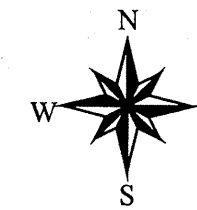
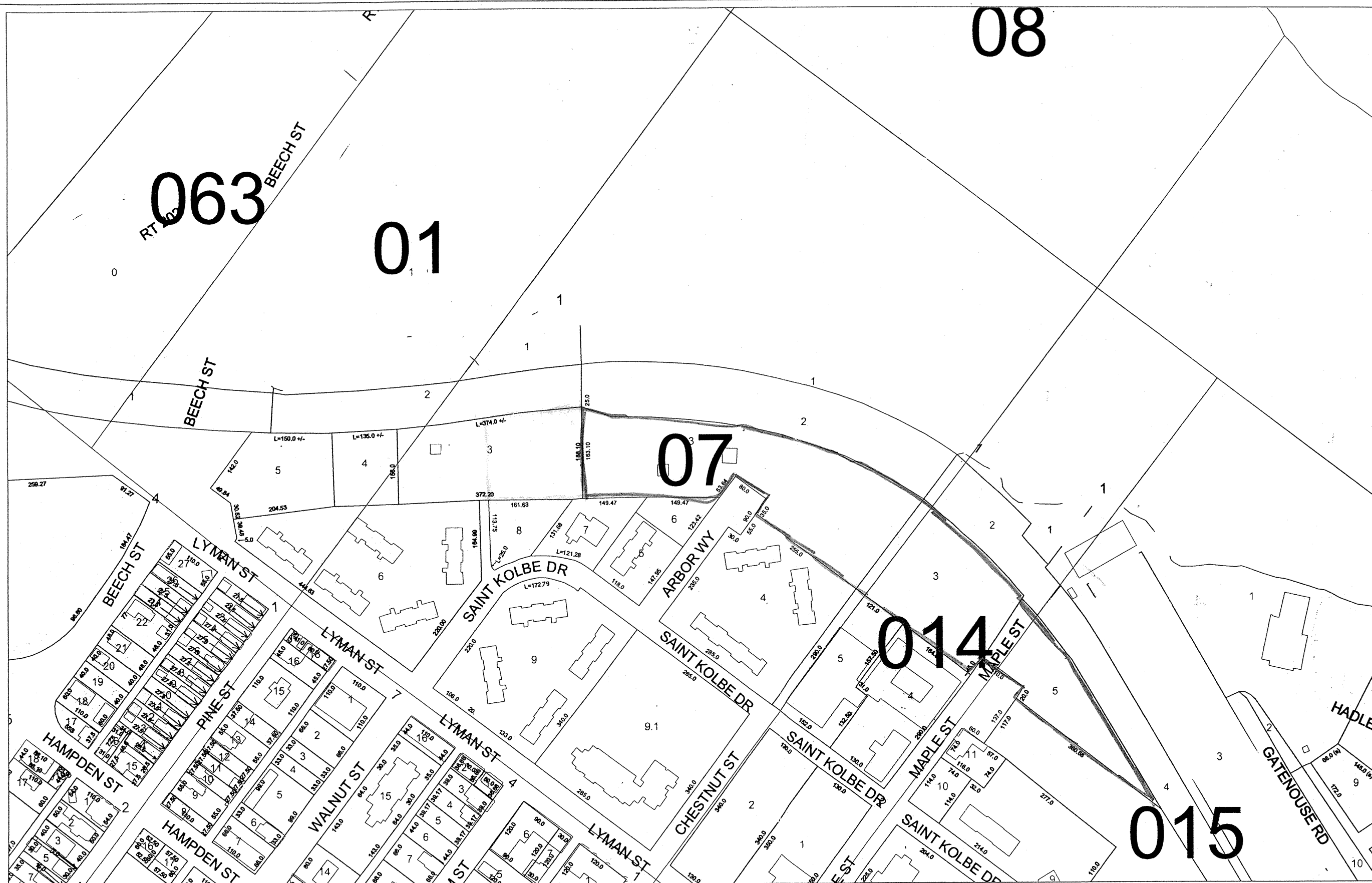
ROAD CLASSIFICATION	
Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route



SPRINGFIELD NORTH, MASS.
N4207.5-W7230/7.5

1972
PHOTOREVISED 1979
AMS 6488 II NE-SERIES V814



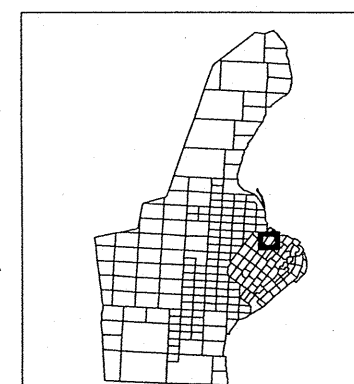


Legend

- Buildings
- Index
- Ponds
- Parcels

Notes:

This map is intended to support the inventory of real property in the City of Holyoke. Map data should not be interpreted as the actual field survey data. This data should not be used for legal description or conveyance purposes.



City of Holyoke Index Map



Parcel data edits and map layout by Applied Geographics, Inc.

This map was created by: AGI on Friday, February 15, 2002

City of Holyoke



Horizontal Datum NAD 1927 (Feet)

0 193 feet



Scale: 1 inch = 193 feet



The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

July 15, 2004

Ms. Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
1201 Eye Street, NW 8th floor
Washington, DC 20005



Dear Ms. Shull:

Enclosed please find the following nomination form:

Prospect Park, Holyoke (Hampden), 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 property 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: Joan Rockwell, consultant
Hon. Michael Sullivan, Mayor, City of Holyoke
Olivia Mausel, Holyoke Historical Commission
Jeffrey Hayden, Holyoke Planning Director
Carolyn Porter, Holyoke Parks & Recreation Dept.