

**SPRINGFIELD COMMUNITY PRESERVATION  
FULL APPLICATION COVER SHEET**

**I. PROJECT INFORMATION**

CPA program area - check all that apply:

☐ community housing      ☒ historic preservation      ☐ open space      ☐ recreation

Project/Program Title: **Florentine Gardens**

Brief Project/Program Summary:

The Department of Parks, Buildings & Recreation Management, on behalf of the Forest Park neighborhood, is seeking CPA historic funding to renovate Florentine Gardens Terrace. Established in 1893 in the development of the Forest Park Heights neighborhood, Florentine Gardens plays a vital role in the character of the neighborhood. Funding will be utilized to restore the terrace to its role as a garden landscape within the neighborhood. Improvements include design and construction to installation of a fountain, benches, fence restoration, terrace history/funding sign, landscaping and tree plantings. The budget includes all design and construction costs to complete this project.

estimated start date: November 2021

estimated completion date: November 2022

**II. APPLICANT INFORMATION**

Type of Applicant - check one:

☒ City of Springfield      ☐ Non-Profit Organization      ☐ For-Profit Business      ☐ Individual

Name of Organization: **Department of Parks, Buildings & Recreation Management**

Name of Contact Person: **Patrick J. Sullivan**

Mailing Address: **200 Trafton Road**

Mailing City/State/Zip: **Springfield, MA 01108**

Phone: **(413) 787-7770**

Fax: **(413) 787-6439**

Email: **PSullivan@springfieldcityhall.com**

Website: **<https://www.springfield-ma.gov/cos/>**

**III. BUDGET SUMMARY**

Estimated Project Budget: **\$180,000**

CPA Funding Request: **\$180,000**

Will you be seeking multi-year funding      ☐ Yes      ☒ No

CPA Request as Percentage of Total Project/Program Budget: **100%**

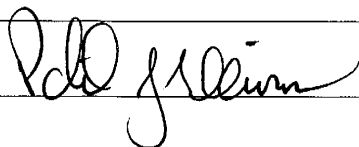
List Other Secured Funding Sources:

**At this time there are no additional secured funding sources for this project.**

List Other Prospective Funding Sources:

**At this time there are no additional prospective funding sources for this project.**

Applicant Signature: \_\_\_\_\_



Date Submitted: 4/1/21

**I. GENERAL INFORMATION – FLORENTINE GARDENS**

Community Preservation Funds are available in four categories. There are some questions that are only relevant to certain categories. Please only answer the questions in this section that relate to the category(s) that are being applied for.

**A. All Categories that involve property (land and/or buildings)**

1. Provide the parcel ID number(s) for property included in the project
  - Parcel ID: 05210-0029
2. Does the applicant own the property?
  - Yes, the property is owned by the City of Springfield and operated by the Department of Parks, Buildings and Recreation Management (PBRM).
3. If the applicant does not own the property, attach a purchase & sale agreement for the property.
  - Not applicable to this project.

**B. Community Housing Questions – Not applicable to this project.**

**C. Historic Preservation Questions**

Historic preservation projects must follow the Secretary of Interior Standards for Rehabilitation. Assisted properties will be required to be subject to an exterior preservation restriction or to be placed under local historic district protection.

1. What steps will be taken to ensure the work complies with the Secretary's Standards?

Florentine Gardens is located in the Forest Park Heights Local Historic District. As such, the Secretary of the Interior Standards for the Treatment of Historic Properties will be adhered to in all design and construction for this restoration project. PBRM will engage design services of both a landscape architect familiar with the treatment of historic properties and a historic preservation consultant to guide the development of a masterplan for restoration of Florentine Gardens.

The design and improvements at Florentine Gardens will be guided by the "Protection Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes" Preservation Brief by the U.S. Department of the Interior National Park Service Cultural Resources. The intent of the project is to restore the terrace with landscaping and fountain that reflect and honor the history of this area.

2. What is the age of the property?

Forest Park Heights was established in 1893 and Florentine Gardens has been integral to the character of the "Cozy Corner" section of Forest Park Heights for 128 years. The terrace, or Floral Park as it was known at the time, is described in this excerpt for the Forest Park Heights National Register of Historic Places Inventory Form (see attachments):

"Development of Forest Park Heights included an elaborate landscaping plan which involved clearing of land, grading streets, laying sidewalks, planting trees, and creating small public parks....These include the circular plot of Florentine Gardens. This circular parcel of land – located at the intersection of Florentine Gardens, Cherryvale and Spruceland Avenues – was the site of "Floral Park," Floral Park was developed into three tiers, with a variety of flowering shrubs on each tier. A shallow circular pool with fountain was placed on the uppermost tier. The entire

City of Springfield – Department of Parks, Buildings and Recreation Management  
Florentine Gardens – CPA 2021 Application

structure was approximately 25 feet high.”<sup>1</sup>

3. Will the owner agree to a preservation restriction or local historic district designation?

Florentine Gardens is a component of the Forest Park Heights Local Historic District (1975) and is listed on the National Register of Historic Properties (1982).

D. Open Space & Recreation Questions

1. Is this project in a wetland or does it abut a wetland?
  - Florentine Gardens is not located in or near a wetland.
2. If so, has the Conservation Commission been informed? - Not applicable to this project.
3. If the project is on municipal park or conservation land, attached a letter of support from the Park Commission or Conservation Commission.
  - The Department of Parks, Buildings & Recreation Management, in collaboration with the Forest Park neighborhood, is the main applicant for this project and in in full support of this application. Please see attached letter of support from the Board of Park Commissioners.

---

<sup>1</sup> Jenkins, Candace; Burkhardt, Anne, *National Register of Historic Places Inventory Form – Forest Park Heights Historic District*. <https://mhc-macris.net/Details.aspx?MhcId=SPR.BD>, 1975, accessed 2021.

## I. NARRATIVE

The narrative is an opportunity to explain the proposal to the CPC and how the proposal achieves one or more of the CPA criteria. In a separate document, answer the following questions. Keep responses in the same order they are presented here and include the headings for each section.

### A. Project Summary

Introduce the project with a summary which notes the CPA category, goals, project scope, and budget. (200 words or less)

The Department of Parks, Buildings & Recreation Management (PBRM), on behalf of the Forest Park neighborhood residents, is requesting CPA Historic Preservation funding to restore Florentine Gardens. The project aims to revitalize a historically significant asset to honor the heritage of the neighborhood. The project is located in the “Cozy Corner” section of the Forest Park Heights Local Historic District, which is also listed on the National Register of Historic Places. The project scope includes design and construction costs to restore the fountain and landscaping of the terrace.

PBRM will engage services of a historic preservation consultant and landscape architect to advance the Florentine Gardens master plan, which reflects and honors the history of the area but also allows for current codes and maintenance abilities, into construction plans and documents. The project budget and scope also includes construction costs to install a new fountain, upgrade electrical service, restore fencing and improve landscaping.

Project costs are anticipated at \$180,000 for the design and construction of Florentine Gardens. The budget includes all design, materials and construction costs to install a fountain, site amenities and landscaping. PBRM is requesting full project funding of \$180,000, through this CPA application, to improve Florentine Gardens.

### B. Proposal Description

#### 1. Describe the proposal and how it will benefit Springfield. (200 words or less)

Florentine Gardens, once known as Floral Park, was established in the development of the Forest Park Heights neighborhood as an attractive neighborhood offering, which at that time included a three tiered landscaping bed and fountain. This project design, inspired by the original Floral Park of the late 1800’s/early 1900’s, will reinstate a landscaping bed with tiered fountain at the intersection of Florentine Gardens, Cherryvale and Spruceland Avenues.

Project components include design development, in which the master plan will be advanced into construction documents; purchase and installation of fountain and site amenities; fence restoration; utility (electrical and water) upgrades; and landscaping. Proposed landscaping surrounding the fountain and utility boxes will reflect plantings typically used in the late 1800’s to honor the terrace’s historical significance.

Springfield residents will benefit from the proposal as many residents walk, run and bike through this neighborhood to access Forest Park. Additionally Florentine Gardens is often the location for neighborhood celebrations, such as the FPCA Illumination Night, and the planting of fir trees and electrical service will enable the neighborhood to continue the tradition of decorating the terrace for holiday celebrations. These improvements to Florentine Gardens will enhance these events and gatherings for all residents to enjoy.

#### 2. Identify what CPA criteria this proposal achieves and how they are accomplished.

The Florentine Gardens project addresses the rehabilitation and restoration of a historic open space and recreation amenity as outlined in the Springfield Community Preservation Plan. The improvements aim to restore the existing conditions at Florentine Gardens to increase functionality and restore the historic character of the terrace.

The Project is consistent with the priorities identified in the Community Preservation Plan. The rehabilitation of the Florentine Gardens addresses the following plan criteria: to preserve and enhance the essential character of



City of Springfield – Department of Parks, Buildings and Recreation Management  
Florentine Gardens – CPA 2021 Application

Springfield; to protect open space and recreational resources that may otherwise be threatened; serves more than one CPA purpose; to demonstrate a practical and feasible project that can be implemented within its proposed budget and schedule; to leverage public and/or private funds or voluntary contributions of goods and services; and to utilize Springfield based resources. The project has received endorsements from municipal boards and neighborhood support.

3. Describe the need that this proposal will address.

PBRM has identified the continued development of the terraces and open spaces as goals of its Open Space and Recovery Plan (2017). Rehabilitation of Florentine Gardens will address these goals specifically. The Open Space Plan is developed with community and resident input and PBRM continually strives to address the recreational needs of the city when completing open space renovation projects.

There is community and neighborhood support and interest in restoring Florentine Gardens, which has been delayed due to lack of funding. Please see attached letters of support from the Forest Park Civic Association and neighborhood residents.

1. What is the expected outcome of this proposal?

Completion of this project will produce construction ready documents and plans to make improvements to Florentine Gardens. Additionally the project will support installation and construction cost for the site amenities (e.g., tiered fountain, benches, and signage) and landscaping, including tree plantings.

Renovation of Florentine Gardens will have an immediate and highly visible impact on the Forest Park Heights neighborhood and restore the picturesque atmosphere of the terrace.

Through this proposal, the Florentine Gardens will be accessible to people of all abilities and open to the public for their enjoyment. A sample of tasks includes design and engineering, permits if applicable, purchase of construction materials and labor costs.

C. Feasibility & Sustainability

1. What other funding sources have been secured or are being pursued?
  - a. At this time there are no additional funding sources identified for the renovation of Florentine Gardens. The funding for all projects costs is requested from the Community Preservation Act, with a total budget of \$180,000, through this grant application.
2. Once the proposal is complete how will it be sustained/maintained?
  - a. Florentine Gardens will continue to be maintained and operated by the Department of Parks, Buildings and Recreation Management under the direction of Board of Park Commissioners.
3. Is there an operating pro forma for when the proposal is complete and what is the basis?
  - a. No, there is no operating pro forma for this project. Florentine Gardens will continue to be operated by the City of Springfield Department of Parks, Buildings & Recreation Management.

D. Applicant Experience

1. What similar projects/programs has the applicant successfully completed?

The Department of Parks, Buildings & Recreation Management will coordinate and oversee all aspects of the Florentine Gardens renovation project. PBRM has a long history of successfully completing park improvements and renovation projects.

City of Springfield – Department of Parks, Buildings and Recreation Management  
Florentine Gardens – CPA 2021 Application

Furthermore, PBRM plans to utilize its on-call design firms to prepare site plans and construction documents for this project. A conceptual master plan and anticipated project budget have been developed for purposes of grant preparations. Should the project receive funding, the construction work to furnish and install the pavilion, picnic tables and walkway will be subject to a public bid process to select a construction vendor. The Parks Department has successful history of implementing project of this type, and most recently completed the renovation of Forest Park's Swan Pond culvert, a \$3.5 million project.

2. Describe the professional experience of the applicant/project team.

All projects of PBRM are overseen by its Executive Director, Patrick Sullivan, who has over 30 years of experience in open space renovations and improvements. The Department will work with the Office of Procurement to issue a request for qualifications to complete the necessary designs, permits and construction documents. In the past five years, PBRM has completed twenty similar projects, resulting in approximately \$14,000,000 in park improvements.

The PBRM will collaborate with the City's Office of Procurement to issue a request for qualifications and proposals to hire a design and engineer firm to complete construction documents for the rehabilitation of Florentine Gardens. Upon completion of design, PBRM will follow all City procurement regulations to issue a public construction bid for the renovation of the Florentine Gardens renovation by a qualified vendor.

## II. TIMELINE

The timeline should identify the estimated start date and estimated completion date along with the completion of phases or important milestones of the project/program. Please provide the timeline in a list format.

- Spring 2021 – April - June
  - CPA grant application due
  - CPC Presentations
- Summer 2021 – July-August
  - CPC Deliberations and & recommendations
- Fall 2021 – September - October
  - City Council Recommendation & Approval
- Fall 2021 – November-December
  - Project Contract Finalized - CPC and DPBRM
- Winter 2022 (once contract executed) – January - February
  - Request for Qualifications/Proposal for potential design firms issued
  - Design firms interviewed and selected
  - Contract with selected designer awarded through City's Procurement Procedures
- Spring 2022 – March - May
  - Development of Construction documents and specification
- Summer 2022 – June - August
  - Florentine Gardens renovations begin on site
- Fall 2022 – September - November
  - Renovations Completed

## III. BUDGET - Please see Attachment #1 – Proposed Project Budget

The Florentine Gardens renovation budget includes design and engineering services, materials and construction costs. Please see the attached Engineer's estimate of probable costs for this project, with a total project budget of \$180,000. The proposal is for budgeting purposes only and will be finalized prior to construction as the project will need to be bid for construction work.

City of Springfield – Department of Parks, Buildings and Recreation Management  
Florentine Gardens – CPA 2021 Application

At this time, PBRM is requesting funding of \$180,000 for the development of construction ready documents and construction of the Florentine Gardens from the Community Preservation Committee. The total budget of \$180,000 includes design and engineering, materials, prevailing wages for construction, landscaping and contingency costs to ensure a fair and accurate budget to support this project.

#### IV. ATTACHMENTS

##### **For all proposals**

- A. Commitment letters for revenue sources identified in the budget
  - a. At this time there are no additional funding sources for this project.
- B. Letters of Support
  - a. Board of Park Commissioners Support Letter
  - b. Springfield Historical Commission Letter of Support & Determination

##### **For projects that involve property (land/buildings)**

- C. Letters of Support from Neighborhood Council/Association where project is located
  - a. Please see attached letter of support from the:
    - i. Concerned Citizens for Springfield
    - ii. Forest Park Civic Association
- D. Maps
  - 1. Project location on citywide map
    - a. City of Springfield Open Space Map with Florentine Gardens Project Location
  - 2. Plot map (from City GIS) with the project parcel outlined and showing all abutting property parcels and the closest major intersection with streets labeled
    - a. Forest Park Property Map GIS Aerial Map
    - b. Forest Park Heights Historic District Map
    - c. 1897 Map of Forest Park Heights
- E. Architectural/Engineer Plans/Elevations/Site Plans
  - a. The Florentine Gardens conceptual plan is enclosed. Detailed design engineering and construction documents will be produced through this grant opportunity. All plans will be reviewed and finalized prior to reconstruction.
- F. Photographs
  - a. Site Photos
  - b. FPCA Illumination Night Photos
  - c. Florentine Gardens Seasonal Photo
- G. Operating Pro Forma (for project after it is complete)
  - a. Florentine Gardens is and will continue to be maintained and operated by the City of Springfield under the direction of the Department of Parks, Buildings and Recreation Management.
- H. Proof of ownership/control of property such as deed(s), executed purchase & sale agreement, option, lease agreement, etc.
  - a. Florentine Gardens GIS Property Information
  - b. Mass Historic Listing Spr.BD - Forest Park Heights Historic District
  - c. National Register of Historic Places Inventory Form – Forest Park Heights

**OPINION OF PROBABLE PROJECT COSTS  
BASED ON  
"RESTORATION OF FLORENTINE GARDENS- CONCEPTUAL MASTER PLAN"  
(MARCH 2021)**

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION	TASK TOTAL
<b>MOBILIZATION / DEMOBILIZATION / ENG. LAYOUT</b>					<b>\$7,500</b>
MOBILIZATION / DEMOBILIZATION / ENG. LAYOUT	1	LS	\$7,500	\$7,500	
<b>SITE PREPARATION &amp; SITE DEMOLITION</b>					<b>\$11,000</b>
SED. & EROSION CONTROL ALLOWANCE	1	LS	\$1,000	\$1,000	
TREE PROTECTION ALLOWANCE	1	LS	\$1,500	\$1,500	
TREE / ROOT PRUNING ALLOWANCE	1	LS	\$8,500	\$8,500	
<b>EARTHWORK (Associated earthwork is included in cost of site improvements &amp; utility work below)</b>					<b>\$3,750</b>
CUT TO REMOVE OFF SITE	10	CY	\$40	\$400	
FINE GRADE	15,000	SF	\$0.25	\$3,750	
<b>SITE UTILITIES</b>					<b>\$24,250</b>
WATER SERVICE (BFP, METER, PLUMBING, IRRIGATION VALVES, CABINET, CEM. CONC. PAD)	1	LS	\$5,000	\$5,000	
IRRIGATION & FOUNTAIN CONTROLS (BATTERY-OPERATED, ABOVE-GROUND CAB. ON CEM. CONC. PAD)	1	LS	\$2,750	\$2,750	
ELECTRICAL ALLOWANCE (CONDUIT FROM EXISTING SERVICES, AND THREE (3) OUTLETS AT FIR TREES)	1	LS	\$6,500	\$6,500	
DRAINAGE CONNECTION TO MANHOLE IN STREET	1	LS	\$10,000	\$10,000	
<b>SITE AMENITIES</b>					<b>\$40,000</b>
BENCHES ON BRICK PAVERS	5	EA	\$3,000	\$15,000	
ROBINSON IRON FOUNTAIN (FURNISHED & INSTALLED)	1	EA	\$25,000	\$25,000	
CPA FUNDING & FLORENTINE GARDENS HISTORICAL SIGNAGE ALLOWANCE	1	LS	\$2,500	\$2,500	
<b>PAVING &amp; SURFACING (Associated base materials are included)</b>					<b>\$12,500</b>
BRICK PAVER WALKWAY RESTORATION ALLOWANCE	500	SF	\$25.00	\$12,500	

**OPINION OF PROBABLE PROJECT COSTS  
BASED ON  
"RESTORATION OF FLORENTINE GARDENS- CONCEPTUAL MASTER PLAN"  
(MARCH 2021)**

<b>LANDSCAPE WORK</b>					<b>\$25,500</b>
REFURBISH LAWN AREAS	15,000	SF	\$0.25	\$3,750	
IRRIGATION	1	LS	\$8,000	\$8,000	
TREE PLANTINGS	3	EA	\$1,250	\$3,750	
PLANTING BED ALLOWANCE	1	LS	\$10,000	\$10,000	
<b>SUB-TOTAL =</b>				<b>\$124,500</b>	
<b>DESIGN CONTINGENCY** &amp; CONSTRUCTION CONTINGENCY (20%±)</b>				<b>\$25,000</b>	
<b>TOTAL CONSTRUCTION=</b>				<b>\$149,500</b>	
<b>SURVEY, DESIGN, ENGINEERING &amp; CONSTRUCTION PHASE SERVICES</b>				<b>\$20,000</b>	
<b>HISTORIC CONSULTANT SERVICES</b>				<b>\$1,500</b>	
<b>SUB TOTAL =</b>				<b>\$171,000</b>	
<b>ESCALATION PER YEAR (5%)</b>				<b>\$8,550</b>	
<b>TOTAL</b>				<b>\$179,550</b>	
<b>TOTAL (2022 DOLLARS), SAY</b>				<b>\$180,000</b>	

1. All construction costs include labor at prevailing wage rates, overhead, & profit.

2. The Design Contingency is intended to provide for minor Project elements that are undefined at the current level of design concept yet which typically become evident as the design progresses and that may be recommended by the design team and agreed upon by the Owner during subsequent phases of design. Notwithstanding, robust design processes and firm decision-making are recommended to reduce scope creep.

3. GZA's Opinion of Probable Project Costs is subject to the assumptions and limitations stated in our correspondence to the City of Springfield accompanying this cost opinion.



City of Springfield  
***Parks, Buildings, and Recreation Management***

March 22, 2021

Community Preservation Committee  
36 Court Street  
Springfield, MA 01103

Dear Committee Members,

The Board of Park Commissioners convened a meeting on March 18, 2021 to hear requests from citizens and community organizations relating to Community Preservation Act grant applications.

The Springfield Park Commission enthusiastically supports the request from Forest Park neighborhood residents for the Department of Parks, Buildings & Recreation Management to prepare a historic open space application for improvements to Florentine Gardens.

The Park Commission feels this project is aligned not only with Park Department priorities and needs for improvements to terraces city-wide, but with the Community Preservation Act priorities to preserve the historic character of the City's streetscapes and historic neighborhoods.

We are available to answer any questions and look forward to working with the Community Preservation Committee and the Forest Park Neighborhood to implement this project.

Sincerely,

Milagros Terry Rodriguez,  
Board of Park Commissioners, Chairwoman

cc: Patrick Sullivan, Executive Director DPBRM  
Patricia Triggs, Forest Park resident, Concerned Citizens for Springfield



70 Tapley Street  
Springfield, MA 01104

March 23, 2021

Community Preservation Committee  
City Hall, 36 Court Street  
Springfield, MA, 01103

Re: Application for Community Preservation Act Grant  
City of Springfield, Dept. of Parks, Buildings & Recreation Management –  
Florentine Gardens

Dear Community Preservation Committee:

I am writing to you to express the support from the Springfield Historical Commission for the City of Springfield Department of Parks, Buildings and Recreation Management's application for Community Preservation Act funds to advance restoration of Florentine Gardens.

Florentine Gardens is located in the Forest Park Heights Local Historic District. The Springfield Historical Commission has determined this property to be historically significant due to the age of the property and the role it played in the forming of the Forest Park Heights Neighborhood.

The open space at Florentine Gardens, slightly larger than a third of an acre, was established in 1893 when the Forest Park Heights neighborhood was developed. At that time the terrace featured a three tiered garden with a 25 foot fountain. The Commission understands the Park Department will make improvements to this terrace that honor and reflect its original designs with a landscaping plan and fountain that meets current codes and maintenance capabilities. This project will enable the Park Department to advance schematic design into construction documents and implement improvements that honor the terrace's history.

Community Preservation Act funds are integral to projects of this scope and will ensure that restoration of Florentine Gardens preserves the historic character of this open space in the Forest Park Heights neighborhood. The results of this project will restore a significant historic landscape for all to enjoy. Support of the Community Preservation Committee is appreciated.

Thank you for your consideration.

Sincerely,

Vincent Walsh  
Chairman, Springfield Historical Commission

Cc: Patrick J. Sullivan, Department of Parks, Buildings & Recreation Management



70 Tapley Street  
Springfield, MA 01104

## **Eligibility Determination for Community Preservation Act**

**THE SPRINGFIELD HISTORICAL COMMISSION has determined at its  
meeting of March 18, 2021 that the following property:**

Florentine Gardens Terrace  
**Property**  
(Intersection of Florentine Gardens &  
Spruceland Avenue)

City of Springfield  
**Owner**  
36 Court Street  
Springfield, MA 01103

\_\_\_ is listed individually on the State Register of Historic Places, or

☒ contributes to the **Forest Park Heights Local Historic District**, which is  
listed on the State Register of Historic Places, or

\_\_\_ is not listed individually or as a contributing part of a district but is significant in the  
history, archeology, architecture, or culture of Springfield because:

\_\_\_ is NOT significant in the history, archeology, architecture, or culture of Springfield.

**Chairman or Authorized Signature**



March 19, 2021

Mr. Patrick Sullivan  
Director of Buildings and Parks  
City of Springfield  
Springfield, MA

Dear Mr. Sullivan,

Please consider this letter of support for the application for a grant from the Community Preservation fund for restoration of the circle at Florentine Gardens, in the Forest Park neighborhood. I noted that our neighborhood did not have any requests for the last year of grant funding. Due to many circumstances beyond the control of any of us, it went undone!

The neighborhood is so excited at the prospect of this project coming to fruition , and as it is on land under control of the Park Department, we are hoping that we can be assisted in the application process by the Park Department.

Please be assured of our complete cooperation in this venture. We understand that it must also meet with the approval of the Springfield Historical Commission, which we fully support as well.

Thank you so much , in advance, from the loyal residents of Forest Park and from the board of the Concerned Citizens for Springfield.

Sincerely yours,

  
Patricia B. Triggs  
President



Patrick J. Sullivan  
Executive Director  
Department of Parks, Buildings and Recreation Management  
200 Trafton Road  
Springfield, MA 01108

March 19, 2021

Dear Mr. Sullivan:

It is our pleasure to write this letter of support for the Community Preservation Act (CPA) grant application to improve the conditions of the Florentine Gardens Terrace, the Forest Park Zoo Fence and the Forest Park Picnic Pavilion.

We appreciate your attendance at our March 9, 2021 meeting to provide an overview of these Park Department proposed CPA grant applications. As the neighborhood council that represents Forest Park, we support efforts to preserve, protect and enhance the historic and park characteristics of the Forest Park Heights Historic District and Forest Park.

The Florentine Gardens Terrace, once known as Floral Park, serves as a neighborhood open space that is often the site of neighborhood gatherings and celebrations, such as our annual Illumination Night event. Many of our members use Florentine Gardens as a means to access Forest Park while walking and/or biking. Improvements to this terrace to honor its historical role in our neighborhood are greatly appreciated.

Improvements to the Forest Park Zoo Fence will have an immediate visual impact on the beauty of Forest Park, while also improving safety measures for park and zoo visitors alike.

Many residents enjoy visiting Forest Park for family picnics and celebrations throughout the spring, summer and fall. Improvements to the picnic grove across from the Forest Park Rose Garden will provide park visitors a covered picnic pavilion to enjoy their time in the park.

We welcome the opportunity to partner with the City on these projects and we appreciate your efforts to enhance the park experience for all park patrons.

Sincerely,

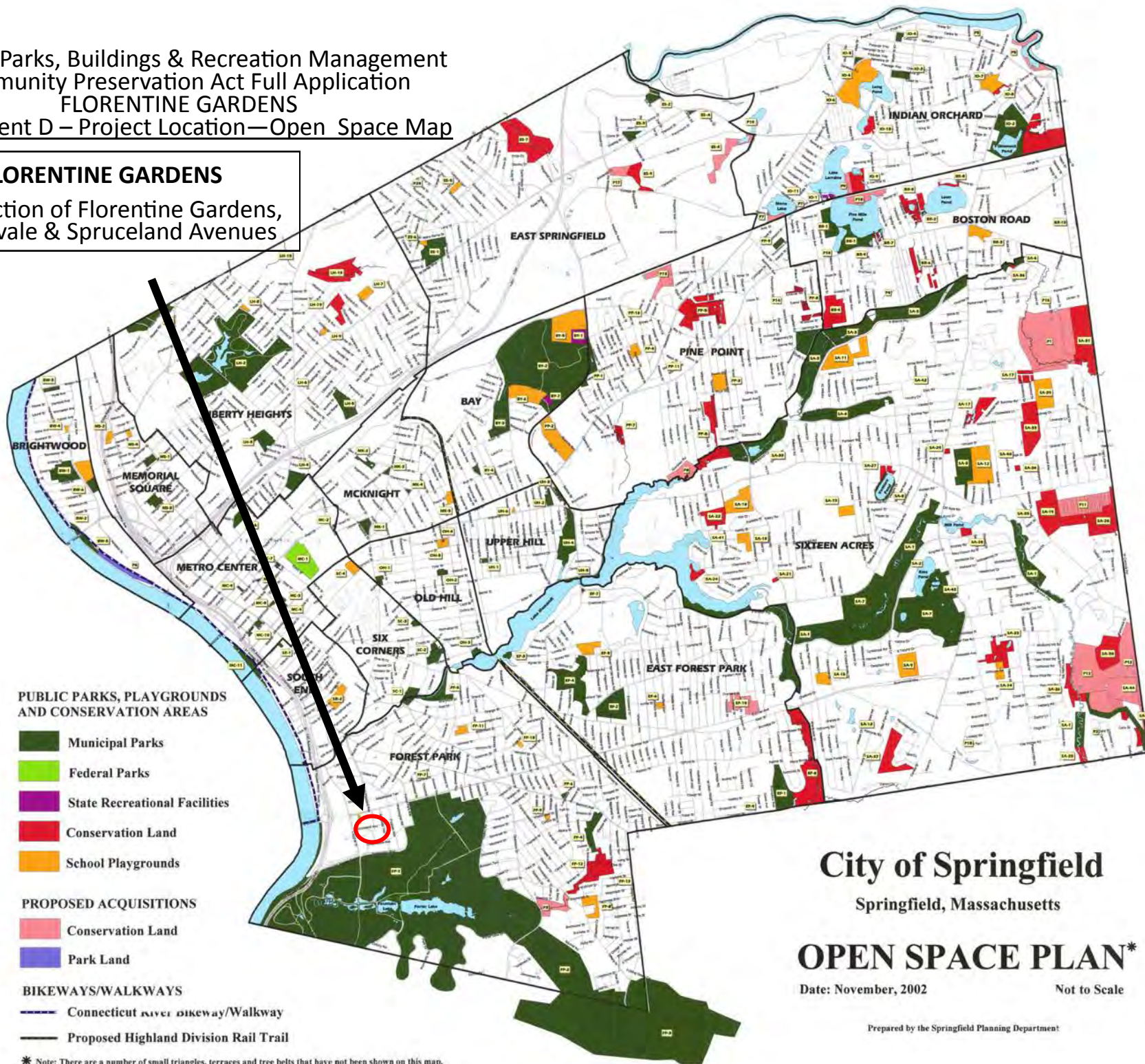
Beate Bolen,  
Forest Park Civic Association, Vice President



Dept. of Parks, Buildings & Recreation Management  
Community Preservation Act Full Application  
FLORENTINE GARDENS  
Attachment D – Project Location—Open Space Map

**FLORENTINE GARDENS**

Intersection of Florentine Gardens,  
Cherryvale & Spruceland Avenues







## FLORENTINE GARDENS

3/2/2021 10:26:07

1"=94'

### Property Information

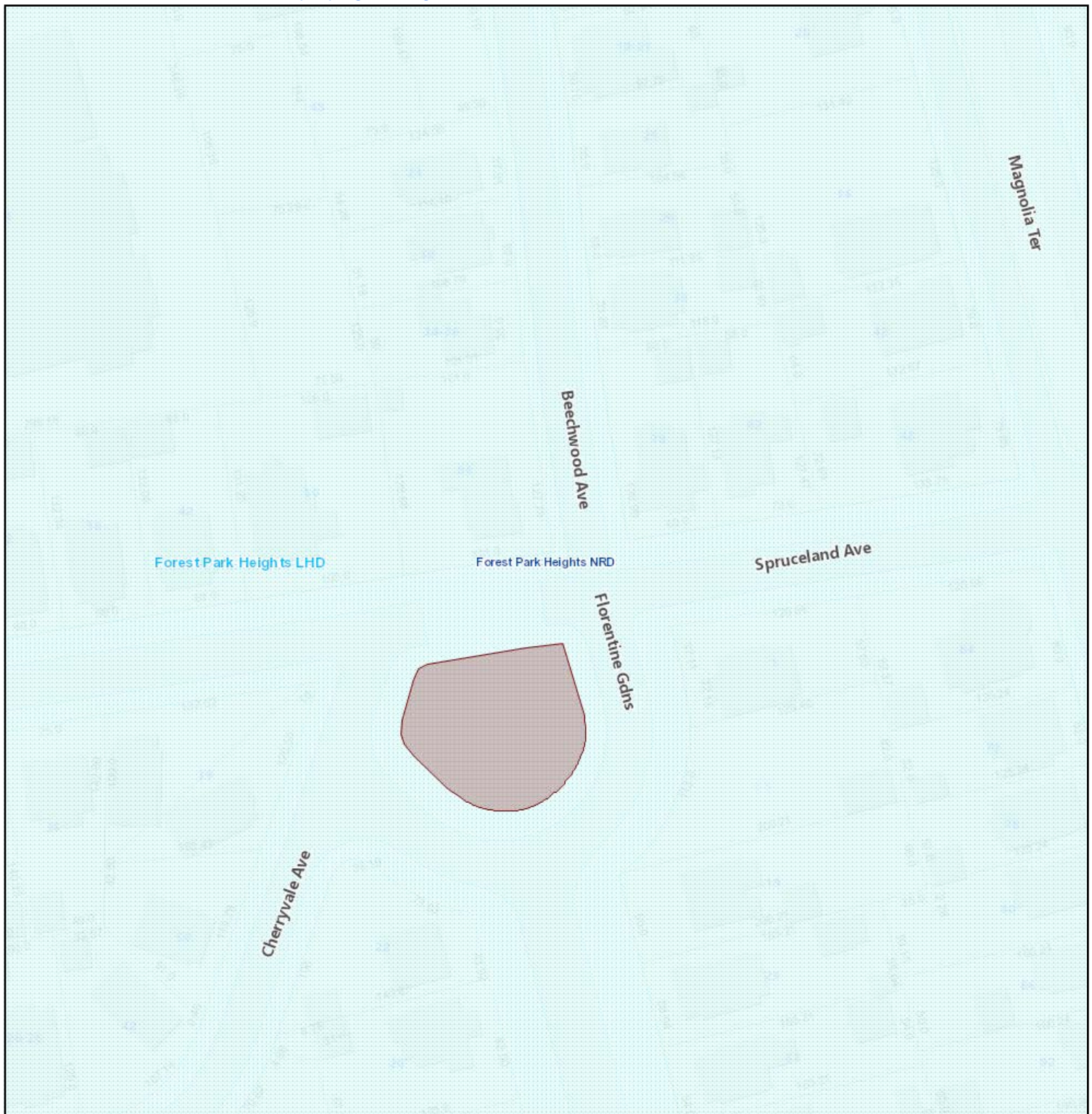
Parcel ID	05210-0029
Owner Name	SPRINGFIELD CITY OF
Owner Address1	
Owner Address2	SPRINGFIELD, MA
Land Area In Square Feet	7,691
Assessed Value	2,000
Historic	LHD
Zoning Name	Residence A



GIS information is provided on these Web Pages as a public resource for general information purposes only. It is used to locate, identify and inventory parcels of land in the City of Springfield for general purposes only and is NOT to be construed or used as a "legal description." Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against the City of Springfield that may arise from the use of this data. Information provided on these Web Pages should be verified with the appropriate City department, and reviewed and approved by an attorney or other qualified professional prior to its use for any purpose with potential legal consequences.







## FLORENTINE GARDENS

3/2/2021 10:25:10

1"=94'

### Property Information

<b>Parcel ID</b>	05210-0029
<b>Owner Name</b>	SPRINGFIELD CITY OF
<b>Owner Address1</b>	
<b>Owner Address2</b>	SPRINGFIELD, MA
<b>Land Area In Square Feet</b>	7,691
<b>Assessed Value</b>	2,000
<b>Historic</b>	LHD
<b>Zoning Name</b>	Residence A



GIS information is provided on these Web Pages as a public resource for general information purposes only. It is used to locate, identify and inventory parcels of land in the City of Springfield for general purposes only and is NOT to be construed or used as a "legal description." Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against the City of Springfield that may arise from the use of this data. Information provided on these Web Pages should be verified with the appropriate City department, and reviewed and approved by an attorney or other qualified professional prior to its use for any purpose with potential legal consequences.





565 603

603  
565

HAMPDEN COUNTY REGISTRY OF DEEDS.

JUN 26 1897

Received 10 H. 55 M. P.M.

*Wm James R. Niles, Register*

PLAN SHOWING CHANGES IN  
PINEYWOODS AVE.  
FLORENTINE GARDENS  
CHERRYVALE AVENUE  
SPRUCELAND AVENUE  
BEECHWOOD AVENUE  
FROM PLAN ON RECORDED  
BOOK PAGE  
AND NEUSES BUILT AND  
LOTS SOLD TO DATE,  
JUNE 25, 1897.

FOREST PARK HEIGHTS CO.

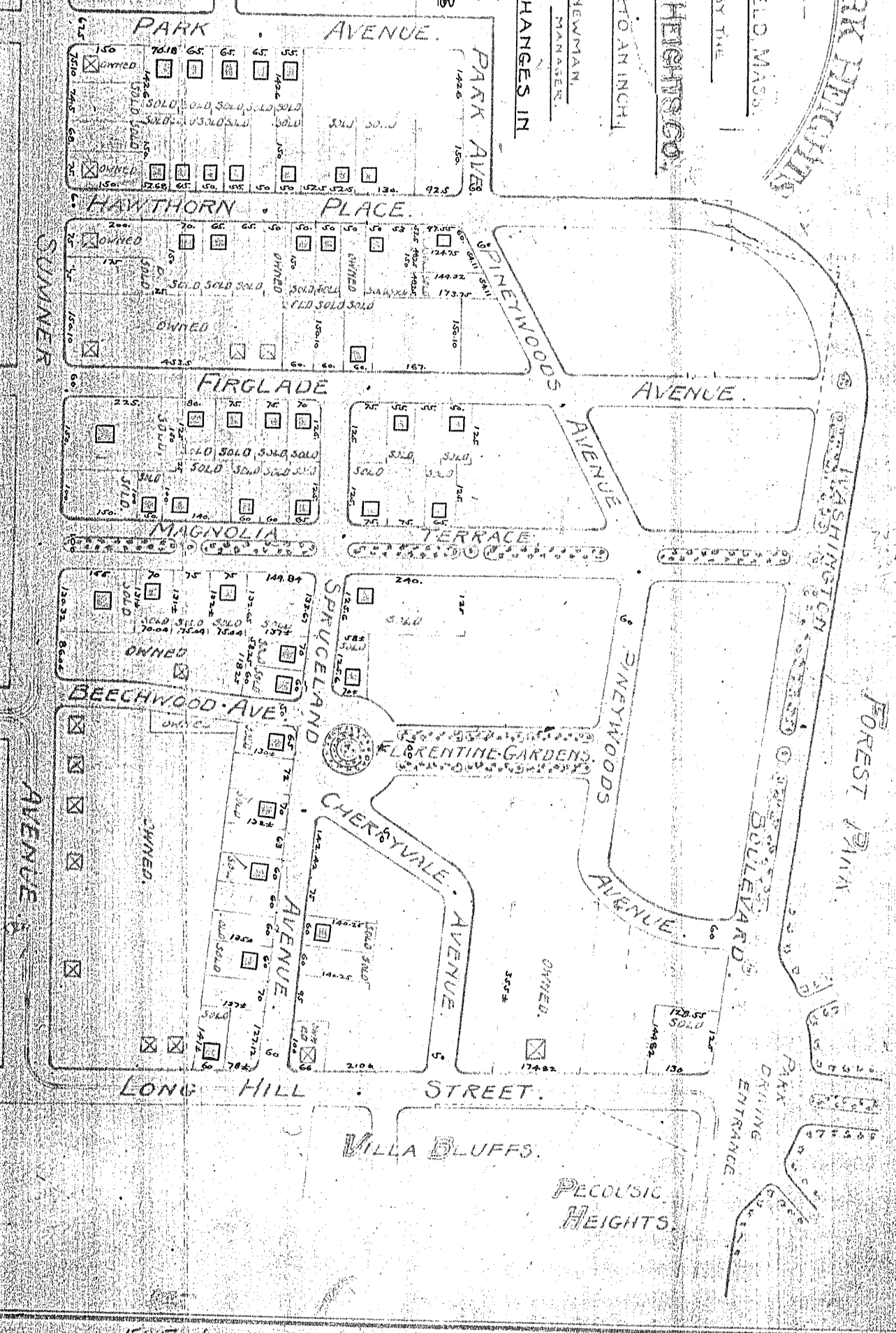
SCALE 200 FEET TO AN INCH

LOUIS F. NEWMAN,  
MANAGER.

SPRINGFIELD MASS.

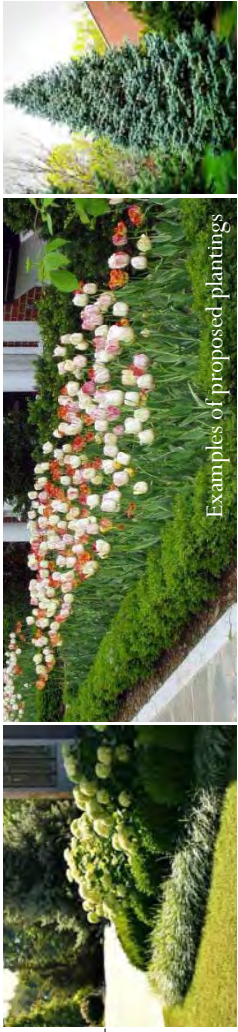
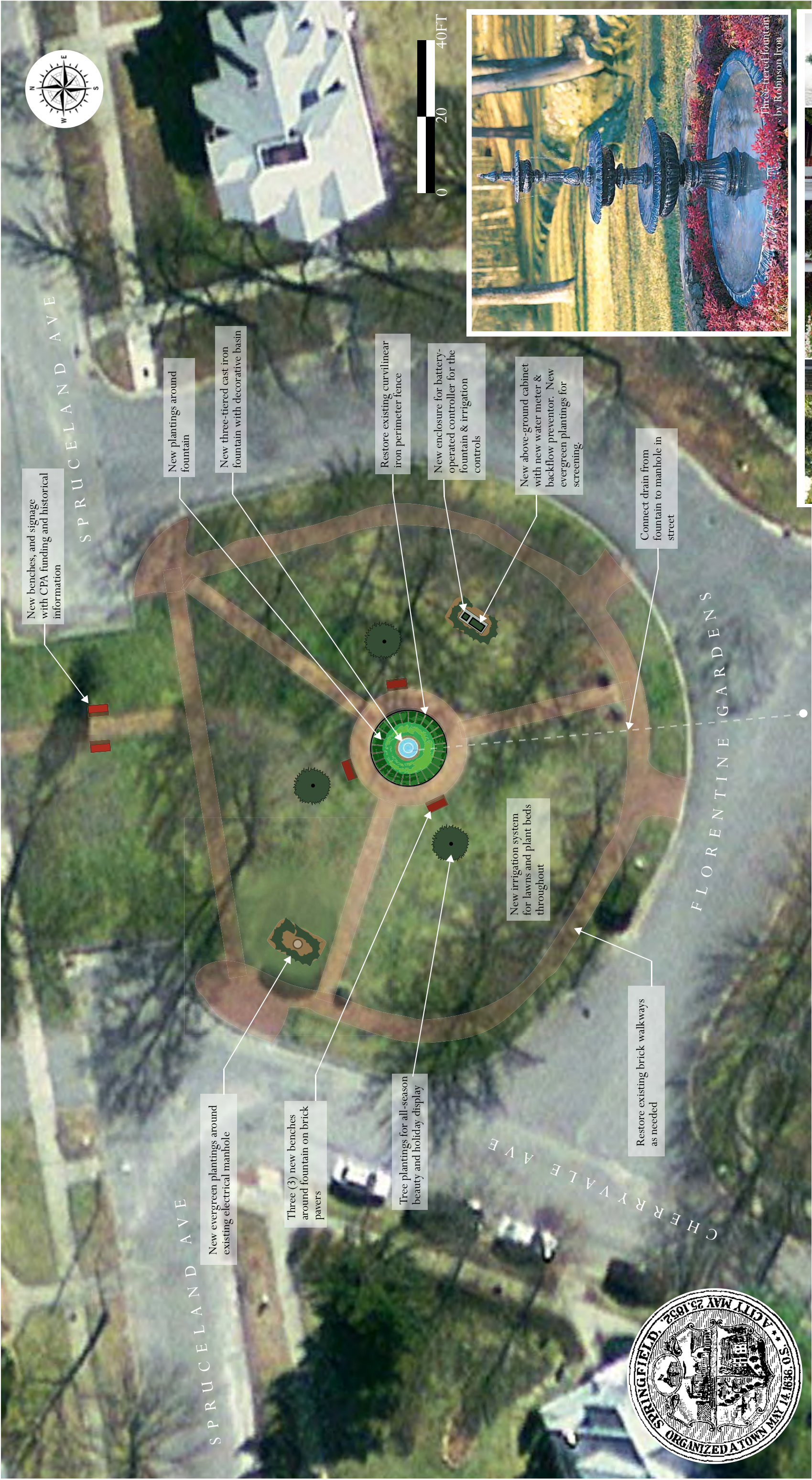
OWNED BY THE

FOREST PARK HEIGHTS



565-603





# Restoration of Florentine Gardens

CONCEPTUAL MASTER PLAN

Prepared for the City of Springfield  
Department of Parks, Buildings, & Recreation Management  
Prepared by GZA, March 2021





























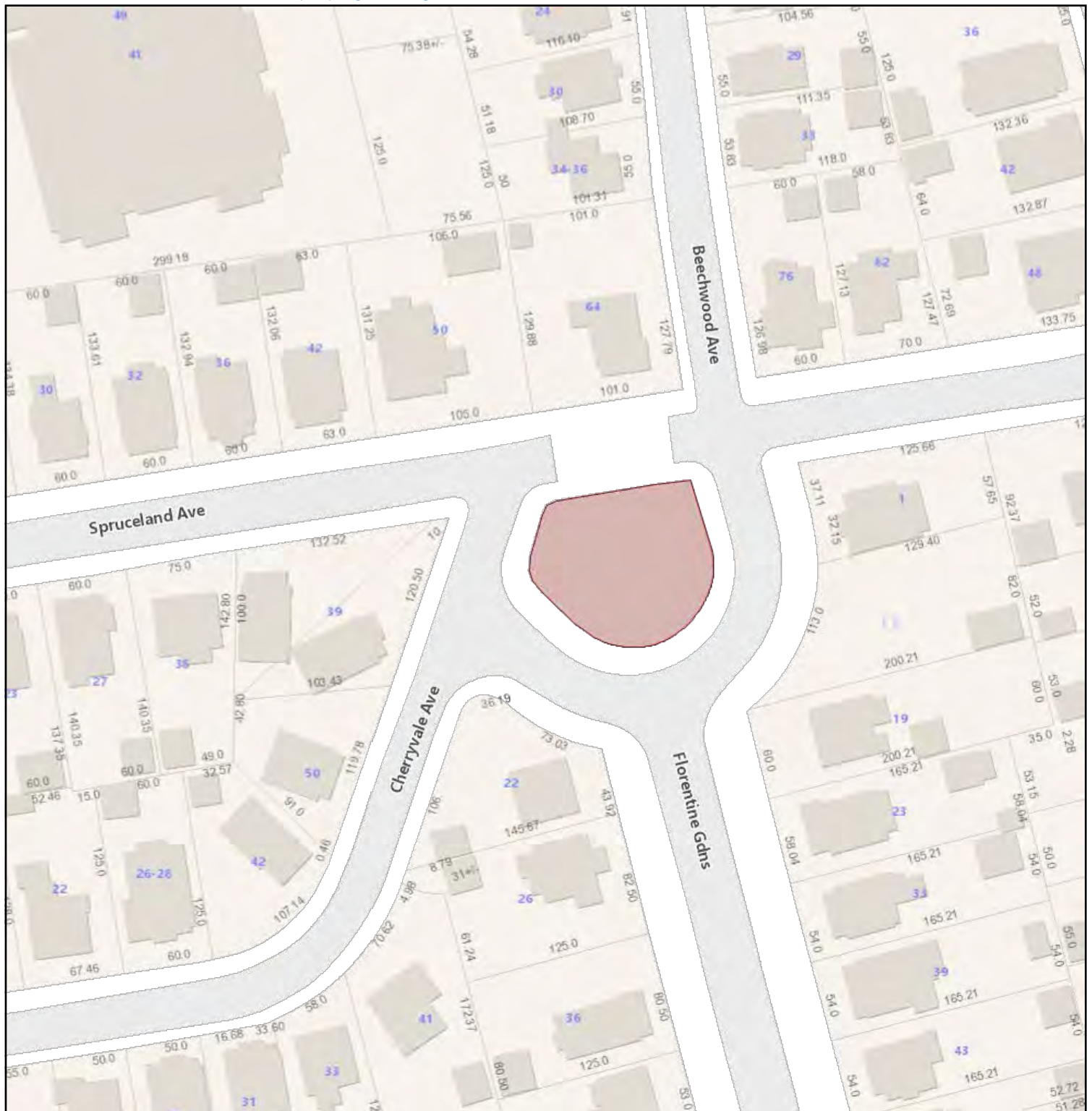












## FLORENTINE GARDENS

4/1/2021 10:13:15

1"=94'

### Property Information

Parcel ID	05210-0029
Owner Name	SPRINGFIELD CITY OF
Owner Address1	
Owner Address2	SPRINGFIELD, MA
Land Area In Square Feet	7,691
Assessed Value	2,000
Historic	LHD
Zoning Name	Residence A



GIS information is provided on these Web Pages as a public resource for general information purposes only. It is used to locate, identify and inventory parcels of land in the City of Springfield for general purposes only and is NOT to be construed or used as a "legal description." Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against the City of Springfield that may arise from the use of this data. Information provided on these Web Pages should be verified with the appropriate City department, and reviewed and approved by an attorney or other qualified professional prior to its use for any purpose with potential legal consequences.



# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	SPR.BD
<b>Historic Name:</b>	Forest Park Heights Historic District
<b>Common Name:</b>	
<b>Address:</b>	
<b>City/Town:</b>	Springfield
<b>Village/Neighborhood:</b>	Forest Park
<b>Local No:</b>	
<b>Year Constructed:</b>	
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	
<b>Use(s):</b>	Other Commercial; Other Governmental or Civic; Residential District
<b>Significance:</b>	Archaeology, Historic; Architecture; Commerce; Community Planning; Landscape Architecture; Recreation
<b>Area(s):</b>	
<b>Designation(s):</b>	Local Historic District (02/21/1975); Nat'l Register District (08/31/1982)
<b>Building Materials(s):</b>	



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site ([www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)) under the subject heading "MHC Forms."

Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on: Thursday, April 1, 2021 at 8:24: AM

FORM A - AREA SURVEY

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, State House, Boston

NR DIS 2131 182

Form numbers in this area 2001 - 2499	Area no. 2000 BD
--	------------------------

4442 - 2121-75

2. Photo (3x3" or 3x5")  
Staple to left side of form  
Photo number \_\_\_\_\_

1. Town Springfield  
Name of area (if any) Forest Park Heights  
Area \_\_\_\_\_  
3. General date or period 1893-1915  
4. Is area uniform (explain):  
in style? \_\_\_\_\_  
in condition? \_\_\_\_\_  
in type of ownership? \_\_\_\_\_  
in use? \_\_\_\_\_

5. Map. Use space below to draw a general map of the area involved. Indicate any historic properties for which individual reports are completed on Forms B thru F, using corresponding numbers. Show street names (including route numbers, if any) and indicate north. Indicate with an "x" existing houses not inventoried on Form B.

See National Register file for further information

DO NOT WRITE IN THIS SPACE USGS Quadrant _____ MHC Photo no. _____
--

6. Recorded by E. Durfee  
Organization MHC  
Date 6/15/78

(over)

7. Historical data. Explain the historical/architectural importance of this area.

8. Bibliography and/or references such as local histories, deeds, assessor's records, early maps, etc.



United States Department of the Interior  
Heritage Conservation and Recreation Service

# National Register of Historic Places Inventory—Nomination Form

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

For HCRS use only

received

date entered

## 1. Name

historic Forest Park Heights Historic District

and/or common same

## 2. Location

street & number Multiple N/A not for publication

city, town Springfield N/A vicinity of congressional district Second

state Massachusetts code 025 county Hampden code 013

## 3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <span style="margin-left: 100px;"><input type="checkbox"/> museum</span>
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial <span style="margin-left: 100px;"><input type="checkbox"/> park</span>
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational <span style="margin-left: 100px;"><input checked="" type="checkbox"/> private residence</span>
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment <span style="margin-left: 100px;"><input checked="" type="checkbox"/> religious</span>
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government <span style="margin-left: 100px;"><input type="checkbox"/> scientific</span>
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <span style="margin-left: 100px;"><input type="checkbox"/> transportation</span>
		<input type="checkbox"/> no	<input type="checkbox"/> military <span style="margin-left: 100px;"><input type="checkbox"/> other:</span>

## 4. Owner of Property

name Multiple - list on file at SHPO office (current as of 1/82)

street & number

city, town Springfield N/A vicinity of state Massachusetts

## 5. Location of Legal Description

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

street & number 55 Elm Street

city, town Springfield state Massachusetts

## 6. Representation in Existing Surveys

Inventory of the Historic Assets  
title of the Commonwealth

has this property been determined eligible? ☐ yes ☒ no

date September, 1977 ☐ federal ☒ state ☐ county ☐ local

depository for survey records Massachusetts Historical Commission

city, town Boston state Massachusetts 02108

## 7. Description

### Forest Park Heights Historic District

#### Condition

☐ excellent  
☒ good  
☐ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

#### Check one

☐ unaltered  
☒ altered

#### Check one

☒ original site  
☐ moved date \_\_\_\_\_

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

195 177 The Forest Park Heights District is a turn-of-the-century planned residential development in the southwestern section of Springfield. Comprised of some 700 structures, the area totals 177 acres, located on a plateau overlooking the valley formed by the confluence of the Westfield and Connecticut rivers. Forest Park, a 735 acre public park, lies to the south.

Historically, Forest Park Heights developed in three distinct sections which are unified by their proximity in date and their residential character, as well as scale, materials, and siting. The first section, a 75 acre tract of land bordered by Ft. Pleasant, Belmont, and Sumner Avenues, was acquired around 1890 by the Mutual Investment Company. During the years 1893-99, there was a minimal amount of construction along Churchill, Greenleaf, Fairfield, and Garfield Streets, and portions of Sumner and Forest Park Avenues. Major development occurred in this section from the early 1900's through 1916 along Maplewood Terrace, and Randolph, Oxford, Riverview, and Mountainview Streets. A second development group, the Forest Park Heights Company, was formed in 1893, and acquired 51 acres of unimproved land from the Mutual Investment Company, which lay south of Sumner Avenue and west of the park. During the first 13 months, six streets were opened and graded, with Magnolia Terrace, a boulevard with central mall, acting as the main thoroughfare. A third section, lying north of the Mutual Investment Company development along Bellevue Avenue and Marengo Park, was developed by local lumber dealer D.L. Swan, who purchased the area in 1894. Building occurred along Marengo Park between 1891-1907. Bellevue Avenue was developed a little later, c. 1907-1927.

Much of the district's present character results from the developers conscious attempt to provide diversity within a structured framework. This original intent remains clear in its architectural setting and landscape design. A diversity of architectural styles characterize the district, with representative examples of Queen Anne, Shingle, Stick and Arts and Crafts designs, in addition to Georgian, Tudor and Mission Revivals. Since it was the intention of the Forest Park Heights developers that no two dwellings be exactly alike, there is much variation of door, window, and gable ornament; a picturesque effect is created in many houses by the use of projecting bays and attached towers. Homes north and east of Sumner Avenue, the first section of development in Forest Park Heights, display the decorative shingles, towers, and elaborate chimney brick-work characteristic of the Queen Anne period. Subsequent building along Sumner Avenue reflects the symmetrical plan, restrained classical detail of the Georgian Revival style, while still later development south of Sumner Street, and north along Marengo Park continues features of the Georgian Revival style, as well as the banded casements, small-paned windows, and stucco walls of the Tudor style.

In addition to its architectural integrity, the Forest Park Heights District retains its original uniformity of scale, setback, and overall density. The majority of early houses are single family dwellings, 2 to 2½ stories in height; the trend toward two and three-family dwellings did not become popular until after 1909, and was concentrated on the peripheries of the district. There are also a number of multiple-family residences, including several brick apartment buildings constructed between 1914 and 1918 on Sumner Avenue. A uniform setback was adhered to in housing construction; this setback was enforced in later building activity through covenants placed on the scale of unimproved lots when controlling setback, as well as scale and architectural quality.

Development of Forest Park Heights included an elaborate landscaping plan which involved clearing of land, grading streets, laying sidewalks, planting trees, and creating small public parks. Streets were laid out to follow the contour of the land. In the section developed south of Sumner Avenue, street names follow a forest theme. The focal point of this area is Magnolia Terrace, a wide, 1500 foot long landscaped street with a center terrace 25 feet in width.



**United States Department of the Interior  
Heritage Conservation and Recreation Service**

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

For HCRA Use only
received
date entered

Continuation sheet

Item number

7

Page

2

At the entrance facing Sumner Avenue stood two life-sized bronze lions on brownstone bases, modeled after lions in the Tuileries Gardens of Paris. These were designed by J.L. Mott Iron Works of New York, as was the bronze bird fountain which also stood on the terrace. Bronze urns with flowering plants were placed at street intersections. The Forest Park Heights Company planted 100 magnolia trees on the terrace, and lined other streets with a variety of trees including domestic oak and birch, as well as imported tulip trees and European lindens. Trisected, terraced areas also appear in the center of Maplewood Terrace, Riverview Terrace, and Washington Boulevard. Several smaller landscaped parks are located in areas both to the north and south of Sumner Avenue. These include a triangular parcel near Fairfield Street, and the circular plot of Florentine Gardens. This circular parcel of land -- located at the intersection of Florentine Gardens, Cherryvale and Spruceland Avenues -- was the site of "Floral Park." Floral Park was developed into three tiers, with a variety of flowering shrubs on each tier. A shallow circular pool with fountain was placed on the uppermost tier. The entire structure was approximately 25 feet high; deteriorated through neglect, it was removed during the 1940's.

Representative Buildings within the district are described below:

#188 Sumner Avenue (Photo #15): This 2½ story Classical Revival house follows a symmetrical plan with clapboard sheathing and hip roofs. Interesting features which distinguish the structure include: a two story monumental central portico supported by Ionic columns, and lancet tracery on the upper window sashes. A centrally placed hip-roofed dormer adopts an unusual Palladian form, with clapboarding in place of side windows.

#41 Fairfield Street (Photo #13): This 2½ story shingled home, with its irregular roofline, asymmetrical plan, and imaginative decoration is a good example of the Queen Anne style. Inventive multi-paned windows appear in a variety of square, rectangular, round, and Palladian shapes; unusual broken-scroll gables with Palladian windows highlight the front and north facades. Among other distinguishing features are the round corner tower and shingled porch columns supporting a first floor porch (with open upper deck).

#79 Riverview Terrace (Map #283): The Charles McKnight House is a fine local example of the Arts and Crafts style, with its stuccoed walls, tall end chimney, overhanging eaves and horizontal bands of three or four small-paned windows. An unusual roof design, using a downward curving rounded roof edge, imitates the thatched roofs of early English cottages.

#62 Firglad Avenue (Map #163): Built in 1914 as a two family home, this 2½ story structure remains intact, and displays many features of the Tudor Revival style, its stuccoed walls and stained trim resembling the exposed timber framing of English medieval architecture. The facade is dominated by a large two story porch with stuccoed piers. Centrally placed on the slate roof is a double dormer with pediment, Doric pilaster strips and timber frame trim.

(145-151 (145, 147, 149, 151) (Maps #228, 229, 230) Sumner Avenue: The 40 Ten Block consists of two 4 story brick apartment buildings with bracketed decks on each level, centered on the 3 bay Sumner Avenue facade. A string course runs the length and width of the buildings at roof level, surmounted by a crenelated parapet. The narrow single and triple windows are simply trimmed with masonry lintels and sills.

There are few intrusions of newer buildings or non-residential uses in the district. The majority of later multi-family structures were built before 1930. Non-residential structures include 4 minor commercial buildings (Map/Inventory # 36, 42, 44, 45), a school building (#43)

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

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

For HCRS use only
received
date entered

Continuation sheet

Item number

7

Page

3

and several structures devoted to religious purposes (Map #36, 272). The most important of these is the Faith Congregational Church, completed in 1912 and designed in the late Gothic Revival style by local architects E.C. and G.C. Gardner.

Forest Park Heights is a unique, remarkably cohesive district. Nearly sixty years have elapsed since the Forest Park Heights development was essentially completed, yet it remains virtually intact with its late 19th century uniform setbacks, constant building scale, consistency of street plantings, and overall uniform density.



## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input checked="" 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 type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" 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 type="checkbox"/> other (specify)

Specific dates 1893-1915 Builder/Architect Mutual Investment Company  
Forest Park Heights Company

### Statement of Significance (in one paragraph)

Portions redacted

The Forest Park Heights District possesses integrity of location, design, materials, and setting and is significant as a large well-preserved residential development which clearly reflects the middle class life-style of Springfield's golden age. This period, spanning the later 19th and early 20th centuries, was one of tremendous growth and prosperity for the city and resulted from the industrial expansion initiated during the Civil War. Today, this turn-of-the-century suburb continues to reflect the conscious intent of its developers to provide a variety of designs and residential building types while maintaining uniformity in scale and density, so that large numbers of Springfield's population might be housed in a stylish but affordable fashion. The district thus meets criterion C of the National Register of Historic Places.

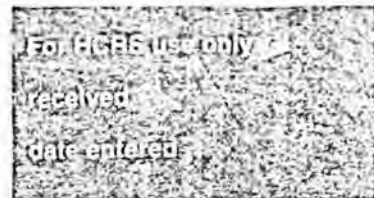
Initial plans for Forest Park Heights were fostered in the early 1870's when a group of Springfield's influential citizens purchased a large wooded tract of land in the city's southwest corner. This group included Samuel Bowles, publisher of the Springfield Daily Republican as well as Orrin Greenleaf, one of the city's first park commissioners whose gift of 64 acres in 1883 had established Forest Park itself. Development of the area began during the 1880's-90's, and with the advent of the electric trolley in 1890, Forest Park Heights became the focal point of many realtors' community planning ventures.

The first major investment in the area occurred in 1889 when the Mutual Investment Company was formed by John and William McKnight, the realtors who had been responsible for developing Springfield's first suburb in the northeast section of the city (McKnight Historic District, NR 4/26/76). They acquired a seventy-five acre tract bordered by Fort Pleasant, Belmont, and Sumner Avenues and during the years 1893-1899 a minimal amount of construction occurred along Churchill, Greenleaf, Fairfield, and Garfield Streets, as well as portions of Sumner and Forest Park Avenues. This initial activity was temporarily curtailed by financial problems in the McKnight District but more extensive development occurred between 1900 and 1916 along Randolph, Oxford, Riverview, and Mountainview Streets as well as Maplewood Terrace. During both periods, the Mutual Investment Company adhered to a policy of selling either company constructed houses or unimproved lots with a legal restriction that no house costing less than a specified amount be erected. As a result, only houses of excellent quality formed the neighborhood.

The Forest Park Heights Company, organized by Louis F. Newman in 1893, developed a second section of Forest Park Heights -- a 51 acre tract south of Sumner Avenue - implementing a comprehensive plan for community development which encompassed residential construction as well as extensive streetscaping. Newman, a native of Alabama, was educated in Germany and spent several years abroad, which later influenced the landscaping features he effected in Forest Park Heights. The company's expenditures for street construction during the first year of development amounted to \$10,000. Street names were selected in accordance with a forest theme, such as "Firglade Avenue," "Spruceland Avenue," and "Pinewood Avenue," and were modernized by the use of gas, water, and sewer mains. Thirteen houses ranging from \$4200 to \$12,000 in price were erected for a total cost of \$65,000. All houses with one exception were built from plans furnished by the Forest Park Heights Company and often designed by Newman himself.

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

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



Continuation sheet

Item number 8

Page 2

Like the McKnights, Newman also sold unimproved lots to prospective builders with restrictions on cost, limiting cost to not less than \$5000 on Magnolia Terrace, and less than \$3500 on other streets. Additional restrictions stated that dwellings be for private use and maintain uniform setback from the sidewalk.

This same consideration was given to siting and architectural quality in the third and last section developed in Forest Park Heights by lumber dealer D.L. Swan. This area, along Marengo Park and Bellevue Avenue, north of the Mutual Investment Company development, was purchased by Swan in 1894 and developed over the next twenty years.

Houses throughout the Forest Park Heights district reflect the intentions of the major developers, particularly Newman, that no two houses be identical in interior or exterior, exhibiting a full range of architectural styles and detail popular in the period 1893-1916. While single family homes predominant, there are a substantial number of double and multi-family residential structures primarily on the periphery of the neighborhood.

The entire physical appearance was consciously enhanced by detailed landscaping and elaborate statuary. Life-size Numidian lions modeled in bronze after those found in Paris' Tuileries Gardens once stood at the entrance to Magnolia Terrace from Sumner Avenue. Florentine Gardens was another source of attraction in the district, with its wide tree belts and circular floral park.

Many of the homes in the section north of Sumner Avenue were designed by local carpenter/builder Michael Maher, whose work for the McKnight brothers can also be seen in Springfield's McKnight Historic District. Louis Newman's company contracted with local builders as well, included William Dexter, Frederick Lathrop, and the partnership of Kelso and Thompson.

At the turn-of-the-century, Forest Park Heights was the home for a large segment of Springfield's population. Throughout the years, its residents, drawn primarily from the middle class, have functioned in executive or leadership positions in local business and industry. Some of the area's prominent residents have included its developer Charles McKnight and builder Michael Maher, Laurence Wallace, executive vice president of Forbes & Wallace, Thornton Burgess, author of Peter Cottontail children's series, and Theodor Geisel, "Dr. Seuss" of children's literature.

On March 14, 1975, the Forest Park Heights District was made a local historic district, thus providing architectural protection for the neighborhood.

EXP. 12/31/84

United States Department of the Interior  
National Park Service

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

For NPS use only
received
date entered

Continuation sheet

Item number

8

Page 3

The degree to which the 19th-century excavation and house construction disturbed the archaeological site is unclear. However, significant portions of the site are likely to retain integrity, especially on the grounds of the house in areas off the top of the bluff where previous excavations were concentrated.



## 9. Major Bibliographical Reference

Springfield Daily Republican, 1893-1915.

Tower, James, ed., Springfield Present and Prospective, Springfield, Massachusetts, Pond and Campbell, 1905.

Forest Park Heights Historical Committee, Picturesque Forest Park Heights, Springfield, Massachusetts: F.A. Bassette Company, 1976.

## 10. Geographical Data

Acreage of nominated property 195

Quadrangle name Springfield South

Quadrangle scale 1:24,000

UMT References

A 

1	8	7	0	1	1	0	0	4	6	6	1	2	1	0
Zone			Easting				Northing							

B 

1	8	7	0	0	2	0	0	4	6	6	1	0	0	0
Zone			Easting				Northing							

C 

1	8	7	0	0	2	8	0	4	6	6	1	8	1	0
Zone			Easting				Northing							

D 

1	8	7	0	1	0	0	0	4	6	6	2	7	6	0
Zone			Easting				Northing							

E 

1	8	7	0	1	5	0	0	4	6	6	2	2	0	0
Zone			Easting				Northing							

F 

Zone			Easting				Northing							

G 

Zone			Easting				Northing							

H 

Zone			Easting				Northing							

Verbal boundary description and justification

Please refer to the attached map.

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

state	code	county	code
N/A			

state	code	county	code
-------	------	--------	------

## 11. Form Prepared By

name/title Candace Jenkins, Registration Director  
Anne Burkhardt, Program Assistant with Springfield Historical Commission

organization Massachusetts Historical Commission date August 1981

street & number 294 Washington Street telephone (617) 727-8470

city or town Boston state Massachusetts 02108

## 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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

*Patience L. Weselowski*

title Executive Director, Massachusetts Historical Commission date 3/18/82

For HCRS use only

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

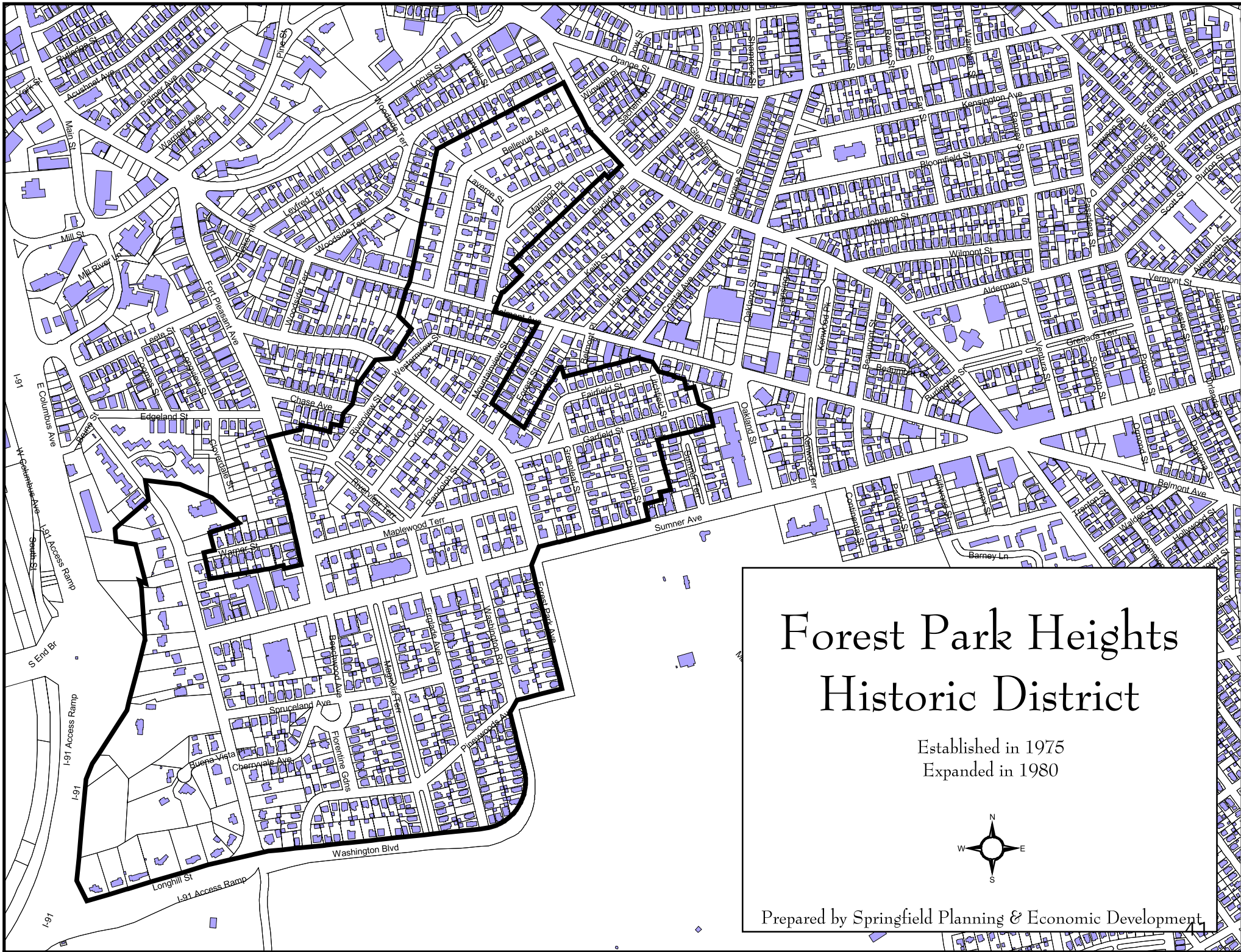
date

Keeper of the National Register

Attest:

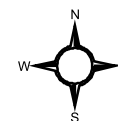
date

Chief of Registration



# Forest Park Heights Historic District

Established in 1975  
Expanded in 1980



Prepared by Springfield Planning & Economic Development



# Forest Park Heights Historic District

## UTM REFERENCES:

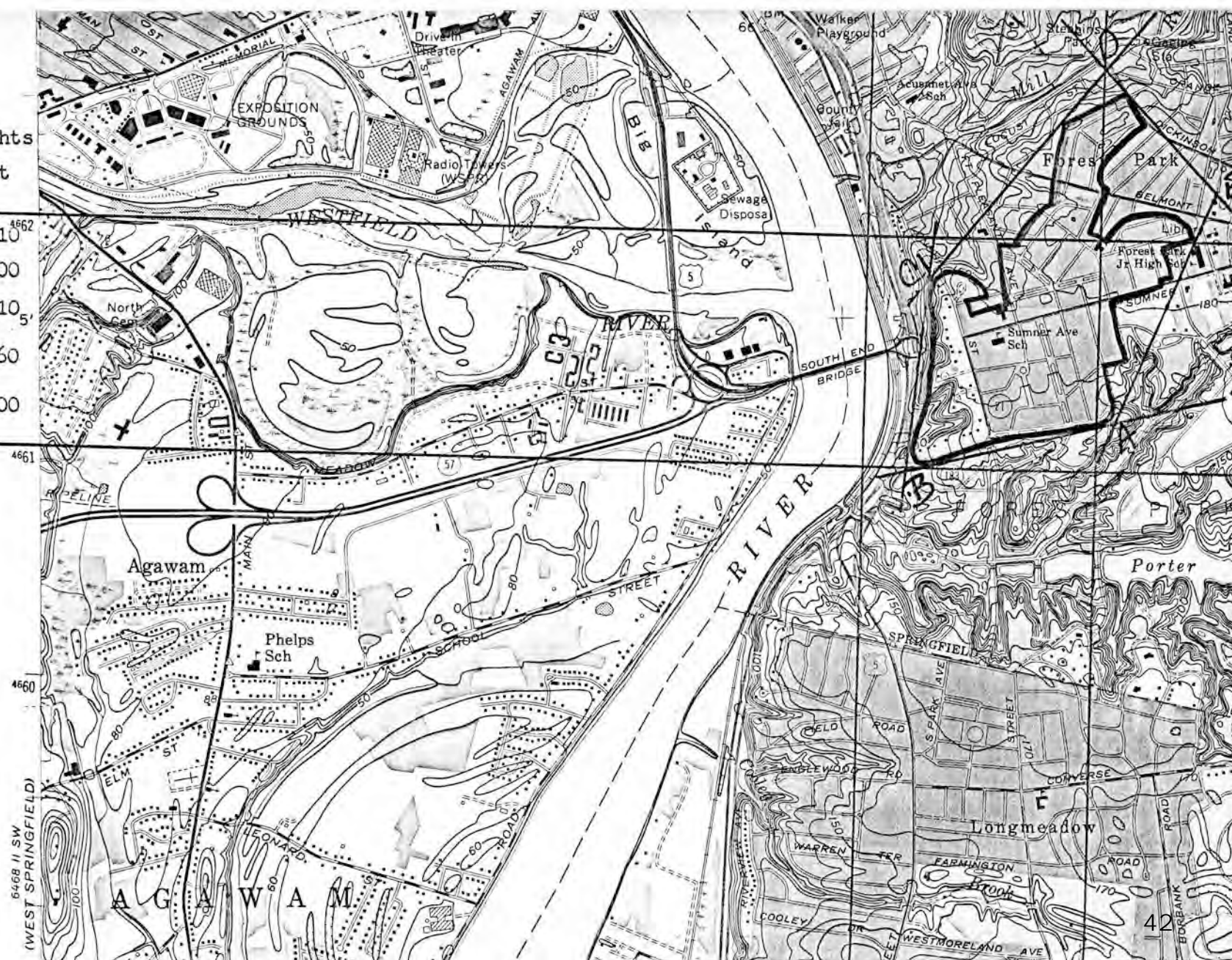
A. 18/701100/4661210<sup>4662</sup>

B. 18/700200/4661000

C. 18/700280/4661810<sub>5</sub>

D. 18/701000/4662760

E. 18/701500/4662200



### Statement on Photographs

The photographs which accompany this nomination were taken in 1974 when the area was proposed as a local historic district. Partly because that status was attained in 1975, the area has not changed in any appreciable way. The photographs continue to illustrate the appearance of the Forest Park Heights Historic District. The numbers refer to street numbers which are printed on the district map.



1. North intersection of Magnolia Terrace and Spruceland Avenue. Looking east, left to right: #48, #47, #43 and #37 Magnolia Terrace.





2. Looking west at east side of Washington Park: #73



3. Looking west at north side Spruceland Avenue: Left to right: #64, #50, and #42.



4. Looking south at east side Longhill Street: left to right, # 283, #293, and #301





5. Looking north at west side Magnolia Terrace: left to right, #102, #96, #92.



6. Looking south at east side Magnolia Terrace: #63 and #77.



7. Looking southeast at north side Maplewood Terrace: left to right: #88, #95, and #87.





8. Looking southeast at north side Oxford Street, #6





9. Looking south at west side Forest Park Avenue: left to right, #207, #205, and #203.



10. Looking east at west side Longhill Street: #224



11. Looking south at east side Forest Park Avenue: left to right, #223, #227, and #233.



12. Looking south at west side Forest Park Avenue: #300 and #306.





13. Looking southeast at north side Fairfield Street: #14





14. Looking north at west side Forest Park Avenue: left to right: #292, #288, and #280



15. Looking south at north side Sumner Avenue: #188.