

United States Department of the Interior  
National Park Service

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National Register of Historic Places  
Inventory—Nomination Form

received MAY 27 1986

date entered 6-26-86

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic North High Street Historic District

and/or common same

2. Location

street & number Located along High Street between Dwight and Lyman Streets  
Multiple (see attached District Data Sheet) N/A not for publication

city, town Holyoke N/A vicinity of

state Massachusetts code 025 county Hampden code 013

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple (see attached owners' list)

street & number

city, town Holyoke N/A vicinity of state Massachusetts

5. Location of Legal Description

courthouse, registry of deeds, etc. Hampden County Registry of Deeds

street & number 50 State Street

city, town Springfield state Massachusetts

6. Representation in Existing Surveys

title Inventory for the Historic Assets of the Commonwealth # 83-84, 86-92, 103, 176-192  
has this property been determined eligible?  yes  no

date 1984  federal  state  county  local

depository for survey records Massachusetts Historical Commission, 80 Boylston Street

city, town Boston state Massachusetts

## 7. Description North High Street Historic District, Holyoke, Massachusetts

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	(see text)	

### Describe the present and original (if known) physical appearance

Holyoke, originally part of West Springfield, was incorporated in 1847 by a group of industrial entrepreneurs. The town sits within a bend in the Connecticut River, at the powerful South Hadley Falls. The proposed North High Street Historic District is located south and west of the river, and west of the canals that made Holyoke a vital industrial center in the nineteenth century and that continue to feed factories along their banks today. The city slopes gradually upward from the river, and, during the nineteenth century, the area around High Street was known as "the Hill."

The North High Street Historic District consists of buildings on both sides of High Street, on two blocks Lyman and Dwight Streets, and also includes three buildings just east of High on Dwight and John Streets. Holyoke City Hall (NR 1975), located at the corner of Dwight and High Streets, stands just outside the historic district to the south, while to the north lies an area, now vacant, that was completely demolished during the early 1970s under the auspices of HUD's Urban Renewal Program. A 1940s subsidized housing project lies to the east and on its western side, the district is bounded by a mixed area of formerly residential, now commercial, 19th century buildings and a substantial amount of 20th century infill, also commercial. Set off from its surroundings by its age and cohesiveness, therefore, the district represents the early decades of commercial development in Holyoke.

One of the two major business districts that developed in mid-nineteenth century Holyoke, High Street has withstood the passage of time better than its one-time competitor, the Depot Square area to the east. The district consists of 37 buildings, with only four noncontributing structures (all of 20th century construction). Most of the buildings (about 25) were built prior to 1880, about six were built between 1880 and 1900, and two between 1900 and the 1920s. A number of the structures have sustained storefront alterations, but are otherwise intact.

Individually and as a whole, the buildings within the district are well preserved and illustrate clearly the changes of style that occurred in commercial structures in the second half of the nineteenth century. The buildings have retained their primary functions as commercial and office structures, and Holyoke's business district remains a well-utilized, though hitherto slightly run-down. Some of the upper stories were advertised as tenements in the nineteenth century and many remain in use as apartments.

The buildings within the district are predominantly brick. In general, those dating prior to ca. 1865 are less opulent than those built after the Civil War. The ornamentation of the earlier buildings usually

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consisted of a corbelled, patterned brick cornice, and, occasionally, mild Italianate window detailing, also done in brick. The post Civil War builders, however, were less conservative in their approach. Cornices and rooflines became much more elaborate; round-arched rather than flat or segmental-arched windows appeared. Stone and iron were used for the increasingly ornamental window heads, storefronts, and other nonfunctional detail.

Illustrative of the building styles and periods represented in the North High Street Historic District are the following:

Gallaudet Block, 95-97 High Street (ca. 1847, map #12-1-1, MHC #176)

The Gallaudet Block was typical of the commercial blocks of the mid-nineteenth century. Built ca. 1847, it is one of the earliest extant commercial structures in Holyoke. Its overall simplicity confirms the pre-Civil War construction date. The four-story brick structure is only one lot in width. Its paired windows have plain stone lintels and sills; its only ornamentation appears at the cornice which, along with the fourth floor, seems to be a later nineteenth century addition. The ground floor was originally occupied by the dry goods store of Gallaudet and Terry, upper floors by offices, a tenement, and a meeting hall.

Bonvouloir's Block, 103-105 High Street (ca. 1884, map #12-1-3, MHC #83)

Bonvouloir's Block was built in 1885 by Pierre Bonvouloir. It is one of the few commercial buildings on High Street to have remained completely unaltered. The cast-iron storefront, the brick detailing and stonework, and the highly decorative roof piece are all typical of commercial buildings in the high Victorian Italianate style. Three types of window arches--flat, segmental, and round--are used in ascending order, typical of Holyoke's commercial buildings. Two star-shaped rod heads on the building's cornice lie below an ornate parapet.

110-118 High Street (ca. 1870, map #13-1-3,4,5, MHC #180)

This grouping consists of three buildings, all four-story brick Italianate structures. The union of several stores to create the impression of one large building was a common device in Holyoke as elsewhere in the years following the Civil War. The Italianate style is evident in the buildings' brick quoins, segmental-arched window hoods, and bracketed cornices. The buildings were probably built before 1878.

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121-123 High Street (ca. 1870, map #12-1-5, MPC #84)

Now the home of the Holyoke Lock Company, this building was built by Holyoke resident Dennis Higgins in the early 1870s. The second and third floor windows retain heavy Italianate cornices that protrude in marked contrast to the simple brick face. The mansard roof has been altered by removing the original slate exterior and the two dormer windows; an asphalt sheathing now covers the roof.

J. Fuller Building, 126 High Street (ca. 1855-1870, map #13-2-5, MHC #104)

The Fuller Building is the northernmost building of a group between Oliver and Hampden Streets that were constructed by John Fuller between 1850 and 1870. It is a massive 3 1/2-story brick structure set with its enclosed gable end to the street, similar to another Holyoke building, the 1849 Samosett House on Maple Street (outside the nominated district), even to the removal of its original false parapet that hid the gable. The Fuller Building retains a band of dentils at its cornice, as well as ornamental brick lintels.

132-138 High Street (1870, map #13-2-4 1/2, MHC #184)

In 1870 John Fuller built the two northernmost (132-136) single-story brick stores; the third (138), probably constructed at the same time, remained a frame structure until at least 1914, when it too was sheathed with brick. All three display a simple corbelled brick cornice, which serves to unify the group.

Crafts Building, 141-147 High Street (1875, map #12-1-8, MHC #86)

The Crafts Building was built by Roswell P. Craft in 1875. The building was originally a grocery, crockery, and furniture store. From 1910-1914 the first floor housed the "Star Theatre." The facade is executed in a simple but well-executed Italianate mode. Ornately layered corbelled brickwork is found on the cornice. Windows are segmental-arched on the second story, round-arched on the third, with brick surrounds, and retain 2/2 sash. A name plaque, also brick, separates the two banks of windows. Most of the original storefronts are intact.

W. L. Martin Block, 150-154 High Street (ca. 1860, map #13-2-2, MHC #186)

The Martin Block stands opposite the Fuller Building discussed above. Together, the two present an imposing face at the corner of High and Hampden Streets. Built ca. 1860, the Martin Block displays the simplicity in form and detail that were prevalent in Holyoke in the 1850s and 1860s.

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Window sills and lintels are plain stone. The three-story brick building currently displays asymmetrical fenestration, with a few of its windows bricked in but retaining their stone lintels and sills. A belt course separates the third and fourth stories, and the flat roofline is finished with a patterned brick cornice. The building is otherwise unadorned.

Orrell's Block, 156-162 High Street (ca. 1865, map #13-3-5, MHC #188)

Orrell's Block was built in the 1860s. It is four stories tall and six bays wide, built of brick, and displays brick Italianate details such as quoins, keyed window hoods, and corbelled cornice. Parts of the original millinery storefronts are intact.

Allyn Building, 166-170 High Street (1871, map #13-3-3,4 MHC #103)

The Allyn Building is a brownstone structure built in the early 1870s by Anderson and Samuel Allyn, who were in the marketing and cattle-dealing business. At the time, it was noted to be one of the finest structures on High Street. In 1904 the John T. Roy Company bought the building and the southern half became known as the Roy Building. The building is divided in half transversely by a masonry party wall, which divides the facade into two identical three-bay-wide units. The second and third stories--with round- and segmental-arched windows, heavy brackets, and quoins--display detailing characteristic of the Italianate style, while the mansarded fourth story, probably somewhat altered, represents the French Second Empire style.

Transcript Building, 172-178 High Street (ca. 1925, map #13-3-2, MHC #189)

The Transcript Building is a two-story brick structure finished with Jacobethan Revival details. Most of the facade is given over to large, multipaned windows. The right-hand bay (of four), occupied by a deep-set tudor-arched entry on the ground floor and a 4/6 window above, is set off from the rest of the building by quoining and a stepped parapet. All the windows are framed with stone quoining; those on the second floor also display drip molds, as does the entry.

Transcript Block, 180-186 High Street (ca. 1869, map #13-3-2, MHC #190)

The Transcript Block consists of two buildings that appear to have been built on or about the same time (1860s) and by the same builder. Though both are three stories tall, 180-182 is somewhat higher than its neighbor. Both have brick quoins and elaborate brick cornices, that of 180-182 being even more ornate than 184, with heavy pilasters and projecting window caps. A semicircular pediment at the roofline is no longer extant. Both storefronts

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have been altered, but not in a manner that detracts from the historic character of the buildings. The window hood molds in 180 appear to be metal, while those in 184 are brick. These buildings are excellent examples of the commercial Italianate style. They are especially important as part of the row of largely intact early commercial buildings at this end of High Street.

Taber Building, 181-183 High Street (1870, map #12-2-5, MHC #88)

The Taber Building was constructed in the High Victorian Italianate style in 1870 by Luther A. Taber, said to have been among "the pioneers of the City." The architect of the building was George P. B. Alderman, who was well known in the area and designed many of Holyoke's finer buildings. Basically similar in size and form to its neighbors, the Taber Building is more ornately detailed than most of its neighbors. Four bays wide, it features heavy drip moldings over the windows: segmental-arched on the second floor and rounded on the third. Quoins mark the two side edges of the structure. The four-story building is capped by a broken pediment, unique in the district and emphasized with bands of dentils. A circular window or vent is centered beneath the pediment; it is spanned by a large corbelled arch.

The Caledonian Building, 185-193 High Street (1874, map #12-2-6, MHC #89, NR 1971)

The Caledonian Building is perhaps the ultimate expression of an 1870s commercial block to be found today in the North High District. While earlier blocks occupied only one lot or were built as several adjacent but distinct structures, the Caledonian occupied several lots and presents a single massive facade to the street. The structure was built by Roswell P. Crafts in 1874. It is the only building within the district to have been listed previously on the National Register.

Johnson Building, 195 High Street (ca. 1880, map #12-2-7, MHC #90), and R. B. Johnson Block, 197-201 High Street (ca. 1880, map #12-2-7, MHC #91)

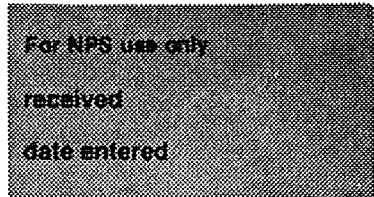
Both of these buildings were built ca. 1880 in the Italianate style. R. B. Johnson operated a fire and life insurance agency (started in 1866 and the oldest established agency in Holyoke) from 195 High Street. More ornate than its partner building (197-201) next door, it displays brick and terra cotta detailing, with segmental and round-arched windows with elaborate window caps and an intricately patterned corbelled cornice. Brick quoins outline the facade. The current flat roofline was originally broken by pediments and other ornamentation. A row of ornate ground-floor storefronts has now lost all of its early detail. 197-201 High Street is quite similar to

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the other portion of the block; the design is the same, executed with a simpler vocabulary. Simple brick detailing is found in the string courses and the cornice.

The Ball Block, 225 High Street (1898, map #12-2-10, MHC #192)

The Ball Block, built in 1898, is a six-story structure anchoring the district at its southwestern end. It is a fine example of the adaptation of the Italian Renaissance palazzo for turn-of-the-century American merchants. Unlike many buildings in the district, the ground story is as well preserved as the upper stories; it retains a fine cast-iron facade. String courses define the building's three stories, while applied pilasters define the bays--three on High Street and six on Dwight Street. A full-height quarter-round bay marks the building's major corner. Round-arched windows at the top floor create an arcade. A broad projecting cast-iron cornice beneath a flat roof terminate the building. For all the classical vocabulary, the building is modern in appearance, with extensive use of glass emphasizing the curtain-wall construction.

525-527 Dwight Street (ca. 1880-1884, map #13-4-5, MHC #177)

This is the last standing building of historic importance on a once-significant commercial block adjacent to High Street. This four-story building, constructed in the 1880s, is in the Victorian Gothic style popular in the late 19th century. The polychromatic finish provided by belt courses of contrasting stone, arches, and pier decorations, round-arched window heads, and bays set off by segmental arches are characteristic of the style. Typical of the period and building type is the highly ornate cornice. Although the storefront has been remodeled over the years, the highly ornate cornice and facade still retain a high level of architectural integrity.

30 John Street (1880, map #13-4-6)

Built in 1880, this structure has been owned by the Murray family for the past 100 years. Originally a distillery, it was used to manufacture whiskey, which was then stored on the second floor. The Murrays become wholesalers and in 1915 the entire first floor was renovated for use as a tavern. Known locally as "the bud," the building has recently been well-restored. Its interior retains hardwood floors and booths, large mirrors, glass cases, and the lift-way between the first and second floor. On the exterior the segmental, round, and flat arched windows are filled in with glass bricks. A dentilated, corbelled cornice and other brick designs ornament the facade.

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Intrusions

While the district includes a nearly intact assemblage of mid- to late-19th century commercial buildings, there are four intrusions and five empty lots. One intrusion, the Century II Plaza, was built in the early 1980s next to the site of the Cleary Building, a ca. 1875-1885 Second Empire-style structure that was determined eligible for the National Register in 1976 but demolished shortly thereafter. Its lot now contains a parking lot. Daly's Hotel, which stood at 122-124 High Street, was a four-story amalgamation of Italianate and Classical Revival features, built in 1878. It was demolished in the early 1980s for a modern development, and its lot is presently vacant. The district includes three additional vacant lots (southwest corner of High and Lyman Streets, and two adjacent lots at the northeast corner of High and Hampden Streets). Other recent intrusions include properties at 125-135, 146, and 161 High Street.

Archaeology

Given the small amount of open space within the district and the extensive degree of alteration to the land surface, the potential for significant prehistoric and historic archaeological resources is low. If sites or features do survive, however, they would be significant in helping to document the changing economic and social patterns that characterized mid 19th century Holyoke, a model planned, urban community.

# 8. Significance

North High Street Historic District, Holyoke, Massachusetts

Period	Areas of Significance—Check and justify below				
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater	
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation	
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)	

Community Development

Specific dates 1847-1927 Builder/Architect

### Statement of Significance (in one paragraph)

The North High Street Historic District retains integrity of location, design, setting, materials, workmanship, and association. The district reflects this industrial city's commercial development during the second half of the nineteenth century, the decades of its greatest prosperity, and includes Holyoke's greatest and densest concentration of well-preserved Victorian structures. The district thus meets Criteria A and C of the National Register of Historic Places on the local level.

The North High Street district contains the highest concentration of commercial buildings left in Holyoke from its early years as a planned industrial community. One of several such enterprises in Massachusetts, Holyoke had the most ambitious canal system of any. Intended to be another great cotton textile producing center like Lowell or Lawrence, Holyoke grew instead into a world-renowned paper manufacturing center, with textiles holding a secondary, but nevertheless very strong, position in the economy. Together, the nominated buildings, dating primarily from ca. 1847 to the early 1880s, form an extremely coherent picture of commercial activity in Holyoke during the city's period of greatest prosperity and growth. They fall generally into two groups--one embodying the characteristics of commercial structures of the conservative 1850s and the early 1860s, and the other embodying the more exuberant post Civil War years.

Prior to 1847, Holyoke was a quiet agricultural village known as Ireland Parish, part of West Springfield. The site of then-unnamed Holyoke was occupied by farms. The rural character of the area changed dramatically with the implementation of plans by several Boston investors--Thomas H. Perkins, George W. Lyman, and Edmund Dwight--to transform the land within the bend of the Connecticut River at South Hadley Falls into a major cotton textile center. They hoped to repeat the earlier manufacturing successes of Waltham, Lowell, and Chicopee using what was in theory the greatest water power potential anywhere in New England, the falls of the Connecticut River. In 1847, the trio bought out the Hadley Falls Company, the first cotton mill in Ireland Parish. By 1849, the Connecticut River had been successfully dammed, and canals of unprecedented size were under construction.

Holyoke was incorporated as a town in 1850, and from its start was intended to be an urban industrial community. A grand plan for the city's development was published in 1853. A formal street grid and nexus of canals was oriented toward manufacturing, manufacturing that the Boston investors hoped would be strictly textile-related. But the extravagant vision of the Hadley Falls Company to create a great cotton textile city, was short-lived. Only one mill, the Lyman Mill, was built according to the company's plan. Plagued by internal problems and a depressed national economy, the company was forced

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into bankruptcy in 1859. Auctioned off, the corporation resurfaced as the Holyoke Water Power Company in the 1860s and only then, under new ownership, began to flourish.

Though cotton mills were not the immediate success their investors had hoped they would be, the textile industry did take a firm root. Despite the shortage of raw cotton from southern suppliers during the Civil War, mills producing cotton and silk thread, woollens, and high-quality cotton fabric thrived during the 1860s. Germania Mills, Merrick Thread Company, Farr Alpaca Company, and Skinner's Unauomok Silk Mill were among the Holyoke manufactories born in the 1860s and 1870s that grew to national prominence.

The textile manufacturers' grand scheme for producing only cotton fabrics soon went by the wayside. In 1854 the Hadley Falls Company had reluctantly sold a mill site with water power rights to Joseph Parsons, who founded Holyoke's first paper mill. Within a decade Parsons operated the largest stationery mill in the United States. Between 1855 and 1868, paper construction grew from fewer than five tons per day for the entire Connecticut River Valley to more than twenty tons per day for Holyoke alone. In only one year, 1865-1866, seven new paper mills were established in Holyoke. The success of the paper industry led in turn to the establishment of thriving support industries in machinery and paper converting. By 1880, Holyoke was known as "Paper City."

Holyoke saw incredible growth in population as well as industry between 1847 and the end of the nineteenth century: the town's population rose 70 percent between 1850 and 1865, and another 90 percent between 1865 and 1870; standing at 2,015 in 1855, it had reached 10,733, mostly foreign-born workers--primarily Irish and French Canadian--by 1870. Holyoke in that year stood as the second largest urban center (outside Springfield) in the Connecticut Valley. This vast increase was evident not only in mills that sprang up along the canals but in rows of brick tenements near the mills, the mansions on Maple Street and later in the Highlands, in thriving commercial districts at Depot Square and North High Street, in construction of new churches for the rapidly expanding parishes, in the civic structures built around City Common to the south of the nominated district, and by the turn of the century, in seemingly endless rows of tenements.

The North High Street Historic Business District comprises the largest, most representative, and most coherent group of mid- to late-19th century commercial buildings surviving in Holyoke. Newspaper accounts from 1849 and 1850 indicate that Maple and High Streets were both being built up at this time, the early years of the town's development, with frame commercial buildings. Brick buildings were rare at first, and of the few built within the district, only the Gallaudet Block, 95-97 High Street (ca. 1847, MHC #176), remains from

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the pre-1850 building phase. The majority of newspaper advertisements in 1849 were for businesses on Maple Street to the north, near where the Connecticut River railroad had arrived in 1845.. Much of the activity was transferred to High Street in the 1850s with the construction of the Colby Block (1850, 203-209 High Street), Perkins' Exchange Block (1850, not extant), Hutchins' Block (ca. 1855, not extant), the Second Congregational Church (1853, not extant), and Fuller's Block (1857, 144 High Street, MHC #185).

Yet in spite of this building activity, the 1850s were a slow period in the commercial development of the Hill, as the area sloping south of the river was then known. General economic conditions and the financial problems of the Hadley Falls Company contributed to the slump. The Holyoke Mirror of February 21, 1857, noted that Fuller's new block would be occupied by two shops belonging to four gentlemen who were "not discouraged by the recent depression of business here, nor by the tardy growth of the town."

With periodic setbacks, there appears to have been at least steady economic recovery through the 1860s and 1870s. The Civil War diminished the manufacturing of cotton textiles, but promoted woolen manufacturers. Paper production appears to have continued unabated through the war: the Hampden Paper Company was organized in 1865 and was followed by six new paper manufacturers in the next 18 months. Machine manufacturing also became an important industry in Holyoke, where mills were in constant need of more and improved machinery. One such manufacturer was the Holyoke Machine Company, established in 1863 in the midst of the Civil War.

The economic activity of Holyoke was reflected in the growth along High Street. In 1860, there were still large gaps in High Street's building stock. The east side of the street between Oliver and Lyman was still vacant, as was the west side between Gallaudet's Block and the Exchange Block at the corner of Hampden and High Streets. In November of 1869, however, the Holyoke Transcript reported that High Street was nearly completed and presented a "very imposing and handsome appearance." The following May the last lot on High between Lyman and Dwight Streets was sold. With rapid construction of the three-, four-, and five-story commercial blocks (most with Victorian Italianate-style details, however modest) that comprise the district, Holyoke's business center quickly achieved a dense urban appearance.

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Much of the North High Historic District as it stands today is a result of the building campaign of the 1860s and 1870s. Almost two dozen substantial commercial buildings were completed in the district between ca. 1860 and ca. 1880. Among these were the Stratton Block (ca. 1860-1869, MHC #187), Orrell's Block (ca. 1865, MHC #186), Taber Building (1870, MHC #88), Craft's Building (1870-1871, MHC #86), and The Caledonian (1874, NR 1971). The latter two buildings were both built for Roswell P. Crafts, local businessman and politician; most, if not all, of the buildings constructed along High Street in this period were erected by local businessmen and entrepreneurs such as Roswell Crafts. There appears to have been little outside investment in Holyoke's commerce and industry after the Hadley Falls Company came under local control as the Holyoke Water Power Co. in 1859.

The character of the district as a commercial area became firmly established during this period. These structures housed a variety of commercial establishments, from tea merchants to fishmongers to shoe salesmen, with furniture stores, milliners, and druggists as well. The structures incorporated business, office, commercial, and public space; as was common in urban areas, upper floors were used as tenements, meeting halls, and offices.

The establishment of the Holyoke and Westfield Railroad in 1871 encouraged industrial expansion. After 1873, the Holyoke Water Power Co. ceased selling tenement sites with its mill sites, therefore diminishing the paternalism of the mills, allowing manufacturers to concentrate on building mills; the housing market expanded enormously throughout the city rather than in conjunction with individual mills.

Historian Constance Green, in Holyoke, Mass.: A Case History of the Industrial Revolution in America (1939), notes that while the business district was essentially built up by ca. 1880, more building occurred in greater Holyoke (outside the Historic District) during the 1880s than had occurred in the previous 30 years. Factories continued to be built in increasingly numbers along all three levels of Holyoke's canals, and the canals themselves continued to be expanded through the end of the century.

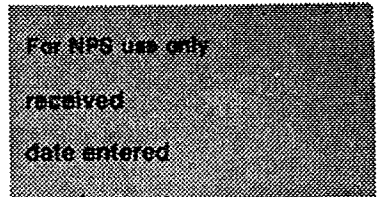
In the business area, several additional imposing commercial blocks were added in the late 19th century that displayed the best of Victorian styling and details. They included the Bonvouloir's Block (ca. 1884) and the Dougherty Block (ca. 1885-1895), both Victorian Italianate structures similar in style and detailing to their older neighbors, and the Ball Block, built in the Renaissance Revival style in 1898, a broad, impressive structure that still dominates High Street.

Continued

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

**National Register of Historic Places  
Inventory—Nomination Form**

North High Street Historic District, Holyoke, Massachusetts



Continuation sheet

Item number 8

Page 4

The nominated district briefly saw competition from another business area to the east, at the location of the Race Street Railroad Depot (serving the Connecticut River Railroad). The business district that developed around Depot Square, at the intersection of Dwight with Main and Race Streets, spread west along Dwight Street to High Street. By the 1880s Dwight Street was a solid mass of buildings, but only two of these structures between the canals and High Street survive (515-521 and 525-527 Dwight, both ca. 1884). (They have both been included in the North High Street Historic District because they are adjacent to it and are of the same period and use as the buildings within the rest of the district.) North High Street and Dwight Street east of High were thoroughly built up by the early 1880s, forcing commercial expansion along High Street south of Dwight (outside the district). When a large fire in the early 20th century destroyed the Windsor Block and Hotel on Dwight Street, one block east of High Street, the businesses located there sought new locations in the expanding commercial district on High Street, thereby adding further impetus to that section's growth and contributing to the demise of lower Dwight Street. The primacy of the North High Street area as Holyoke's central business district was asserted by the close of the century, and it remains so to the present day.

Holyoke maintained its vital economy through World War I, its manufacturers contributing to the war effort. But as electricity grew readily available, supplanting water as a power source, Holyoke lost its great natural advantage, and its industries declined in importance. By 1927, several of Holyoke's largest mills were in receivership or in the midst of reorganization. The town began to lose population at a steady pace. From 1920 to the present, Holyoke has experienced a gradual decline in population as well as a decline in the magnitude of manufacturing and commercial enterprise. Competition from regional malls and shopping centers influenced the commercial decline along High Street. Holyoke is currently experiencing increased interest by investors, with the downtown area along High Street being no exception. Some demolition of historic property occurred in the early 1980s (the Cleary Building), to be replaced by modern commercial buildings. But this interest has generated new housing construction, housing and commercial rehabilitation, the creation of a downtown revitalization nonprofit organization, mortgage pool, numerous public improvements, and a Heritage State Park, located two blocks south of High Street on the first-level canal. A downtown plan has recently been completed which indicates that Holyoke will continue to experience development and economic growth.

# 9. Major Bibliographical References

See continuation Sheet

# 10. Geographical Data

Acreeage of nominated property approx. 6 acres

Quadrangle name Springfield North, Massachusetts

Quadrangle scale 1:25000

UTM References

A 

1	9	6	9	7	6	6	0	4	6	7	5	5	4	0
Zone	Easting				Northing									

B 

1	9	6	9	7	5	0	0	4	6	7	5	3	0	0
Zone	Easting				Northing									

C 

1	9	6	9	7	4	4	0	4	6	7	5	3	2	0
Zone	Easting				Northing									

D 

1	9	6	8	7	5	1	0	4	6	7	5	5	6	0
Zone	Easting				Northing									

E 

Zone	Easting				Northing									

F 

Zone	Easting				Northing									

G 

Zone	Easting				Northing									

H 

Zone	Easting				Northing									

Verbal boundary description and justification

See Continuation Sheet

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

# 11. Form Prepared By

name/title Betsy Friedberg, Preservation Planner, Massachusetts Historical Commission, with Nora Pat Small, Preservation Consultant

organization Massachusetts Historical Commission date February 1986

street & number 80 Boylston Street telephone 617-727-8470

city or town Boston state Massachusetts

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Valerie A. Talmage

title Executive Director, Massachusetts Historical Commission date May 19, 1986  
State Historic Preservation Officer

For NPS use only

I hereby certify that this property is included in the National Register

Allores Byers Entered in the National Register date 6-26-86  
Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration

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

**National Register of Historic Places  
Inventory—Nomination Form**

North High Street Historic District, Holyoke, Massachusetts

Continuation sheet

Item number

9

Massachusetts

Page

1

For NPS use only

received

date entered

9. Major Bibliographical References

American Telegram. March 15, 1855.

Boston Affiliates, "Historical Documentation Report for the City of Holyoke."  
Submitted to the Department of Environmental Management, June 1981.

Hampden Freeman. Various issues - 1849, 1850.

Holyoke Transcript. 1863, 1864, 1865, 1869, 1870, 1871.

Holyoke Weekly Mirror. January 7, 1854.

Small, Nora Pat. Holyoke Historic Resource Inventory, 1984.

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

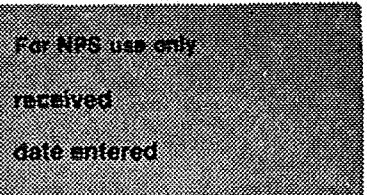
**National Register of Historic Places  
Inventory—Nomination Form**

North High Street Historic District, Holyoke,

Massachusetts  
Page 1

Continuation sheet

Item number 10



**Boundary Description and Justification:**

Beginning at the northeast corner of the property line of 95/97 High, the District runs west along the property line to the alley, continues south along near property lines, crossing Hampden Street, to Dwight Street; then east along the south property line of 225 High cross High and continuing south to the southeast corner of 515 Dwight Street; then north along the property line crossing alley to north side, then west to rear property line of 30 John Street; then north along east property line of 30 John Street to front property line; then west to northeast corner of Lot 8, Block 4, Map 13; then north along rear property lines to Lyman Street, then west to beginning point.

The North High Street Historic Business District is distinguished from the surrounding commercial and residential areas by its cohesiveness and age. It contains the highest concentration of c. 1850-1870s buildings to be found in the city and has very few intrusions. To the north of the district across Lyman Street is an area that was completely demolished under the auspices of the Department of Housing and Urban Development's (HUD) Urban Renewal Program during the early 1970s. The central business district continues to the south of the historic district but the age and character of the building change dramatically, that area having been built up in the late nineteenth and early twentieth centuries and displaying many of the new ideas of high-rise construction.

The buildings in that area also display less cohesiveness in age and style than buildings within the proposed historic district. The City Hall just to the south of the district has not been included because it is already on the National Register and because the proposed historic district is a commercial one and includes no other civic structures. To the east of the historic district, separated from it by half a city block, is Lyman Terrace, a 1940s subsidized housing project. The next street to the west of High Street is Maple Street which was successively a residential area, mixed residential and commercial, and finally primarily commercial by the turn of the nineteenth century. Though there is one building dating from the early years of the new town of Holyoke (the Samosett House, opened 1850, now a funeral home), a couple of other late nineteenth century commercial/tenement buildings, and a small town house, whatever else was there from the period of the High Street buildings has been demolished. It is now sparsely developed with a mixture of the aforementioned nineteenth century buildings and various small and insignificant twentieth century buildings.

NORTH HIGH STREET HISTORIC DISTRICT, HOLYOKE, MA  
DISTRICT DATA SHEET

1.

<u>Map #</u>	<u>MHC #</u>	<u>Historic Name</u>	<u>Street Address</u>	<u>Date of Construction</u>	<u>Style</u>
13-4-4	363		515-521 Dwight Street	ca. 1884, with later storefront alterations	cannot determine if building is C or NC due to presence of false front
13-4-5	1773		525-527 Dwight Street	ca. 1884	Victorian Gothic
12-1-1	176	Gallaudet Block	95-97 High Street	ca. 1847	Italianate
12-1-2	1776		101 High Street	ca. 1917	Vernacular Commercial
12-1-3	83	Bonvouloir's Block	103-105 High Street	ca. 1884	Victorian Italianate
13-1-7	178	Wright's Block	104 High Street	1869	Italianate
12-1-3	181		107-109 High Street	ca. 1895	Renaissance Revival
13-1-6	179		108 High Street	1869	Italianate
13-1-3,4,5	180		110-118 High Street	ca. 1870	Italianate
12-1-4	182		111-115 High Street	ca. 1855-1865	Italianate
12-1-5	183		117-119 High Street	ca. 1855-1865	Italianate
12-1-5	84		121-123 High Street	ca. 1870	Second Empire
12-1-6			125-135 High Street	ca. 1870, with 20th c. alterations	NC
13-2-5	104	J. Fuller Building	126 High Street	ca. 1850	Greek Revival/ Italianate

NORTH HIGH STREET HISTORIC DISTRICT, HOLYOKE, MA  
DISTRICT DATA SHEET

2.

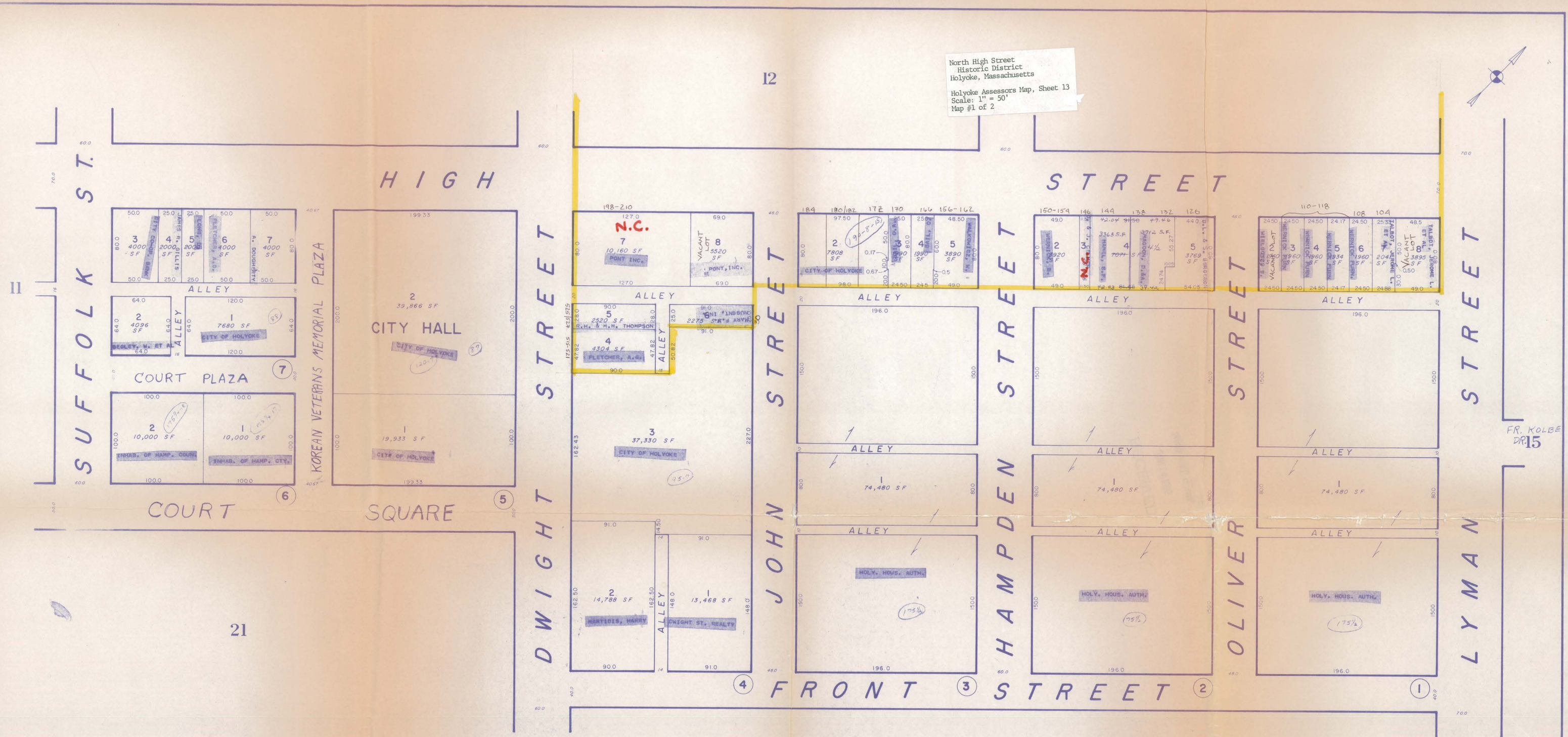
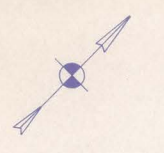
<u>Map #</u>	<u>MHC #</u>	<u>Historic Name</u>	<u>Street Address</u>	<u>Date of Construction</u>	<u>Style</u>
13-2-4 1/2	184		132-136 High Street	1870	Italianate
13-2-4 1/2			138 High Street	1914-1920	late Italianate
12-1-7	187	Stratton Block	139 High Street	ca. 1860-1869	Italianate
12-1-8	86	Craft's Building	141-147 High Street	1870-1871	Italianate
13-2-4	185	Fuller's Block	144 High Street	1857	Italianate
13-2-3			146 High Street	1985	NC
13-2-2	186	W. L. Martin Block	150-154 High Street	ca. 1855-1863	Italianate
13-3-5	188	Orrell's Block	156-162 High Street	ca. 1865	Italianate
12-2-1			161 High Street	mid 20th c.	NC
13-3-3,4	103	Allyn Building	166-170 High Street	1871	Italianate
12-2-2	191		169-171 High Street	ca. 1855	Italianate
12-2-3			173-175 High Street	ca. 1855	Italianate
13-3-2	189	Transcript Building	172-178 High Street	ca. 1925	Jacobethan Revival
12-2-4	87	Dougherty's Block	177-179 High Street	ca. 1885-1865	Italianate
13-3-2	190	Transcript Block	180-182 High Street	1869	Italianate
12-2-5	88	Taber Building	181-183 High Street	1870	Victorian Italianate
12-2-6	89	The Caledonian	185-193 High Street	1874, NR 1971	Second Empire
	359	Wedge and Ward's Block	184-186 High Street	1860s	Italianate

NORTH HIGH STREET HISTORIC DISTRICT, HOLYOKE, MA  
DISTRICT DATA SHEET

3.

<u>Map #</u>	<u>MHC #</u>	<u>Historic Name</u>	<u>Street Address</u>	<u>Date of Construction</u>	<u>Style</u>
12-2-7	90	Johnson Building	195 High Street	ca. 1880	Italianate
12-2-7	91	R. B. Johnson Block	197-201 High Street	ca. 1880	Italianate
13-4-7		Century II Plaza	198-210 High Street	ca. 1980	NC
12-2--8	360	Colby/Carter Block	203-209 High Street	1850, 1869	Victorian Commercial
12-2-9	92	Ball Building	211-215 High Street	ca. 1870, with early 20th c. alterations	Italianate/ Georgian Revival
12-2-10,11	192	Ball Block	225 High Street	1898	Renaissance Revival
13-4-6			30 John Street	ca. 1880	Italianate

North High Street  
Historic District  
Holyoke, Massachusetts  
Holyoke Assessors Map, Sheet 13  
Scale: 1" = 50'  
Map #1 of 2

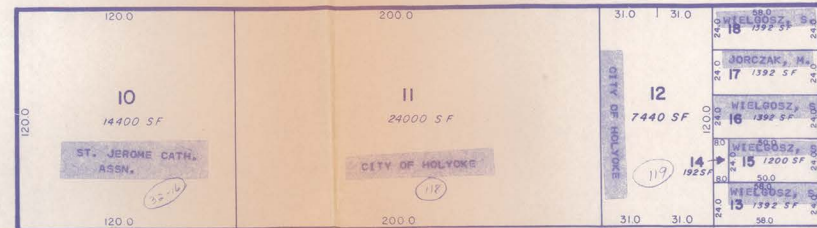
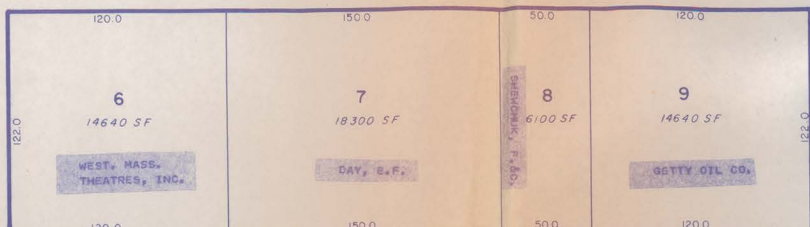


FR. KOLBE  
DR 15

CHESTNUT

STREET

6



SUFFOLK STREET

DWIGHT STREET

HAMPDEN STREET

LYMAN STREET

14

15

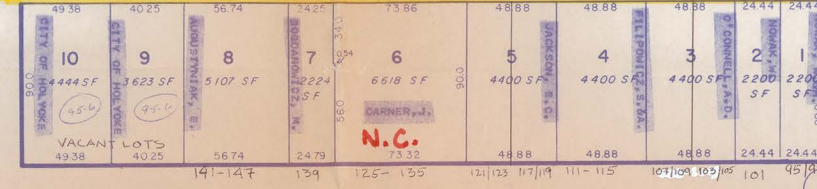
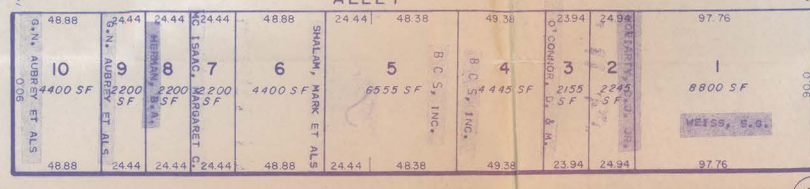
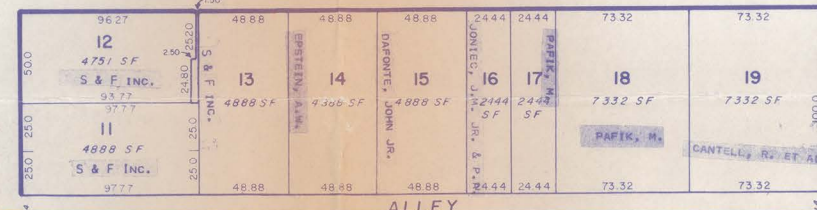
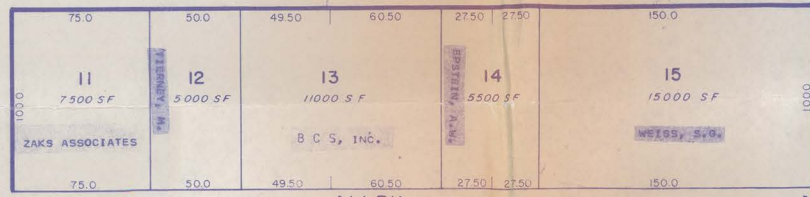
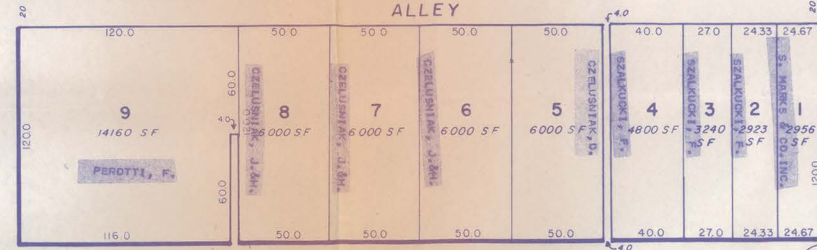
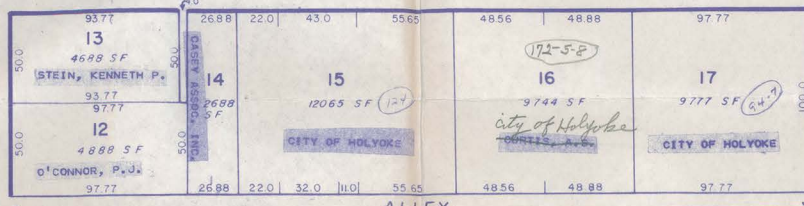
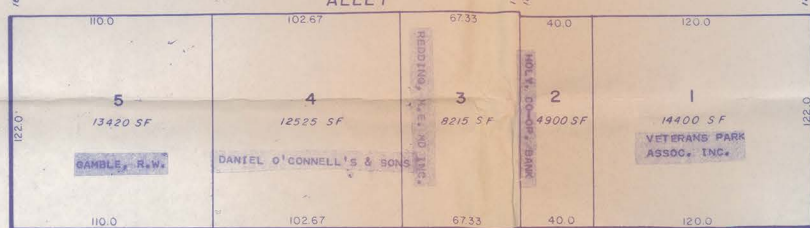
MAPLE

STREET

6

5

4



HIGH

STREET

3

2

1

13

North High Street  
Historic District  
Holyoke, Massachusetts  
Holyoke Assessors Map, Sheet 12  
Scale: 1" = 50'  
Map #2 of 2

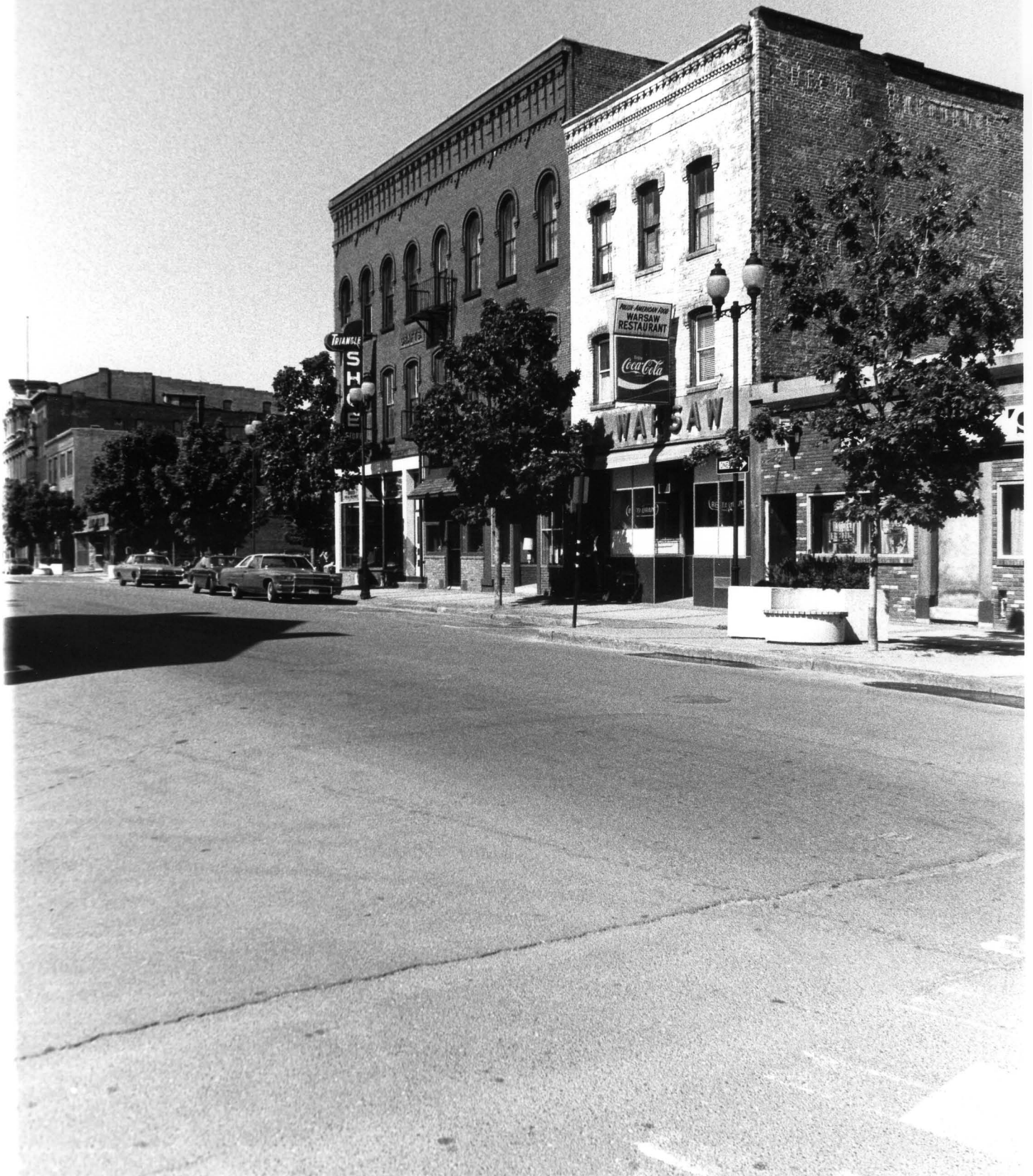




1. West side of High Street, view south from Lyman Street. (Photograph: Nora Pat Small, May 1985)



2. West side of High Street, view north from 121/123 High Street. (Photograph: Nora Pat Small, May 1985)



3. West side of High Street, view south from 139 High St (Stratton Block). (Photograph: Nora Pat Small, May 1985)



4. West side of High Street, view south from 169/171 High Street. (Photograph: Nora Pat Small, May 1985)



5. West side of High Street, view north from 185-193 High Street (the Caledonian). (Photograph: Nora Pat Small, May 1985)



6. West side of High Street, view north from Dwight Street. (Photograph: Nora Pat Small, May 1985)



7. Ball Block, 225 High Street, corner of Dwight Street. (Photograph: Nora Pat Small, May 1985)



8. East side of High Street, view north from 118 High Street. (Photograph: Nora Pat Small, May 1985)



9. East side of High Street, view north from 150-154 High Street (W.L. Martin Block). (Photograph: Nora Pat Small, May 1985)



10. East side of High Street, view south from 156-162 High Street (Orrell Block). (Photograph: Nora Pat Small, May 1985)



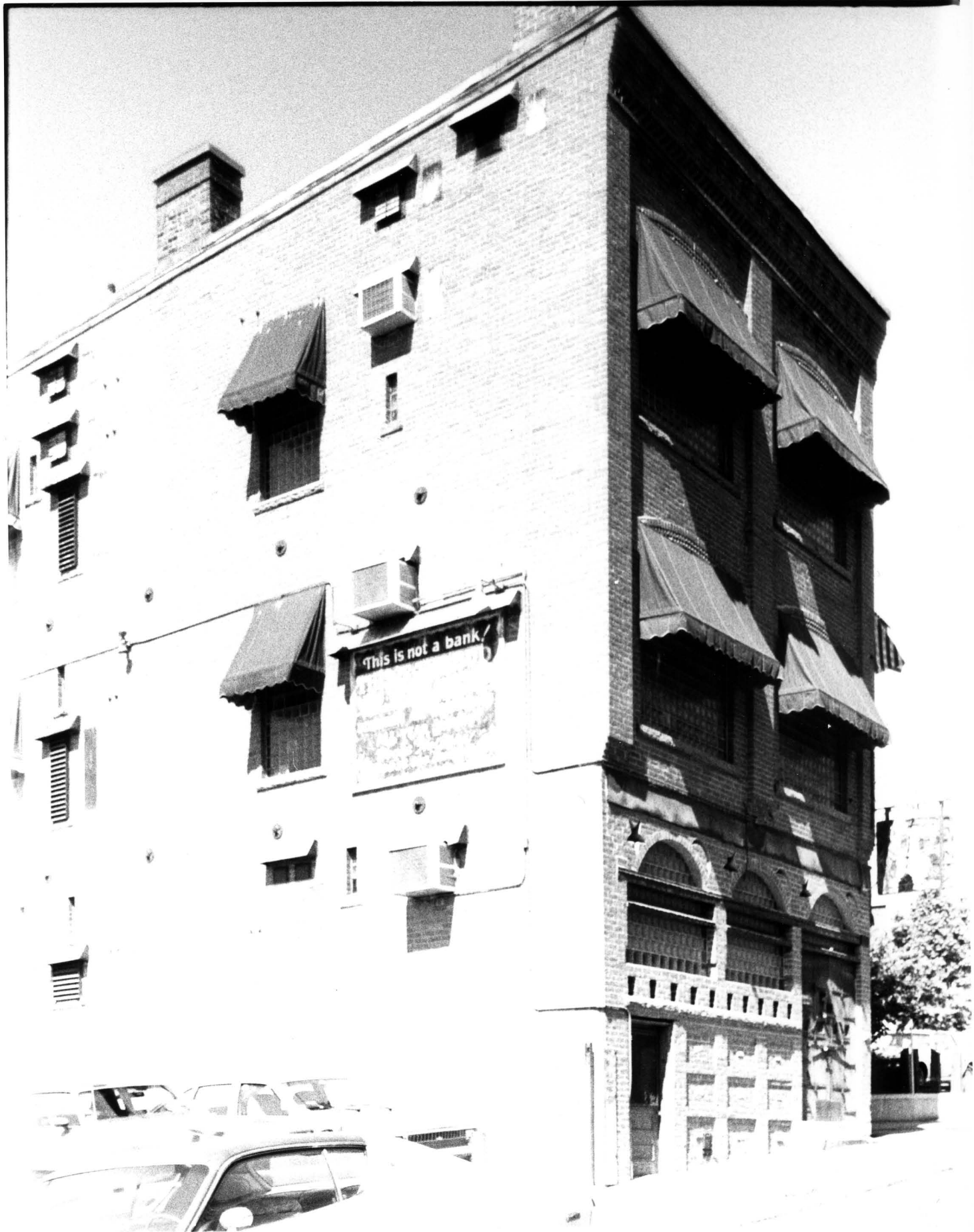
11. East side of High Street, view north from 186 High Street (Wedge and Ward Block). (Photograph: Nora Pat Small, May 1985)



12. Northeast corner of High and Dwight streets, 525 Dwight Street in background. (Photograph: Nora Pat Small, May 1985)



13. 521 and 525 Dwight Street, view west. (Photograph: Nora Pat Small, May 1985)



14. 30 John Street, view west. (Photograph: Nora Pat Small, May 1985)