

HOW TO USE THIS GUIDE

This booklet has been prepared to guide you through the Mattoon Street neighborhood.

The descriptions of the houses begin at 5 Mattoon Street, and continue down the odd side. The next section starts at 66 Mattoon and continues up the even side.

The third section of the guide introduces the church on Salem & Elliot, then describes the homes on the odd side of Elliot going towards State St. The final section describes the even numbered buildings on Elliot Street.

A map of the neighborhood is included for your convenience.

If you would like to know more about the history and residents of this historic area, please consider purchasing our other brochure full of original artwork and detailed information about the neighborhood.

All the properties on Mattoon and Elliot Street are listed on the National Register of Historic Places.

This walking guide was prepared by the Mattoon Street Historic Preservation Association.

For more information about the Association or to join us in preserving historic properties in Springfield, visit our website:

www.mattoonfestival.org

Mattoon Street Historic Preservation Association
Box 3274
SPRINGFIELD, MA 01101

info@mattoonfestival.org

Are you interested in living in the Mattoon St. neighborhood?

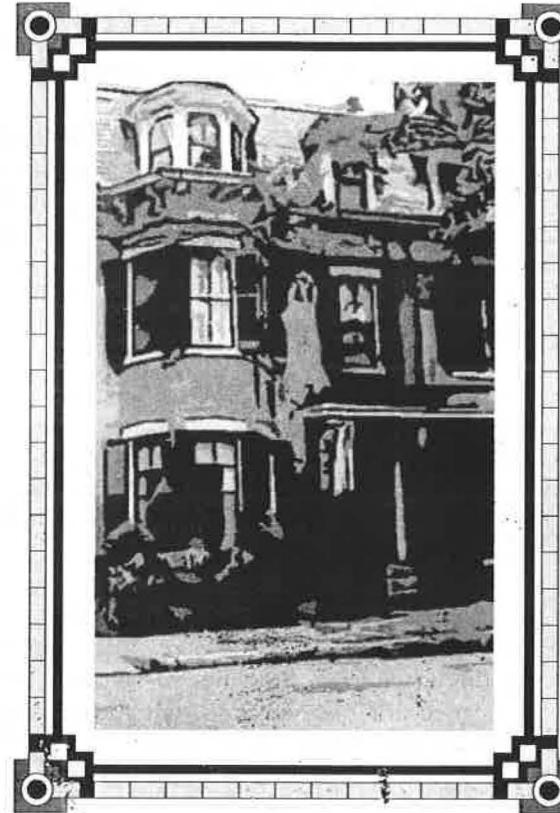
Contact the Association at 736-0629, or check the following listings for vacancies:

122 Chestnut	781-1220
Armory Commons	739-9629
Cardaropoli Realty	734-8191
Kimball Towers	739-4551

Compliments of:
Mattoon Street
Historic Preservation Association
Box 3274
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THANK YOU FOR VISITING
OUR NEIGHBORHOOD!

MATTOON STREET NEIGHBORHOOD



WALKING TOUR

Printing by:

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In the 1860s, Chestnut Street was an elegant address lined with mansions, including the well-known Breck House. William Mattoon, a wholesale grain dealer, divided his lot and opened a new street through the property in 1870. The lots were quickly bought by builders who constructed lavish rowhouses for the cognoscenti who wanted to live close to Springfield's thriving downtown.

Despite the "Dull Times" of 1873, building continued in the area. Over the next twenty years, local builders erected elaborate brick houses, many of which are still standing. Mattoon Street became the only street in Springfield to be lined on both sides with Victorian rowhouses. In 1894 only 3 homes were listed as single family. For some time after that, even these three had become multi-family units and there were no single family homes listed on the street.

Nearby is a small historic commercial area clustered around the Apremont Triangle, a park created in 1925 when Bridge Street was extended. It is dedicated to the local 104th Regiment, which fought in the Battle of Apremont during World War I. The Chestnut St. side of the park is home to several former hotels build in the early 1900s which are now apartments and condominiums.

By the 1960s, the area had again fallen on hard times. Many buildings had become crowded and neglected lodging houses, other sat vacant and decaying, and some had been demolished to make way for parking lots or modern apartment buildings.

In 1970, a group of local residents expressed concern about the possibility of razing these lovely buildings and gathered to explore strategies to preserve the historic charm of the neighborhood.

In 1971, the City Council established an Historic District Study Committee to recommend buildings, structures, features, and sites to investigate for inclusion on the National Register. In 1972, the newly-established Quadrangle-Mattoon Historic District was found to be in immediate need of preservation and was listed on the Register.

In the mid-1970s, the city installed brick sidewalks, cast iron street lights, and London Plane trees to evoke a Victorian feel on the street. The city also offered incentives to attract owners who would rehabilitate five of the most deteriorated homes.

By 2002, most of the townhouses were again owner-occupied single family homes, as originally intended. As the neighborhood enters its third century, residents continue the effort to preserve the street. Renovation, restoration, and a general pride in ownership will ensure the area's continued presence.

MATTOON STREET (ODD NUMBERS)

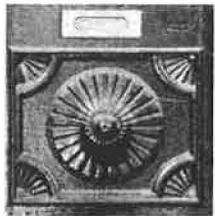
5-11 This row of townhouses was built in 1874 at a cost of \$35,000. Each townhouse was three stories tall with bay windows, brownstone steps and a bracketed hood over the entrance. 5 and 11 began renovations in 2002.

11½ - 19 These two double townhouses were built in 1884. They are three story red brick buildings highlighted with decorative black brick bands and wooden porches. They feature the popular slate Mansard roofs.

25 This three story brick apartment building was, in 1891, the last nineteenth century building on the street. This building was constructed at a cost of \$20,000. To find out the meaning of the cryptic "YADOW" over the door, buy our other book!

27-35 Built between 1871-1872, these bowed four story townhouses were inspired by the "swelled front" townhouses of Boston's Beacon Hill. They feature a kitchen and dining level below the street, elaborate brownstone stairways and marble fireplaces.

41-47 These two double houses were built in 1871 for \$40,000, and were the first homes built on the lots now known as Mattoon Street. 45 and 47 were badly damaged by fire in the early 1970s and were almost demolished to make way for a parking lot. The owners of a 32-room mansion on 14 Maple Street also hoped to relocate their home to



the 45-47 lot. Neither the mansion nor the parking lot happened, but the possibility of tearing down these historic homes inspired the creation of Springfield's first Historic Preservation Association and began the Mattoon Street renaissance.

PLEASE SEE MAP ON LAST SECTION

MATTOON STREET (EVEN NUMBERS)

66 This multi-unit apartment building, known as the "Shaw Building" was built circa 1905.

52-50 Built in 1873, this double townhouse was constructed at a cost of \$18,000. It is made of pressed brick and Berea stone, and features bay windows on all sides, secluded rear courtyards (called "piazzes"), and elaborate entrance hoods.

42-36 These townhouses were built in 1887-1888 as rental properties, and stayed in the hands of the original owner (who was also the builder) until his death in 1904. Number 36, which served as a funeral home for several years, features a round arched entry below a circular balcony. 42 was known as the "Hotel Roland" for many years.

34 This is the only remnant of a five-unit row built in 1872-1873 with the typical brick and Mansard roof construction. These were constructed as income-producing properties and this one continues to be. The other four units were demolished in the 1960s to make way for a parking lot.

32-36 This eight unit condominium complex was built in 1987 on the site of the parking lot that replaced the townhouses mentioned above. They were designed in a neo-Victorian style to fit in with the street by the local firm of Studio One Architects. They feature rear balconies and skylights, and are mostly owner-occupied.

24 This house is the last freestanding townhouse remaining on the street. Built in 1881 for \$6,000, it features apothecary windows, a wooden entryway and an upstairs balcony. The once single-family home has been broken into four units.

#14-16 In 1914 were owned and occupied by Fannie E. and Wayland J. Whitney. In years following the building was a rooming house known as "The Whitney."

SALEM ST. & ELLIOT ST. (EVEN NUMBERS)



18 SALEM (Hispanic Baptist Church) Built in 1873 as the North Congregational Church, this is one of Springfield's most famous landmarks. The renowned architect Henry Hobson Richardson designed the church in what became known as the "Richardsonian Romanesque" style. The brownstone church features stunning

windows designed by Louis Comfort Tiffany. The original cost of land, building and furnishings was nearly \$90,000. It has recently undergone extensive renovations.

94-98 ELLIOT This group of three rowhouses was the first of the brick townhouses constructed in the neighborhood. They were built in 1869-1870, and feature charming front verandas, piazzes in front and back, and cast iron fences. William Mattoon once lived at 94.

76 ELLIOT This was built as a private residence in 1871 for a cost of \$15,000. It is in the modified gothic style, with an octagonal tower and a porch surmounted by another square tower. The roof and towers are ornamented with iron cresting. It now serves as the Chancery for the Roman Catholic Diocese of Springfield.

68 ELLIOT Built in 1871 at a cost of \$20,000, this on-time single family home was described as "a pretty cottage villa...(with) many projections. It is finely ornamented and attracts the admiration of tasteful observers." No two sides on this building are exactly alike. This building once served as the Bishop's residence, and a walkway to 76 Elliot was constructed in 1915.

ELLIOTT STREET (ODD NUMBERS)

25-27 A double brick townhouse built in 1872 for \$22,000 that features yellow sandstone trimmings and piazzes on either side. The homes feature plate glass windows, slate Mansard roofs, and charming architectural detailing.

53 The former Technical High School was built in 1906, with many additions over the years. The high school closed in 1986 and students were moved to Springfield Central High School. A new Federal courthouse complex is going to be constructed on State Street and will preserve some of the older parts of the building. Construction is scheduled to begin in 2003.

85-87 Known as "The Elliot" this apartment building was built in 1907 for \$35,000. It features yellow bricks and polished black granite columns flanking the entries. It has 13 units.

95-99 Built in 1887, this double wooden house features typically Victorian clapboards and ornate decorative shingles. Wide boards break up the horizontal lines of the houses. The homes both have large porches on upper and lower levels. These are single family homes.

