

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



1393

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 QUADRANGLE - MATTOON HISTORIC DISTRICT (BOUNDARY INCREASE)

other names/site number _____

2. Location

street & number BYERS, PEARL, SPRING AND SALEM STS.

city or town SPRINGFIELD

vicinity _____

state MASSACHUSETTS code MA county HAMPDEN code 013 zip code 01105

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.)

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

10/23/00
Date

State or Federal agency and bureau _____

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

Signature of certifying official/Title _____

Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby certify that this property is:

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

for Elsa H. Beall
Signature of the Keeper

Date of Action 11/22/00

Quadrangle-Mattoon Extension
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>32</u>	<u>5</u>	building
	<u>1</u>	sites
		structures
		objects
<u>32</u>	<u>6</u>	Total

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

n/a

Number of contributing resources previously listed in the National Register

2 (see sect 10, page 2)

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwellings, multiple dwellings, hotel
COMMERCE/TRADE: specialty store
EDUCATION: school

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling, multiple dwelling
COMMERCE/TRADE: specialty store
LANDSCAPE: park

7. Description

Architectural Classification

(Enter categories from instructions)

Greek Rev., Italianate, 2nd Emp., Romanesque Reviv.,
Stick, Col. Revival, Queen Anne, Georgian Reviv.,
Spanish Col. Revival, Modern

Materials

(Enter categories from instructions)

foundation brick, sandstone, marble, concrete
walls wood, brick, marble, sandstone, asphalt &
asbestos siding
roof slate, asphalt, metal, tar and gravel
other trim: sandstone, marble, wood, concrete, metal

Narrative Description

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

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**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1 **Quadrangle-Mattoon HD (Boundary Increase)**
Springfield (Hampden Co.), MA

The Quadrangle-Mattoon District extension (2000) includes thirty-six principal structures, one outbuilding of a substantial size, and a park. The proposed extension strengthens and enhances the existing Quadrangle-Mattoon District by highlighting a greater variety of architectural styles prevalent in Springfield during the industrial and early modern periods. It supports the resources already listed by incorporating additional examples of single- and multi-family detached housing in the 19th century revival styles (Greek Revival, Italianate, Second Empire, Stick, Queen Anne and Colonial Revival). In addition, the district extension includes a dense concentration of Springfield's most characteristic building type: the freestanding four-story apartment block. Most of the earlier houses are of wood-frame construction with applied wood details. Later apartment blocks are consistently brick with stone details. In both style and material, the extension of the district reflects the quality and variety of the original Quadrangle-Mattoon nomination.

The district encompasses a twelve-acre, L-shaped area about one-and-a-half blocks long by one block wide adjacent to Springfield's central business district and directly abutting the grounds of the Springfield Armory (National Historic Landmark 1960). Early twentieth-century multifamily residential blocks predominate in the district; nearly two-thirds of the district's structures are large apartment blocks. However, a number of substantial mid- to late-nineteenth-century single- and two-family houses serve as a visual reminder of the neighborhood's early development. The smaller residences encompass a variety of styles, including Greek Revival, Italianate, Queen Anne, Stick Style, Second Empire, and Colonial Revival, while the larger blocks exhibit Classical motifs, with bow-front Georgian Revival blocks of red pressed brick with marble trim predominating. Late-twentieth-century alterations have been minimal. Some of the wood-frame buildings have been sided with asbestos or asphalt shingles, and a few of the apartment blocks have altered windows. The major changes that have taken place in the district have involved the demolition of a number of older houses and blocks from 1930 to the present. Nearly twenty wood-frame houses, four brick apartment blocks, and one store have been torn down over the past sixty-five years. Despite the high rate of loss in the neighborhood in recent decades, the proposed district retains a substantial degree of integrity in location, design, setting, materials, workmanship, feeling and association.

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**Quadrangle-Mattoon Historic District
(Boundary Increase)
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Byers Street (Photos #1 to 7), at the district's easternmost border, contains the largest collection of single- and two-family dwellings in the district. Set into the side of a steep hill overlooking downtown Springfield, Byers Street abuts the grounds of the US Armory. Bounded by a high cast-iron fence, the Armory's lawns slope down steeply toward Byers Street, giving the eastern side of the street an open, park-like appearance. On the west side of the street, the hill drops away suddenly along the backs of the Byers Street buildings, which tend to have ground-level basements at the rear, often providing an extra story of living space. Some of the residences have belvederes or public facades at the rear to take advantage of the view of downtown Springfield and the Connecticut River. The houses that look up to the Armory from the western side of Byers Street are substantial brick and wood-frame structures, interspersed with six multifamily residential blocks. As one moves along Byers Street toward Pearl Street, buildings gradually get larger, with fewer houses and more multifamily blocks. At the corner of Byers and Pearl, two similar Classical Revival brick blocks dominate the end of the street (Photo #5).

Pearl Street slopes steeply down from Byers Street. At the intersection of Pearl and Spring Street, the predominant impression is of a series of marble-trimmed red-brick bow-front Georgian Revival apartment blocks set close to the street. While not identical, the blocks are so similar as to seem like variations on a theme. The theme continues down Salem Street, with more brick and marble residential blocks filling lots at the corner of Salem and Spring Streets (Photos #8 - 11).

The district includes a large open space in the form of **Armoury Commons**, a neighborhood park constructed in 1977 on the corner of Pearl and Spring Streets. The "vest pocket" park was formerly occupied by an early-20th century apartment block (120-128 Spring Street) similar to those that still characterize the neighborhood, and by the Paschal Emory house, which was moved from 138 Spring Street to 30 Salem Street (within the district boundary) in 1977. Ringed with a cast-iron fence, the park is landscaped with an ornamental fountain and plantings of rhododendron, dogwood, and azalea. Narrow setbacks and small yards do not allow for much landscaping within the rest of the district; much of the open land is used for parking. Landscaping consists primarily of young street trees which shade the sidewalks.

The district began to develop in the first half of the nineteenth century as a residential

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neighborhood adjacent to the US Armory. Established as a military supply depot during the Revolutionary War, the Armory was sited on a militia training field just east of Springfield's eighteenth-century center. Springfield's location on the Connecticut River and on a major road linking Boston and Albany made the town an ideal choice for the facility. In 1794, an act of Congress formally established the Springfield Armory. Construction on the Armory grounds proceeded at a steady pace for the next forty years.

As the Armory grew, so too did Springfield's center. Through the late eighteenth and early nineteenth centuries, residential development crept east up the State Street hill toward the Armory. By the 1830s, development had reached the Armory's boundaries. (See 1827 and 1835 maps.)

In 1831, Byers Street was opened as far as Frost Street. The street was named for merchant James Byers, who built his own substantial Greek Revival home around the corner on State Street (Byers's house (284 State Street, MHC #181, 1811) is part of the Quadrangle/Mattoon Street National Register Historic District). By 1835, the short street boasted three houses, including a cottage owned by Byers (no longer extant). Salem and Spring Streets were also opened about this time. Spring Street was so named because of its many springs, which were fed by an extensive aquifer. By 1835, five houses had been built along Spring Street.

During the 1840s and early 1850s, S.E. Currier operated a brick yard at the corner of Spring and Salem Streets, on the site now occupied by 85-87 and 97 Spring Street and 68--70 through 124-130 Byers Street ("The Passing of Old Spring Street," undated newspaper article in "Springfield Scrapbook," Vol. 7, pp. 75-77; also "The Story of the Streets: Byers Street," *Springfield Union*, 13 Jan 1937)

No structures from the 1830s and 1840s survive in the district today. Many of the earliest homes were replaced in the last half of the nineteenth century by larger houses or in the 1900s and 1910s by new apartment blocks. The two oldest houses remaining in the neighborhood date from 1850 and reflect both Greek Revival and Italianate elements. The **Zephaniah Spooner House** (57 Pearl Street, MHC #3555, 1850) is basically Greek Revival in form. Built by mason Zephaniah Spooner, this brick structure has a cross-gable plan with side-hall entry. Its

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pedimented gables and regular, geometric lines are typical of Greek Revival construction, as is its doorway with rectangular sidelights and transom. But attic windows have round arches, a feature more characteristic of Italianate design, as are two small brackets over the main entry.

The second house from this decade is the wood-frame **Crosier-Howard House** (22 Salem Street, MHC #3561, Photo #7), built by local mason Emerson Crosier in 1850. Its decorative features are predominantly Italianate, with paired scrolled brackets in the eaves, shallow hood moldings over the windows, and a one-story octagonal bay window with bracketed cornice. However, its basic shape is a gable-front, side-hall plan house with pedimented gable, similar in form to many Greek Revival structures.

By 1851, development in the area was taking place along a rectangle of streets formed by Spring, Pearl, Chestnut and State Streets. (See 1851 and 1855 maps.) The construction of Elliot Street in 1859 and the extension of Salem Street opened up the undeveloped interior of the rectangle for construction. Elliot Street was named for banker William A. Elliot, a friend of Elliot Street developer Henry Alexander, Jr. The *Springfield Daily Republican* of 28 Aug 1859 announced that the opening of Elliot Street "brings into market a large number of fine lots for homesteads, on which, undoubtedly, will soon be erected many large modern dwellings, corresponding with the demands of the times and in harmony with that pleasant locality." (*Springfield Daily Republican*, 29 Aug 1859, p. 4)

From the 1860s through the 1870s, the neighborhood grew rapidly. (See 1860 and 1870 maps.) By 1860, Byers Street had been extended north through to Pearl Street, and Pearl Street had been extended east to form the northern boundary of the Armory grounds. By 1875, there were few empty lots left along Byers, Pearl, Spring, or Salem Streets. (See 1875 view.) Two Italianate and two Second Empire style houses have survived from the 1860s and 1870s.

The Italianate style is fully elaborated in the **Homer Merriam House** at 54 Byers Street (MHC #3538, c. 1864, Photo #3) and the **Frederick W. Clark House** at 36-40 Byers Street (MHC #3537, 1875, Photos #1 and 2). Both consist of a cube-shaped brick main block with shallow-pitched hip roof punctuated by a belvedere that overlooks downtown Springfield. The Merriam House, which is the older of the two, is slightly more ornate. Built to replace an earlier

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house on this site, the Merriam House has a symmetrical facade with paired entry doors with arched windows shaded under a one-story entrance porch that stretches across the facade. Partly fluted Corinthian piers grouped in threes and fours support the porch roof, which has a central pediment over the entry doors. Dentils and heavy paired brackets ornament the porch cornice, as well as the main roof's deep cornice. An open gable over the central bay breaks the roofline at the front. On the front of the house, windows are two-over-two, and are paired in the central bay. Windows have stone sills supported on small brackets. Carved stone hoodmolds, which are peaked at the center, project over each window. On the building's southern corner, a rectangular bay window extends from the basement to the first floor level. Windows at the basement level of this bay are topped by round arches with keystones and linked impost blocks. Windows at the first-floor level are rectangular, and separated by Corinthian pilasters that echo those on the front porch. The bay window's roof projects over heavy brackets and a denticulated cornice.

While the Merriam House was constructed as a single-family home, the **Clark House** (36-40 Byers Street, MHC #3537, 1875) is a double house built by its first owner, carpenter Frederick W. Clark. The house's twin center entries are flanked by two-story wooden octagonal bay windows. A single-story entrance porch stretches between the bay windows. Paired brackets mark the cornices of the bay windows, while single brackets and dentils ornament the porch and roof cornices. A sandstone water table separates the basement and first floor levels, while a belt course of brick delineates the cornice above. One-over-one windows have rectangular sandstone lintels and sills. A pair of small attic windows have segmental arches. The shallow hipped roof is capped with a square hipped-roof belvedere at its center.

Both of the Second Empire residences in the district date from the 1870s. One, the wood-frame **Paschal P. Emory House** (MHC #3563, 1871), was moved to its present location at 30 Salem Street in 1977. Its original site was 138 Spring Street, also within the district. Built around 1871 by LeGrand C. Sheldon, the house's two-and-a-half-story, two-by-two bay main block sports two-story octagonal bay windows on the front and west side and a one-story corner porch with chamfered posts and bracketed cornice. The entry has double doors with round arched windows and a segmentally arched transom. Paired brackets support a wide cornice beneath the slate roof, which is clad with both hexagonal and rectangular shingles. Round-headed dormers light the attic. The house retains two-over-two windows.

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The other Second Empire building from this decade is the brick **William Birnie Block** (68-70 Byers Street, MHC #3541, 1871/72, Photo #4). Constructed by contractor William Birnie, this simple brick structure has a gambrel roof lit with dormers, creating the illusion of the mansard roofs characteristic of the Second Empire style. One of the more modest buildings designed by architects Perkins & Gardner, it is two-and-a-half-stories high, and six-by-three bays in size. The facade is symmetrical, with two entrance doors shaded by a small entry porch supported on chamfered posts. The entry doors are segmentally arched, as are the two-over-two windows, which have sandstone sills. A projecting brick beltcourse separates the first and second stories. At the second floor lintel level, a pattern of recessed bricks forms a series of crosses over a row of bricks set diagonally to create a diaperwork effect. This pattern is almost identical to an illustration used by architect Eugene C. Gardner in *Homes and How to Make Them* (1874. See illustration attached), one of Gardner's books about residential architecture. The cornice is denticulated. Four flat-roofed dormers with segmentally arched windows break the roofline. At each side wall is an entry porch with chamfered piers. One bay on each side projects for a height of two stories.

Through the 1880s and most of the 1890s, construction in the district was restricted to scattered in-fill development of single- and two-family homes on the few remaining empty lots. (See 1882 map.) From the 1880s, four houses exhibiting Queen Anne and Stick Style characteristics remain. The most modest of these is the **Myron E. Barber Property** at 100 Byers Street (MHC #3545), built around 1888. It is a two-story wood-frame house that combines elements of Colonial Revival and Queen Anne architecture. The basic shape is a side-gable main block with pedimented gable, echoing the simple geometric lines of Grecian architecture. A pedimented gable on the street facade gives the illusion of a cross gable cutting through the main block. The southeast side has a shed-roofed entry porch supported on chamfered piers with rounded brackets and a scroll-sawn balustrade. The ornamental woodwork on the porch, along with fishscale shingles in the front pediment and under the porch roof, and a bay window on the side porch reflect Queen Anne elements in the design.

The **Myron E. Barber House** at 31 Salem Street (MHC #3564, 1889) combines Classical motifs with the variety of shape and detail characteristic of the Victorian period. This two-and-a-half story wood-frame Queen Anne house is distinguished by an octagonal corner

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tower with bell-shaped cap. Next to the tower is a wide chimney decorated with a terra cotta panel depicting a mythological figure (probably Prometheus) holding a torch. The gable-front main roof has gable bays projecting from each side. The house's front gable cants out over the wall, and is supported by modillions. At the center of the gable is a Palladian window. On the building's west side, the projecting gable bay is rectangular, and the gable is fully pedimented. On the east side, the projecting bay is octagonal. A stairway window on this side has a shallow cornice and entablature decorated with swags. A single-story porch with turned balustrade stretches across the facade. Fluted piers have patera in their capitals, while patera and modillions ornament the porch's entablature. The entry door is paneled, with a fan-shaped window, and is flanked by three-quarter sidelights and fluted pilasters that echo the piers supporting the porch roof. A flat section in the porch's shed roof shows where the roof once had a railing for a deck. While much of the house's detail is still visible, asbestos siding has changed the visual proportions and covered other elements, such as decorative woodwork under the tower's attic windows and vertical siding and ornamental woodwork between the tower's first and second floor windows.

Carpenter Lebbeus C. Smith built two Stick Style homes in the district during the 1880s. The **Edward B. Barton House** (95-99 Elliot Street, MHC #166, 1887) is a two-family Stick Style structure, displaying the exuberant use of detail characteristic of this style. This hipped-roof wooden double house is two and a half stories tall with stickwork delineating window openings and different levels of the building. The central roof ridge steps down slightly from north to south, with knobby finials marking the changes in ridge level. The facade is balanced, though slightly asymmetrical. At each end are projecting gabled bays with stickwork in the gables. Each gable is slightly different, with vertical stickwork in the southernmost gable, and curved stickwork in the northernmost. The wall flares out between the first and second floors, with several rows of fishscale shingles between the first floor window lintels and the second-floor sills. Two-story entry porches with turned posts and balusters and spindle valences are set to the side of the end gables. The southernmost porch is slightly larger than the northernmost one, and has stained glass windows flanking its entry door. A slightly off-center octagonal dormer projects from the roof's front slope, giving the effect of an oriel window set into the roof. A smaller gabled dormer sits to the south of the larger octagonal dormer. Stickwork panels decorate the wall surface beneath the octagonal dormer.

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The **Lebbeus C. Smith Property** (27 Salem Street, MHC #3562, 1888, Photo #6) is another well-preserved example of Stick Style architecture. This two-and-a-half story, four-by-three bay wood-frame house has a hipped-roof main block with gabled bays projecting on the front and sides. Stickwork ornaments the gables, which are cantilevered on brackets to project over the house's main walls. The projecting bay on the west side is octagonal, while that on the right is rectangular. A one-story front porch with turned posts and balusters also has a small gable with stickwork over the entrance. The second floor flares out slightly over the first, and is distinguished from the first floor's clapboarded walls through the use of rectangular and octagonal shingles. A small gabled dormer breaks the front slope of the hipped roof.

The 1890s marked a transition in the type of construction undertaken in the neighborhood. (See 1899 map.) Three single- and two-family residences remain from that time period, while two large apartment blocks were also being constructed. From 1900 on, all the new residential construction in the district would be large multi-unit brick blocks.

The **Marcus F. Robinson House** (44-46 Byers Street, MHC #3334, 1890, Photos #1 and 2) is an elaborate example of the Queen Anne style. Projecting bays and a variety of materials enliven this double house's asymmetrical facade. A steep hipped roof, crowned with iron cresting, caps the two-and-a-half-story six-by-four-bay main block. A large hipped-roof dormer is nestled in the center of the front roof slope. The facade is framed by an octagonal three-story tower at the northwest corner and a projecting octagonal gabled bay at the southeast corner. The gabled bay has a three-part lunette window lighting the attic level. On the tower and corner bay, the wall cant out between the first and second floor levels, and several rows of polygonal shingles separate the top of the first floor windows from the sill level of the second floor windows. A one-story entry porch with turned posts and balusters and a spindle frieze connects the two corners and shades the building's two entry doors. An off-center pediment breaks up the line of the porch roof. Different floor levels and window sill and lintel levels are delineated through the use of stickwork. All the windows except those in the attic are one-over-one. Attic windows are eight-over-one, with small vertical panes in the top sash. At the cornice, stickwork is used to create a series of small rectangles in the entablature. The sides of the building are broken up with two-and-a-half-story gabled polygonal bays similar to the one on the front northwest corner.

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The two remaining single-family residences from the 1890s are the **Mrs. C.D. Hosley Property** at 94-96 Byers Street (MHC #3544, 1897, Photo #4) and the **Wright & Porter Property** at 100 Pearl Street (MHC #3559, 1896). Both are Colonial Revival wood-frame houses originally built as investment properties. Both illustrate how the Colonial Revival style combined the formal symmetry and detailing of Federal and Georgian architecture with the exaggeration of size, variety of shape, and exuberance of Victorian architecture. The Mrs. C.D. Hosley Property, designed by Springfield architect Guy Kirkham, consists of a two-and-a-half-story wood-frame main block with a basic side gable structure. It is intersected at its center by a gable-fronted ell. A gabled wing, set slightly back from the main facade, projects on each side. All the gables are fully pedimented, with heavy cornices delineating the eaves. Twin entry porches supported on Tuscan columns fill the angles between the main block and the center cross-gable portion of the house. Windows are nine-over-one or twelve-over-one, with larger windows on the first floor. The side wings have oval windows at the second floor level. Ornamentation is just as detailed on the rear of the house as on the front, with fanlights in the attic windows and a large Palladian window at the rear commanding a view of downtown Springfield and the Connecticut River.

The Wright & Porter Property at 100 Pearl Street (MHC #3559/1896) is two-and-a-half stories high and three-by-three bays in size. This wood-frame house is distinguished by a round corner turret with denticulated cornice and parapeted top, and an offset front gable intersecting the building's main side-gable roof. Centered in the front gable is a three-part window crowned by an entablature that arches in the center to create a Palladian motif. Decorative swags are centered in the arch. A similar window lights the east side of the house. A second-floor oriel window is also marked by decorative swags. A one-story open porch extends across the building's facade. The house has undergone a number of changes in the past forty years, including the alteration of some windows, the addition of asphalt and asbestos siding, and the replacement of the original porch, which had a wide entablature decorated with swags, and was supported on columns set on paneled plinth blocks. The turret also originally had a swagged entablature, which is now covered by asphalt siding.

With the construction of the **Frederick B. Taylor Block** (76 Byers Street, MHC #3542, Photo #4) in 1895, the appearance of the Byers and Spring Street neighborhood began to change dramatically. Over the next thirty-five years, multifamily apartment blocks replaced the district's wood and brick houses, until by 1930, over half the district consisted of four- and five-story

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apartment buildings. The Taylor Block at 76 Byers Street has a newer stucco-and-brick Spanish Colonial Revival facade over its original brick facade. The building's present appearance reflects its 1937 remodeling. The side facades give some indication of what the original cornice might have looked like when Frederick B. Taylor constructed the building in 1895, with paneled and corbelled brickwork creating a bracketed effect.

Four years later, the Taylor Block was followed by **The Imperial** at 52 Pearl Street (MHC #3445, 1899, Photo #11), which was built by the firm of Gagnier & Angers, a construction company that would go on to build most of the apartment buildings in the Quadrangle - Mattoon District Boundary Extension from 1900 to 1930. The oldest of Gagnier & Angers' blocks in the district, the Imperial is a four-story Romanesque Revival structure that combines red and yellow brick and sandstone for a variety of color and texture. It has a symmetrical facade, with its entry centered between two bow windows of sandstone block. The entry is recessed behind a round arch of yellow brick, with a section of brick at the arch's center projecting to give the illusion of a keystone. The entry door is flanked by two-thirds sidelights. Two oval windows framed with yellow brick are set on either side of the entry. On the upper stories, windows have yellow brick segmental arches with splayed edges. Sandstone window sills are linked by two courses of yellow brick with wide joints. A sandstone plaque with the building's name is centered beneath the third-floor sill level. The cornice is heavily corbelled to create the effect of a row of brackets surmounted by a metal dentil course. The two end bays of the building are set back from the front, with the bays canted back. Iron balconies with scrolled railings connect the end bays with the facade's bow windows.

From 1900 to 1930, the Quadrangle - Mattoon District Boundary Extension underwent rapid and extensive changes. (See 1910 and 1920 maps.) One by one, smaller wood-frame and brick homes were demolished to make way for new apartment blocks. The change was so drastic that a circa 1912 newspaper article noted that "little homes are almost crowded out with the pressure of the big apartment blocks that are growing up all about them; for Spring street is now termed a veritable nest of apartment houses." ("The Passing of Old Spring Street," undated newspaper article, c. 1912, "Springfield Scrapbook," vol. 7, p. 75)

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In 1904, the **Lawrence** apartment block (MHC #3566) was built at 34 Salem Street. The Lawrence may originally have been similar in design to the other Georgian Revival bow-front apartment blocks in the Byers and Spring Street area. However, in 1936, its facade was covered with a layer of stucco which obliterated the original details. The present form seems to be an attempt at a Spanish Colonial Revival appearance. At the sides, where the brickwork has not been covered by stucco, some evidence of the original window treatments and cornice is visible. Windows on these walls have sandstone sills and segmentally arched stone caps that project slightly. The original metal cornice is denticulated and bracketed.

The Lawrence was followed by the **Elliot** (85-87 Elliot Street, MHC #3550, 1907), a yellow brick bow-front Georgian Revival apartment block. The Elliot is one of several Georgian Revival bow-front brick apartment blocks built by Gagnier & Angers in the Byers and Spring Street area from 1907 to 1912. Unlike most of the others, which are red brick and marble, the Elliot is made of yellow brick with sandstone trim. This four-story block has a regular, though slightly asymmetrical, facade which is seven by six bays in size. Bow windows frame the building at each end, and a third bow window swells the facade's third bay. Entry doors are located in the second and sixth bays, and are shaded by flat-roofed porticos supported by Tuscan columns carved of polished granite with sandstone bases and capitals. Segmentally arched windows have sandstone trim at the sills and sandstone jack arches. The building's broad metal cornice is heavily ornamented, with scrollwork in the entablature, egg-and-dart molding, and modillions in the cornice. A sandstone belt course separates the third and fourth floors, and the fourth floor is further distinguished through the use of rusticated brickwork. The sides and back are simpler in detail and clad in plain red brick.

In a flurry of building activity from 1908 to 1911, Gagnier & Angers constructed several similar red brick bow-front Georgian Revival apartment blocks in the district. Eight remain today: the **Pearl**, (58-62 Pearl Street, MHC #3556, 1908, Photo #11), the **Bay State** (112-116 Spring Street, MHC #3576, 1908), the **Tadousac** (33 Salem Street, MHC #3565, 1909), the **Brunswick** (103-107 Spring Street, MHC #3573, 1909, Photo #8), the **Wilson** (104 Spring Street, MHC #3574, 1909), the **Champlain** (131-135 Spring Street, MHC #3580, 1910, Photo #9), the **Cacouna** (72 Pearl Street, MHC #3557, 1910), and the **Saint Charles** (82-86 Pearl

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Street, MHC #3558, 1911). Only one, the Saint Charles, can definitely be attributed to an architect. Harry L. Sprague is listed as the designer on the building permit application for the Saint Charles. However, given the similarities of the other seven blocks, it is likely that Sprague designed them as well.

The eight blocks have a number of features in common. All are constructed primarily of red pressed brick, with rough-cut Vermont marble used for window sills and lintels. The same marble is also laid in random ashlar courses for foundations and often for first story walls. A marble belt course, sometimes heavily molded, runs around the buildings at the second-floor sill level, while a thinner marble band delineates the uppermost story's sill level. Top-floor brickwork is rusticated in all eight buildings. Rustication is frequently used at the first-floor levels as well. All eight buildings are surmounted by heavy metal cornices with egg-and-dart moldings and modillions. Some of the cornices have swags or scrollwork in their entablatures. Bow windows undulate across the buildings' principal facades, and often across side walls as well.

Variations are provided in the ornamentation of doorways, with some having simple straight stone lintels, others having columned porticoes or heavy bracketed hoods. The amount of marble used in the foundations also varies, with some buildings having marble on just the basement level facade, while others have full marble foundations and first floors. While most of these blocks are rectangular in plan, the Pearl (58-62 Pearl Street, MHC #3556, 1908, Photo #11) and the Champlain (131-135 Spring Street, MHC #3580, 1910, Photo #9) share a U-shaped plan, with the arms of the U extending toward the street.

In 1912, Gagnier & Angers, in collaboration with architect Harry L. Sprague, built three more bow-front Georgian Revival blocks in the district, in a somewhat different pattern from their earlier projects. The **Saint Louis** (97 Spring Street, MHC #3572, Photo #8), the **Argentine** (127 Spring Street, MHC #3579, Photos #9 and 10), and the **Buena Vista** (108 Byers Street, MHC #3546) are five-story brick Georgian Revival apartment block using cast stone or concrete for trim, rather than marble. Both the Argentine and the Buena Vista also use lighter colored brick to delineate the first-story level. All three have regular facades graced by bow windows.

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Contrasts between the red brick walls and concrete trim divide the buildings into sections and delineate window openings. The foundations are concrete block. Windows on the first-floor levels have plain rectangular lintels. The first-floor walls are clad in rusticated brick. Concrete belt courses encircle the buildings at the second-story sill levels. Windows have rectangular concrete sills and concrete jack arches with prominent keystones and exaggerated corners. Thin concrete belt courses link the fifth-floor sills. At the fifth-floor lintel levels, molded concrete cornices surmounted by high parapet walls run across the facades. The three 1912 bow-front apartment blocks, along with their eight predecessors, dominate the district, giving it a distinctly characteristic appearance.

After 1912, new construction in the district continued in a Classical Revival mode, but tended to be somewhat sparer and simpler than earlier construction. Facades tended to be flat, rather than the graceful bow-fronts of the Georgian Revival, and ornamentation tended to be more subtle. Some of the later buildings combine the symmetry and regularity of the Classical Revival with motifs, such as finials, that are more commonly found in Jacobethan Revival buildings. The Gagnier and Angers families continued to play a significant role in construction. (See 1920 map.)

In 1916, Gagnier Brothers built the **Hotel Rainville**. Designed by architect Fred M. Knowlton, the Hotel Rainville (32-34 Byers Street, MHC #3536, Photos #1 and 2) is a four-story brick residential building originally designed for use as a hotel, now in use as a rooming house. The Hotel Rainville's nearly symmetrical facade reflects the Classical Revival style that was popular in the early twentieth century. The building is five by seven bays in size, constructed of red and black brick laid in an English bond pattern. The first story has long narrow triple windows, symmetrically arranged around a recessed central entrance. Upper stories have symmetrically arranged pairs of twelve-over-one windows with sandstone sills. Window lintels consist of soldier courses of brick with square sandstone blocks at the corners and centers. A molded sandstone string course separates the first and second stories at the lintel level of the first-floor windows. The belt course curves to form a rounded arch over the central entry. Two rows of projecting black stretcher bricks divide the fourth-floor window lintels from the cornice level. Black bricks create a pattern of diamonds along the wall at the cornice level. The top rows of brickwork consist of two black soldier courses.

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In 1919, Gagnier & Angers built the **Kentucky** (15-25 Salem Street, also known as the Springfield, MHC #3560, Photo #6). Designed by architect Burton E. Geckler, the Kentucky has the simplest lines of the District's early twentieth-century apartment blocks. Unlike the other blocks in the area, which used bow or bay windows, rusticated brickwork, and projecting ornamentation around doors and windows to vary the buildings' facades, the Kentucky exhibits a fairly flat facade, with most of its trimwork set flush with the brick walls. Ornamentation tends to be fairly spare and geometric, having more in common with the Art Deco movement of the 1920s than the Classical Revival of the 1910s. The building is four stories high, and U-shaped, with the open side of the U facing Salem Street. Each arm of the U is three bays wide, and presents a symmetrical facade on Salem Street. Each three-bay-wide facade has a central entry bay that projects very slightly, with a simple door surround of brickwork in soldier courses with a narrow cornice. A band of white stone divides the basement from the first-floor level at the first-floor window sills. On either side of the entry bays, windows are paired, with their white sills contrasting with the red brick walls. The only ornamentation at the cornice level consists of some decorative diamond-shaped panels and a thin band of white stone set in a point over the entry bay. Within the arms of the U, the interior wall cants forward. The arms of the U step in as they meet this interior wall, sheltering the entrances. Decorative treatments are similar to those on the other facades, with square rather than diamond panels in the cornice. Here, the parapet wall is shaped into a round arch at its center.

That same year (1919), a small commercial block was added to the neighborhood at 117-121 Spring Street (**Spring Street Drug Store**, MHC #3577). Builder Edward J. Pinney constructed the store, which was designed by architect Bruno Wozny. Originally a single-story one-part commercial block with Colonial Revival motifs in its pilaster-flanked doorway, the store has been considerably modified, and no longer exhibits its original facade. It has therefore been classified as a noncontributing structure in the district.

The three latest buildings remaining in the district combine the symmetry and regularity of the Classical Revival with motifs, such as finials, that are more commonly found in Jacobethan Revival buildings. Three buildings from the 1920s display these motifs. The **Gagnier & Angers Block** at 144 Spring (MHC #3581, 1923) is the most recent example of Gagnier & Angers' work in the Byers and Spring Street neighborhood. It has less in common with Gagnier

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& Angers' earlier brick and marble bow-front Georgian Revival apartment blocks than it does with the blocks at **114-120 and 124-130 Byers Street** (MHC #3547 and 3548, respectively, Photo #5) designed by architect E. Lawrence Labine and built by Maurice L. Angers in 1925 and 1926. While, overall, the building's orderly facade gives it a Classical Revival feeling, the use of finials and a shaped parapet wall at the roofline are elements more commonly associated with Late Gothic or Jacobethan Revival structures. This four-story, three-by-seven bay structure is constructed of brown brick and concrete. The facade is regular, but asymmetrical, since the building steps back after the first bay to follow the angle of the street. Pilasters frame the central entry, which is shaded by a denticulated hood and a shallow, molded concrete lintel. A molded concrete water table divides the foundation from the first floor, and molded concrete belt courses separate the first floor from the second, and the third and fourth floors at the sill level. Six-over-one windows are paired in the entry bay and grouped in threes in the other two bays on the facade. Different window treatments distinguish the windows on each level. First-floor windows have molded concrete lintels and sills. The second- and third-floor windows have concrete sills and lintels composed of brick soldier courses. At the fourth-floor level, windows are grouped under segmental arches with concrete keystones and impost blocks. A molded cornice separates the fourth floor from a shaped parapet wall punctuated with corner finials and decorated with concrete panels.

The other buildings that share the combination of Classical Revival and Jacobethan motifs are the nearly identical Maurice L. Angers blocks at 114-120 (MHC #3547, 1926) and 124-130 Byers Street (MHC #3548, 1925, Photo #5). The two blocks were designed by architect E. Lawrence Labine and built side-by-side on Byers Street by contractor Maurice L. Angers. While, overall, the buildings' orderly facades give them a Classical Revival feeling, the use of finials and shaped parapet walls at the rooflines are elements more commonly associated with Late Gothic or Jacobethan Revival structures. Heavy paneled pilasters and entablatures of molded concrete frame the doorways. Concrete belt courses divide the buildings horizontally between the foundations and first floors, and below the second and fourth floor window sills. The belt courses around the upper floors are heavily molded. The facades are varied by alternating bays of wide and narrow windows. The wide windows originally held triple six-over-one sash, but have been blocked down for smaller windows. First-floor windows are surmounted by molded entablatures, while upper windows have splayed lintels with prominent keystones. First-

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and third-floor window sills are thin concrete bands with shallow brackets. Over each large third-floor window are decorative rectangular concrete panels. Decorative concrete panels inscribed with triple cusped arches are placed over the entry bays. Slender finials once ornamented the buildings' rooflines. The finials are gone, but their long concrete bases remain, projecting well below the third-floor belt courses to give a sense of vertical movement to the buildings.

The latest multifamily building in the district, the **William Lay Block** at 84-88 Byers Street (MHC #3543, 1926, Photo #4), is one of the simplest in ornamentation. The Lay Block is a brick four-story, U-shaped Classical Revival apartment block. Structural and decorative elements divide the building into sections, both vertically and horizontally. Vertically, the U shape divides the building into sections. The building is symmetrically arranged, with the arms of the U extending toward the street, and the central entry sheltered in the bend of the U. Each arm of the U has a four bay wide facade, with the corner bay stepped back slightly from the other three. Horizontally, molded concrete belt courses at the second and fourth floor window sill levels provide a change in both color and material that splits the facade into three distinct sections. Round arches with concrete keystones curve over first-floor windows. On the upper floors, windows are surmounted with brick jack arches which have concrete keystones. Many of the original six-over-one windows have been replaced with paired single-pane windows, and several window openings have been blocked down to accommodate smaller new windows. A heavy metal cornice with brackets, modillions, and a paneled entablature crowns the building. The building's three main entrances are centered on the far wall of the U and on the inside of each arm. The entry doors are framed by concrete moldings, giving the effect of stylized pilasters and entablature surrounding each doorway.

By the Depression, the Byers and Spring Street neighborhood presented crowded streetscapes of multifamily brick apartment blocks interspersed with older wood-frame and brick houses. During the 1930s, two apartment blocks in the district underwent major facade renovations. In 1936, the **Lawrence** (34 Salem Street, MHC #3566, 1904) was modified with a Spanish Colonial Revival facade designed by architect H.J. Tessier and built by J.G. Roy & Sons. The facade is symmetrical, framed between two polygonal bay windows. The central entry is framed by sidelights and a transom, and crowned with a denticulated cornice which stretches across the sills of the second-story windows. The rest of the facade treatment is quite plain, with no ornamentation around the windows. The facade is capped with a simple denticulated cornice.

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In 1937, the **Frederick B. Taylor Block** at 76 Byers Street (MHC #3542, 1895, Photo #4) was made over with a facade designed by architect Harry L. Sprague and constructed by builder Lorin S. Wood. Although the present facade was designed by the same architect who was responsible for a number of Georgian Revival apartment blocks in the Byers and Spring Street area, the Taylor Block does not show any of the Classical Revival motifs Sprague used in his other projects. Three stories tall, the building's symmetrical facade is punctuated with projecting and recessed elements. The central entry is flanked by two projecting bays. The facade then returns to its original plane for the two end bays, which terminate in projecting corner piers that extend from the foundation to the roof. The first floor is clad in brick, with a projecting entry. The central door is framed by a pointed arch of concrete which contrasts with the red brick around it. A row of dentil work and a band of curved clay tile separate the first floor from the second. Windows are eight-over-one throughout the facade. Stucco covers the front wall at the second and third floor level. A false roof of curved clay tiles caps the cornice line.

From 1930 to the present, many of the smaller homes and a few of the large apartment blocks in the district have been demolished. From 1934 to 1940, a two-family house at 120 Spring Street, a house at 70 Pearl Street (both demolished in 1934), a house at 61 Pearl Street (demolished in 1935), a house at 66 Pearl Street (demolished in 1937), and a Greek Revival/Italianate house at 113 Spring Street (demolished 1940) were all taken down.

In 1953, fire severely damaged an 1860s Italianate gable-front house at 60 Byers Street. The house was reconstructed by local architect Thurston Munson in the Modern style in 1954. The house retains nothing of its original appearance, and so is a noncontributing structure.

In 1966, a Greek Revival wood-frame house at 69 Pearl Street was demolished. In 1967, a house at 99 Pearl Street was destroyed by fire, and a Stick Style house at 68 Pearl Street was demolished.

The 1970s saw the removal of the largest number of structures from the district. By that time, neglect, vandalism, and arson had caused serious damage to the neighborhood. In 1974, there were twenty-nine fires in the district, and many of the buildings were vacant and badly

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deteriorated. (Hardman, "Spring Street Decline Followed Shift in Ethnic Population," *Springfield Daily News*, 29 Jul 1975) Many more of the smaller residences disappeared during this decade. In 1972, a house at 77 Pearl Street was demolished. In 1975, a Queen Anne wood frame house at 76-78 Pearl Street, a brick Second Empire residence at 83-85 Pearl Street, a Mission Revival store with wood-frame house at the rear at 124-126 Spring Street, and a house at 73 Pearl Street were taken down. Large apartment blocks at 49 Pearl Street, 80-84 Spring Street (the Lorraine), and 88-92 Spring Street (the Montpelier) were demolished--the latter two because of fire damage. Also demolished between 1935 and 1980 were homes at 24 Salem Street, 30 Salem Street, and a Greek/Gothic Revival wood-frame house at 140 Spring Street. Serious fires damaged 104 Spring Street (the Wilson, MHC #3574, 1909) and 112-116 Spring Street (the Bay State, MHC #3576, 1908). By late 1975, most of the apartment blocks in the district had suffered fires and were partly boarded up. (Howard, "Razing of Burned-Out Buildings Lags" *Springfield Union*, 25 Jul 1975)

In 1977, a consortium of five local banks organized to form Armoury Corporation. The corporation bought and renovated fifteen buildings in the Quadrangle - Mattoon District Boundary Extension as the Armoury Commons housing project. One of Springfield's earliest and largest historic rehabilitation efforts, the Armoury Commons project renovated 265 units of low- and middle-income housing. From 1977 to 1978, the buildings at 33 Salem (the Tadousac, MHC #3565, 1909), 34 Salem (the Lawrence, MHC #3566, 1904), 112-116 Spring (the Bay State, MHC #3576, 1908), 104 Spring (the Wilson, MHC #3574, 1909), 85-87 Elliot (the Elliot, MHC #3550, 1907), 15-25 Salem (the Kentucky, MHC #3560, 1919, Photo #6), 97 Spring (the Saint Louis, MHC #3572, 1912, Photo #8), 103-107 Spring (the Brunswick, MHC #3573, 1909, Photo #8), 72 Pearl (the Cacouna, MHC #3557, 1910), 82-86 Pearl (the Saint Charles, MHC #3558, 1911), 52 Pearl (the Imperial, MHC #3445, 1899, Photo #11), 58-62 Pearl (the Pearl, MHC #3556, 1908, Photo #11), 127 Spring (the Argentine, MHC #3579, 1912, Photos #9 and 10), and 131-135 Spring (the Champlain, MHC #3580, 1910, Photo #9) were renovated, and the Emory House (MHC #3563, 1871) was moved from 138 Spring Street to its present location at 30 Salem Street.

Many of the lots left vacant after the demolition of buildings from the 1930s through the

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1970s became parking lots areas for the adjacent apartment buildings and for the neighborhood's two businesses (Spring Street Drug Store--117-121 Spring Street, MHC #3577, 1919--and Yenian Rug Store--Zephaniah Spooner House, 57 Pearl Street, MHC #3555, 1850). One large block of vacant land, from 120 to 128 Spring Street, became a neighborhood park called Armoury Commons (MHC #3578). Here, the city added a green space landscaped with an ornamental fountain, dogwood and broad-leafed evergreens like azalea and rhododendron, and encircled with a cast-iron fence. The park's design complements the neighborhood's turn-of-the-century atmosphere and provides a pleasant spot for passive recreation. A tennis court was constructed on another vacant lot between Armoury Commons and 57 Pearl Street.

During the 1980s, renovation efforts extended to Byers Street, as several homeowners renovated single- and two-family houses, often converting them to multifamily use. In 1981, the Merriam House at 54 Byers Street (MHC #3538, c. 1864, Photo #3) was renovated and converted into a five-unit residence. That same year, renovations began at the Hosley Property at 94-96 Byers Street (MHC #3544, 1897, Photo #4). In 1982, the Birnie Block at 68-70 Byers Street (MHC #3541, 1871/72, Photo #4) was remodeled. In 1986, the Clark House at 36-40 Byers Street (MHC #3537, 1875, Photos #1 and 2) was rehabilitated and converted from two to four units of housing.

At present, the buildings in the district vary considerably in condition. Few substantial outbuildings exist in the district, with none surviving from the neighborhood's period of significance. One circa 1930 garage remains. While most buildings are in good condition, some of the wood-frame houses have been modified by the addition of asbestos and asphalt siding. Over the last five years, two more buildings--a single-family house at 66 Byers Street and an apartment block at 109-111 Spring Street (the Simplex) have been demolished. Of particular concern are two vacant buildings at 108 Byers (the Buena Vista, MHC #3546, 1912) and 114-120 Byers Street (the Maurice L. Angers Block, MHC #3547, 1926), which are open to the weather. However, in spite of the losses to the district over the past few decades, the neighborhood retains a core of buildings that represent a continuum of building types illustrating eighty years of development from 1850 to 1930.

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Archaeological Description

While no prehistoric sites are recorded in the district or in the general area (within one mile), sites may be present. Environmental characteristics of the district prior to its development probably included several locational criteria (slope, soil drainage, distance to wetlands) that are favorable indicators for many types of prehistoric sites. Level to moderately sloping hillside terraces are present in several areas of the district. Natural soils in these areas were probably well drained, however, extensive urban development has made their identification difficult if not impossible. Most of the district lies well over 1000 feet from the nearest pond, river or wetland, however, Spring Street was so named because of the many springs located in that area fed by an extensive aquifer. Given the above information, a high potential for locating prehistoric sites was likely present in the district, especially around fresh water springs, prior to its development. As a result of extensive 19th and 20th century urban development of the area, however, a low potential exists for the recovery of significant prehistoric resources in the district. Any prehistoric resources that were present have likely been destroyed.

A high potential exists for locating historic archaeological resources in the Historic District. The district abuts the grounds of the United States Armory established in the late 18th century. Some presently unknown activities related to the operation of the armory may have occurred in the district. The district was also used as a militia training area during the same period, however, activities associated with this land use are also presently unknown. Structural evidence should survive from dozens of wood frame and brick single and two family dwellings and apartment blocks built in the district from the 1830's into the 20th century. The text of this nomination documents many of these buildings and the circumstances of their destruction. Several buildings were destroyed by fire and/or demolished in the 19th century. In the 20th century, nearly 20 wood frame buildings, 4 brick apartment blocks and a store have been destroyed since the 1930's. Many earlier 19th century homes were replaced by larger homes in the late 19th century or apartment buildings in the early 20th century. No structures survive from the pre-1850 settlement of the district. The structural rate of survival increases during the late 19th century through the pre-1930 period. No outbuildings survive from the district's period of significance. Archaeological survivals may exist from this building type, especially associated with 19th century single family homes. Archaeological evidence of occupational related features (trash

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pits, privies, wells) may also exist with 19th century single family homes, especially from earlier periods. Archaeological resources may survive from one industrial resource in the district, a brickyard originally located on Spring Street.

(end)

Quadrangle-Mattoon ExtensionHD

Name of Property

Hampden, MA

County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

ETHNIC HERITAGE: Black

ETHNIC HERITAGE: European

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1850-1950

Significant Dates

N/a

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

N/a

Architect/Builder

See continuation sheet

Primary location of additional data:

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

Name of repository:

Connecticut Valley Historical Museum

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ARCHITECT, BUILDER

Angers, Maurice L.
Birnie, William
Clark, Frederick W.
Crosier, Emerson
Gagnier & Angers
Gagnier Brothers
Geckler, Burton E.
Huestis & Huestis
Kirkham, Guy
Knowlton, Fred M.
Labine, E. Lawrence
Lay, William, Inc.
Munson, Thurston
Perkins & Gardner
Pinney, E.J.
Roy, J.G. & Sons
Sheldon, LeGrand C.
Smith, Lebbeus C.
Spooner, Zephaniah
Sprague, Harry L.
Taylor, Frederick B.
Tessier, H.J.
Wood, Lorin S.
Wozny, Bruno
Wright & Porter

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The Quadrangle-Mattoon Historic District extension encompasses a well-preserved collection of single- and multi-family residential architecture dating from the 1850s to the 1920s. The enlargement of the original historic district represents the rapid development of Springfield's residential neighborhoods during the peak of industrial growth. The 2000 extension echoes the original 1974 nomination in both criteria (A & C) and period of significance (1850-1930). By incorporating a greater number and variety of contiguous buildings, the district represents more accurately and completely the complex sequence of development in a key urban neighborhood. The proposed district meets National Register Criterion A because it is associated with events that have made a significant contribution to the broad patterns of Springfield history. Located adjacent to the US Armory, the neighborhood initially housed a number of people who worked at the Armory or had contracts with the Armory. Some of the late nineteenth-century homes of contractors and builders who worked at the Armory still remain intact in the district. The district's development also reflects the trends in urban residential development that Springfield's central neighborhoods experienced through the nineteenth and early twentieth century, thus showing significance within the contexts of Community Planning and Development. The buildings in the neighborhood represent the evolution of the district from a mid-nineteenth-century neighborhood of single- and two-family homes to a neighborhood of substantial apartment blocks ranging from eight to over thirty units. The neighborhood has links with significant persons and developments in Springfield's African-American and French-Canadian communities, and so is significant within the context of Ethnic Heritage. One house from the district's early period is significant as the home of an African-American resident who was an activist in the Underground Railroad in Springfield. The twentieth-century development of the district reflects the growing role of French-Canadian contractors like Gagnier & Angers, Maurice Angers, and Gagnier Brothers in the growth of Springfield. Many of the property owners who hired firms like Gagnier & Angers were also of French-Canadian descent.

The neighborhood's residential growth reflects Springfield's industrial and commercial growth from the mid-nineteenth to the early-twentieth centuries. As Springfield developed into a major industrial and commercial center, the Quadrangle - Mattoon District Boundary Extension became one of the downtown residential areas that expanded to provide housing for workers who needed to live close to their jobs.

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The district meets Criterion C because of the involvement of a number of prominent Springfield builders and architects in its development, and because it still contains examples of building types from each period of its history, and therefore is significant in the context of Architecture. A number of local architects and builders, including Frederick W. Clark, Lebbeus Smith, Harry L. Sprague, Fred M. Knowlton, Guy Kirkham, Perkins & Gardner, Huestis & Huestis, and E. Lawrence Labine, were involved in designing and building houses and apartment blocks in this neighborhood.

As a cluster of intact and relatively well-preserved residential buildings, the district forms a distinguishable entity. Many of the apartment buildings in this area were built by the construction firm of Gagnier & Angers, a construction company founded by two French-Canadian immigrants to Springfield. In partnership with local architect Harry L. Sprague, they constructed a number of bow-front brick blocks that dominate the district, giving it a distinctly characteristic appearance.

The district also complements two existing historic sites that border it. The US Army complex at Armory Square, which was designated a National Historic Landmark in 1960, forms the easternmost border of the proposed district. The Quadrangle/Mattoon Street Historic District, which was nominated to the National Register in 1974, borders the proposed district to the west.

1636 - 1840

In 1636, William Pynchon led a group of English emigrants from Roxbury, Massachusetts west to the Connecticut River to exploit the area's potential for fur trading and to prevent Dutch settlement in the region. The site they selected along the eastern side of the river was bounded by steep hills and marshes. Settlement concentrated along what became Main Street, a road running north-south and parallel to the river, with most early development occurring along the west side of the street, closer to the river. To the east of Main Street, swampy land and steep hills slowed development. The Quadrangle - Mattoon District Boundary Extension is located less than half a mile east of Main Street, on the edge of a steep hill sloping up toward a

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more level plain. This hill was a wet meadow threaded with springs below the pine plain that later became the site of the US Armory.

For the first century and a half of Springfield's history, settlers avoided building in the area that later became the Quadrangle - Mattoon District Boundary Extension. Steep topography, poor soils, and marshy conditions made the area a poor prospect for farming.

Two of Springfield's principal roads during its early history were Main Street, which ran north-south, parallel to the river, and State Street, which ran east-west, and linked Springfield with Boston to the east and Albany to the west. State Street lies just south of the Quadrangle - Mattoon District Boundary Extension. The proximity of State Street was one of the factors that influenced the district's early development.

During the Revolutionary War, Colonel Henry Knox selected Springfield as "the best place in all the four New England States for a laboratory, cannon foundry, etc." (cited in Rettig and Shedd 1974) Springfield's location on the Connecticut River and on a major road linking Boston and Albany (State Street) made the town an ideal choice for the facility. A militia training field, sited on a broad plain overlooking the town, was selected. In 1778, construction of a magazine, barracks, and ordnance laboratories began. In 1794, an act of Congress formally established the Springfield Armory. Construction on the Armory grounds proceeded at a steady pace for the next forty years.

As the Armory grew, so too did Springfield's center. Through the late eighteenth and early nineteenth centuries, residential development crept east up the State Street hill toward the Armory. By the 1830s, development had reached the Armory's boundaries. (See 1827 and 1835 maps.)

In 1831, Byers Street was opened as far as Frost Street. The road was laid out across land owned by merchant and banker James Byers, who built his own substantial Greek Revival home around the corner at 284 State Street in 1811 (Byers's house (MHC #181) is part of the Quadrangle/Mattoon Street Historic District). By 1835, the short street boasted three houses,

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including a cottage owned by Byers (no longer extant). Salem and Spring Streets were also opened about this time. Spring Street was so named because of its many springs, which were fed by an extensive aquifer. By 1835, five houses had been built along Spring Street.

At first, the Byers and Spring Street area was not exclusively residential. During the 1840s and early 1850s, S.E. Currier operated a brickyard at the corner of Spring and Salem Streets, on the site now occupied by 85-87 and 97 Spring Street and 68--70 through 124-130 Byers Street ("The Passing of Old Spring Street," undated newspaper article in "Springfield Scrapbook," Vol. 7, pp. 75-77, also "The Story of the Streets: Byers Street," *Springfield Union*, 13 Jan 1937)

The slowly growing neighborhood around the Armory was initially seen as a separate entity from the Main Street, or Springfield center area. The Armory neighborhood became known as "the Hill." By 1835, settlement in Springfield continued to be heaviest along Main Street and State Street, with side streets developing between the Mill River and State Street. Development in the Byers Street area was still fairly scattered.

1840 - 1870

By the 1840s and 1850s, Springfield's location along the Connecticut River and the major east/west road between Boston and Albany made it a crossroads community. Railroads came to Springfield fairly early, with the Western Railroad linking Boston and Albany in 1839 and the Hartford & Springfield Railroad running north/south in 1844. The two railroads ensured the area's prosperity. Springfield was on its way to becoming a vital and bustling town.

In 1848, Springfield lost a large land area and major industrial district when Chicopee broke off to become a separate town. However, Springfield retained an industrial and mercantile center that was attractive to many levels of workers, from unskilled laborers to educated professionals. Growth continued in the town as a whole through the 1850s. Springfield began to perceive itself, not as a town, but as a city. By 1852, the perception became reality when the community obtained a city charter.

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By 1851, the northernmost half of Byers Street was opened, along with Salem and Pearl Street between Spring and Chestnut Street. (See 1850 and 1855 maps.) From the 1830s to the 1850s, the Byers and Spring Street neighborhood served as home to many residents connected to the Armory in one way or another. Officers and upper-level Armory employees lived in the houses on the Hill, along with builders and independent contractors who did construction work for the Armory on a contractual basis. While no houses survive from the 1830s and 1840s in the Quadrangle - Mattoon District Boundary Extension, two houses remain from the 1850s. Both were the homes of prominent local builders, and one was also the home of an African-American activist.

57 Pearl Street (MHC #3555) was built by mason Zephaniah Spooner in 1850. Spooner moved to Springfield from Hardwick, Massachusetts in 1830 to learn the mason's trade from his brother, Samuel B. Spooner, Sr. In 1840, Spooner went into partnership with Abel Howe as Howe & Spooner. Later, Howe left the firm. (Howe also owned a house on Pearl Street; his house is no longer extant.) Howe's position was taken by John Topliff, and the company became known as Spooner & Topliff. Spooner's firm worked on many large construction projects in the city, including St. Michael's Cathedral (1866), several school buildings, and a number of business blocks. He lived at 57 Pearl Street until his death in 1897 (Spooner obituary, *Springfield Union*, 7 Jul 1897, p. 6). By 1909, the Spooner house was being used as a boarding house for downtown employees. In 1947, it was converted to business use.

On Salem Street, Samuel Currier, owner of the Spring Street brickyard, held a large parcel of land. Currier subdivided the Salem Street parcel into building lots in 1847. In 1849, Emerson S. Crosier, a mason, bought one of Currier's lots, constructing his home the next year (22 Salem Street, MHC #3561, 1850, Photo #7). A Belchertown native, Crosier came to Springfield in 1842, first working as a mason for Samuel Spooner. Crosier later worked for Howe & Spooner, the masonry contracting firm owned by Pearl Street residents Zephaniah Spooner and Abel Howe. Crosier gained financial success as a mason. In 1895, *Biographical Review* (n.d., p. 58) noted that "many fine buildings standing in Springfield to-day bear the marks of his handiwork." Crosier worked as a mason for about twenty years, then went on to serve as Assistant Marshal and later Deputy Sheriff for the city of Springfield. Crosier also prospered as a real estate developer and landlord, acquiring a number of investment properties in the city.

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The Crosier-Howard House has close ties to Springfield's African-American community. In 1854, Crosier sold the house to John N. Howard, an African-American who settled in Springfield after escaping from slavery in Virginia. Born in Virginia in 1811, Howard was listed on the 1855 State Census as a mulatto. A laborer for the first few years of his residence in Springfield, in 1857, Howard was "forced to sell his property at nominal value and flee to Canada to keep his liberty." (Green 1876, p. 77) He returned to 22 Salem Street in 1861 and remained there through the 1880s. Howard played an active part in Springfield's Underground Railroad. He became a prominent member of the League of Gileadites, a group founded by abolitionist John Brown to organize black Springfield residents to help runaway slaves avoid recapture. Howard was described as a "lieutenant" of Thomas Thomas, another fugitive slave who played a prominent role in Springfield's abolitionist movement (Johnson 1936, p. 487). Howard's role as an early black activist makes his house a significant artifact in the history of the Underground Railroad in Springfield. After his return to Springfield in 1861, John Howard worked as a soap peddler and a teamster before becoming the sexton of South Church. In the late nineteenth and early twentieth centuries, the Crosier-Howard house was occupied by merchants and artisans who worked in Springfield's downtown area. In 1955, Grace Baptist Church bought the house for use as a Sunday school.

By 1851, development in the area around Byers and Spring Streets took place along the perimeter of a rectangle of streets formed by Byers and Spring, Pearl, Chestnut and State Streets. The construction of Elliot Street in 1859 and the extension of Salem Street opened up the undeveloped interior of this rectangle for construction. Elliot Street was named for banker William A. Elliot, a friend of Elliot Street developer Henry Alexander, Jr. The *Springfield Daily Republican* of 28 Aug 1859 announced that the opening of Elliot Street "brings into market a large number of fine lots for homesteads, on which, undoubtedly, will soon be erected many large modern dwellings, corresponding with the demands of the times and in harmony with that pleasant locality." (*Springfield Daily Republican*, 29 Aug 1859, p. 4)

From the 1860s through the 1870s, the Byers and Spring Street neighborhood grew rapidly. (See 1860 and 1870 maps.) By 1860, Byers Street had been extended north through to Pearl Street, and Pearl Street had been extended east to form the northern boundary of the Armory grounds.

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The Civil War was a time of growth and prosperity for Springfield. The Armory expanded during the war, manufacturing the famous Springfield Rifle. The 8 Nov 1862 *Springfield Daily Republican* noted substantial additions to the Armory that year. (*Springfield Daily Republican*, 8 Nov 1862, p. 4) Government contracts also brought prosperity to smaller firms, including the Springfield Arms Company, C.D. Leet's cartridge manufactory, and Smith & Wesson. Other industries experienced war-time prosperity as well, making cloth, books, tools, and other goods. Many established Springfield industries expanded in the 1860s, and several manufacturers from out of town relocated to Springfield. This industrial growth precipitated a concurrent growth in population as expanding industries attracted new workers to the city. Between 1855 and 1865, the city experienced a 65% population growth as laborers moved into Springfield from other towns. The growing population created a demand for new residential construction. In 1864, the *Springfield Daily Republican* noted that the growth of the Armory made "demand for tenements wholly unprecedented." (*Springfield Daily Republican*, 2 Jan 1864, p. 1) There was even a housing shortage during the 1860s. In 1864 and 1865, a building boom resulted in a large amount of in-fill construction on open lots in the center of the city. By the 1860s, growth in Springfield center had spread to merge with the neighborhood on "the Hill." The Quadrangle - Mattoon District Boundary Extension grew, not with tenements, but with single- and two-family houses designed for middle-class residents.

Only one home remains in the district from the 1860s. The Homer Merriam House at 54 Byers Street (MHC #3538, Photo #3) was built around 1864 to replace an earlier house that had been on the site since about 1849. From 1849 to 1863, the first house at this site was owned by Reuben L. Finch, an engineer at the US Armory, and his heirs. In 1863, Homer Merriam purchased the property, and the next year took out a substantial mortgage, perhaps for the construction of a new residence. Homer Merriam was a younger brother of George and Charles Merriam, the founders of the G. & C. Merriam publishing company (which became famous as the publisher of Noah Webster's dictionary). Homer left Springfield for a time, then returned in 1856 to join his brothers' firm. In 1882, Homer became president of the company. Merriam did not occupy the house at 54 Byers Street for very long, however. In 1867, he sold it to Edwin L. Knight, a Springfield plumber. In the late nineteenth century, the house was owned by the Murphy family. In the early twentieth century, the Merriam House became a rooming house until the Springfield Conservatory of Music purchased it in 1920.

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By the 1860s, the Hill was beginning to lose its identity as a separate neighborhood. Springfield residents began to perceive the district as a part of downtown. The 1860s was also a decade in which perceptions about municipal responsibilities for public works began to change. The city began to take more responsibility for street and sidewalk maintenance and street paving. Work began on municipal storm sewers. Taxpayers had mixed feelings about such projects, voicing concerns about increased taxes and property rights. At this time, there was considerable debate over plans to tap the aquifer at Armory Hill. Mayor Daniel L. Harris pushed for a public waterworks drawing on the springs beneath Spring and Byers Streets. Concerned about their own water supply and property rights, Hill residents opposed the idea. The proposal was defeated, but continued to reappear over the next few decades. (Frisch 1972, pp. 81-108)

After the Civil War, the Armory cut back its workforce greatly, only keeping skilled workers. However, the manufactory was still quite busy. In the private sector, manufacturers scrambled to transfer production from military products to other goods. Some companies failed, but others survived. Overall, the transition to a peacetime economy was at first fairly successful. As industry prospered, so too did commerce. During the early 1870s, commercial construction along Main Street increased. Springfield's stores began to carry just about everything that was available in Boston, and the city became a regional commercial center.

1870 - 1900

By 1870, overall development in Springfield was increasingly dense, with construction beginning to extend east of the Armory and fanning out from the city center. By this time, the streets in the Quadrangle - Mattoon District Boundary Extension were pretty well filled in with single- and two-family houses. Institutional construction was also proceeding on the district's borders, with Saint Michael's Cathedral (1866), the Church of the Unity (1866-1869), Springfield High School (1874), and the City Library (1871) being constructed on State Street around this time. Just west of the district, Mattoon Street was being laid out as a fashionable residential neighborhood. By 1873, construction of stylish brick rowhouses along Mattoon was proceeding at full tilt. (See 1875 view.)

Within the district, three substantial dwellings remain from the 1870s. Each has links with significant Springfield developers or industrialists.

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The Paschal P. Emory House (30 Salem Street, MHC #3563, 1871) was originally sited at 138 Spring Street, around the corner from its present location. It was moved in 1977 as part of the Armoury Commons renovation project. The Emory House was built in 1871, replacing an earlier house on this site. LeGrand C. Sheldon, a local carpenter who practiced his trade in Springfield from 1859 until 1890, built the house at a cost of \$7,000. Paschal Plumer Emory was a coppersmith who moved to Springfield from eastern Massachusetts in 1850, moving into the Elisha Bliss farmhouse, which was the predecessor to the present Emory House. In 1865, Emory formed P.P. Emory & Co., one of Springfield's leading brass and copper foundries. The company specialized in steam-pump air chambers and paper-mill cylinders. In 1871, Emory decided to replace his house with a newer, more fashionable residence. The house remained in the Emory family until 1928. It was used as a rooming house during the 1930s, then became a single-family residence again in 1948.

At 68-70 Byers Street (William Birnie Block, MHC #3541, 1871/72, Photo #4), developer William Birnie built a brick double house around the same time that Emory had his own house built. Built in 1871-72, the block was an investment property for Birnie, who lived down the street at 32-34 Byers (now the site of the Hotel Rainville, MHC #3536, 1916). As a child, Birnie immigrated to the United States with his family from Scotland. He learned the stonecutter's trade in New York. As a partner in the firm of Harris & Birnie, he did masonry work on canals and railroads in New York, New Jersey, Massachusetts, Virginia, and Rhode Island. Birnie also did masonry work at the US Armory, just across Byers Street from his own home. As financial manager for the contracting firm of Goodhue & Birnie, Birnie worked on a number of development projects in Springfield, including development of part of the Brightwood neighborhood. For much of its early history, Birnie's double house was occupied by Ebenezer B. Stedman, a foreman at Kibbe Brothers, candy manufacturers, and by Ella Smith, a clerk at Forbes & Wallace, and William K. Smith, an employee of Wason Car Co. Like most of the later apartment blocks in this area, the William Birnie Block housed clerical and retail employees of Springfield's downtown businesses.

The architectural partnership of Perkins & Gardner designed the Birnie Block. Partner Jason B. Perkins began his training as a carpenter. He moved to Springfield from Brockton in

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1861, where he formed a partnership with Eugene C. Gardner; the association lasted from 1868 to 1873. Gardner began his own architectural training as a mason. Both men were involved in the construction of a number of substantial residential, commercial, and institutional buildings in Springfield. Perkins was involved in the construction of the Cooley Hotel and the elaborate Charles L. Goodhue Mansion at 216 Central Street. After dissolution of his partnership with Perkins, Gardner formed a partnership with his own son and with architect George Pyne, as Gardner, Pyne & Gardner. The firm later became known as E. C. & G. C. Gardner, when Pyne left the firm. E. C. Gardner designed buildings throughout the United States. According to the *Encyclopedia of Biography*, by 1887 Gardner had designed buildings in all but two of the states and territories of the US. In Springfield, Gardner's projects included Springfield Technical High School, the Worthy Hotel, the Springfield Street Railway building at Carew and Main Streets, and several Mattoon Street townhouses. Gardner also wrote many articles and books about residential architecture, including *Homes and How to Make Them* (1874), *Illustrated Homes* (1875), and *Home Interiors* (1878). His books and essays are notable in that they tend to be directed at a general audience, rather than at architectural professionals. They not only include advice about the design and construction of homes, but also about their furnishing and maintenance. A popular speaker and writer, Gardner was known for making architecture more accessible to everyday people. One article called him "the dean of Western Massachusetts architects." (Clark 1947, Vol. I, p. 8c) The residential designs illustrated in Gardner's writings tend to be primarily in the Stick and Queen Anne styles. The pattern of incised crosses Perkins & Gardner used on the cornice of the Birnie Block is nearly identical to an illustration from Gardner's *Homes and How to Make Them*.

The third remaining home from the 1870s is the Clark House at 36-40 Byers Street (MHC #3537, 1875, Photos #1 and 2). This double house was built in 1875 by Frederick W. Clark, a carpenter who moved to Springfield in 1845. Clark worked for a time under Chauncy Shepherd, a builder who constructed a number of large ecclesiastical and institutional buildings in Springfield. Clark was Shepherd's foreman until 1848, when Clark began to work as a builder for the US Armory. Clark assisted in the construction of the Main Arsenal there. During his seventeen-year career at the Armory, Clark also worked in the iron and brass departments and the repair shops. Clark then went to work for the Wason Car Company from 1865 until 1872, assisting in the construction of the company's first sleeping car. As an independent contractor,

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Clark made a successful career for himself in real estate development and construction. He assisted in the construction of fourteen churches in the Springfield area and a number of residences, including his own home at 36-40 Byers Street, which he occupied from 1875 until the early 1900s. The other half of Clark's double house was occupied during the late 1870s by Roswell G. Shurtleff, the commandant's clerk at the Armory. During the 1880s, jeweler Marcus F. Robinson lived in the Clark House, until his own house at 44-46 Byers Street (MHC #3334) was completed in 1890. In the 1890s, Frank Barrows Makepeace, pastor of the North Church on Salem Street, lived in one of the house's apartments.

Development slowed with a depression during the latter half of the 1870s, resulting in many business failures. The *Springfield Daily Republican* noted the real estate slump in its 1874 building report, observing that prices had fallen greatly that year. (*Springfield Daily Republican*, 16 Nov 1874, p. 8)

Even with the depression, Springfield had grown so much that the city had to address increased needs for municipal services, especially at the densely developed city center. By 1875, the city waterworks proposed by Mayor Harris in 1860 had become a reality. The water was drawn, not from the Armory Hill aquifer, however, but from a reservoir at Ludlow. The water supplied, however, turned out to be murky and foul-smelling. Although pipes were laid throughout Springfield center, residents at the Hill continued to use their private wells, mistrusting the new water supply. (Frisch 1972, pp. 231-232)

By 1880, there were few open lots left in the Quadrangle - Mattoon District Boundary Extension. (See 1882 map.) Through the 1880s and most of the 1890s, construction in the district was restricted to scattered in-fill development of single- and two-family homes on the few remaining empty lots. Four homes built in the 1880s remain standing in the district today.

Myron Barber was responsible for the construction of two houses in the district during the last half of the 1880s. One was his own house at 31 Salem Street (MHC #3564, 1889). The second was a modest rental property at 100 Byers Street (MHC #3545, c. 1888).

Barber's own house (31 Salem Street, MHC #3564) was built in 1889 at a cost of \$8,000. Barber was an auditor for the Western Railroad and later the Boston & Albany Railroad. He

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shared the house for nearly twenty years with the family of Frank R. Morse, a shoe salesman at Broadhurst Brothers Shoes. In 1946, the house was converted from a single-family home to a two-family residence.

100 Byers Street (MHC #3545) was built around 1888 as a rental property for Barber. The earliest occupants of 100 Byers Street were Merritt B. Crane and Henry B. Service, two factory workers. For much of the early twentieth century, the house was occupied by the Murphy family. Ray D. and William H. Murphy were clerical workers, while Marion C. Murphy was a teacher. 100 Byers Street was the boyhood home of H. Lambert Murphy, who became a noted tenor. Murphy sang at the Metropolitan Opera during the 1910s, and had an extensive career as a concert soloist, recording artist, and teacher before throat problems ended his singing career.

The other two houses dating from the 1880s were the work of builder Lebbeus C. Smith. Smith moved to Springfield in 1840, where he pursued a variety of business operations, including retail sales, hay dealing, and contracting for prison labor at the Hampden County jail, before entering the real-estate development business. Smith was responsible for the construction of a number of Springfield homes, including several brick townhouses on Mattoon Street. The Edward B. Barton House (95-99 Elliot Street, MHC #3550) was constructed in 1887 by Smith. The Barton House replaced an earlier home on the same site. Edward B. Barton was a traveling salesman for McIntosh & Co., shoe dealers. He lived in one side of the house, while the other half was occupied by William H. Wright and his family. Wright was the owner of the Massasoit Cigar Manufactory and Store (later W. H. Wright Co.). His son, Horace, who worked as a bookkeeper for the firm, occupied the home after William moved out. Horace Wright continued to manage the firm after his father's death.

Lebbeus Smith also constructed a house at 27 Salem Street (MHC #3562, 1888, Photo #6), which he used as an investment property. Smith maintained the house as a rental property for nearly twenty years, renting it to Wallace McMullen, pastor of Trinity Church, and then to McMullen's successor, Rev. Henry Tuckley.

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The 1890s marked a transition in the type of construction undertaken in the Byers and Spring Street neighborhood. Three single- and two-family residences remain from that time period, while two large apartment blocks were constructed during the decade. From 1899 on, all the new residential construction in the district would consist of large multi-unit brick blocks.

In 1890, jeweler Marcus F. Robinson had his double house built at 44-46 Byers Street (MHC #3334, Photos #1 and 2). Before he had his own house built, Robinson lived next door at 40 Byers Street (MHC #3537, 1875, Photos #1 and 2), in one half of Frederick W. Clark's double house. Robinson moved to Springfield from Pelham, starting a jewelry business that was continued by two subsequent generations of his family. In 1899, Robinson took his son, William Arthur Hawes Robinson, into partnership with him. The younger Robinson succeeded his father as head of the business. William Arthur Hawes Robinson occupied one half of the double house, while his parents and, later, other members of the Robinson family occupied the other half of the house. At least one of the two dwelling units in the home remained in the Robinson family until the 1960s. The home was subsequently converted to a multifamily residence.

94-96 Byers Street (MHC #3544, Photo #4) was designed in 1897 by architect Guy Kirkham for Mrs. C.D. Hosley. A Springfield native, Kirkham studied architecture under Cass Gilbert. He returned to Springfield in 1891, and began his work here with the firm of Gardner, Pyne & Gardner. Kirkham practiced in the Springfield area from the late nineteenth to the early twentieth century. With Edwin J. Parlett, Kirkham formed the partnership Kirkham & Parlett in 1904. Some of the firm's best-known projects include Springfield's High School of Commerce (1915), the Forbes & Wallace building (1906, with additions and alterations in 1911-12 and 1919-21) and the Chicopee Public Library (1913). Kirkham also designed a number of substantial private residences. Kirkham's client for 94-96 Byers Street, Mrs. C.D. Hosley, was one of the officers of the Springfield Day Nursery. She apparently had the house built as an investment property, for she never lived in it herself. The earliest residents included Frank B. Powers, owner of Powers Paper Company, and James W. and George W. Hubbard, bookkeepers. For a short period of time, the house was held by the Diocese of Springfield. In 1988, the house was renovated for use as a multifamily dwelling.

The Wright & Porter Property (100 Pearl Street, MHC #3559) was constructed in 1896 at a cost of \$5000, probably as an investment property, as no one by the name of either Wright or

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Porter ever seems to have occupied it. The earliest know resident was Asa K. Patten, Jr., the manager of the Mercantile Agency, a subsidiary of the financial reporting company R.G. Dun & Co. Patten occupied the house until the 1910s, when Edward W. Norton, a US Army employee, took up residence.

The late nineteenth and early twentieth century was a time of increasing industrial and commercial growth in Springfield. As downtown businesses prospered, the market grew for multifamily housing in the downtown area for clerical and retail workers. To meet this demand, developers began to replace many older single- and two-family homes in the Byers and Spring Street area with large brick apartment blocks of eight or more units. The Frederick B. Taylor Block (76 Byers Street, MHC #3542, Photo #4), built in 1895, was the first of many multifamily apartment blocks built to replace the district's earlier homes. Over the next thirty-five years, development density increased until by 1930, over half the district consisted of four- and five-story apartment buildings. At the same time, the single- and two-family houses that remained became rental properties, rather than owner-occupied homes.

The Taylor Block (76 Byers Street, MHC #3542, 1895, Photo #4) was constructed as an investment property by builder Frederick B. Taylor. Taylor came to Springfield from New Jersey around 1863. At the age of twenty-two, he established the Springfield Door, Sash and Blind Company. He built a number of residential buildings in the city. Like most of the apartment blocks in this area, the Taylor Block housed clerical and retail employees of Springfield's downtown businesses.

During the late nineteenth and early twentieth centuries, a number of first- and second-generation French-Canadian immigrants to Springfield became involved in the building trades. French-Canadian carpenters, masons, developers, and architects made major changes to the Byers and Spring Street neighborhood. Two French-Canadian families who were particularly involved in the development of the Byers and Spring Street neighborhood were the Gagnier and Angers families. Most of the new construction in the district from 1899 to 1930 was undertaken by members of these two families.

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French-Canadian builders Christopher I. Gagnier and Pierre Angers came to Springfield in the late 1880s, along with other members of their families. Born in L'Ange Gardien, Conti Rouville, Quebec in 1870, Pierre Angers worked in his father's grist mill until 1886, when he came to the United States with his brothers Joseph Arthur, Edelmard, Maurice Louis, and George Arthur Angers. The Angers brothers learned carpentry in Springfield and formed their own contracting businesses. In 1892, Joseph A. and Edelmard Angers founded the construction firm of J.A. Angers & Brother, which also included George A. Angers. The company added a lumber yard to the business in 1902. By 1913, J.A. Angers & Brother had dropped the construction end of the business to concentrate on the lumber yard. Maurice Louis Angers worked in his brothers' company for a time, but opened his own construction company in 1908. Unlike the other Angers brothers, Pierre did not work for Joseph and Edelmard's firm. Instead, he formed a partnership with Christopher I. Gagnier in 1891. Gagnier was a second-generation French-Canadian immigrant who moved to Springfield from New York in 1888. His association with Pierre Angers lasted for more than thirty years. The firm constructed over eight hundred buildings in Springfield--most of them large apartment blocks--and took on a number of projects in Hartford, Worcester, and Boston. While apartment blocks seem to have been the company's specialty, the firm also constructed a number of houses in the Forest Park neighborhood. (*Encyclopedia of Biography* n.d., Vol. X, pp. 294-297) Of the partnership, one 1918 publication said, "there is not a street in the city without a house constructed by them." (Cited in *Springfield's Ethnic Heritage: The French and French Canadian Community* 1976, p. 23) Both Gagnier and Angers became prominent members of the Springfield community. Angers served on the Board of Appeals, while Gagnier became director of the Chamber of Commerce and the Hampden Trust Company.

Gagnier & Angers' first project in the Quadrangle - Mattoon District Boundary Extension was the Imperial at 52 Pearl Street (MHC #3445, Photo #11). Built in 1899, the brick and sandstone apartment block displayed the Romanesque Revival style popularized by architect H.H. Richardson. The firm would go on to build more than a dozen apartment blocks in the district through the first three decades of the twentieth century, changing the entire character of the neighborhood.

The area around the Quadrangle - Mattoon District Boundary Extension was changing as well. While larger residential buildings were constructed within the district, on the district's

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western border, institutional buildings were replacing older residences. The George Walter Vincent Smith Museum (1895), school and convent buildings for the Springfield Roman Catholic Diocese, and Classical High School on State Street (1898) took up large blocks of land that had once been house lots.

1900 - 1930

By 1900, Springfield's population had reached 62,000. The city boasted a diverse industrial and commercial base with over five hundred manufacturing plants, twelve banks, three insurance companies, a prosperous central business district, over thirty schools and churches, three daily and eight weekly newspapers. (Bauer 1975, p. 8) Through most of the nineteenth century, major development had been concentrated within a five-mile radius of Court Square. Now, however, suburban growth began to extend well beyond Springfield center. Trolley lines crisscrossed the city, allowing suburban commuters easy access to downtown jobs. While developers built single- and two-family homes in suburban neighborhoods, the density of residential development in the center of the city increased rapidly. (D'Amato 1985, pp. 138 - 139)

From 1900 to 1910, building activity climbed in Springfield. In its annual building reports, the *Springfield Republican* noted that building activity had increased by \$1,000,000 or more each year from 1904 to 1910. (*Springfield Republican*, 1 Jan 1911, p. 6-7) The newspaper attributed that growth to a number of factors. Factories were expanding, hiring new employees. Downtown businesses also prospered, building newer and larger stores and offices and creating new jobs. All these new workers needed somewhere to live, preferably close to their new jobs. There was a great demand for center city apartments. Even though rents rose, vacancy rates remained low. The *Republican* touted 1906 as a "banner year" for construction. (*Springfield Republican*, 31 Dec 1906, p. 9) In 1908, development continued to hold steady, in spite of a brief business depression, with Gagnier & Angers and Angers & Dunlap building the largest number of apartment blocks in the city. (*Springfield Republican*, 28 Dec 1908, p. 6)

In 1909, the *Republican* reported \$5,303,435 in new construction. The newspaper attributed this mini-boom to the adoption of a new building code, which was to go into effect in

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1910. Builders hoped to beat new fire codes, which they expected would increase construction costs. The newspaper noted rapid industrial growth, accompanied by population increases of 2,000 a year over the past ten years. In 1909, many Springfield industries enlarged their plants--US Envelope and Powers Paper Company, Hendee Manufacturing, and the Knox automobile manufacturing plant were a few of the firms that expanded. The electric, gas, and telephone companies also made additions to their plants in response to the increased demands on utility services made by growing industries and new residents. (*Springfield Republican*, 2 Jan 1910, p. 10-11)

To accommodate the new workers, developers constructed ninety-seven apartment blocks of four or more units in 1909--double the number built in 1908. Tenants in these new units were primarily single persons or married couples with few or no children. Larger middle-class families were more likely to move into neighborhoods of newer single- and two-family homes like Forest Park, taking advantage of the trolley to get to work. The paper noted, "the class of tenants that prefers this sort of habitation [i.e., the new apartment blocks] is not the one that has many children." (*Springfield Republican*, 2 Jan 1910, p. 10-11) Census records confirm this trend: many of the households who rented new apartments in the district were small--usually two or three individuals. The new tenants in the district tended to be retail and clerical workers employed in downtown shops and offices, along with some mid-level management personnel.

Growth continued through 1910, with many downtown improvements and factory expansions. From 1907 to 1910, there had been over \$15,000,000 in new construction, making up one-sixth of the assessors' valuation for the city. Growth continued steady from 1911 through 1916, with low vacancy rates and high wages. (*Springfield Republican*, 31 Dec 1911, p. 17; 29 Dec, 1912, p. 17-20; 31 Dec 1916, p. 2-3) With little open land available in the city's center, the new apartment blocks replaced the older, smaller homes that had been built in the nineteenth century.

During the first two decades of the twentieth century, institutional development continued to surround the Quadrangle - Mattoon District Boundary Extension. Older homes that had once

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lined Spring and Elliot Streets were taken down to make room for the Technical (1906) and Vocational High Schools (1920), the Roman Catholic Beaven High School (1919), and Saint Luke's Home for Working Girls (1915). On State Street, the new Springfield Library (1912) replaced the original 1872 building.

Changes within the Quadrangle - Mattoon District Boundary Extension during this 1900-1920 period reflected the changes happening throughout the city. By 1910, the redevelopment of the district was in full swing. Nearly half of the district's present multifamily buildings were constructed by this time. The neighborhood saw a flurry of building activity from 1907 to 1911 that paralleled the construction taking place throughout Springfield's central residential neighborhoods. In that time span, Gagnier & Angers constructed the Elliot, a yellow brick bow-front apartment block at 85-87 Elliot Street (MHC #3550, 1907), along with several red brick bow-front Georgian Revival apartment blocks in the district. Besides the Elliot, eight of these bow-front blocks remain today: the Pearl, (58-62 Pearl Street, MHC #3556, 1908, Photo #11), the Bay State (112-116 Spring Street, MHC #3576, 1908), the Tadousac (33 Salem Street, MHC #3565, 1909), the Brunswick (103-107 Spring Street, MHC #3573, 1909, Photo #8), the Wilson (104 Spring Street, MHC #3574, 1909), the Champlain (131-135 Spring Street, MHC #3580, 1910, Photo #9), the Cacouna (72 Pearl Street, MHC #3557, 1910), and the Saint Charles (82-86 Pearl Street, MHC #3558, 1911). Only one, the Saint Charles, can definitely be attributed to an architect. Harry L. Sprague is listed as the designer on the building permit application. However, given the similarities of the other blocks, it seems probable that Sprague designed them as well.

A Westfield native, Harry Sprague moved to Springfield in the early twentieth century. His Springfield projects include the First Baptist Church, Park Memorial Baptist Church, and Classical Junior High School, a 1923 addition to the 1898 Classical High School. Sprague also constructed a number of industrial buildings, including structures for Cheney-Bigelow Wire Works, Moore Drop Forge, and Milton Bradley.

In 1912, Gagnier & Angers continued to construct apartment blocks in the district in collaboration with Harry L. Sprague. Three remain today: the Buena Vista at 108 Byers Street (MHC #3546), the Argentine at 127 Spring Street (MHC #3579, Photos #9 and 10), and the Saint Louis at 97 Spring Street (MHC #3572, Photo #8).

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Many of Gagnier & Angers' clients were developers who shared the partners' French-Canadian heritage. Among the French-Canadian property owners for whom the firm built blocks in the neighborhood were: Francois Gagnon (the Tadousac, 33 Salem Street, MHC #3565, 1910), Adolphe Pion (the Saint Louis, 97 Spring Street, MHC #3572, 1912, Photo #8), Adolphe Tetreault (the Brunswick, 103-107 Spring Street, MHC #3573, 1909, Photo #8), and John C. Michaud (the Argentine, 127 Spring Street, MHC #3579, 1912, Photos #9 and 10). The majority of tenants, however do not seem to have shared the developers' and builders' French-Canadian roots. City directories from the 1910s show a majority of Anglo-Saxon surnames, with only a few names from other ethnic backgrounds mixed in.

On the one hand, the Springfield newspapers endorsed the replacement of "out-of-date" buildings with new modern apartments as a sign of much-needed progress. On the other hand, news articles also noted that new development was drastically altering the nature of the Byers and Spring Street neighborhood. As one by one, smaller wood-frame and brick homes were demolished to make way for new apartment blocks, older residents who held onto their homes began to feel threatened by the new growth. A circa 1912 newspaper article noted:

"...little homes are almost crowded out with the pressure of the big apartment blocks that are growing up all about them; for Spring street is now termed a veritable nest of apartment houses...Modern fine apartments fill up so quickly with tenants, that they stand in apparent defiance to the little homes about them, that have so long characterized a city famous for its single dwelling houses. The great demand for these modern apartment houses, near the business section, is hustling the 'supply' to meet this demand. Thus the little houses are swallowed up, torn down one by one, and they become only a bit of history."

Elderly residents, who could remember the construction of the earliest homes in the 1840s and 1850s, lamented the changes in the neighborhood. Mrs. David Ashley, who lived near the corner of Spring and State Streets, recalled that, when she first moved to Spring Street in the 1840s, "we could look from the front of our home, off across the fields and see with an uninterrupted view of the old depot, but now we can only see houses and apartments." ("The Passing of Old Spring Street," undated newspaper article, c. 1912, "Springfield Scrapbook," Vol. 7, p. 75 - 77)

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In 1916, other members of the Gagnier family took part in the development of the district. Brothers Samuel John and Albert W. Gagnier were second-generation French-Canadian Springfield residents who formed a real estate construction and development partnership. Samuel and Albert moved to Springfield from New York State in 1892. Samuel started out as a draftsman before founding his own business in partnership with his brother. Gagnier Brothers constructed a number of residential and industrial structures in Springfield and surrounding towns from 1900 to 1919, when the partnership dissolved and Samuel continued the business alone. (*Encyclopedia of Massachusetts* n.d., Vol. 10, pp. 298-299) In 1916, Gagnier Brothers built the Rainville (32-34 Byers Street, MHC #3536, Photos #1 and 2) for Mrs. George Rainville as a hotel and rooming house. Architect Fred M. Knowlton, who practiced in the city from 1911 until about 1922, designed the hotel. Born in New Hampshire, Knowlton worked in New York and Vermont before settling in Springfield. The Rainville replaced an earlier house constructed by Springfield contractor and developer William P. Birnie. Mrs. Rainville had used the home as a rooming house and restaurant. The new hotel was constructed in order to expand the existing business. Like most of the apartment blocks in this area, the Hotel Rainville housed clerical and retail employees of Springfield's downtown businesses.

In 1919, Gagnier & Angers built the Kentucky at 15-25 Salem Street (MHC #3560, Photo #6) at a cost of \$85,000 to replace two earlier wooden dwellings on this site. Springfield architect Burton E. Geckler designed the Kentucky. A native of Orange, MA, Geckler studied architectural engineering at MIT, graduating in 1905 and moving to Springfield shortly thereafter. From 1905 to 1932, Geckler worked in partnership with John W. Donahue to construct a number of buildings for the Roman Catholic Diocese, including Springfield's Our Lady of Hope and Holy Family Churches and Holy Cross Church in Holyoke. Geckler also designed a number of commercial and residential blocks in Springfield. The original client and contractor for the Kentucky was Paul T. Curtis, a mason who became a partner in the contracting firm of Bartlett & Curtis Construction Co., Inc., which was organized in 1918. The firm apparently did not fare well. By 1920 it disappeared from Springfield Directories. Bartlett & Curtis do not seem to have been the final contractors for the Kentucky. While Curtis's name appeared on the building permit application as the contractor, when the actual permit was issued a few months later, Curtis's name was crossed out and Gagnier & Angers were listed as builders.

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That same year (1919), a small commercial block was added to the neighborhood at 117-121 Spring Street (Spring Street Drug Store, MHC #3577). Originally a one-part commercial block with Colonial Revival motifs in its pilaster-flanked doorway, the store has been considerably modified, and no longer exhibits its original facade. E. J. Pinney Co. constructed the store, which was designed by architect Bruno Wozny. A Springfield native, Edward Jenks Pinney began his contracting business around 1910. His firm participated in the construction of a number of commercial, residential, and institutional buildings in the city, including the Forbes & Wallace building, the Museum of Fine Arts, and the 1934 renovations to the Natural History Museum. Architect Wozny was born in Germany and educated at the Architectural School of Design in Maryland. He also studied architecture in Europe. His Springfield commissions included apartment blocks, an addition to the Kibbe Brothers candy factory, and the Hibernian building on Worthington Street.

In the 1920s, one of the district's older homes was converted to a new use. The Merriam House at 54 Byers Street (MHC #3538, c. 1864, Photo #3) became home to the Springfield Conservatory of Music. Originally located on Main Street, the Conservatory had provided musical education for Springfield residents since at least the 1870s. Charles and Coral Mackey, the directors of the Conservatory during the 1920s and 1930s, worked and lived at 54 Byers Street. After the Mackeys separated, Coral Mackey remained at the Conservatory. Her second husband, Raymond W. Huestis, was one of the architects who designed the William Lay Block at 84-88 Byers Street (MHC #3543, 1926, Photo #4), just a few buildings away. The Conservatory operated at this site until 1979. At the peak of its activity, the Conservatory had nine teachers and four hundred students. In 1979, faced with declining enrollment and a deteriorating neighborhood, the Conservatory sold the building. In 1983, 54 Byers Street was renovated as a multifamily residence.

In 1923, Gagnier & Angers built their last project still extant in the district at 144 Spring Street (MHC #3581). The Gagnier & Angers Block was built at a cost of \$40,000 to create sixteen apartments to replace an older wooden dwelling on this site. Gagnier & Angers apparently acted as designers and developers for this project, as the firm was listed as owner, builder, and architect on the building permit application.

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In the 1920s, another member of the Angers family added two more large apartment blocks to the district. The Maurice L. Angers Blocks at 114-120 Byers Street (MHC #3547, 1926) and 124-130 Byers Street (MHC #3548, 1925, Photo #5) were constructed by contractor/developer Maurice L. Angers from 1925 to 1926. Born in Quebec in 1883, Angers entered the contracting business as an office assistant to his brothers Pierre and Joseph in the firm of J.A. Angers & Brother. In 1908, Angers went into business for himself, constructing a number of apartment buildings in the city. (*Encyclopedia of Massachusetts* n.d., Vol. X, pp. 297-298) At his death in 1945, Angers was described as "one of the leading builders of apartment buildings in Springfield" (*Springfield Union*, 10 Dec 1945). E. Lawrence Labine, the son of French-Canadian immigrants, was the architect for both the Maurice L. Angers Blocks. Labine practiced architecture in Springfield from 1921 until 1944, working for Angers Lumber Company as an architect and superintendent for much of that time.

The last multifamily block in the Quadrangle - Mattoon District Boundary Extension is one of the few that was not constructed by members of the Gagnier or Angers families. The William Lay Block (MHC #3543, Photo #4) was designed by the architectural firm of Huestis & Huestis and constructed in 1926 by William Lay, Inc. Raymond W. and Harold Cuthbert Huestis came to Springfield from New Brunswick, Canada. H. Cuthbert began his architectural career as a draftsman for Samuel M. Green Co., the architectural and engineering firm that constructed the Hotel Kimball. In 1915, H. Cuthbert left Green and formed an architectural partnership with Raymond W. Huestis. The two worked together in Springfield until about 1928. Raymond Huestis later married Coral Mackey, the director of the Springfield Conservatory of Music, and lived at the conservatory's home at 54 Byers Street during the 1940s and 1950s. Builder William Lay moved to the United States from England with his family in the late nineteenth century. He became involved in construction and real estate development in Springfield. Among Lay's projects were the Hotel Bridgeway and the Salvation Army headquarters.

1930 - 1947

Development of the Quadrangle - Mattoon District Boundary Extension was complete by 1930. By the Depression, the neighborhood presented crowded streetscapes of multifamily brick apartment blocks interspersed with older wood-frame and brick houses. During the 1930s, two

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apartment blocks in the district underwent major facade renovations. In 1936, the Lawrence (34 Salem Street, MHC #3566, 1904) was modified with a Spanish Colonial Revival facade designed by architect H.J. Tessier and built by J.G. Roy & Sons. Tessier was an architect of French-Canadian descent who practiced in the Springfield area for many years. J.G. Roy & Sons was a construction firm founded in 1901 by Joseph G. Roy, a French-Canadian immigrant whose company worked on a number of Springfield buildings, including Our Lady of Sacred Heart Church, the G. & C. Merriam building, and the Monarch Life Insurance building. By the time the firm made the alterations to the Lawrence, a second generation of the Roy family was operating the business.

The Taylor Block at 76 Byers Street (MHC #3542, 1895, Photo #4) was also altered during the 1930s. From 1926 to 1937, the block was known as the Anchorage Rooming House, and was used as a boarding house rather than an apartment block. In 1937, it was remodeled back to its original function, with a new Spanish Colonial facade designed by architect H.L. Sprague (who designed the district's Georgian Revival apartment blocks) and constructed by builder Lorin S. Wood. A Pennsylvania native, Wood moved to Springfield in the early twentieth century. He worked on a number of significant commercial and institutional structures in the city, including Van Sickle Junior High School, the Indian Motorcycle Building in Winchester Square, and the Clinton Hotel.

During the 1930s, several of the smaller homes in the district were demolished. From 1934 to 1940, a two-family house at 120 Spring Street, a house at 70 Pearl Street (both demolished in 1934), a house at 61 Pearl Street (demolished in 1935), a house at 66 Pearl Street (demolished in 1937), and a Greek Revival/Italianate house at 113 Spring Street (demolished 1940) were all taken down.

On the district's western boundary, institutional development continued during the 1920s and 1930s with the completion of the Quadrangle's complex of museums. The construction of the Colonial Revival Pynchon Museum in 1927, the Art Deco Museum of Fine Arts in 1933 and the addition to the Museum of Science in 1934 around a central park complemented the 1909 Library and 1895 George Walter Vincent Smith Museum. The complex of library and museums, known as the Quadrangle, became Springfield's cultural center. This institutional complex, along

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with the adjacent Mattoon Street residential neighborhood, became the Quadrangle/Mattoon Street National Register Historic District.

1947 - 1997

After World War II, Springfield's population began to shift toward new suburban developments in the eastern sections of the city. As in many cities during the 1950s and 1960s, strip development serving new suburban neighborhoods bled business away from downtown retailers. At the same time, Springfield's industrial base was declining, with established manufacturing firms leaving town or shutting down altogether. The closing of the Armory in 1968 took away Springfield's third largest employer, leaving more than 3,000 workers unemployed. The Armory complex did not remain vacant, however. The opening of Springfield Technical Community College on the grounds of the Armory helped insure the maintenance of the Armory complex.

Highway development also had a severe impact on Springfield's downtown. Construction of Interstate Route 91 in the 1960s and 1970s severed neighborhoods, cutting through the city and separating it from the river. Springfield, like many other communities, found that the new highway system helped potential customers bypass urban centers, taking their business out to suburban shopping centers instead. By making suburban and even rural areas more accessible, highway development also drew residents away from downtown areas.

Over the next three decades, Springfield tried a number of strategies to attract business and residents to downtown areas. Urban renewal from the late 1950s through the 1970s resulted in wholesale clearance of large blocks of downtown buildings. A downtown mall and office tower was constructed at Baystate West in 1971 in an attempt to compete with suburban shopping areas. Urban renewal efforts focused on new construction downtown, including the building of a Civic Center to accommodate sporting events, conventions, and concerts, the siting of a new Hall of Justice at the end of State Street, and the construction of a number of new office and public buildings.

The 1970s saw the removal of the largest number of structures from the Quadrangle –

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Mattoon District Boundary Extension. By that time, neglect, vandalism, and arson had caused serious damage to the neighborhood. In 1974, there were twenty-nine fires in the district, and many of the apartment blocks were vacant and badly deteriorated. (Hardman, "Spring Street Decline Followed Shift in Ethnic Population," *Springfield Daily News*, 29 Jul 1975) Many more of the smaller residences disappeared during this decade. In 1972, a house at 77 Pearl Street was demolished. In 1975, a Queen Anne wood frame house at 76-78 Pearl Street, a brick Second Empire residence at 83-85 Pearl Street, a Mission Revival store with wood-frame house at the rear at 124-126 Spring Street, and a house at 73 Pearl Street were taken down. Large apartment blocks at 49 Pearl Street, 80-84 Spring Street (the Lorraine), and 88-92 Spring Street (the Montpelier) were demolished--the latter two because of fire damage. Serious fires also damaged 104 Spring Street (the Wilson, MHC #3574, 1909) and 112-116 Spring Street (the Bay State, MHC #3576, 1908). By late 1975, most of the apartment blocks in the district had suffered fires and were partly boarded up. (Howard, "Razing of Burned-Out Buildings Lags" *Springfield Union*, 25 Jul 1975)

During the 1970s, a growing historic preservation movement caused Springfield civic and business leaders to begin recognize the importance of the city's architectural history. Renewal efforts began to focus on rehabilitating older buildings, rather than demolition and replacement. To the west of the Quadrangle - Mattoon District Boundary Extension, the Quadrangle/Mattoon Street Historic District was one of the first National Register Historic Districts in the city. Designation of the district brought attention to Mattoon Street's nineteenth-century rowhouses and resulted in the revitalization of the neighborhood. Mattoon Street's renovations served as a catalyst for preservation efforts in other parts of the city.

In 1977, a consortium of five local banks organized to form Armoury Corporation. The corporation bought and renovated fifteen buildings in the Quadrangle - Mattoon District Boundary Extension as the Armoury Commons housing project. From 1977 to 1978, the buildings at 33 Salem (the Tadousac, MHC #3565, 1909), 34 Salem (the Lawrence, MHC #3566, 1904), 112-116 Spring (the Bay State, MHC #3576, 1908), 104 Spring (the Wilson, MHC #3574, 1909), 85-87 Elliot (the Elliot, MHC #3550, 1907), 15-25 Salem (the Kentucky, MHC #3560, 1919, Photo #6), 97 Spring (the Saint Louis, MHC #3572, 1912, Photo #8), 103-107 Spring (the Brunswick, MHC #3573, 1909, Photo #8), 72 Pearl (the Cacouna, MHC #3557, 1910), 82-86 Pearl (the Saint Charles, MHC #3558, 1911), 52 Pearl (the Imperial, MHC #3445, 1899, Photo

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#11), 58-62 Pearl (the Pearl, MHC #3556, 1908, Photo #11), 127 Spring (the Argentine, MHC #3579, 1912, Photos #9 and 10), and 131-135 Spring (the Champlain, MHC #3580, 1910, Photo #9) were renovated, and the Emory House (MHC #3563, 1871) was moved from 138 Spring Street to its present location at 30 Salem Street. The city paid for construction of a new park on the site of 120-128 Spring Street. Designed by local landscape architects Scape Unlimited, the Armoury Commons park adding green space for passive recreation to the neighborhood. A tennis court for active recreation was also construction between the Armoury Commons park and 57 Pearl Street (Zephaniah Spooner House, MHC #3555, 1850).

During the 1980s, renovation efforts extended to Byers Street, as several homeowners renovated single- and two-family houses, often converting them to multifamily use. In 1981, the Merriam House at 54 Byers Street (MHC #3538, c. 1864, Photo #3) was renovated and converted into a five-unit residence. That same year, renovations began at the Hosley Property at 94-96 Byers Street (MHC #3544, 1897, Photo #4). In 1982, the Birnie Block at 68-70 Byers Street (MHC #3541, 1871/72, Photo #4) was remodeled. In 1986, the Clark House at 36-40 Byers Street (MHC #3537, 1875, Photos #1 and 2) was rehabilitated and converted from two to four units of housing.

At present, the buildings in the district vary considerably in condition. While most buildings are in good condition, some of the wood-frame houses have been modified by the addition of asbestos and asphalt siding. Over the last five years, two more buildings--a single-family house at 66 Byers Street and an apartment block at 109-111 Spring Street (the Simplex) have been demolished. Of particular concern are two vacant buildings at 108 Byers (the Buena Vista, MHC #3546, 1912) and 114-120 Byers Street (Maurice L. Angers Block, MHC #3547, 1926), which are open to the weather. However, in spite of the losses to the district over the past few decades, the neighborhood retains a core of buildings that represent a continuum of building types illustrating eighty years of development from 1850 to 1930.

Designation of the extension of the Quadrangle-Mattoon neighborhood as a National Historic District provides recognition for a neighborhood that is a significant part of Springfield's architectural and cultural heritage. Designation would make income-producing properties eligible for federal tax credits for appropriate rehabilitation work, and could thus provide incentives for the repair of deteriorating buildings.

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Archaeological Significance

Historic archaeological resources described above have the potential to contribute detailed information on the evolution of an urban residential neighborhood during the 19th and early 20th centuries and the effects of community planning and development on historic structures during that period. Additional documentary research combined with archaeological survey, testing and detailed mapping can help reconstruct the periods of development in the district and the types of buildings that typified each period of development. This information can be especially important for the pre-1850 period for which no examples survive. Most residences at this time were typically smaller, wood framed single and two family dwellings replaced for larger single family homes and apartment blocks. The research methodology proposed above could locate the sites of these early residences and document the successive stages of land use that occurred after their use. In this manner the integrity of these early structures could be addressed. Many early residential sites in the district have likely suffered the same fate as potential prehistoric sites by being destroyed through more intensive/destructive and later land use. Archaeological evidence of outbuildings and occupational related features should also be more common with sites of earlier residences in the district, however, these resources would also be adversely effected by later and more intensive residential use of the area. Structural evidence from larger residences and apartment blocks common in the late 19th and early 20th century should have a greater survival rate and occurrence in the district. These buildings were larger and often had substantial basement structures that may have been filled after demolition. Many residential structures demolished between the 1930's and 1970's were left as vacant lots or converted to parking lots. Structural evidence from outbuildings possibly including barns or carriage sheds may survive with larger single family homes but are unlikely with apartment blocks. Some types of occupational related features may also survive under similar circumstances. Structural evidence from apartment blocks may contain important information related to the development of 19th and early 20th century construction technologies and the growth of structural engineering. Archaeological evidence might also be present that documents use of these structures not represented in the historic record. Structural evidence and occupational related features from single family homes may contain more evidence related to architectural details of individual buildings and the inhabitants of each structure.

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Maps and Views

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(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 2

Quadrangle-Mattoon HD
Boundary Increase
Springfield (Hampden Co.), MA

-
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(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Quadrangle-Mattoon HD
Boundary Increase
Springfield (Hampden Co.), MA

Section number 9 Page 3

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(continued)

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Quadrangle-Mattoon HD
Boundary Increase
Springfield (Hampden Co.), MA

Section number 9 Page 4

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(end)

Quadrangle-Mattoon Extension. HD
Name of Property

Hampden, MA
County, State

10. Geographical Data

Acreage of Property approx. 12 acres

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet.)

1. 18 699540 4664360
Zone Easting Northing

2. 18 699880 4664140
Zone Easting Northing

3. 18 699600 4663760
Zone Easting Northing

4. 18 699320 4664020
Zone Easting Northing

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Michele Plourde-Barker, consultant with Betsy Friedberg, NR director, MHC

organization Massachusetts Historical Commission date October 2000

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

city or town Boston state MA zip code 02125

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

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

Property Owner

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

name multiple owners

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Quadrangle-Mattoon HD
Boundary Increase
Springfield (Hampden Co.), MA

Section number 10 Page 1

VERBAL BOUNDARY DESCRIPTION

To the north, the boundary begins at the northernmost corner of 100 Pearl Street and runs southeast along the northeastern property line of 100 Pearl Street. The line continues across Pearl Street and turns northeast, following the northwestern lot line of 124-130 Byers Street until it reaches the corner of Pearl and Byers Streets. The line turns southeast and runs along the southwest side of Byers Street until it reaches the eastern corner of the property line for 32 Byers Street. The line turns southwest until it meets the rear lot line of 32 Byers Street, then turns northwest and follows the rear property lines of 32 through 100 Byers Street. The boundary line turns southwest, following the southeastern lot line of 97 Spring Street.

The boundary line crosses Spring Street, then jogs to the southeast for a short way along the southwestern side of Spring Street, until it meets the eastern corner of the property line for 104 Spring Street. The line turns southwest, following the southeasterly property line of 104 Spring Street and the rear lot lines of 33, 31, and 27 Salem Street. The line turns southeast along the rear lot line of 85-87 Elliot Street, then turns again to the southwest, to follow the southeasterly lot line of 85-87 Elliot Street.

The boundary line turns northwest to follow the northeastern side of Elliot Street until it reaches the corner of Salem and Elliot Streets. The line then turns northeast, following the southeast side of Salem Street until it reaches a point directly across Salem Street from the southern corner of 22 Salem Street. The line turns northwest, crossing Salem Street and running along the southwestern property line of 22 Salem Street until it reaches the property's western corner. The boundary turns southwest along the rear lot line of 57 Pearl Street until it reaches Mattoon Street. The line runs northwest along the northeast side of Mattoon Street, crosses Pearl Street, and runs along the southwestern lot line of 52 Pearl Street. The boundary then jogs to the northeast along the rear property lines of 52, 58-62, and 72 Pearl Street. The line turns northwest at the southern corner of 144 Spring Street, running along the rear lot line of 144 Spring Street until it reaches the lot's western corner. The line then runs northeast along 144 Spring Street's northwest lot line and across Spring Street to the point of beginning.

(continued)

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Quadrangle-Mattoon HD
Boundary Increase
Springfield (Hampden Co.), MA

Section number 10 Page 2

BOUNDARY JUSTIFICATION

The proposed boundary increase extends the Quadrangle-Mattoon district north and east to incorporate a dense contiguous concentration of detached houses and apartment blocks constructed in the late 19th and early 20th centuries. The boundaries of the Historic District extension are based on a visual analysis of the use, geographical orientation, and integrity of the district's buildings in comparison with its surroundings. At several points, the Quadrangle - Mattoon District Boundary Extension is bounded by existing historic districts. To the northeast, the Armory Square National Historic Site forms a boundary along Byers Street. To the south, the Quadrangle/Mattoon Street Historic District borders the Quadrangle - Mattoon District Boundary Extension on Elliot, Salem, and Mattoon Streets.

Along Pearl Street, the district terminates where new construction or large gaps from the demolition of buildings to create parking areas mark a visual break from the district. Along Spring and Elliot Streets, a change in use from residential to the institutional buildings of the former Springfield Technical and Vocational High Schools, the Beaven High School, and the St. Luke's Home distinguish the district from its neighbors. The institutional buildings belong more appropriately in a separate district, rather than being grouped with the residential structures of the Quadrangle - Mattoon District Boundary Extension. At the corner of Byers and State Street, the orientation of buildings is directed toward State Street and away from the district, creating a distinct visual boundary.

n.b. Due to an oversight in the original Quadrangle/Mattoon Street District, only the facades of the Edward B. Barton House (95-99 Elliot Street, MHC #166, 1887) and the Elliot apartment block (85-87 Elliot Street, MHC #3550, 1907) were included in the Quadrangle/Mattoon Street District's boundaries. To correct that, both parcels are included in the 2000 Boundary extension. Both parcels are shown on the maps for the district and on the district data sheet. Both buildings are, however, also reflected in the count (section 5) of previously listed properties even though only the facades were listed.

(end)

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Quadrangle-Mattoon HD
Boundary Increase
Springfield (Hampden Co.), MA

Section number _____ Page _____

NOTE: ALL ORIGINAL NEGATIVES ARE LOCATED AT:

Quadrangle Court Limited Partnership

322 Main Street

Springfield, MA 01105

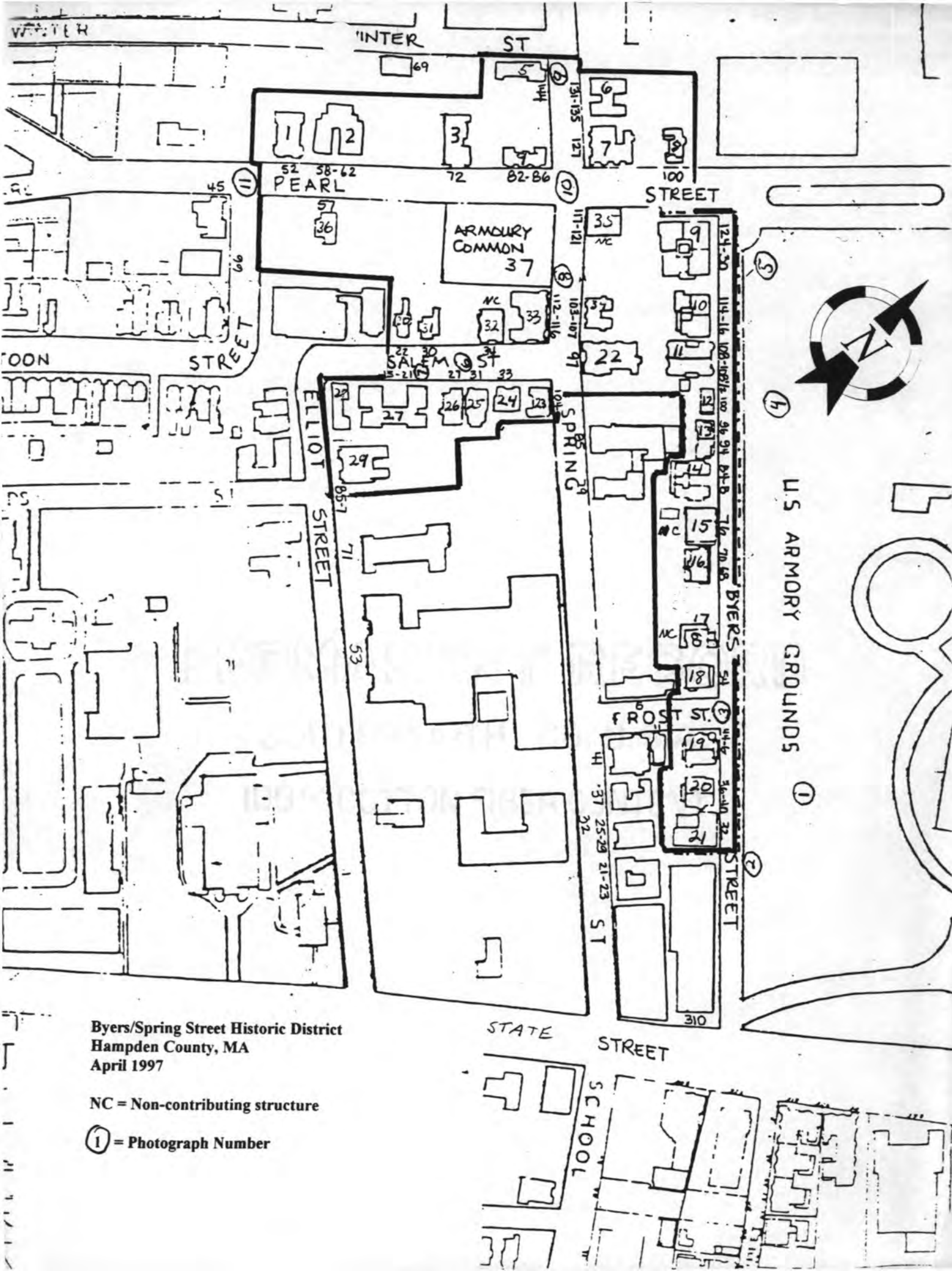
Contact person: Peter Gagliardi

Photographer: Michele Plourde-Barker

Date: 1997

1. Byers Street, showing Hotel Rainville (32-34 Byers Street), Frederick W. Clark House (36-40 Byers Street) and Marcus Robinson House (44-46 Byers Street), facing SW
2. Byers Street, showing buildings from photo #1, plus Homer Merriam House (54 Byers Street), facing W
3. Homer Merriam House (54 Byers Street), facing W
4. Byers Street, showing William Birnie Block (68-70 Byers Street), Frederick B. Taylor Block (76 Byers Street), William Lay Block (84-88 Byers Street), Mrs. C.D. Hosley Property (94-96 Byers Street), facing S
5. Byers Street, Maurice Angers Block (124-130 Byers Street), facing W
6. Salem Street, showing Lebbeus C. Smith Property (27 Salem Street) and the Kentucky (15-25 Salem Street), facing S.
7. Salem Street, showing the Crosier-Howard House (22 Salem Street), facing W
8. Spring Street, showing the Brunswick (103-107 Spring Street), and the St. Louis (97 Spring Street), facing E
9. Spring Street, showing the Champlain (131-135 Spring Street) and the Argentine (127 Spring Street), facing E
10. Spring Street, the Argentine (127 Spring Street), facing N
11. Pearl Street, showing the Imperial (52 Pearl Street) and the Pearl (58-62 Pearl Street), facing N

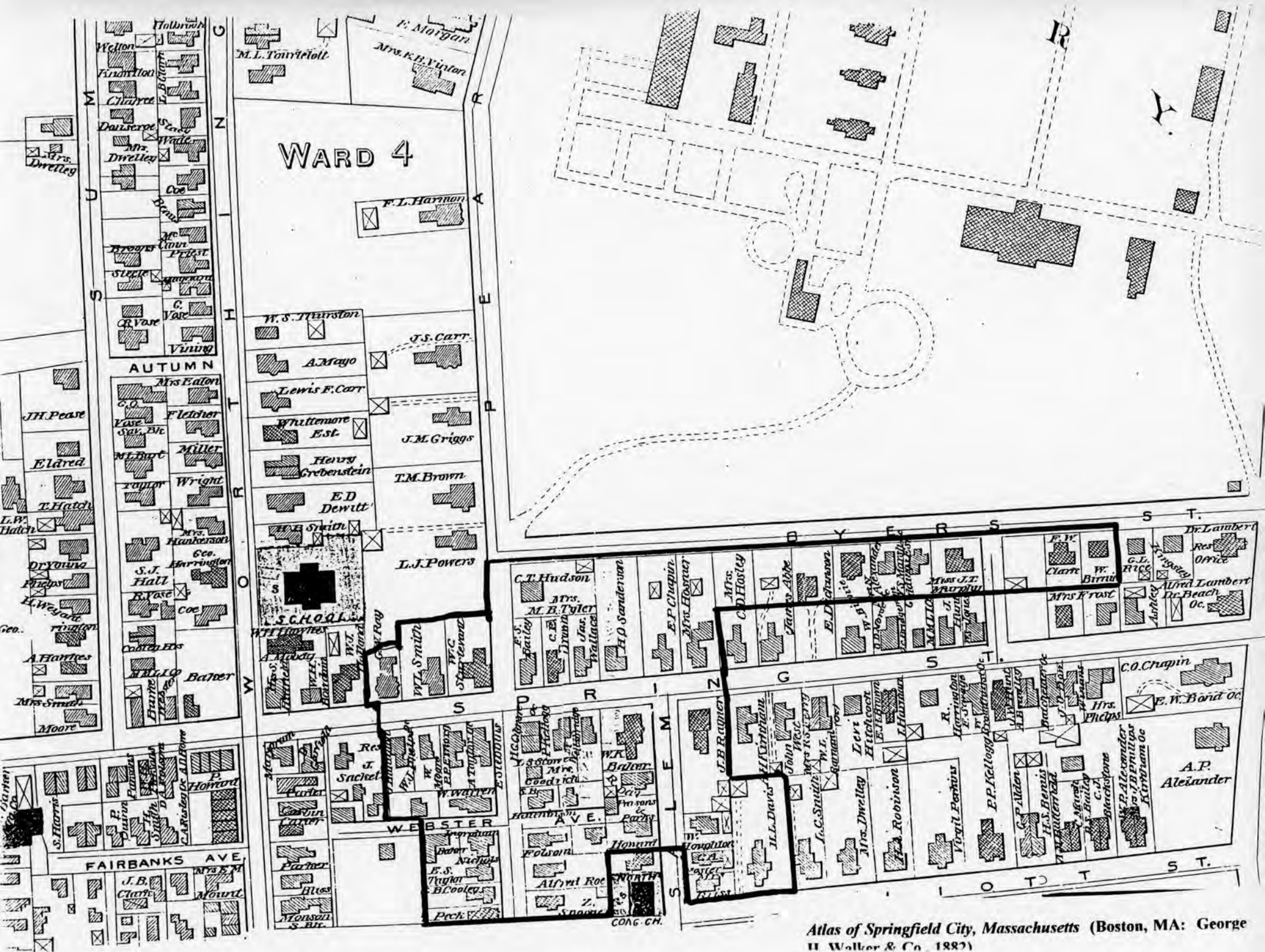
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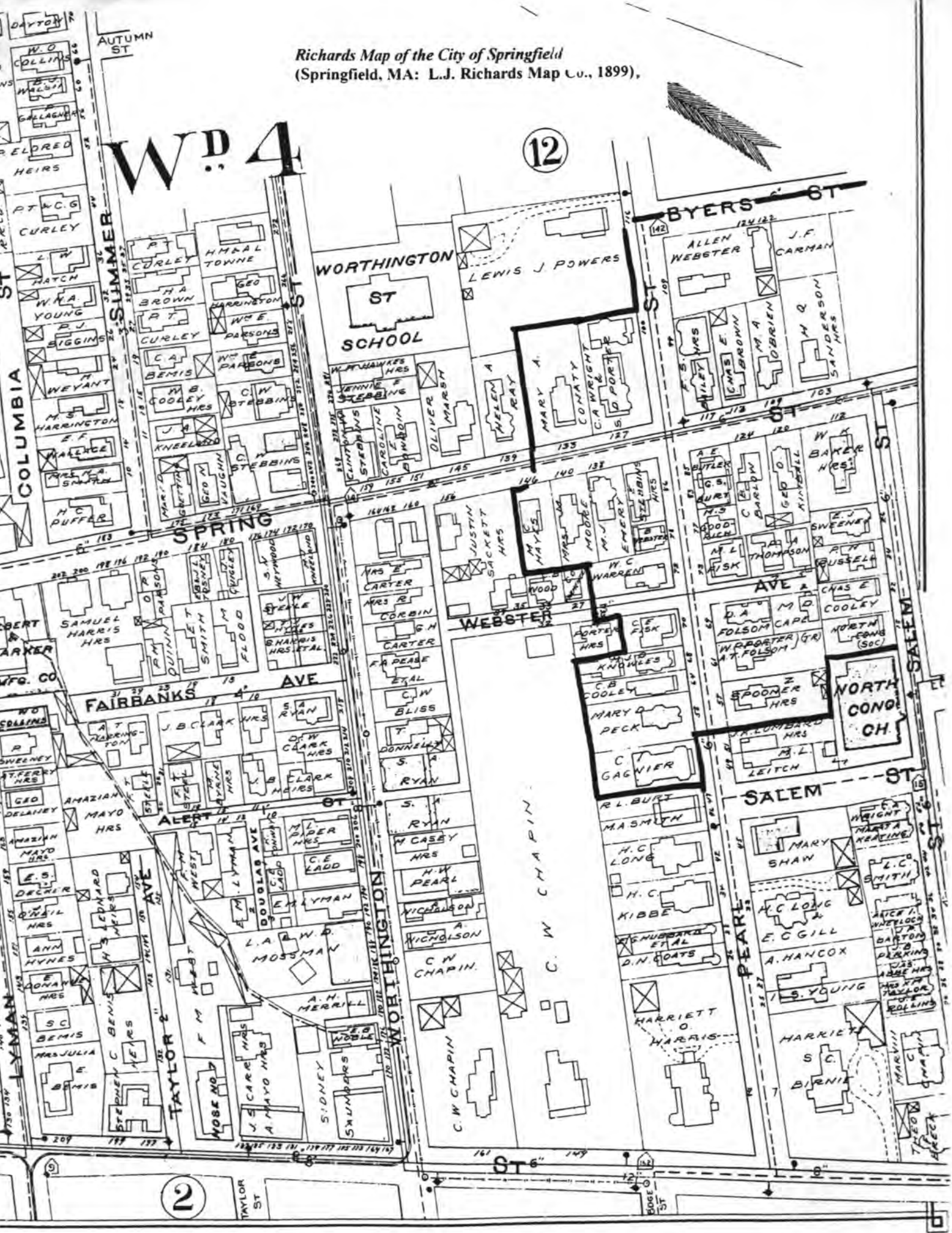
Byers/Spring Street Historic District
Hampden County, MA
April 1997

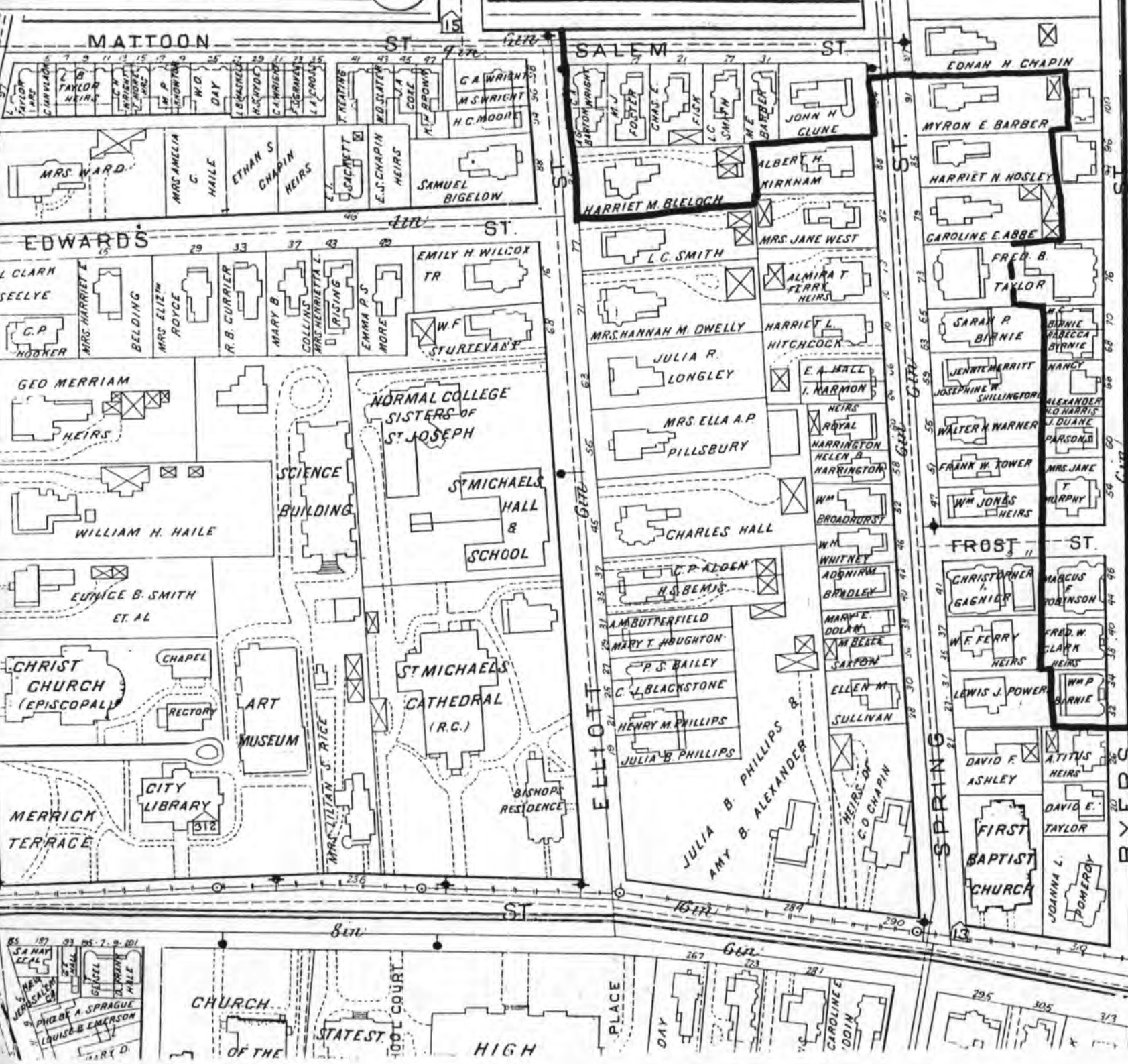
NC = Non-contributing structure

① = Photograph Number



Richards Map of the City of Springfield
(Springfield, MA: L.J. Richards Map Co., 1899),





PART
WARDS
CITY
Springfield

Scale 150 feet
0 30 150

- LEG.
- WOODEN BUILDING
 - BRICK BUILDING
 - STONE BUILDING
 - IRON BARN OR SHED
 - GREEN HOUSE
 - STEAM R.R.
 - ELECTRIC R.R.
 - WATER PIPE
 - FIRE HYDRANT
 - SEWERS
 - ELECTRIC CO.
 - FIRE ALARM
 - ADJOINING PROPERTY

Richards Map of the City of Springfield (Springfield, MA: L.J. Richards Map Co., 1899).

ARMORY GROUNDS

Richards Map of the City of Springfield
(Springfield, MA: L.J. Richards Map Co., 1910).



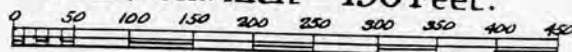
PLATE I

CITY OF
Springfield
CITY LIBRARY

CITY LIBRARY

SPRINGFIELD MASS

Scale One Inch = 150 Feet.



REFERENCES

BRICK BUILDING
STONE
WOODEN
IRON
BRICK 1ST STORY
WOOD ABOVE
STONE 1ST STORY.
WOOD ABOVE
WOODEN FRAME
METAL OR SLATE COVERED
BARN STABLE OR SHED
GREENHOUSE
WATER PIPE AND
FIRE HYDRANTS
SIZE OF PIPES IN INCHES
SEWERS
STEAM RAILROAD
STREET RAILWAY
ADJOINING PLATE
FIRE ALARM BOX

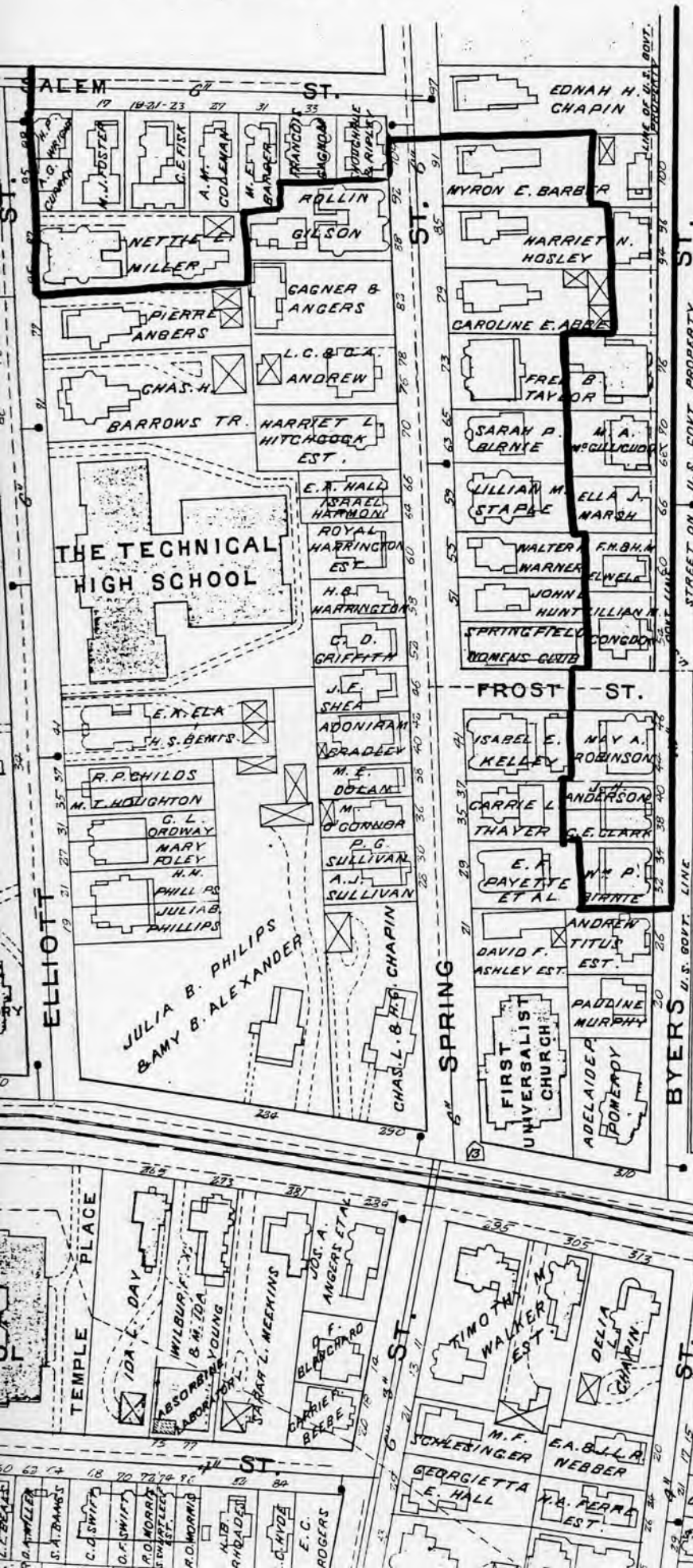
U.S. ARMORY

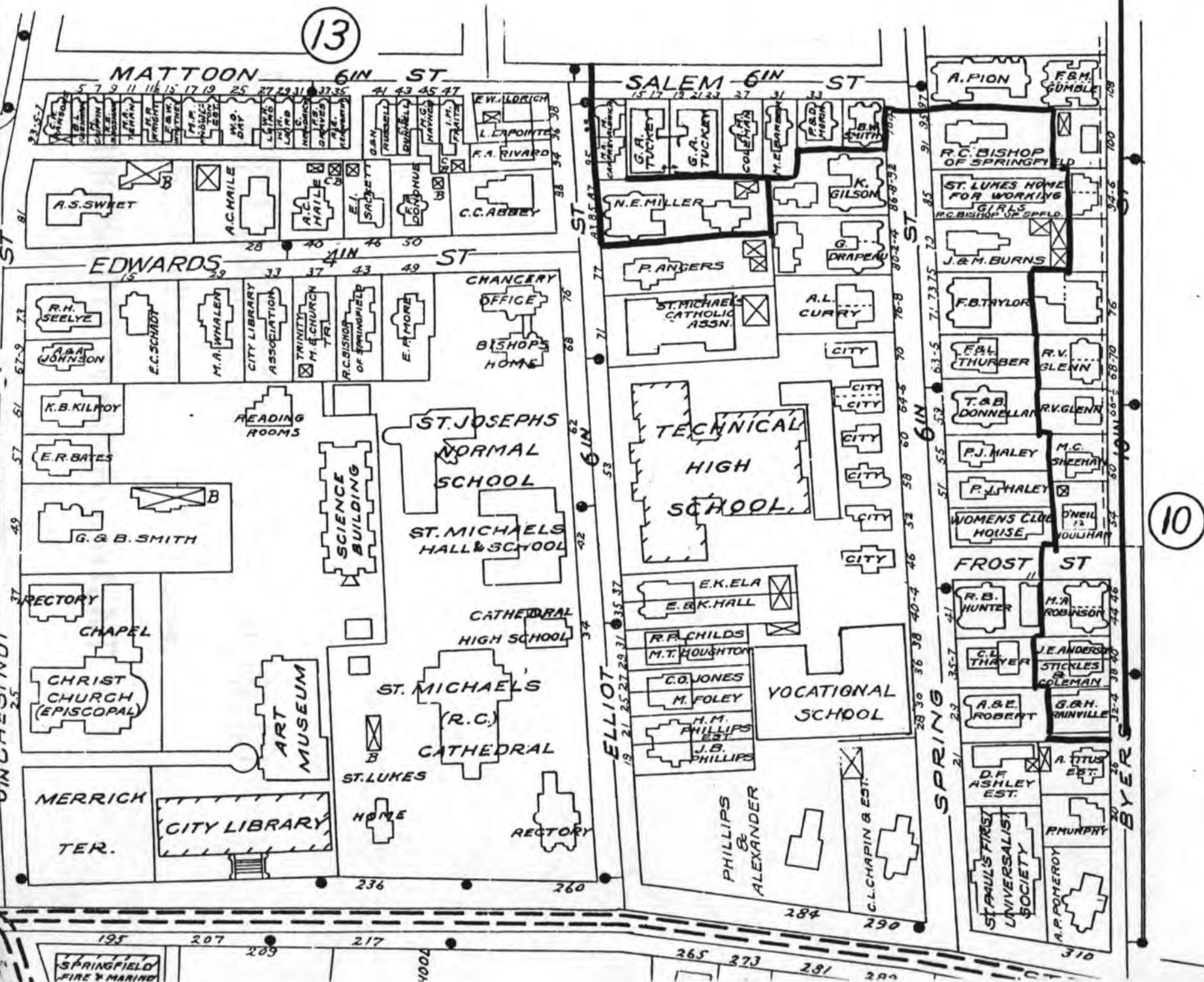
12

GROUNDS

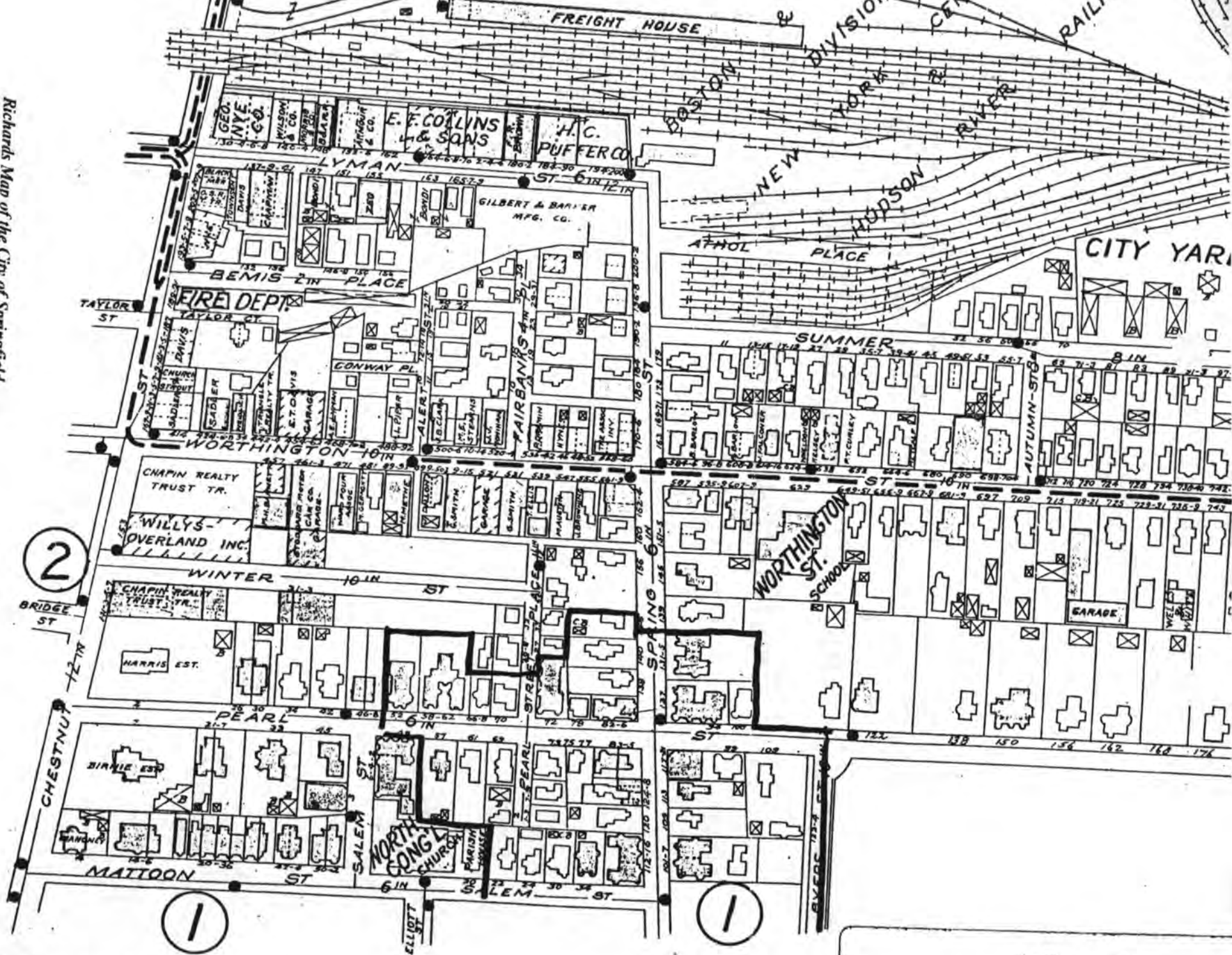
STABLE OR SHED	
GREENHOUSE	
WATER PIPE AND FIRE HYDRANTS	
SIZE OF PIPES IN INCHES	
SEWERS	
STEAM RAILROAD	
STREET RAILWAY	
ADJOINING PLATE	
FIRE ALARM BOX	

12



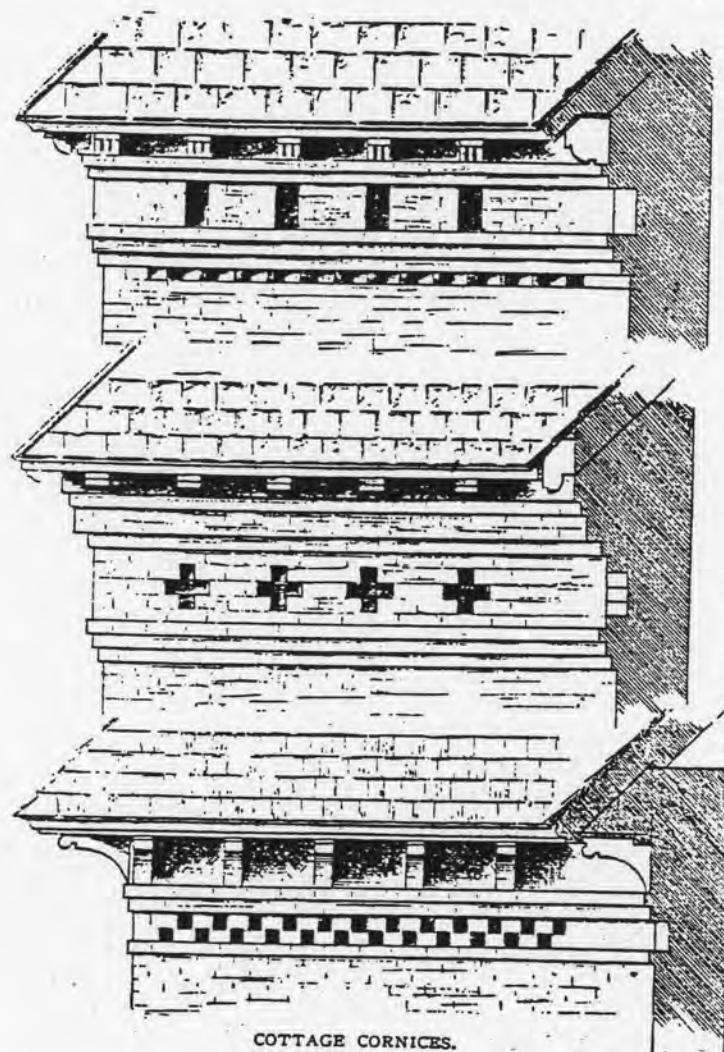


Richards Map of the City of Springfield
(Springfield, MA: L.J. Richards Map Co., 1920).



1920

prescribed by law. We associate them with factories, boarding-houses, steam-chimneys, pave-



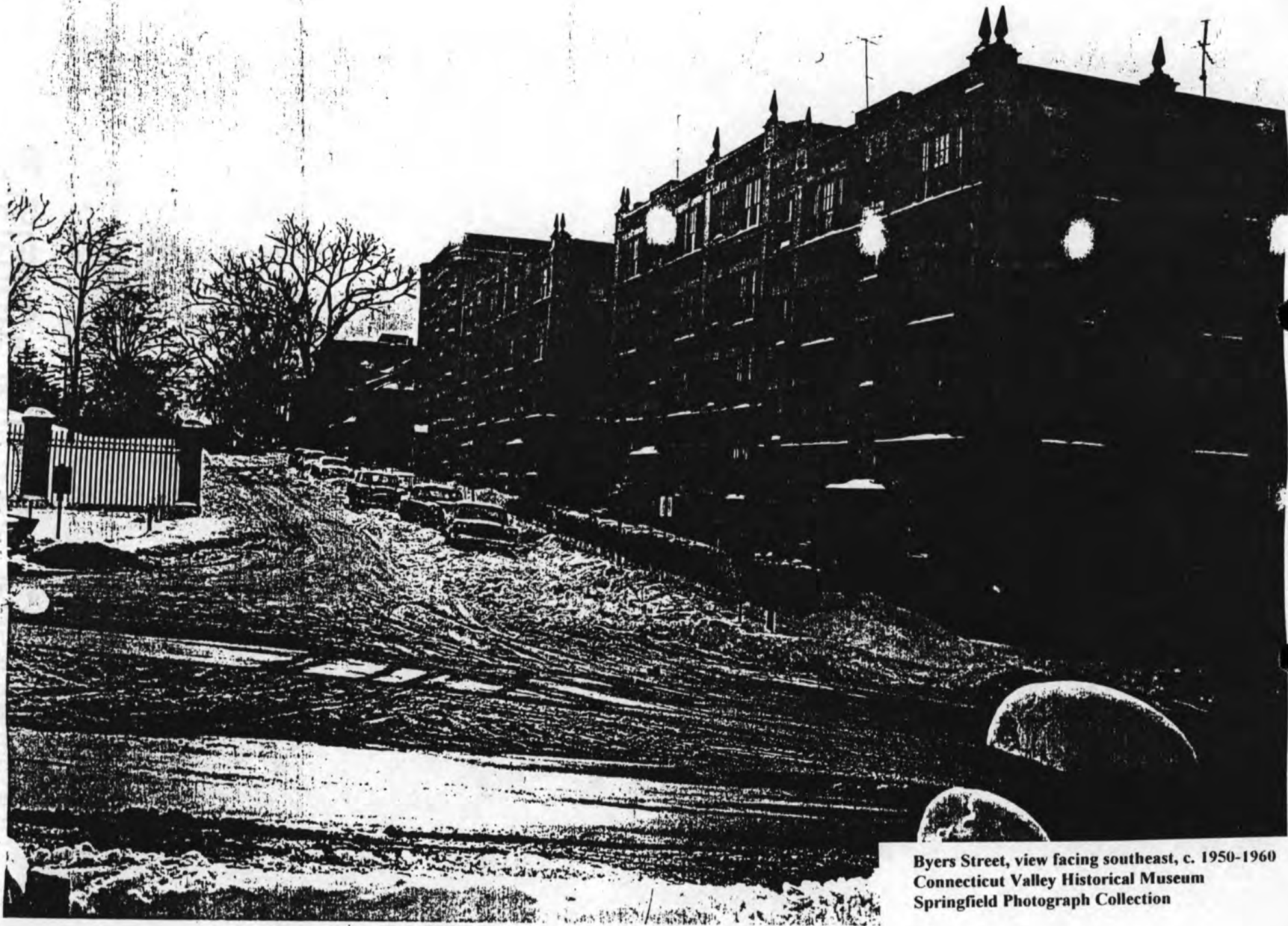
COTTAGE CORNICES.

Illustration of cornices from Eugene C. Gardner, *Homes and How to Make Them* (Boston: James R. Osgood & Co., 1874), p. 74. Center cornice is similar to 68-70 Byers Street.

Byers St.
May 7, 1924



Byers Street, view facing southeast, 7 May 1924
Connecticut Valley Historical Museum
Springfield Photograph Collection



Byers Street, view facing southeast, c. 1950-1960
Connecticut Valley Historical Museum
Springfield Photograph Collection



124 - 130 Byers Street, c. 1940
Springfield, MA, Building Department Photograph





Byers Street, view facing northwest, c. 1950-1960
Connecticut Valley Historical Museum
Springfield Photograph Collection



Byers Street, view facing northwest, c. 1980
Connecticut Valley Historical Museum
Springfield Photograph Collection

**DISTRICT DATA SHEET – 2000 BOUNDARY EXTENSION
QUADRANGLE – MATTOON HISTORIC DISTRICT
SPRINGFIELD (HAMPDEN), MA**

Map #	MHC#	HISTORIC NAME	STREET ADDRESS (MAP)	DATE	STYLE	RESOURCE	STYLE
21	3536	Hotel Rainville	32-34 Byers Street (404)	1916	Classical Rev.	B	C
20	3537	Frederick W. Clark House	36-40 Byers Street (404)	1875	Italianate	B	C
19	3334	Marcus F. Robinson House	44-46 Byers Street (404)	1890	Queen Anne	B	C
18	3538	Homer Merriam House	54 Byers Street (404)	c. 1864	Italianate	B	C
17	3539	Thurston Munson House	60 Byers Street (404)	1954	Modern	B	NC
16	3541	William Birnie Block	68-70 Byers Street (404)	1871/72	Second Empire	B	C
15	3542	Frederick Taylor Block garage	76 Byers Street (404)	1895 c. 1930	Span. Col. Reviv.	B B	NC NC
14	3543	William Lay Block	84-88 Byers Street (404)	1926	Classical Revival	B	C
13	3544	Mrs. C.D. Hosley Property	94-96 Byers Street (404)	1897	Classical Revival	B	C
12	3545	Myron E. Barber Property	100 Byers Street (404)	c. 1888	Col Reviv / QA	B	C
11	3546	The Buena Vista	108 Byers Street (404)	1912	Georgian Revival	B	C
10	3547	Maurice L. Angers Block	114-120 Byers Street (404)	1926	Classical Revival	B	C
9	3548	Maurice L. Angers Block	124-130 Byers Street (404)	1925	Classical Revival	B	C
29	3550	The Elliot	85-87 Elliot Street (405)	1907	Georgian Revival	B	C

**DISTRICT DATA SHEET – 2000 BOUNDARY EXTENSION
QUADRANGLE – MATTOON HISTORIC DISTRICT
SPRINGFIELD (HAMPDEN), MA**

Map #	MHC#	HISTORIC NAME	STREET ADDRESS (MAP)	DATE	STYLE	RESOURCE	STYLE
28	166	Edward B. Barton House	95-99 Elliot Street (405)	1887	Stick Style	B	C
1	3445	The Imperial	52 Pearl Street (402)	1899	Romanesque Rev.	B	C
36	3555	Zephaniah Spooner House	57 Pearl Street (403)	1850	Gr. Rev/Italianate	B	C
2	3556	The Pearl	58-62 Pearl Street (402)	1908	Georgian Rev.	B	C
3	3557	The Cacouna	72 Pearl Street (402)	1910	Georgian Rev.	B	C
4	3558	The St. Charles	82-86 Pearl Street (402)	1911	Georgian Rev.	B	C
8	3559	Wright & Porter Property	100 Pearl Street (415)	1896	Colonial Rev.	B	C
27	3560	The Kentucky	15-25 Salem Street (405)	1919	Classical Rev.	B	C
30	3561	Crosier – Howard House	22 Salem Street (403)	1850	Italianate	B	C
26	3562	Lebbus C. Smith House	27 Salem Street (405)	1888	Stick Style	B	C
31	3563	Paschal P. Emory House	30 Salem Street (403)	1871	Second Empire	B	C
25	3564	Myron E. Barber House	31 Salem Street (405)	1889	Queen Anne	B	C
24	3564	The Tadoussac	33 Salem Street (405)	1909	Georgian Rev.	B	C
32	3566	The Lawrence	34 Salem Street (403)	1904	Span. Col. Rev.	B	NC
22	3572	The St. Louis	97 Spring Street (404)	1912	Georgian Rev.	B	C

**DISTRICT DATA SHEET – 2000 BOUNDARY EXTENSION
QUADRANGLE – MATTOON HISTORIC DISTRICT
SPRINGFIELD (HAMPDEN), MA**

Map #	MHC#	HISTORIC NAME	STREET ADDRESS (MAP)	DATE	STYLE	RESOURCE	STYLE
34	3573	The Brunswick	103-107 Spring Street (404)	1909	Georgian Rev.	B	C
23	3574	The Wilson	104 Spring Street (405)	1909	Georgian Rev.	B	C
33	3576	The Bay State	112-116 Spring Street (403)	1908	Georgian Rev.	B	C
35	3577	Spring St. Drug Store	117-121 Spring Street	1919	No style	B	NC
7	3579	The Argentine	127 Spring Street	1912	Georgian Rev.	B	C
37	3578	Armory Commons	120-128 Spring Street (403)	1977	park	S	NC
6	3580	The Champlain	131-135 Spring Street (415)	1910	Georgian Rev.	B	C
5	3581	Gagnier & Angers Block	144 Spring Street (402)	1923	Classical Rev.	B	C

Note: "Map #" refers to enclosed district map: Byers-Spring Street District, dated April 1997
 "(Map)" refers to Springfield Assessor's maps included with nomination

32 contributing buildings
 5 non-contributing buildings
 1 non-contributing site

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Quadrangle--Mattoon Historic District (Boundary Increase)

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Hampden

DATE RECEIVED: 10/27/00 DATE OF PENDING LIST: 11/06/00
DATE OF 16TH DAY: 11/22/00 DATE OF 45TH DAY: 12/11/00
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 00001393

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 11.22.00 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



Byers / Spring St. Historic District
Springfield, Hampden Co, MA
Photo #1



Byers/Spring St Historic District
Springfield, Hampden Co, MA
Photo #2



Byers Spring St Historic District
Springfield, Hampden Co, MA
photo #3



Byers Spring St Historic District
Springfield, Hampden Co MA
Photo # 4



Byers / Spring St Historic District
Springfield, Hampden Co, MA
Photo #5



Byers / Spring St Historic District
Springfield, Hampden Co MA
Photo #6



FOR SALE
SUN BEASTY
739-4738

Cycad Spring St. Historic District
Springfield, Hampden Co, MA
Photo # 7



Byers Spring St Historic District
Springfield, Hampden Co, MA
Photo #8



Byers/Spring St Historic District
Springfield, Hampden Co, MA
photo #11

Missing Core Documentation

Property Name	County, State	Reference Number
Quadrangle—Mattoon Historic District (Boundary Increase)	Hampden County, Massachusetts	00001393

The following Core Documentation is missing from this entry:

☐ Nomination Form

☒ Photographs (missing #9 and 10)

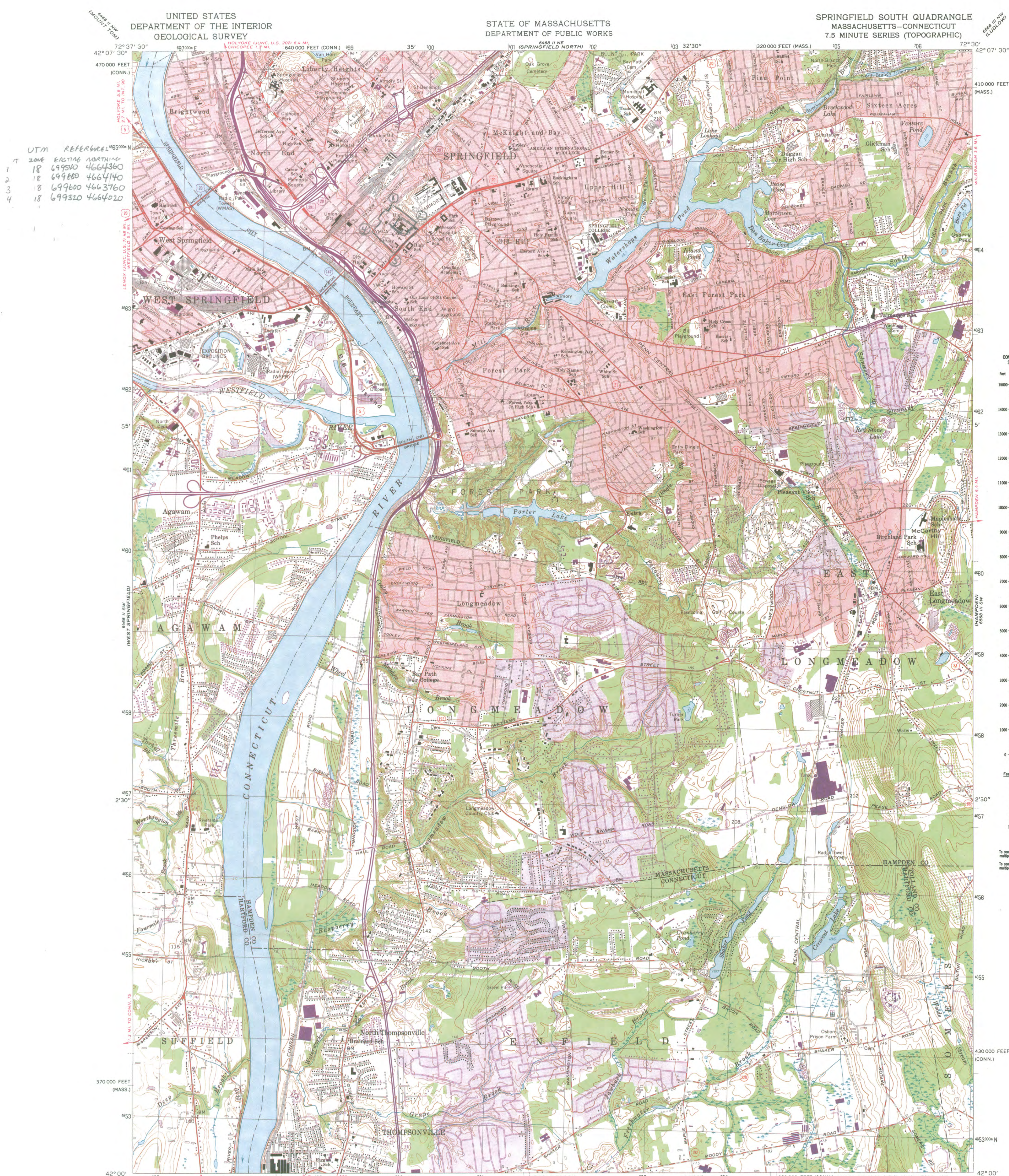
☐ USGS Map

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

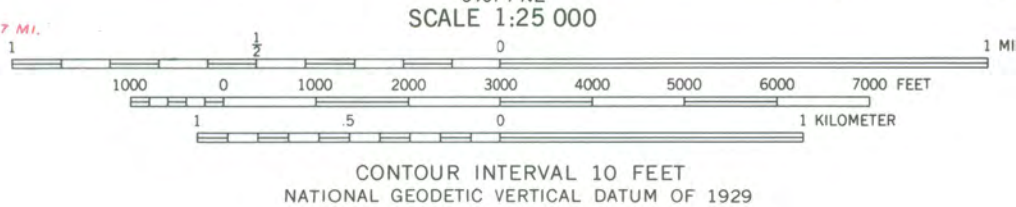
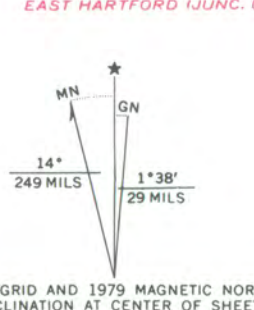
STATE OF MASSACHUSETTS
DEPARTMENT OF PUBLIC WORKS

SPRINGFIELD SOUTH QUADRANGLE
MASSACHUSETTS-CONNECTICUT
7.5 MINUTE SERIES (TOPOGRAPHIC)

UTM REFERENCE
1 20N EASTING 4664360
2 18 699540 4664360
3 18 699580 4664140
4 18 699600 4663760
5 18 699320 4664020



Maped, edited, and published by the Geological Survey
Control by USGS, USC&GS, Massachusetts Geodetic Survey,
and Connecticut Geodetic Survey
Topography by planetable surveys 1933 and 1942
Culture revised from aerial photographs by photogrammetric
methods. Aerial photographs taken 1957. Field check 1958
Polyconic projection. 1927 North American datum
10,000-foot grids based on Massachusetts coordinate system,
mainland zone, and Connecticut coordinate system
1000-meter Universal Transverse Mercator grid,
zone 18
Red tint indicates areas in which only
landmark buildings are shown
Revisions shown in purple compiled in cooperation with the State of
Massachusetts agencies from aerial photographs taken 1975 and other
source data. This information not field checked. Map edited 1979
Purple tint indicates extension of urban areas



ROAD CLASSIFICATION

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

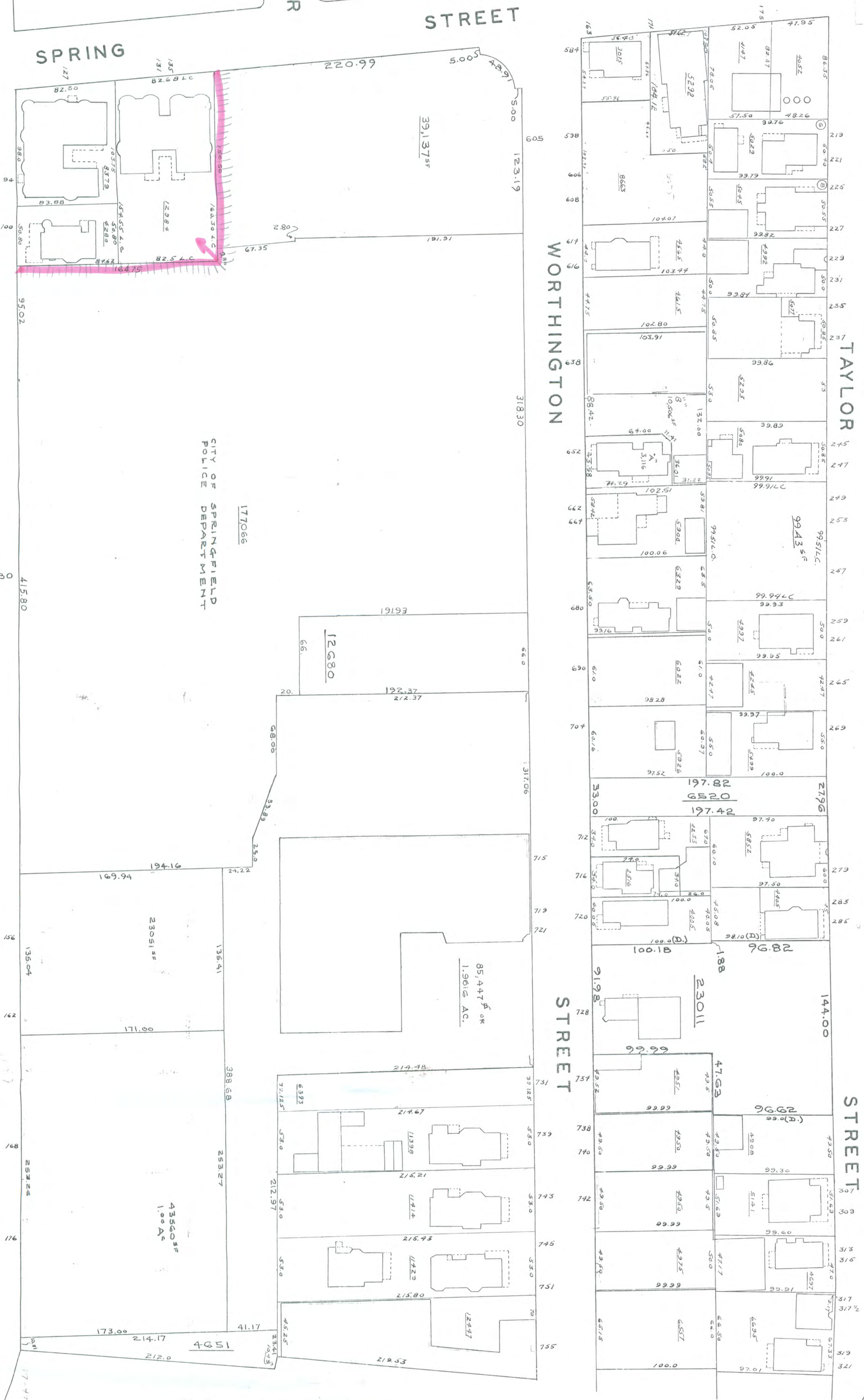
SPRINGFIELD SOUTH, MASS.-CONN.
N4200 - W7230/7.5
1958
PHOTOREVISED 1979
AMS 6468 II SE-SERIES V814
This map was reproduced by electronic color scanning of an earlier printing (1979).

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

QUADRANGLE-MATTOON HD
2000 BOUNDARY EXTENSION
SPRINGFIELD, Hampden Co, MA.

415

STREET



CITY OF
HONOLULU
DEPARTMENT OF
SPRINTS

177,066

12680

1.9616 AC.

43560
1.00 Δ_n

4651

414

W. P. A. PROPERTY SURVEY PROJECT 205/7

BUILDING DEPARTMENT
SPRINGFIELD, MASSACHUSETTS

COINTEGRATION - SODAS 10-18-90
DRAWN BY FRANKS CHECKED BY
TRACED BY SHERIDAN 11-7-90

REVISED BY		SCALE	<i>1-59</i>
" "			
" "		REVISED BY	

[illegible]

項目	金額	金額	金額
1. 現金	100,000	100,000	100,000
2. 有価証券	50,000	50,000	50,000
3. 固定資産	50,000	50,000	50,000
4. 負債	100,000	100,000	100,000
5. 純資産	100,000	100,000	100,000

415

45



Set 1 - MHC

Boundaries of non-contributing
properties marked

2000 BOUNDARY EXTENSION
QUAD: MATTOON 3, Historic District
Springfield, Hampden Co., MA
Assessors Map # 411

404

404

404

FROST ST.

STREET

SPRING STREET

STREET

STREET

403

SALEM

ELLIOT STREET

STREET

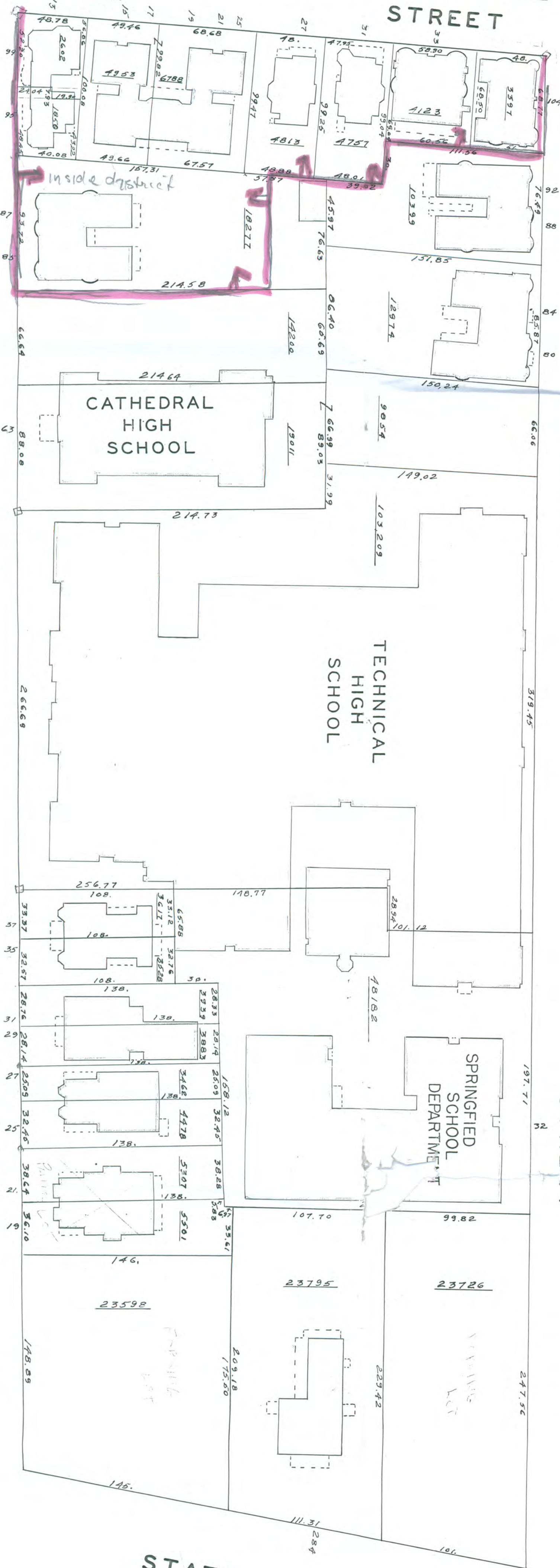
STATE

407

EDWARDS ST.

406

Street boundary



405

405

W. P. A. PROPERTY SURVEY PROJECT 20317
BUILDING DEPARTMENT
SPRINGFIELD, MASSACHUSETTS
NOTED BY: [Signature]
CHECKED BY: [Signature]
REVISED BY: [Signature]
DATE: [Date]

404

U. S. ARMORY

BYERS

STREET

415

PEARL

SPRING

STREET

FROST	ST.
-------	-----

See last of
Properties
(continuation
of
Pages 51

SALEM ST.

405

U. S. ARMORY

STREET

MYRTLE ST.

BYERS

STREET

FROST ST.

SPRING

STREET

STATE

420

SCHOOL ST.

DATA COMPLETE 10

W.P.A. PROPERTY SURVEY PROJECT 2031

BUILDING DEPARTMENT

SPRINGFIELD MASSACHUSETTS
Formulation 970-74rd 11/1/40
and date 11/1/40 DEWEY NY

DRAWN BY *Arletti* 11/7/40
CHECKED BY
TRACED BY

REVISED BY _____ SCALE _____
REVISED BY _____

Case	Age	Sex	Occupation	Duration of illness	Site of lesion	Pathological findings	Microscopic findings	Immunohistochemical findings	Diagnosis
1	45	M	Farmer	10 years	Right lower leg	Chronic inflammation	Neutrophils, monocytes, lymphocytes	CD45, CD68, CD11b, CD11c, CD13, CD14, CD15, CD16, CD18, CD20, CD22, CD23, CD24, CD25, CD26, CD27, CD28, CD29, CD30, CD31, CD32, CD33, CD34, CD35, CD36, CD37, CD38, CD39, CD40, CD41, CD42, CD43, CD44, CD45, CD46, CD47, CD48, CD49, CD50, CD51, CD52, CD53, CD54, CD55, CD56, CD57, CD58, CD59, CD60, CD61, CD62, CD63, CD64, CD65, CD66, CD67, CD68, CD69, CD70, CD71, CD72, CD73, CD74, CD75, CD76, CD77, CD78, CD79, CD80, CD81, CD82, CD83, CD84, CD85, CD86, CD87, CD88, CD89, CD90, CD91, CD92, CD93, CD94, CD95, CD96, CD97, CD98, CD99, CD100, CD101, CD102, CD103, CD104, CD105, CD106, CD107, CD108, CD109, CD110, CD111, CD112, CD113, CD114, CD115, CD116, CD117, CD118, CD119, CD120, CD121, CD122, CD123, CD124, CD125, CD126, CD127, CD128, CD129, CD130, CD131, CD132, CD133, CD134, CD135, CD136, CD137, CD138, CD139, CD140, CD141, CD142, CD143, CD144, CD145, CD146, CD147, CD148, CD149, CD150, CD151, CD152, CD153, CD154, CD155, CD156, CD157, CD158, CD159, CD160, CD161, CD162, CD163, CD164, CD165, CD166, CD167, CD168, CD169, CD170, CD171, CD172, CD173, CD174, CD175, CD176, CD177, CD178, CD179, CD180, CD181, CD182, CD183, CD184, CD185, CD186, CD187, CD188, CD189, CD190, CD191, CD192, CD193, CD194, CD195, CD196, CD197, CD198, CD199, CD200, CD201, CD202, CD203, CD204, CD205, CD206, CD207, CD208, CD209, CD210, CD211, CD212, CD213, CD214, CD215, CD216, CD217, CD218, CD219, CD220, CD221, CD222, CD223, CD224, CD225, CD226, CD227, CD228, CD229, CD230, CD231, CD232, CD233, CD234, CD235, CD236, CD237, CD238, CD239, CD240, CD241, CD242, CD243, CD244, CD245, CD246, CD247, CD248, CD249, CD250, CD251, CD252, CD253, CD254, CD255, CD256, CD257, CD258, CD259, CD260, CD261, CD262, CD263, CD264, CD265, CD266, CD267, CD268, CD269, CD270, CD271, CD272, CD273, CD274, CD275, CD276, CD277, CD278, CD279, CD280, CD281, CD282, CD283, CD284, CD285, CD286, CD287, CD288, CD289, CD290, CD291, CD292, CD293, CD294, CD295, 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2000
BOUNDARY
EXTENSION
[
QUICK-MATTOON - Historic District
SPRINGFIELD, Hampden Co, MA
ASSESSORS Map



404

BRIDGE

HILLMAN ST.

STREET

STREET

APREMONT TRIANGLE

402

PEARL STREET

313

CHESTNUT

HARRISON AVE.

311

MATTOON STREET

STREET

MATTOON STREET

STREET

SALEM STREET

STREET

STREET

STREET

SPRING

EDWARDS STREET

ELLIOT STREET

406

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404

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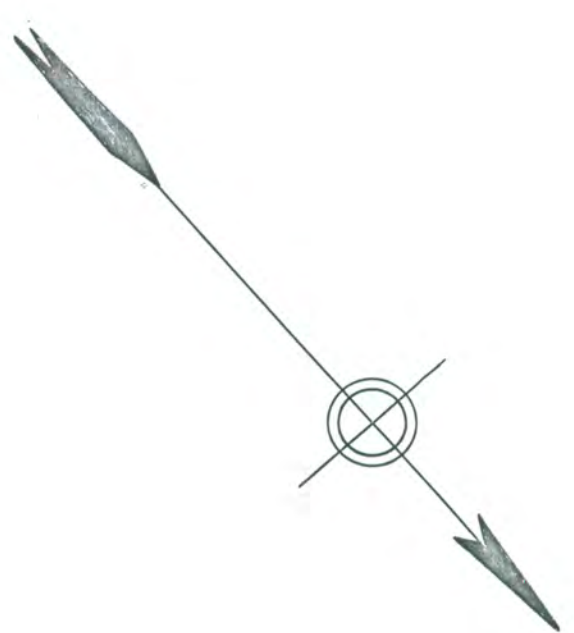
404

403

403

Noted building
in Municipal
property
District boundary

SPRINGFIELD, MASSACHUSETTS
RECORDING DEPARTMENT
RECORDING DATE 11-19-90
RECORDED BY FRANCIS 19-91
11-50



INSIDE DISTRICT

Amory Conover
1977
Pool

See Map



2000 BOUNDARY EXTENSION
QUAND-MATBON ST HISTORIC DISTRICT
SPRINGFIELD, HAMDEN CO, MA
ASSESSORS MAP

204

PASSAGEWAY

401

ALERT ST.

FAIRBANKS PLACE

204

WORTHINGTON STREET

STREET

STREET

STREET

WINTER STREET

STREET

313

415

BRIDGE

CHESTNUT STREET

PEARL STREET

STREET

SPRING

HILLMAN ST.

403

403

SALEM STREET



Dissect Boundary

DATA COMPLETE TO

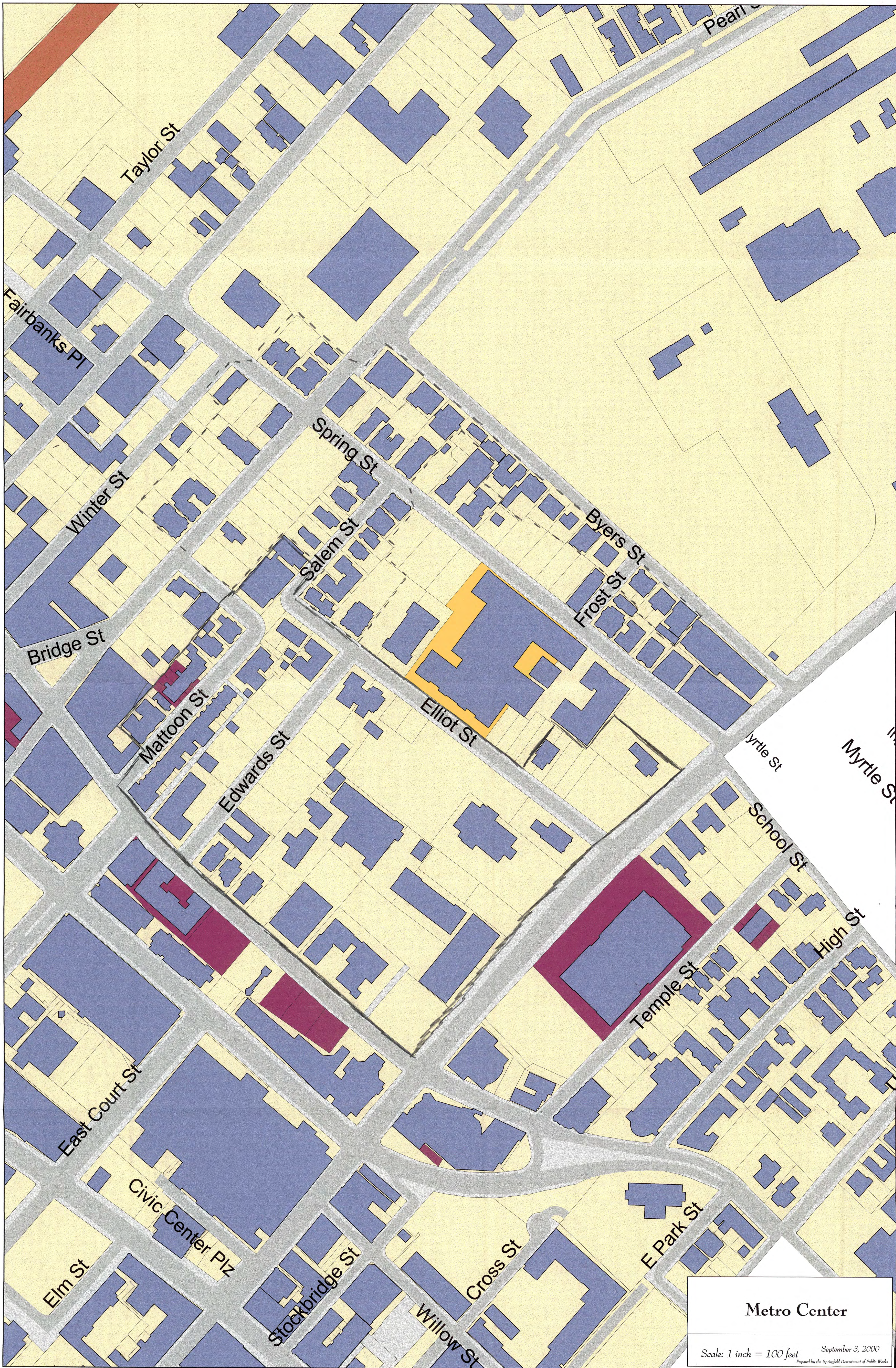
BUILDING DEPARTMENT
SPRINGFIELD, MASSACHUSETTS
TRACED BY *Belmont/Adams*
REVISOR BY *1/1/60*

402

402

2000 Boundary Extension
Guth-Matthews & Historic District
Springfield, Hampden Co., MA
Assessors Map





--- 2000 BOUNDARY EXTENSION

— ORIGINAL DISTRICT BOUNDARY

QUADRANGLE - MATTOON
140 BOUNDARY EXTENSION
2000

SPRINGFIELD (HAMPDEN), MA

Metro Center

Scale: 1 inch = 100 feet
September 3, 2000
Prepared by the Springfield Department of Public Works



The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

October 23, 2000

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

Dear Ms. Shull:

Enclosed please find the following nomination form:

Quadrangle – Mattoon Historic District (BOUNDARY INCREASE), Springfield
(Hampden Co.), MA

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

Sincerely,

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

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Frances Gagnon, Springfield Historical Commission
Michele Plourde-Barker, Preservation Consultant
Gregory Farmer, Preservation Consultant
Michael Albano, Mayor, City of Springfield
Jerome Franklin, Springfield Planning Board
Fr. John P. McDonogh, St. Michael's Cathedral



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

June 2, 2003

Joseph Cornish
Stewardship Manager
Society for the Preservation of New England Antiquities
Lyman Estate, The Vale
185 Lyman Street
Waltham, MA 02452

RE: Simeon Alexander House, Springfield

Dear Mr. Cornish:

Thank you for the extensive report that you provided on the Simeon Alexander House, now at 284 State Street, and its upcoming relocation to a new site at 29-31 Elliot Street. The Alexander House is presently within the boundaries of the Quadrangle-Mattoon Street National Register District, Springfield. During and after its move, as your information documents, it will continue to be situated within the boundaries of that district. In addition, the information that you provided details plans to preserve the Alexander House's architectural integrity and therefore suggests that it will continue to contribute to the district's significance.

After discussion with Patrick Andrus, Historian, National Register of Historic Places, I can confirm that because it is presently listed in a district, and because it is being moved within the boundaries of that district, it is not necessary to petition the Park Service for prior approval before its move. Instead, once the property has been relocated, we will submit additional documentation to the National Register as a technical amendment, based on the information that you have already provided. Please note that as a technical amendment, no formal notification to property owners is required. This information, plus black-and-white archival-quality photographs of the building on its new site, will confirm that the Alexander House continues to retain its integrity and continues to contribute to the Quadrangle-Mattoon Street National Register District. Furthermore, during the time in which the move is taking place, the Alexander House will continue to be listed in the National Register as part of the Quadrangle-Mattoon Street district.

If you have any questions, please give me a call.

Sincerely,

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

Cc: Patrick Andrus, National Register of Historic Places (via fax)
220 Morrissey Boulevard, Boston, Massachusetts 02125
(617) 727-8470 • Fax: (617) 727-5128
www.state.ma.us/sec/mhc