

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
294 WASHINGTON STREET, BOSTON, MA 02108

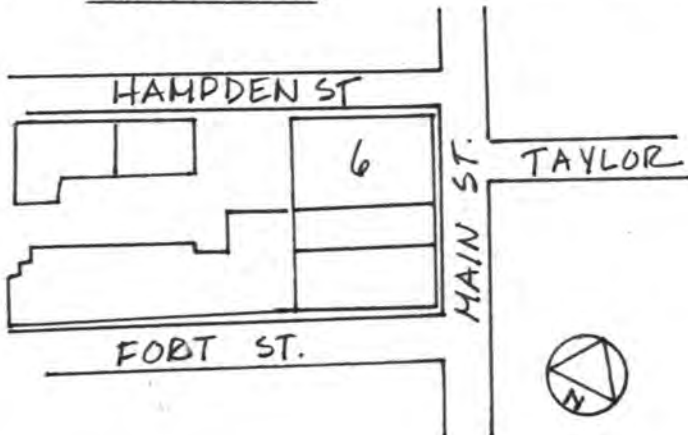
AREA	FORM NO.
3000	6

PHOTO: (3x3" or 3x5", black & white)
staple to left side of form

Photo number _____

SKETCH MAP

Show property's location in relation
to nearest cross streets and/or
geographical features. Indicate
all buildings between inventoried
property and nearest intersection.
Indicate north.



Recorded by Ed Lonergan; ed. Margo Webber

Organization Spfld. Historical Commission

Date January 25, 1979; August, 1982

UTM Reference: 18/698920/4663910

Springfield South Quadrangle

Assessor's Map #304

(Staple additional sheets here)

Town Springfield

Address 1628-40 Main Street

Historic Name Patton and Loomis Block (DSNR)

Ownership: Private individual

Original Owner: William Patton, C.L.
Loomis

Use: Present Same

Original Commercial

DESCRIPTION:

Date 1864, 1909 facade

Source Springfield Republican

Style Early 20th c. Commercial

Architect J.M. Currier (original)

Exterior wall fabric brick, stucco

Outbuildings ---

Major alterations (with dates) _____

new facade - 1909

new storefronts - c. 1950's

Moved --- (no) Date _____

Approx. acreage less than one acre

Setting Sits directly on streetline

as corner building in a cohesive block

of similarly - scaled commercial structure

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

The Patton and Loomis Block meets Criteria A, B and C. It was erected as a commercial block in the 1860's and continued in that capacity through its two major periods of significance, the 1864 -80's and 1909- 1920 periods, two boom periods for the downtown. It is associated with the lives of two prominent Springfield developers, William Patton and Frank L. Dunlap and is a major structure representative of their real estate roles in downtown's development. Architecturally, it illustrates an important trend of updating earlier blocks to fit a new image as Springfield continued to expand its commercial

(Continuation Page)

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

The Patton and Loomis Block contributes to the downtown's role as a growing commercial center during two expansion periods: the 1860-80's and 1900-1910's. During both eras it housed a variety of prestigious local stores and offices which valued the prime location in the heart of the commercial district and close to the railroad station, which during each era was a new structure close by within the North Blocks area.

It is associated with William Patton, an important local real estate developer who was one of Springfield's most successful businessmen in the late 19th century. He came to Springfield in the 1840's and pioneered in the selling of "Yankee notions", small wares of many types. He sent his agents throughout the rural countryside of western Massachusetts and Vermont, making use of the newly-built railroad system. The business was very successful, enabling him to build this block in collaboration with C.L. Loomis, a cigar manufacturer. The original building was designed by J.M. Currier, a leading local architect of commercial blocks, factories and residences in the second half of the 19th century. The block housed stores at grade, including Patton's notion shop. Patton's offices at the second story, a commercial college on the third floor and a 40-foot hall and gymnasium on the fourth floor. Patton continued to expand his real estate holdings in the 1870's, both of downtown commercial and North End residential properties. Patton Street was named for him. Patton remained active in city affairs, serving several terms on the Board of Aldermen and as chairman of the Democratic City Committee. In 1883, he was an incorporator of the Hampden Mutual Fire Insurance Company. He remained active in real estate development until his death in 1898, at which time he was considered one of the city's wealthiest businessmen.

The building's second period of development was due to Frank L. Dunlap who purchased the building and spent \$15,000 for the 1909 facade remodelling. F.L. Dunlap came to the city in 1902 and 30 years after at the time of his death was described as "one of Springfield's outstanding real estate developers and one of the largest property holders in the city." He was very actively involved in the second (Continuation Page)

BIBLIOGRAPHY and/or REFERENCES (name of publication, author, date, and publisher)

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Springfield	Form No: 6
Property Name: Patton and Loomis Block	

Indicate each item on inventory form which is being continued below.

ARCHITECTURAL SIGNIFICANCE (cont'd)

growth in the early 20th century.

The Patton and Loomis Block is significant as a good example of the trend which occurred in the downtown between 1905 and 1915 of updating older commercial blocks as prime locations by giving them new facades in the more popular commercial style of this era. The stucco facade is four bays wide and wraps around the north corner of Hampden Street. It features large paired windows set between pilasters which rise the full building height and are capped by elaborate classical decorations and a brick parapet. The remainder of the Hampden Street facade retains the original 1864 treatment of narrow windows with stone lintels and sills, presenting an excellent visual juxtaposition of the two phases of design.

The building has undergone minimal alteration since its 1909 redesign. The unsympathetic glass and aluminum storefronts of c. 1950's vintage will be replaced by more appropriate period storefronts based on early photographs as part of a new owner's renovation plan.

The facade retains its integrity as a good example of an early 20th century commercial style renovation while the side and rear elevations largely retain their original 1864 appearance. The building retains integrity of location, design, setting, materials, workmanship, feeling and association, all within the context of its two periods of construction and historical importance.

HISTORICAL SIGNIFICANCE (cont'd)

downtown boom period from 1900-1920 and was instrumental in remodelling the Massasoit Hotel and locating the Paramount Theater (Julia Sanderson Theater - N.R.) and U.S. Post Office at their prominent North Blocks sites, both of which continued to insure the vitality of this area for commercial development.

Staple to Inventory form at bottom

United States Department of the Interior
National Park Service

Patton and Loomis Block (Downtown Springfield MRA)
Hampden County
MASSACHUSETTS

Working No. 11/10/82-3025

Fed. Reg. Date: _____

Date Due: 12/9/82 - 12/25/82Action: ☐ ACCEPT☒ RETURN 12/20/82☐ REJECT

Federal Agency: _____

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

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

Reviewer's comments:

Recom./Criteria _____

Reviewer _____

Discipline _____

Date _____

☐ see continuation sheet

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

1. Name2. Location3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property5. Location of Legal Description6. Representation in Existing Surveyshas this property been determined eligible? ☐ yes ☐ no7. Description

Condition	Check one	Check one
☐ excellent	☐ deteriorated	☐ original site
☐ good	☐ ruins	☐ moved
☐ fair	☐ unexposed	☐ date _____

Describe the present and original (if known) physical appearance

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

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

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

9. Major Bibliographical References

X 10. Geographical Data

Average of nominated property _____

Quadrangle name _____

USGS References

X Verbal boundary description and justification *Please provide VBD*

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

Title _____ date _____

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed *D. Byers* Date *12/22/82* Phone: 202 272-3504

Comments for any item may be continued on an attached sheet

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet

Item number

Page 1 of 5

Multiple Resource Area
Thematic Group

dnr-11

Name Downtown Springfield Multiple Resource Area
State MA

Nomination/Type of Review

Date/Signature

1. Whitcomb Warehouse

Entered in the
National Register

for
Keeper

Melvin Byers 2/24/83

Attest

2. Patton Building

Entered in the
National Register

for
Keeper

Melvin Byers 2/24/83

Attest

3. Patton and Loomis Block

Entered in the
National Register

for
Keeper

Melvin Byers 2/24/83

Attest

4. Carlton House Block

Entered in the
National Register

for
Keeper

Melvin Byers 2/24/83

Attest

5. Stacy Building

Substantive Review

Keeper

Ann M. Dwyer 5/27/83

Attest

6. Springfield Steam Power
Company Block

Entered in the
National Register

for
Keeper

Melvin Byers 2/24/83

Attest

7. Bicycle Club Building

Entered in the
National Register

for
Keeper

Melvin Byers 2/24/83

Attest

8. Wells Block

Entered in the
National Register

for
Keeper

Melvin Byers 2/24/83

Attest

9. Worthy Hotel

Entered in the
National Register

for
Keeper

Melvin Byers 2/24/83

Attest

10. Smith Carriage Company
District

Substantive Review

Keeper

Ann M. Dwyer 5/27/83

Attest

United States Department of the Interior
National Park Service

PATTON AND Loomis Block
(DOWNTOWN SPRINGFIELD MRA)
HAMPDEN Co
MA

Working No. 11/10/82-3025
Fed. Reg. Date: 2-7-84
Date Due: 4/1/83
Action: ☒ ACCEPT 2/24/83
☐ RETURN
Entered in the National Register ☐ REJECT
Federal Agency: _____

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

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

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
☐ see continuation sheet

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

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition	Check one	Check one
☐ excellent	☐ deteriorated	☐ original site
☐ good	☐ ruins	☐ moved date _____
☐ fair	☐ unrestored	

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates

8. Significance

Period _____ Area of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

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

9. Major Bibliographical References

10. Geographical Data

Address of nominated property _____

Geographic name _____

USIT References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is

_____ national _____ state _____ local

State Historic Preservation Officer signature _____

Title _____

Date _____

13. Other

- _____ Maps
- _____ Photographs
- _____ Other

Questions concerning this nomination may be directed to _____

Signed _____

Date _____

Phone: 202 272-3500



SAM'S ARMY NAVY SAM'S ARMY NAVY

IDE
BUD

6

Downstream Springfield NRA Ma
Patten & Leones Block

TAYLOR

FORT

STREET

MAIN

