

Holyoke Main Street Corridor Survey

Final Report

September 30, 2020

Zachary J. Violette

This project was an intensive-level neighborhood survey of its Main Street Corridor. Running parallel to, and just below the Second Level Canal, Main Street spans neighborhoods called the Flats and South Holyoke (Figure 1). The area was a locus of development during the early periods of industrial development of the city, initially conceived of and planned as a textile manufacturing center by a group of Boston investors. The Main Street corridor's built environment, however, reflects the complexity of the city's industrial developments, where textile, wire, machinery, and most notably paper enterprises developed rapidly. After the city's main commercial and financial functions moved westward to High Street in the late nineteenth and early twentieth century, the Main Street corridor appears to have taken on the characteristics of a local retail and service node for the sprawling and dense neighborhood of mostly working-class housing that adjoined it to the east. Industries of a scale smaller than those located on the city's canal system were also located in the neighborhood, clustered on Race and Clemente (originally Park) streets. While the area was particularly hard hit during the decline of Holyoke's industry in the late twentieth century, the neighborhood is now the focus of revitalization efforts. The present survey was undertaken, in part, to support those efforts.

SURVEY OBJECTIVES

The neighborhoods covered by the Main Street Corridor Historic Resources Survey - the Flats and South Holyoke - were, at the early twentieth century peak of its population, one of the most densely populated places in the United States. Except for vacant parcels held by the Holyoke Water Power Company into the twentieth century, Main Street and the areas around it were lined in many blocks with continuous three-to-five story store buildings with flats, offices or production lofts above. Most of the adjoining blocks were a mix of large brick tenement blocks, likewise, forming continuous street walls, as well as small and medium-scale industrial establishments, and civic and religious structures. Historical atlases indicate the density of the built landscape of this

neighborhood, which was highly unusual, if not unique, for an American city of Holyoke's size. With the city's declining population and changing economy in the second half of the twentieth century this neighborhood suffered extensive losses of this urban fabric. Little new construction appears to have occurred after 1930, except as infill on the site of earlier buildings; most of this is low-rise and land-extensive in nature, discontinuous with the street wall with large parking pads. As a result, remaining resources are frequently found within a landscape that has changed radically from the time of their construction. Given this, a major objective of this survey was not only the thorough documentation of the surviving resources from the earlier period, but also gaining an understanding of them within their original urban context. As a large number of these surviving buildings are vacant or under-utilized, the threat of continued losses is high. Documenting the cultural, social, and architectural significance of these resources, and placing them within their larger contexts, was a key aspect of the survey project. Using a robust, methodologically sound documentation process, incorporating the latest scholarship in the analysis of the industrial, commercial, and working-class landscape, helped to clarify the major significance of Holyoke's built environment. The updated forms, along with accompanying National Register criteria statements for a substantial number of the surveyed resources provide ready resources for the City's economic development efforts, as the neighborhood is the target of an ambitious downtown revitalization program of which historic preservation is a key component. Finally, by providing more thorough and inclusive narratives, the updated survey forms help support the community's placemaking efforts.

ASSESSMENT OF EXISTING DOCUMENTATION

While multiple layers of survey and planning efforts have been undertaken in the Main Street Corridor, substantial gaps remained at the time this project commenced. Extensive documentation of historic resources was conducted in Holyoke between 1978 and 1984. This resulted in the documentation of 136 buildings, 3 areas, and 2 bridges in South Holyoke and the Flats (The area encompassed by the Main Street Corridor Survey considers both place designations used in MACRIS.) This documentation includes a large area form, The Flats (HLY.W). As a result, 51 of the 122 properties on the initial target list (41%) were previously listed in MACRIS. However, most were simply listed in the HLY.W data sheet only. A small number of resources in the area have been listed on the National Register in recent years, including the Friedrich Block (449-461

Main Street, HLY.335) and the Robert Clovis Block (338 Main Street, HLY.324), as well as the Holyoke Canal System (HLY.T).

With the exception of the two recent National Register listings on Main Street, the vast majority of this documentation was over 30, and in many cases 40, years in age. Many of these forms were brief, with limited documentation of historical narrative. Construction dates were often based on visual analysis, and building identifications drawn from names on maps. The analysis on these forms, to the extent that it existed at all, does not reflect current understandings of the significance of commercial and working-class architecture. As a result, many important resources were overlooked in previous surveys, and the full significance of those surveyed was not adequately understood or conveyed.

METHODOLOGY

The methodology of this survey was based on that set forth in the latest version of the *Historic Properties Survey Manual* of the Massachusetts Historical Commission, and related documents. All properties were documented by one or more site visits, producing field notes and multiple exterior photographs, in accordance with MHC's *Interim Guidelines for Inventory Form Photographs*.

Research focused on documenting a property's evolution and identify, where relevant, its builder, architect, subsequent owners, tenants in its earliest phase of occupation and thereafter. A large portion of the surveyed properties were required to submit plans to the Massachusetts Department of Public Safety prior to construction. Therefore, the collection of blueprints and related cards in the Massachusetts State Archives was a major source of information in this project. (An initial batch of these records were retrieved and copied in January 2020 as part of Phase III of this project. The remainder, however, could not be accessed due to archive closures in response to COVID-19. As they are clarifying, these records should be retrieved as soon as is practicable; the attached forms note where sets of plans have been located but not retrieved.) In addition, Holyoke Building Department records, recently digitized, provided a crucial source of information, particularly on buildings built after the 1920s, and for the documentation of more recent changes.

Title research, tracing the ownership of subject parcels back to the Holyoke Water Power Company was conducted for most properties in the survey. This process, a major portion of the methodology, was helpful in illuminating key aspects of a property's history. Historical atlases also provide a sense of the evolution of the area and individual properties within it. Holyoke is fortunate in being well covered by city directories, including street lists since at least 1915, a remarkably early date. These were selectively employed to identify both commercial and residential tenants. US census records were also employed to identify select tenants of residential buildings and to gain an understanding of occupation, ethnic makeup, and household structure of the residents of larger buildings. While key sources like the Holyoke *Transcript-Telegram* remain accessible only by unindexed microfilm in regional archives - and were therefore were used only in limited instances - digitized and searchable copies of the *Springfield Republican* - which provided thorough coverage of Holyoke, was used extensively. This resource was used to identify the obituaries of key figures encountered in the survey, as well, in many cases, as references to the construction of many buildings. Utilizing such newspaper research provided precise dates of construction in a number of instances; in some cases early renderings were also included as part of this reporting. This was supplemented by genealogical information about property owners gathered using Ancestry.com and other commercial genealogical databases. Biographies were also compiled for all architects identified in this process. Included in these biographies will be analysis of similar works documented in MACRIS. Because of pandemic-related restrictions, access to additional local research was limited. Further research on the survey area should utilize the Holyoke Water Power Company Collection at the Holyoke Room of the Holyoke Public Library, the vertical files and scrapbooks of that institution, as well as the Holyoke collections at the Wistariahurst Museum.

In addition to other required elements identified in the *Survey Manual*, each B form included:

- An architectural description describing exterior features, as well as its use, type and arrangement of space. These descriptions situated the subject building within its wider context.
- Photographic images, in most cases documenting the building from all angles accessible from the public way

- A narrative of the social history of the building including background of the owners, major tenants, architects, and builders, where identified.
- Footnotes or other reference to sources of key information not reflected in the general bibliography
- Reproductions of relevant historical images and maps, where clarifying.

All individual and area forms built upon the framework and themes identified in the *MHC Reconnaissance Survey City Report* for Holyoke and corresponding Reconnaissance Survey Regional report, as well as the existing National Register nominations, survey forms, and other existing documentation.

PRODUCTS, ACCOMPLISHMENTS, HOW THE SURVEY DIFFERED FROM EXPECTATIONS

The original scope of this project, which called for the survey of 123 properties, was revised in July 2020 to allow for the survey of an additional 36 buildings on South Summer, South Canal, and adjoining streets. In total, therefore, 159 buildings were surveyed. The survey resulted in the production of seven Area forms and 90 individual Building forms. This represents substantially all of the surviving historical resources in the survey area (see Figure 1). Those products are listed in Appendix I.

The parameters of the survey project were well established in the original RFP and Scope, as expanded. As a result, the nature of the finished survey did not differ substantially from expectations. However, the research conducted for this project deepened our understanding of the historical and architectural significance of South Holyoke. The surveyed area contains a wide variety of residential types constructed within a fairly short period of time. As a result, the area demonstrates a consistency and unity of architectural outlook while encompassing a wide diversity of individual solutions.

CHARACTER OF PROPERTIES RECORDED

Holyoke has long been recognized as having a high level of significance for its industrial history. Its status as the "first industrial planned community" in the United States has been central to that context. The area encompassed by the Main Street Corridor Survey was the very heart of that "planned" community at the first stages of its development; the survey considered some of the city's oldest extant buildings and most significant manifestations of its industrial development and concomitant commercial and residential landscapes. However, as detailed in the accompanying survey forms, the landscape of South Holyoke is significant not just, or not even primarily, as a reflection of a unified vision of a "planned industrial community."

The landscape of Holyoke's neighborhoods below the First Level Canal was shaped by the 1849 "New City" plan of the Boston-backed Hadley Falls Company, which laid out a vision of a city ideally planned for textile production, taking advantage of the abundant waterpower of the Connecticut River. The original plan had anticipated blocks of company-sponsored housing on specifically designated tenement lots appurtenant to mill sites. While for several reasons the city developed a diversity of industries beyond the control of Boston textile interests, the Holyoke Water Power Company, the Hadley Fall's Company's corporate successor, controlled many of the 1200 acres of the original plan well into the third quarter of the nineteenth century. Despite the city's rapid growth, highly inflated real estate prices, and crowded housing conditions, waterpower company backers were long reluctant to release sites for individual development, preferring the stability that large corporate interests brought.¹ The company finally abandoned this policy in 1873, allowing the sale of lots to individuals.² In the context of the rapid growth of papermaking in Holyoke in these years, the sale of these lots prompted a boom in tenement construction. This construction was most often carried out by immigrants, usually small business owners or members of the construction trade, a large portion of whom built on a small scale for their own use, the use of family members, and for rental income. These builders, some working on a small scale, other more ambitious, but all from a diversity of backgrounds, worked under the constraints imposed by the waterpower company to employ varying strategies to densely accommodate a rapidly growing population. Most were closely connected to the multiple ethnic communities within which they

¹ Green, *Holyoke*, 39-44

² Green, *Holyoke*, 172

worked, and their housing choices and commercial strategies represented this diversity. Far from representing the unified, top-down vision of a planned community, South Holyoke's built environment represents a multiplicity of need and aspiration.

NATIONAL REGISTER RECOMMENDATIONS

The majority of Holyoke's National Register listings are clustered in the more elite residential and commercial neighborhoods that developed west of the First Level Canal in the latter part of the nineteenth century. In South Holyoke, listings are scanty at best. This paucity includes some obvious omissions, but also reflects important gaps in research or analysis of contexts. Further, integrity issues have hampered past efforts, and continue to be a growing problem. Yet as this survey has documented, both Main Street and the blocks of housing that surround it are an important and unique landscape that warrants recognition.

There are, at present, two National Register districts in or near the survey area. The Holyoke Canal System (NR DIS 12/30/1980, HYL.Y) rings the area and recognizes the important engineering feat of the waterpower system. Just to the northeast of the survey area, the Hadley Falls Company Housing District (NR DIS 11/9/1972, HLY.S) is closely related to the theme of Holyoke as planned community, encompassing blocks of well-preserved, company-built housing that cohere aesthetically. Aside from these there are only two individual listings in the survey area, both more recent and the result of tax credit projects: the Robert Clovis Block (338 Main Street, HLY.335, NR INDV 12/5/2002) and the Friedrich Block (449-461 Main Street, HLY.334, NR INDV 12/5/2002). As noted in the nomination for the Friedrich Block, the 1991 Area Form prepared for "The Flats/South Holyoke" (HLY.W) was apparently produced in contemplation of a National Register district including the 200-300 blocks of Main Street and other adjoining properties. The nomination reports, however, "the recommendation was later withdrawn since so many of the buildings in this area north of Cabot Street have subsequently been abandoned, demolished, or damaged by fire."³

Indeed, integrity remains a major challenge, one only exacerbated by demolition that began as early as the 1940s and has continued largely unabated since the first MHC surveys of the area in

³ Section 8, Continuation Sheet 5.

the late 1970s. One struggles to find cohesive streetscapes dating from South Holyoke's period of significance. Even the most intact blocks (those on the west side of Main Street between Spring and Sargent streets) are increasingly pock-marked with vacant lots, some resulting from the demolition of surveyed buildings occurring as recently as the last few years. Further, because of the historical development pattern of the area, in which the Holyoke Water Power Company withheld land from development, particularly on the east side of Main Street well into the mid-twentieth century, a traditional "street wall" never developed. The low-density development on much of the east side of Main Street, some of which is a reflection of these historical patterns, and in other cases the result of demolition, represents a further challenge in considering boundaries for a potential National Register district for properties on Main Street. The path forward, suggested by the listing of the Friedrich and Clovis Block, is a more aggressive strategy of individual listings. The criteria applied to these buildings, and the contexts cited in their nomination, as well as those emerging from new research, mean the potential for a large number of additional individual listings here. Outside of Main Street proper, the potential for one National Register historic district is discussed below.

Individual Listings

Within the surveyed area there are a considerable number of buildings with obvious significance and integrity to warrant individual listing. Among these, the H.H. Richardson-designed depot is perhaps of greater than local significance: as documented in the attached survey form it played an important if under-recognized role in that architect's career. The Precious Blood Rectory, in addition to its architectural significance and associations with the French-Canadian community, also has important associations with the ecclesiastical figures who built it, in part to encourage church reform. Other examples in this category include the Holyoke Water Power Company Office, a unique type in an excellent state of preservation, and important for its association with the entity whose control defined the very shape of the area's landscape; the Turn Verein Hall, another unusual type, one of only a handful of such buildings nation-wide; and the Lemuel Sears Block, a well-preserved and highly developed commercial building by an important architect. These and a number of other such buildings fit within existing and well-understood contexts, these properties would be eligible for individual listing under criterion A, association with events that have made a significant contribution to the broad patterns of our history, and criterion C,

embodying the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic value the local level. An unclear entrant in this category is the Holyoke House (345-363 Dwight Street, HLY. 61) a Greek Revival palace hotel that played an important role in the very first years of Holyoke's industrial development but whose integrity issues are challenging.

But beyond these, a number of masonry store-and-tenement blocks on Main Street should be considered for listing. While under more ideal circumstances these buildings would be included in a National Register district, like the Clovis and Friedrich blocks they retain sufficient integrity and are of sufficient importance to warrant individual listing. A full list of these buildings is appended to this report. All of these buildings have alterations to sash and storefronts, but such modifications are common on successfully listed commercial blocks. They retain sufficient integrity of location, setting, feeling, association, workmanship, and design. These would also be eligible under criterion A and most likely C as well. Additionally, the Merrick Thread Company complex retains a good deal of integrity and is an important early textile facility. It should be considered for listing as a small National Register district

South Holyoke Tenement Historic District

Finally, serious consideration should be given to the creation of a South Holyoke Tenement Historic District. Such a district would recognize the residential landscape east of Main Street, and the unusual housing types found there, particularly the large masonry blocks, built by French Canadian, German, and Irish immigrants, mostly in the 1880s and 1890s. One of the most distinctive features of Holyoke's landscapes, they are largely without parallel in similar communities in the northeast (or perhaps nation-wide) and should be recognized as such. Unlike working-class housing in many similar communities in the northeast, which was typically built of wood and often altered beyond recognition, the extant buildings here, being of masonry construction, retain a good deal of integrity. Like the commercial blocks, they usually only have alterations of sash and doors and rebuilt rear porches. As a result, most retain sufficient integrity of location, setting, feeling, association, workmanship, and design. Some, such as the Dufrense Tenement (568 South East Street, HLY.1490) may warrant individual listing for its associations with important persons as well as its architecture. However, while many of these blocks have

likewise suffered the piecemeal demolition seen on Main Street, a few intact streetscapes remain. Here, a National Register district is probably both feasible and desirable. This district would encompass blocks of South East, South Bridge, South Summer, and South Canal Streets, between Adams and Cabot streets. Two Area forms: South Bridge Street (HLY.AN) and South Summer Street (HLY.AO) were prepared to document the majority of the proposed district.

The proposed district would be eligible under criterion A, association with events that have made a significant contribution to the broad patterns of our history, and criterion C, embodying the distinctive characteristics of a type, period, or method of construction, or represents a significant and distinguishable entity whose components lack individual distinction, at the local level.

All National Register recommendations are represented by highlighted listings in Appendix 1.

RECOMMENDATIONS FOR FURTHER STUDY

The current survey documented all, or substantially all, of the historic-period buildings in the Survey Area (see Figure 1). When practical, however, supplemental research should be conducted to take into account research resources, identified in the Methodology section of this report, that could not be accessed due to the present emergency. Further, substantial numbers of related resources remain to the north and east of the Survey Area in The Flats neighborhood. Likewise, the core of the city's industrial landscape, along the Canal System, should be thoroughly documented in future survey efforts. These projects are anticipated at the time of this writing.

COMPLETED SURVEY PRODUCTS WILL BE AVAILABLE TO THE PUBLIC AT

Planning and Economic Development

City of Holyoke

20 Korean Veterans Plaza, Suite 406

Holyoke, MA 01040

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Maps

1849 Plan of the New City at Hadley Falls

1870 Beers, Ellis & Sole – Combined Map of Holyoke and Chicopee

1877 Bird's Eye View of Holyoke, J. Knauber & Co

1881 Bird's Eye View of Holyoke and Village of South Hadley Falls; J.J. Stoner

1884 Sanborn

1884 George H. Walker Atlas of Holyoke

1889 Sanborn

1895 Sanborn

1911 Richards Standard Atlas of the City of Holyoke

1915 Sanborn

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APPENDIX 1: SURVEY PRODUCTS

Recommendations for individual National Register listings are highlighted in **yellow**.

Recommendations for listing in the South Holyoke Tenement Historic District are highlighted in **green**.


Areas

American Tissue Mills (AI)

| Photo | Street Number | Street Name | Assessor's Number | Name Historic | Date | MHC Number |
|---|---------------|-----------------|-------------------|--|---------------|------------|
|  | 2 | Crescent Street | 030-02-001 | Smith, Wilson, and Sears Paper Company Building/ American Tissue Company Building 3 | c.1894 | HLY.1501 |
|  | 10 | Crescent Street | 030-02-001 | American Tissue Company Building 4 | c.1889 - 1895 | HLY.1502 |
|  | 12 | Crescent Street | 030-02-001 | American Tissue Company Building 5 | c.1889 - 1895 | HLY.1503 |
|  | 30 | Crescent Street | 030-02-001 | American Tissue Company Power House | 1924 | HLY.1504 |
|  | 30 | Crescent Street | 030-02-001 | American Tissue Company Garage | 1924 | HLY.1505 |

Dreikorn Bakery (A)

| Photo | Street Number | Street Name | Assessor's Number | Name Historic | Date | MHC Number |
|---|---------------|---------------------|-------------------|----------------------------------|---------------|------------|
|  | 290 | Clemente Street | 026-01-001 | Dreikorn Bakery Loading Building | 1957 | HLY.1506 |
|  | 300 | Clemente Street | 026-01-001 | Dreikorn Bakery Loading Building | 1956 | HLY.1507 |
|  | 306 314 | Clemente Street | 026-01-004 | Dreikorn Bakery Storage Building | 1924 | HLY.1508 |
|  | 318 320 | Clemente Street | 026-01-004 | Richard H. Dietz Block | 1890 | HLY.1509 |
|  | 322 324 | Clemente Street | 026-01-001 | Hobert P. Street Block | c.1886 - 1889 | HLY.1510 |
|  | 31 | Jackson Street | 026-01-003 | Dreikorn Bakery Annex | c.1966 | HLY.1511 |
|  | 611 | South Bridge Street | 026-01-001 | Dreikorn Bakery Loading Building | 1952 | HLY.1512 |

| | | | | | | |
|---|-----|------------------------|------------|----------------------------------|------|----------|
|  | 617 | South Bridge Street | 026-01-004 | Dreikorn Bakery Bake House | 1926 | HLY.1513 |
|---|-----|------------------------|------------|----------------------------------|------|----------|





Friedrich Area (AK)

| Photo | Street Number | Street Name | Assessor's Number | Name Historic | Date | MHC Number |
|---|------------------|--------------------|----------------------|--------------------------------|------------------|---------------|
|  | 449 | Main Street | 028-07-011 | Friedrich Block | 1908 | HLY.335 |
|  | 414 416 | Race Street | 028-07-015 | Friedrich Company Garage | c.1922 | HLY.1514 |
|  | 420 432 | Race Street | 028-07-014 | Friedrich Factory Annex | 1916 | HLY.1515 |
|  | 71 | Sargeant Street | 028-07-012 | Patrick Manning Tenement | c.1867 - 1870 | HLY.1516 |
|  | 73 | Sargeant Street | 028-07-013 | E.H. Friedrich Factory | 1901 | HLY.290 |




John J. Prew Clemente Street Subdivision (AL)









| Photo | Street Number | Street Name | Assessor's Number | Name Historic | Date | MHC Number |
|---|---------------|-----------------|-------------------|------------------------|---------------|------------|
|  | 48 | Clemente Street | 030-03-017 | Louis Tetrault House | 1877 - 1881 | HLY.1517 |
|  | 52 | Clemente Street | 030-03-014 | Philius Larravie House | 1886 - 1889 | HLY.1518 |
|  | 54 | Clemente Street | 030-03-016 | Francois Godin House | c.1889 - 1892 | HLY.1519 |
|  | 56 | Clemente Street | 030-03-013 | Cyprien Larivee House | c.1887 - 1889 | HLY.1520 |
|  | 62 | Clemente Street | 030-03-015 | Mary Chabot House | 1889 - 1895 | HLY.1521 |


Merrick Thread Company (AM)

| Photo | Street Number | Street Name | Assessor's Number | Name Historic | Date | MHC Number |
|--|---------------|-----------------|-------------------|--|------|------------|
|  | 321 | Clemente Street | 026-03-012 | Merrick Thread Company Livery Stable | 1895 | HLY.1522 |
|  | 45 47 | Jackson Street | 026-04-003 | Merrick Thread Company Storage and Spool Shops | 1879 | HLY.1523 |
|  | 532 | Main Street | 026-03-012 | Merrick Thread Company New Mill | 1884 | HLY.52 |
|  | 549 | Main Street | 026-04-002 | Merrick Thread Company Mill Number One | 1866 | HLY.53 |


South Bridge Street (AN)




| Photo | Street Number | Street Name | Assessor's Number | Name Historic | Date | MHC Number |
|---|---------------|---------------------|-------------------|----------------------------|---------------|------------|
|  | 31 | Cabot Street | 031-01-018 | Elizabeth LeCours Tenement | c.1881 | HLY.1524 |
|  | 510 | South Bridge Street | 031-01-014 | A.Hormidas Potvin Block | c.1902 - 1903 | HLY.1525 |
|  | 518 522 | South Bridge Street | 029-04-013 | Blais Block | 1910 | HLY.1526 |

| | | | | | | |
|---|---------|---------------------|------------|-------------------------------------|---------------|----------|
|  | 527 | South Bridge Street | 029-07-003 | Sainte Marie Block | 1887 | HLY.1527 |
|  | 524 528 | South Bridge Street | 029-04-012 | Ducharme Block | 1892 | HLY.1528 |
|  | 529 | South Bridge Street | 029-07-004 | Beauchemin (Joseph Beauchamp) Block | 1887 | HLY.1529 |
|  | 530 | South Bridge Street | 029-04-011 | Gideon Garceau Tenement | c.1884 - 1886 | HLY.1530 |
|  | 532 | South Bridge Street | 029-04-010 | Gideon Garceau Tenement | c.1884 - 1886 | HLY.1531 |
|  | 535 | South Bridge Street | 029-07-005 | Joseph Belanger Tenement | c.1885 - 1889 | HLY.1532 |
|  | 542 | South Bridge Street | 029-04-008 | Gideon Garceau Tenement | c.1889 - 1895 | HLY.1533 |
|  | 545 | South Bridge Street | 029-07-007 | Clara and Frank Menard House | c.1884 | HLY.1534 |

| | | | | | | |
|---|------|---------------------|------------|--------------------|------|----------|
|  | 5340 | South Bridge Street | 029-04-009 | Turgeon Apartments | 1892 | HLY.1535 |
|---|------|---------------------|------------|--------------------|------|----------|



South Summer Street (AO)

| Photo | Street Number | Street Name | Assessor's Number | Name Historic | Date | MHC Number |
|---|---------------|-----------------|-------------------|-------------------------------------|---------------|------------|
|  | 5 | Adams Street | 029-03-008 | LaFrance Apartments | 1907 | HLY.1536 |
|  | 7 | Adams Street | 029-03-009 | Olive Lescarbeaux Tenement | c.1886 | HLY.1537 |
|  | 529 538 | Canal Street | 029-02-001 | Franklin Paper Company Tenement Row | c.1868 - 1870 | HLY.1538 |
|  | 12 | Hamilton Street | 029-02-011 | Gilbert Potvin Tenement | 1886 | HLY.1539 |
|  | 13 15 | Hamilton Street | 029-01-002 | Igance Robert Tenement | c.1889 | HLY.1540 |
|  | 18 20 | Hamilton Street | 029-05-001 | Ulric Perrault Block | c.1889 - 1891 | HLY.1541 |

| | | | | | | |
|---|-------|--------------------|-------------|--------------------------------|---------------|----------|
|  | 12 16 | Sargeant Street | 029-03-016 | John J. Prew Tenement | c.1886 | HLY.1542 |
|  | 23 | Sargeant Street | 029-05-008 | William Brady Tenement | c.1889 - 1895 | HLY.1543 |
|  | 27 35 | Sargeant Street | 029-05-009 | Henry O. Beauchamp Block Annex | c.1911 - 1915 | HLY.1544 |
|  | 559 | South Canal Street | 029-03-002A | Louis A. LaFrance Tenement | 1901 | HLY.1545 |
|  | 561 | South Canal Street | 029-03-002A | Louis A. LaFrance Tenement | 1901 | HLY.1546 |
|  | 563 | South Canal Street | 029-03-002A | Louis A. LaFrance Tenement | 1901 | HLY.1547 |
|  | 565 | South Canal Street | 029-03-002A | Louis A. LaFrance Tenement | 1901 | HLY.1548 |
|  | 567 | South Canal Street | 029-03-002A | Louis A. LaFrance Tenement | 1901 | HLY.1549 |

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|---|-----|---------------------|-------------|---|---------------|----------|
|  | 569 | South Canal Street | 029-03-002A | Louis A. LaFrance Tenement | 1901 | HLY.1550 |
|  | 532 | South Summer Street | 029-01-004 | Joseph Beaudoin and Alice Dugas Tenement | 1888 | HLY.1551 |
|  | 550 | South Summer Street | 029-02-011 | Gilbert Potvin Tenement | c.1885 - 1889 | HLY.1552 |
|  | 552 | South Summer Street | 029-02-010 | Alexandre and Edmond Lapointe Tenement | c.1887 - 1889 | HLY.1553 |
|  | 554 | South Summer Street | 029-02-009 | Gilbert Potvin Sr. and Gilbert Potvin Jr./ LaPoint and Fortier Tenement | 1893 | HLY.1554 |
|  | 558 | South Summer Street | 029-02-008 | Gilbert Potvin Tenement | c.1887 - 1889 | HLY.1555 |
|  | 560 | South Summer Street | 029-02-007 | Gilbert Potvin Tenement | c.1887 - 1889 | HLY.1556 |
|  | 561 | South Summer Street | 029-05-005 | Maxime Ruel/ Potvin and LaFrance Tenement | c.1893 | HLY.1557 |

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|---|---------|---------------------|-------------|--|---------------|----------|
|  | 563 | South Summer Street | 029-05-006 | Potvin and LaFrance Tenement | 1893 | HLY.1558 |
|  | 570 572 | South Summer Street | 029-02-006 | Gilbert Potvin Tenement | c.1885 - 1889 | HLY.1559 |
|  | 576 578 | South Summer Street | 029-03-015 | Menard Building | 1905 | HLY.1560 |
|  | 580 | South Summer Street | 029-03-015 | Napoleon Rock and Philip Bourgeault Tenement | 1893 | HLY.1561 |
|  | 582 | South Summer Street | 029-03-002A | Maxime Ruelle Tenement | 1893 | HLY.1562 |
|  | 584 | South Summer Street | 029-03-002A | Potvin and LaFrance Tenement | c.1893 - 1895 | HLY.1563 |

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|---|-----|---------------------|-------------|------------------------------|---------------|----------|
|  | 586 | South Summer Street | 029-03-002A | Potvin and LaFrance Tenement | c.1895 - 1897 | HLY.1564 |
|  | 588 | South Summer Street | 029-03-002A | Louis A. LaFrance Tenement | c.1895 - 1897 | HLY.1565 |

Individual Buildings









| Photo | Street Number | Street Name | Assessor's Number | Name Historic | Date | MHC Number |
|---|---------------|-----------------|-------------------|--|---------------|--------------------------|
|  | 52-56 | Adams Street | 026-03-002 | Julia Sullivan Tenement | c.1864 - 1869 | HLY.1454 |
|  | 181 | Appleton Street | 030-06-011 | American Braiding Company Building | 1920 | HLY.282 |
|  | 2 | Bowers Street | 033-03-001 | Boston and Maine Railroad Express Office | c.1895 - 1911 | HLY.1455 |
|  | 12 | Bowers Street | 033-03-002 | Connecticut River Railroad Depot | 1883 - 1885 | HLY.41 |
|  | 16 | Cabot Street | 029-01-007 | James Kennedy Tenement | c.1884 - 1889 | HLY.1456 |

| | | | | | | |
|---|-----------|-----------------|------------|------------------------------------|----------------------|--------------------------|
|  | 56 | Cabot Street | 028-01-001 | Precious Blood Rectory | 1891 | HLY.50 |
|  | 96 | Cabot Street | 028-06-020 | Grace Church | 1896 | HLY.287 |
|  | 1 | Canal Street | 033-03-006 | Holyoke Water Power Company Office | 1871 | HLY.71 |
|  | 5 | Canal Street | 033-03-007 | Mount Tom Hose Company #1 | 1887 | HLY.70 |
|  | 44 46 | Clemente Street | 030-03-001 | Holyoke Warehouse Company Building | expanded 1918 - 1923 | HLY.1457 |
|  | 82 82 1/2 | Clemente Street | 030-03-010 | Ambrose Lanoue Tenement | 1895 | HLY.1458 |
|  | 115 | Clemente Street | 028-03-003 | Graves and Kinney Foundry | c.1882 - 1884 | HLY.1459 |
|  | 121 | Clemente Street | 028-03-004 | Beliveau and Pepin Tenement | c.1882 - 1884 | HLY.1460 |






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|---|---------|-----------------|------------|---|---------------|--------------------------|
|  | 127 131 | Clemente Street | 028-03-005 | Beliveau and Pepin Tenement and Grocery Store | c.1882 - 1884 | HLY.1461 |
|  | 181 | Clemente Street | 028-04-002 | Blaise Borlen Tenement | c.1883 - 1884 | HLY.1463 |
|  | 293 299 | Clemente Street | 026-03-002 | William Stevens Block | c.1889 | HLY.1464 |
|  | 345 363 | Dwight Street | 033-06-003 | Holyoke House | 1849 - 1850 | HLY.61 |
|  | 354 364 | Dwight Street | 033-07-021 | Chapin Block/Parsons Hall | 1849 | HLY.275 |
|  | 51 | Hamilton Street | 028-01-002 | Park Street School/ Precious Blood Convent | 1868 | HLY.1465 |
|  | 21 | Jackson Street | 027-04-011 | Otto Brueck Tenement | c.1884 - 1889 | HLY.1466 |
|  | 93 | Lyman Street | 037-05-005 | Gilbert Potvin Tenement | c.1880 - 1881 | HLY.1467 |

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|---|-------|--------------|------------|-------------------------------------|---------------|--------------------------|
|  | 103 | Lyman Street | 037-05-007 | Gilbert Potvin Tenement | c.1880 - 1881 | HLY.1468 |
|  | 42 | Main Street | 033-04-009 | J. Russell and Company Warehouse | 1937 | HLY.1469 |
|  | 44 48 | Main Street | 033-04-009 | J. Russell and Company Warehouse | c.1911 - 1915 | HLY.293 |
|  | 52 54 | Main Street | 033-04-008 | Justin B Perkins Block | 1883 | HLY.294 |
|  | 62 | Main Street | 033-04-006 | Prentiss Brothers/Rudolph Kuc Block | c.1870 | HLY.1470 |
|  | 64 66 | Main Street | 033-04-005 | Levi Perkins Block Annex | 1871 | HLY.295 |
|  | 77 79 | Main Street | 033-07-005 | John R. Baker Block | 1872 | HLY.303 |
|  | 81 85 | Main Street | 033-07-006 | Charles Gaugh Block | 1868 - 1869 | HLY.1471 |

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|---|---------|-------------|---------------------------|--|---------------|--------------------------|
|  | 125 | Main Street | 033-07-015 | Potter and Nash Store/ Burnham Building | c.1879 - 1881 | HLY.1472 |
|  | 161 167 | Main Street | 030-06-007 | John Delaney Block | 1881 | HLY.1473 |
|  | 170 190 | Main Street | 030-01-002, 030-01-006 | Connecticut River Railroad Freight House | c.1849 | HLY.1474 |
|  | 235 237 | Main Street | 030-07-006 | Didace Lepine Block | c.1889 - 1890 | HLY.309 |
|  | 241 247 | Main Street | 033-07-020 | Austin Merrick House/ Cloutier Block/ Lepine Block | c.1865 | HLY.310 |
|  | 254 | Main Street | 030-04-009 | Albert Sawin House/Sawin Boarding House | c.1861 - 1869 | HLY.1476 |
|  | 268 272 | Main Street | 030-04-007 | Valere Ducharme Block | c.1895 - 1897 | HLY.313 |
|  | 273 275 | Main Street | 030-08-001 | Patrick Flynn Block | 1882 | HLY.314 |

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|---|----------------|-------------|------------|--|---------------|--------------------------|
|  | 281 283 | Main Street | 030-08-003 | Julius Weiland Block | 1878 | HLY.315 |
|  | 289 291 | Main Street | 030-08-005 | Matilda Couture Block | 1884 | HLY.317 |
|  | 305 307 | Main Street | 030-08-007 | Francis Patoel Block | 1886 | HLY.318 |
|  | 317 319 | Main Street | 030-08-009 | Potvin's Main Street Block | c.1881 - 1884 | HLY.319 |
|  | 321 323 | Main Street | 030-08-010 | Adolph H. Bertrand Block | 1881 - 1882 | HLY.320 |
|  | 325 327 | Main Street | 030-08-011 | Frederick Beaudry/ Robert Spencer Saloon | 1881 | HLY.321 |
|  | 349 351 | Main Street | 028-06-004 | Marcotte Apartments | 1902 | HLY.325 |
|  | 363 363 1/2 | Main Street | 028-06-006 | Dalton's Hall | c.1908 | HLY.1477 |

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|---|---------|-------------|------------|---|-----------------|--------------------------|
|  | 385 387 | Main Street | 028-06-012 | Ann M. Short Block | c.1882 - 1884 | HLY.326 |
|  | 393 395 | Main Street | 028-06-015 | Philip Fitzsimmons Block | c.1882 | HLY.327 |
|  | 370 396 | Main Street | 028-03-009 | Peter Phillapacopoulos Block; Louis Stein Block | c.c.1919 - 1955 | HLY.1478 |
|  | 399 | Main Street | 028-06-015 | Fred Bodrey Block | 1883 | HLY.328 |
|  | 398 400 | Main Street | 028-03-007 | Theophile St.Martin Block | 1888 | HLY.329 |
|  | 401 403 | Main Street | 028-07-001 | John Heinritz Block | c.1879 | HLY.330 |
|  | 412 | Main Street | 033-04-009 | Holy Trinity Greek Orthodox Church | 1917 | HLY.56 |
|  | 409 413 | Main Street | 028-07-003 | Adario E. Crosby Block | 1890 | HLY.331 |

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|---|---------|-------------|------------|--------------------------------|---------------|--------------------------|
|  | 415 417 | Main Street | 028-07-004 | David C. Downing Block | 1890 | HLY.332 |
|  | 439 | Main Street | 028-07-009 | Michael C. King Block | 1879 | HLY.333 |
|  | 441 443 | Main Street | 028-07-009 | John J. Burke Block | 1904 | HLY.334 |
|  | 452 | Main Street | 028-04-012 | Ward 3 Engine House | 1891 | HLY.55 |
|  | 454 456 | Main Street | 028-04-011 | Seymour and John Gates Block | c.1872 - 1876 | HLY.336 |
|  | 514 | Main Street | 028-05-013 | Holyoke Machine Company | 1889 - 1894 | HLY.1480 |
|  | 80 88 | Race Street | 033-07-020 | Lemuel Sears and Company Block | 1890 | HLY.276 |
|  | 92 114 | Race Street | 033-07-019 | Judd Paper Company Building | 1921 | HLY.277 |

| | | | | | | |
|---|---------|-------------|-------------|---|------------------|--------------------------|
|  | 116 118 | Race Street | 033-07-017 | Joseph F. Ranger/ Holyoke Automobile Dealers Association Building | c.1925 | HLY.278 |
|  | 130 | Race Street | 030-06-016 | Armour and Company Building | 1895 | HLY.279 |
|  | 200 220 | Race Street | 030-07-014 | Holyoke Supply Company Building | 1915 | HLY.284 |
|  | 266 268 | Race Street | 030-08-019 | Nugent-Canning Duplex / Stonewall Athletic and Civic Association Clubhouse | 1867 | HLY.1481 |
|  | 298 | Race Street | 030-08-014 | John Griffin House | c.1868 | HLY.1482 |
|  | 306 312 | Race Street | 030-08-013 | Charles Koegel and Son Shop | 1904 | HLY.286 |
|  | 346 | Race Street | 028-06-018 | Holyoke Boys Club | 1917 | HLY.288 |
|  | 360 | Race Street | 028-06-018A | Denis McCarty Tenement/ Antoinette Martin Shop | c.1881 - 1883 | HLY.1483 |

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|---|---------|---------------------|--------------|---|-------------|--------------------------|
|  | 362 364 | Race Street | 028-06-017 | Charles H. House Building | 1924 | HLY.289 |
|  | 549 551 | South Bridge Street | 09-08-002 | Guertin Building | 1902 | HLY.1484 |
|  | 556 | South Bridge Street | 029-05-013 | Harris Tenement | 1887 | HLY.1485 |
|  | 589 593 | South Bridge Street | 029-09-005 | Joseph D. St. Peter Block | 1893 | HLY.1486 |
|  | 605 | South Bridge Street | 029-09-007.1 | George Lavoie Tenement | 1888 | HLY.1487 |
|  | 620 626 | South Bridge Street | 027-04-017 | Turn Halle | 1874 | HLY.46 |
|  | 660 | South Bridge Street | 027-05-008 | Louis A. LaFrance Tenement/ Battleship Block | 1910 | HLY.1488 |
|  | 529 | South East Street | 030-03-003 | Jolly Machine Company | 1889 - 1895 | HLY.1489 |

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|---|---------|---------------------|---------------------------|---|---------------|--------------------------|
|  | 568 | South East Street | 029-07-014 | Dufresne Tenement | c.1880 - 1881 | HLY.1490 |
|  | 576 | South East Street | 029-07-012 | Charles Provost Tenement | c.1881 - 1882 | HLY.1491 |
|  | 632 | South East Street | 029-08-015 | Cleophas Paquette Tenement | 1886 | HLY.1492 |
|  | 640 | South East Street | 029-08-014 | Hormisdas Fournier Tenement | 1896 | HLY.1493 |
|  | 527 | South Summer Street | 029-04-003 | Louis A. LaFrance Tenement | 1901 | HLY.1494 |
|  | 629 | South Summer Street | 027-04-008, 027-04-007 | Sons of Hermann/ Hermanns Soehne Association Hall | 1912 | HLY.1495 |
|  | 631 | South Summer Street | 027-04-009 | Franz Bretschneider Tenement | c.1887 - 1889 | HLY.1496 |
|  | 635 637 | South Summer Street | 027-04-010 | Otto Brueck/Heincke Block | c.1881 - 1884 | HLY.1497 |

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|---|-----|---------------------|------------|---|---------------|--------------------------|
|  | 649 | South Summer Street | 027-05-005 | Louis A. LaFrance Tenement/ Battleship Block | 1912 | HLY.1498 |
|  | 10 | Spring Street | 030-05-001 | Octave Gamache Tenement | c.1895 - 1900 | HLY.1499 |
|  | 18 | Spring Street | 030-08-021 | Joseph Brouillard Block | 1927 - 1929 | HLY.1500 |
|  | 23 | Spring Street | 030-07-011 | Barlow Manufacturing Company Complex | c.1889 - 1895 | HLY.285 |

APPENDIX 2: FIGURES

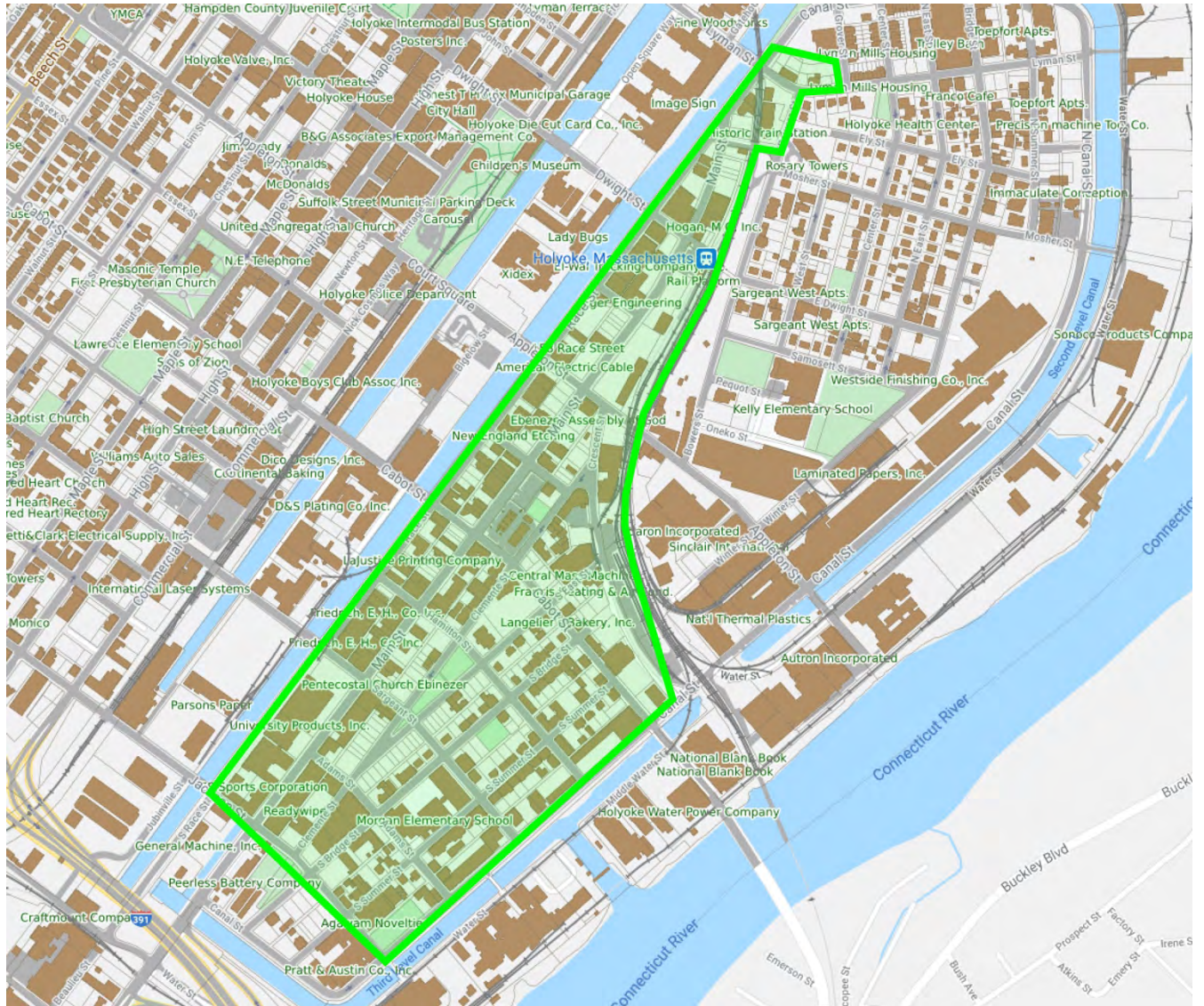


Figure 1. Outline map of survey area



Figure 2. Detail, 1881 Bird's Eye View, showing southern part of the Main Street Corridor



Figure 3. Detail, 1881 Bird's Eye View, showing northern part of the Main Street Corridor

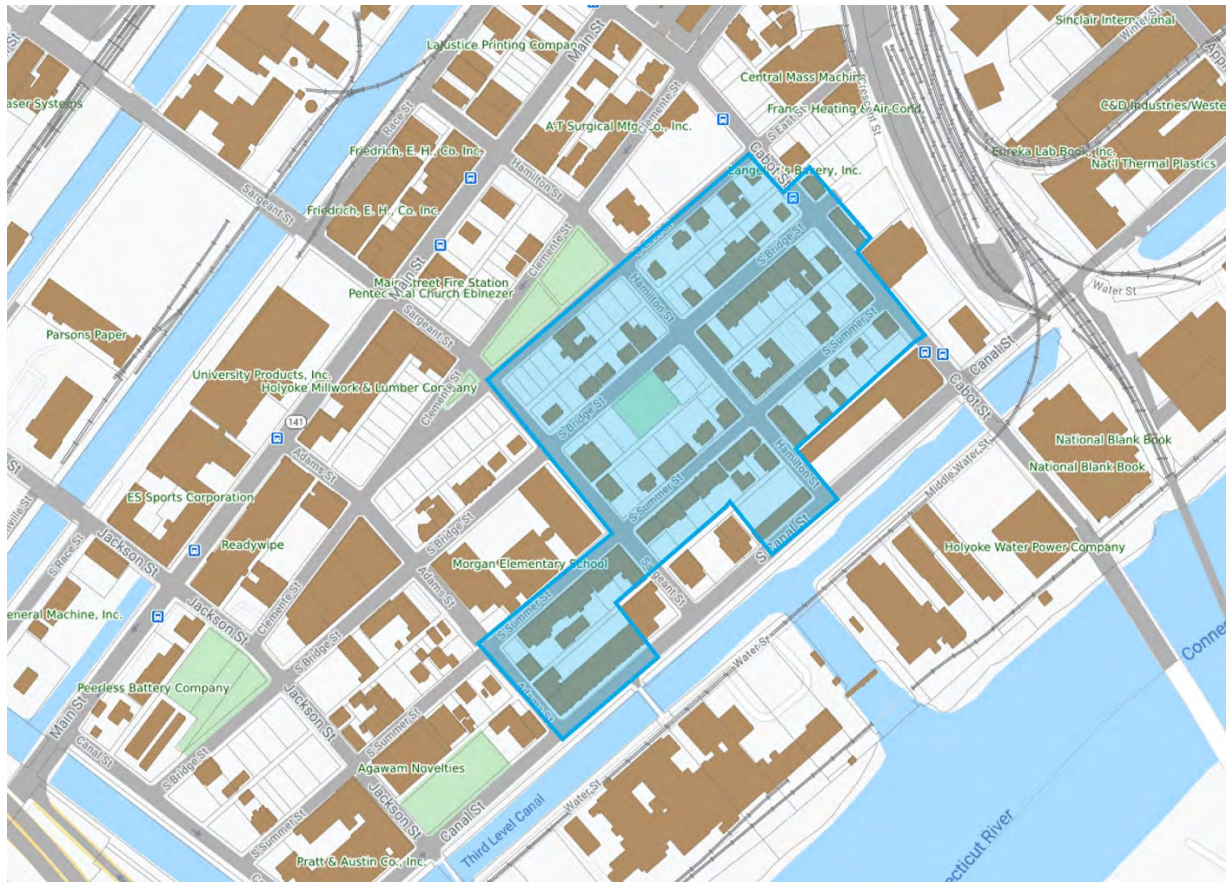


Figure 4. Map of potential South Holyoke Tenement National Register Historic District