

## 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 (Floral Park)**

Brief Project/Program Summary:

The Department of Parks, Buildings & Recreation Management, on behalf of the Forest Park neighborhood, is seeking CPA historic funding for the restoration of the Florentine Gardens Terrace, previously known as Floral Park. Established in 1893 in the development of the Forest Park Heights neighborhood, Floral Park at Florentine Gardens continues to play a vital role in the character of the neighborhood. Proposed improvements include installation of tiered flowering shrubs with single basin fountain, benches, walkway improvements, utility upgrades and tree plantings. CPA funding will support design & construction phases of the project. The terrace will be rededicated as Floral Park and will be restored as a garden park.

estimated start date: November 2022

estimated completion date: November 2023

### 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: **www.springfieldcityhall.com**

### III. BUDGET SUMMARY

Estimated Project Budget: **\$181,000**

CPA Funding Request: **\$181,000**

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: \_\_\_\_\_

*Patrick J. Sullivan*

Date Submitted: 3/3/22

## I. GENERAL INFORMATION - FLORENTINE GARDENS (Floral Park)

### 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 & Recreation Management (PBRM).
3. If the applicant does not own the property, attach a purchase & sale agreement for the property.
  - Not applicable

### B. Community Housing Questions - Not applicable

### C. Historic Preservation Questions

1. 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). The property has also been deemed historically significant at the local level by the Springfield Historical Commission (see attachment sections B & F).

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

(Note: The SCPC retains a preservation consultant who will review the scope of the work before a contract is initiated).

- 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 a landscape architect familiar with the treatment of historic properties to guide the development of a masterplan and construction specifications for restoration of Florentine Gardens. In addition, the project will be subject to review by the SCPC historic preservation consultant to ensure adherence to historic preservation standards.

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.

3. 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 129 years. The terrace, or Floral Park as it was known at the time, is described in two excerpts from the Forest Park Heights National Register of Historic Places Inventory Form<sup>1</sup> (see attachments F):

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<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?Mhclid=SPR.BD>, 1975, accessed 2022.

“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 structure was approximately 25 feet high.”

“...The entire physical appearance was consciously enhanced by detailed landscaping and elaborate statuary. Life-sized 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.”

The fountain was in place from late 1890’s until 1940’s, when it was removed. The intent of this application is to replace the fountain with a similar style and improve landscaping at the terrace.

Florentine Gardens has been listed as public grounds under the oversight of the Board of Park Commission since 1901 (see attachment section F - Park Commission Report, 1901 Public Grounds Inventory).

D. Open Space & Recreation Questions.

1. Is this project in a wetland or does it abut a wetland?
  - No.
2. If so, has the Conservation Commission been informed?
  - Not applicable
3. If the project is on municipal park or conservation land, attach 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 full support of this application. Please see attached letter of support from the Board of Park Commissioners.

- E. For grant requests over \$50,000 involving construction activity, the grantee must include a signed certification with the application that they have not been found guilty of Wage Theft; and will not use contractors/subcontractors found guilty of Wage Theft. [See certificate included in the application materials]. Applies only to non-municipal projects.
- Not applicable. Restoration of Floral Park is a municipal project.

## II. NARRATIVE

### 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 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, a National Register of Historic Places district. The project scope includes design and construction costs to restore the fountain and landscaping of the terrace. DPRBM plans to rename Florentine Gardens to Floral Park, as it was known originally.

PBRM will engage services of a landscape architect familiar with historic landscapes to advance the Floral Park conceptual master plan, which honors the history of the area while allowing for current industry standards, into construction plans and documents. The project budget scope includes design and construction costs to install a fountain, benches, site utilities, tree plantings, and landscaping.

Project costs are anticipated at \$181,000 for design and construction tasks at Floral Park. PBRM is requesting full project funding of \$181,000, through this CPA application, to improve Floral Park.

### 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. The current project design, inspired by the original Floral Park of the 1890-1900’s time period, will reinstate tiered landscaping shrubs and plantings with a single basin fountain at the intersection of Florentine Gardens, Cherryvale and Spruceland Avenues.

Project components include design development, preparation of construction documents & plans, purchase & installation of fountain and site amenities; fence restoration; utility (electrical and water) upgrades; and landscaping. Proposed landscaping surrounding the fountain and utility areas will reflect plantings typically used in original time period to honor the terrace’s historical significance.

Springfield residents will benefit from the proposal as many residents walk, run and bike past Floral Park to access Forest Park, as well as neighborhood residents who utilize the park every day. Florentine Gardens is a location for neighborhood gatherings and events, such as the FPCA Illumination Night and holiday celebrations. The improvements to Floral Park 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 Floral Park 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 Floral Park to increase functionality and restore the historic character of the terrace.

City of Springfield – Department of Parks, Buildings & Recreation Management  
Florentine Gardens (Floral Park) – CPA 2022 Application

The Project is consistent with the priorities identified in the Community Preservation Plan. The rehabilitation of Floral Park addresses the following plan criteria: to preserve and enhance the essential character of 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 Recreation Plan (2017). Rehabilitation of Floral Park 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 Floral Park, which has been delayed due to lack of funding. The Department of Parks, Buildings & Recreation Management has prepared this application on behalf of Forest Park neighborhood residents. Please see attached letters of support from the Forest Park Civic Association and Concerned Citizens of Springfield.

**4. What is the expected outcome of this proposal?**

Restoration of Floral Park will be completed through this proposal. The project will complete design and construction task necessary to install a working fountain and landscaping at this neighborhood open space. Project components include installation and construction of tiered landscaping with single basin fountain, site amenities, improved walkways, site utilities and tree plantings.

Renovation of Floral Park 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, Floral Park 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?**

- At this time there are no additional funding sources identified for the renovation of Floral Park. The funding for all projects costs is requested from the Community Preservation Act, with a total budget of \$181,000, through this grant application.

**2. Once the project is complete how will it be sustained or maintained? The application for funding should include a maintenance schedule (if applicable). For city department applications, please also include how the CPA investment will be maintained in future municipal budgets.**

- Floral Park will continue to be maintained and operated by the Department of Parks, Buildings and Recreation Management under the direction of Board of Park Commissioners.

City of Springfield – Department of Parks, Buildings & Recreation Management  
Florentine Gardens (Floral Park) – CPA 2022 Application

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 Floral Park restoration and renovation project. PBRM has a long history of successfully completing park improvements and renovation projects.

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. Procurement of site amenities and on-site will adhere to the City's Procurement requirements. PBRM has a successful history of implementing project of this type, and most recently completed the renovation of Forest Park's Swan Pond culvert, (\$3.5 million project), Walsh Park (\$1,200,000), and the Ruth Elizabeth Park Legacy Trail (\$4500,000).

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

All projects of PBRM are overseen by its Executive Director, Patrick Sullivan, who has more than 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 \$15,000,000 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 Floral Park. Upon completion of design, PBRM will follow all City procurement regulations to issue a public construction bid, or quote requests from on-call site contractors, for the renovation of the Floral Park renovation by a qualified vendor.

**III. TIMELINE**

Note – PBRM can commence the project as soon as an interdepartmental contract is executed for the project. Over the past years, the Department has received its contract (notice to proceed) in January after the City Council Vote in the fall. The timeline below assumes a similar schedule for the contract but can be adjusted should the contract be received sooner than anticipated.

- Spring 2022 – April - June
  - CPA grant application due
  - CPC Presentations
- Summer 2022 – July-August
  - CPC Deliberations and & recommendations
- Fall 2022 – September - October
  - City Council Recommendation & Approval
- Fall 2022 – November-December
  - Project Contract Drafted between CPC and DPBRM
- Winter 2023 – January - February
  - Project Contract Executed between CPC and DPBRM, project can begin
  - Request for Qualifications/Proposal for potential design firms issued

City of Springfield – Department of Parks, Buildings & Recreation Management  
Florentine Gardens (Floral Park) – CPA 2022 Application

- Design firms interviewed and selected
- Contract with selected designer awarded through City’s Procurement Procedures
- Purchase of site amenities (fountain, benches, plant materials)
- Spring 2023 – March - May
  - Development of Construction documents and specifications
- Summer 2023 – June - August
  - Procurement Procedures to select construction contractor
  - Floral Park renovations begin on site
- Fall 2023 – September - November
  - Renovations Completed

**IV. BUDGET**

CPA funds will be support the following applicable categories:

- Consultant Services
- Design and Engineering Services
- Construction (itemized)

The Floral Park 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 \$181,000. 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.

At this time, PBRM is requesting funding of \$181,000 for the development of construction ready documents and construction of the Floral Park from the Community Preservation Committee. The total budget of \$181,000 includes design and engineering, materials, prevailing wages for construction, landscaping and contingency costs to ensure a fair and accurate budget to support this project.

City of Springfield – Department of Parks, Buildings & Recreation Management  
Florentine Gardens (Floral Park) – CPA 2022 Application

**V. ATTACHMENTS**

- I. Fair Wage Compliance Certificate [for non-municipal grant requests over \$50,000]
- i. Not applicable.

**For all proposals**

- A. Commitment letters for revenue sources identified in the budget
- Not applicable, no other funding available.
- B. Letters of Support
- Board of Park Commissioners
  - Springfield Historic Commission

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

- C. Provide a letter of support or verification that the neighborhood organization or civic group where the project is located has been notified.
- Forest Park Civic Association Letter of Support
  - Concerned Citizens of Springfield Letter of Support
- D. Maps
1. Project location on citywide map.
    - City of Springfield Open Space Map with Floral Park 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. GIS interactive map:
    - Florentine Gardens (Floral Park) Park Property Map – GIS Aerial Map
    - Forest Park Heights Historic District Map
    - 1897 - Forest Park Heights Map with Floral Park
    - 1899 - Forest Park Heights Map with Floral Park
    - 1921 - Florentine Gardens Plan
- E. Architectural/Engineer Plans/Elevations/Site Plans
- Proposed Floral Park Conceptual Plan & Proposed Fountain
    - *Detailed design, engineering and construction documents will be produced through this grant opportunity. All plans will be reviewed by the SCPC historic preservation consultant.*
  - Engineer's estimate of probable costs
- F. Photographs
- Florentine Gardens (Floral Park) Site Photos
  - FPCA Illumination Night Photos
  - Floral Park (Floral Park) Seasonal Photo
- G. Proof of ownership/control of property such as deed(s), executed purchase & sale agreement, option, lease agreement, etc.
- 2022 - Florentine Gardens GIS Property Information
  - Florentine Gardens Deed
  - 1901 - Public Grounds Inventory – Board of Park Commissioners
  - Mass Historic Listing Spr.BD - Forest Park Heights Historic District
  - National Register of Historic Places – Forest Park Heights



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

March 7, 2022

Community Preservation Committee  
36 Court Street  
Springfield, MA 01103

Dear Committee Members,

The Board of Park Commissioners convened a meeting on March 3, 2022 to hear requests from citizens and community organizations relating to Community Preservation Act grant 2022 applications.

The Springfield Park Commission enthusiastically supports the request from Forest Park neighborhood residents for the Department of Parks, Buildings, and 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 the city's 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 of PBRM  
Patricia Triggs, Forest Park resident, Concerned Citizens for Springfield



70 Tapley Street  
Springfield, MA 01104

March 21, 2022

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.

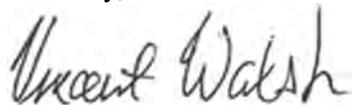
Florentine Gardens is located in the Forest Park Heights Local Historic District. The Springfield Historical Commission has determined this property to be historically significant due to the age of the property and the role it played in the forming of the Forest Park Heights Neighborhood.

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**



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

March 9, 2022

Dear Mr. Sullivan:

It is our pleasure to write this letter of support for the Community Preservation Act (CPA) grant applications to improve the conditions of the Florentine Gardens Terrace and construction of the Camp STAR Angelina Accessible Trail in Forest Park.

We appreciate your attendance at our March 8, 2021 meeting to provide an overview of these proposed CPA grant applications. As the neighborhood council that represents Forest Park and the Forest Park Heights Historic District, we support efforts to preserve, protect and enhance the historic and aesthetic characteristics of the neighborhood and 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. Florentine Gardens has been, and continues to be, significant to the character of the neighborhood. Improvements to this terrace to honor its historical role in our neighborhood are greatly appreciated.

We additionally support your efforts to increase opportunities for accessible recreation and access for people of all abilities to enjoy the benefits of Forest Park. It is our understanding that the Camp STAR Angelina Trail will offer an accessible woodland trail to Porter Lake for people of all abilities. We fully endorse this initiative as it will increase recreational opportunities for people of all ages and abilities. The construction of this trail in Forest Park will offer the Springfield community an opportunity to engage with and experience nature in the urban environment. Additionally, many of our FPCA members are avid walkers who have expressed the need for more opportunities for trails within the city.

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,

A handwritten signature in black ink, appearing to read "Victor Davila", written over a horizontal line.

Victor Davila,  
Forest Park Civic Association, President

CONCERNED CITIZENS FOR SPRINGFIELD  
21 GREENLEAF STREET  
SPRINGFIELD, MA 01108

March 15, 2022

Community Preservation Committee  
c/o Budget Office, room 412  
City Hall  
36 Court St.  
Springfield, MA 01103

Dear Committee,

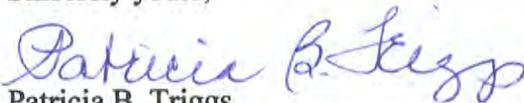
Please consider this letter of support for a Community Preservation Act grant application to restore the terrace at Florentine Gardens. Our organization has just recently completed a major restoration of a home at 36 Spruceland Ave., a property which abuts the terrace. We were able to restore this home which was in dire need, and to sell the home to a family from the Midwest. Our organization, as you might know, is a not for profit, 25 year old organization dedicated to the improvement of the Forest Park neighborhood. We have improved other public spaces, including the small garden at the intersection of Belmont Ave. and Marengo Park, as well as approximately 40 other properties throughout the neighborhood.

We fully support the restoration of terrace, with a working fountain and improved landscaping to this property. The neighbors have, for many years, done as much as possible to enhance this terrace, but we support the professional restoration of this terrace.

We are requesting the Department of Parks, Buildings, and Recreation Management to prepare and submit a CPA 2022 application for the funding for this project.

Thank you for your consideration of this project.

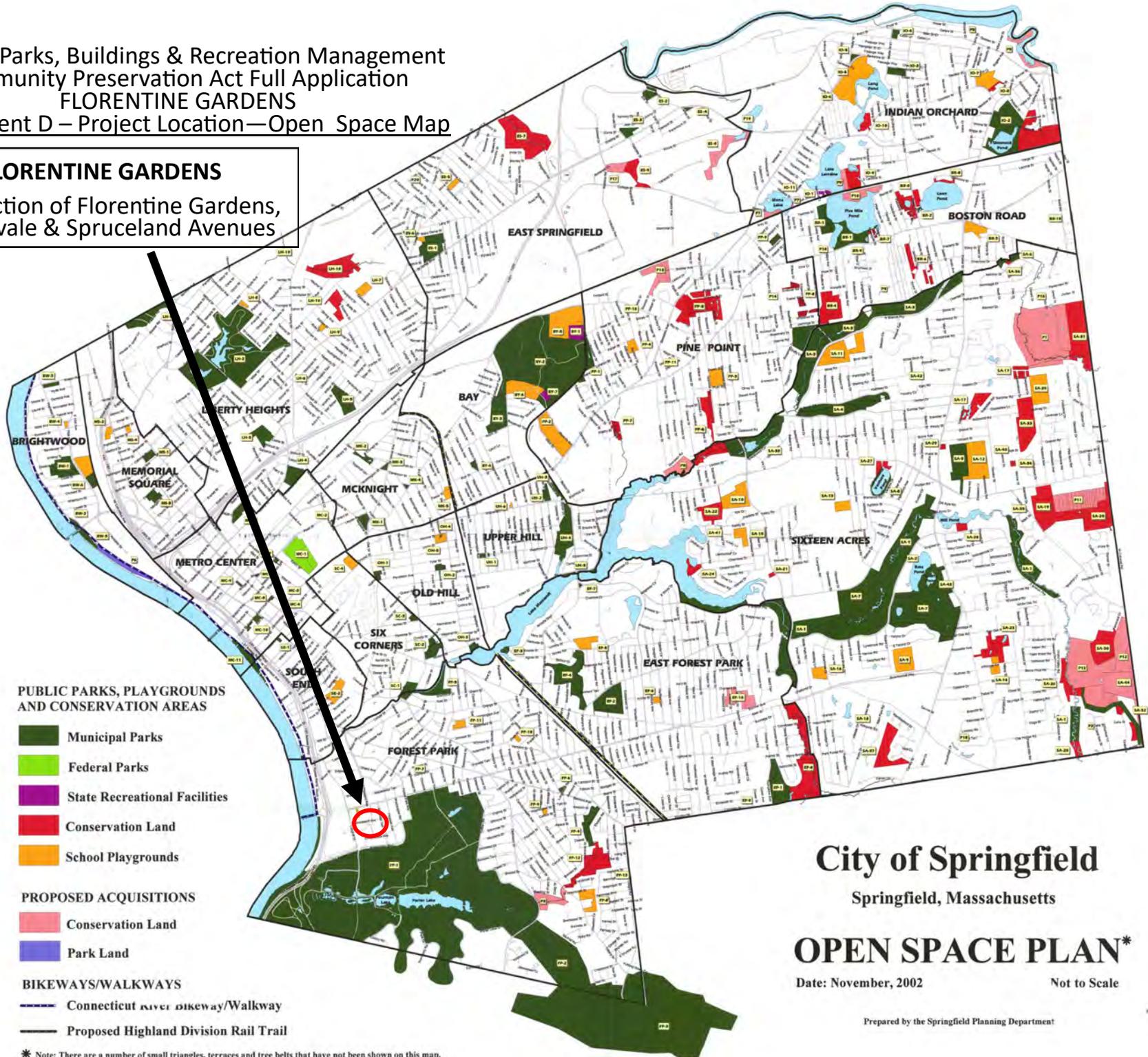
Sincerely yours,



Patricia B. Triggs  
President, Concerned Citizens

cc: Patrick Sullivan, Executive Director of PBRM  
Board of Park Commissioners  
200 Trafton Rd., Springfield, MA 01108

**FLORENTINE GARDENS**  
 Intersection of Florentine Gardens,  
 Cherryvale & Spruceland Avenues



**City of Springfield**  
 Springfield, Massachusetts

**OPEN SPACE PLAN\***

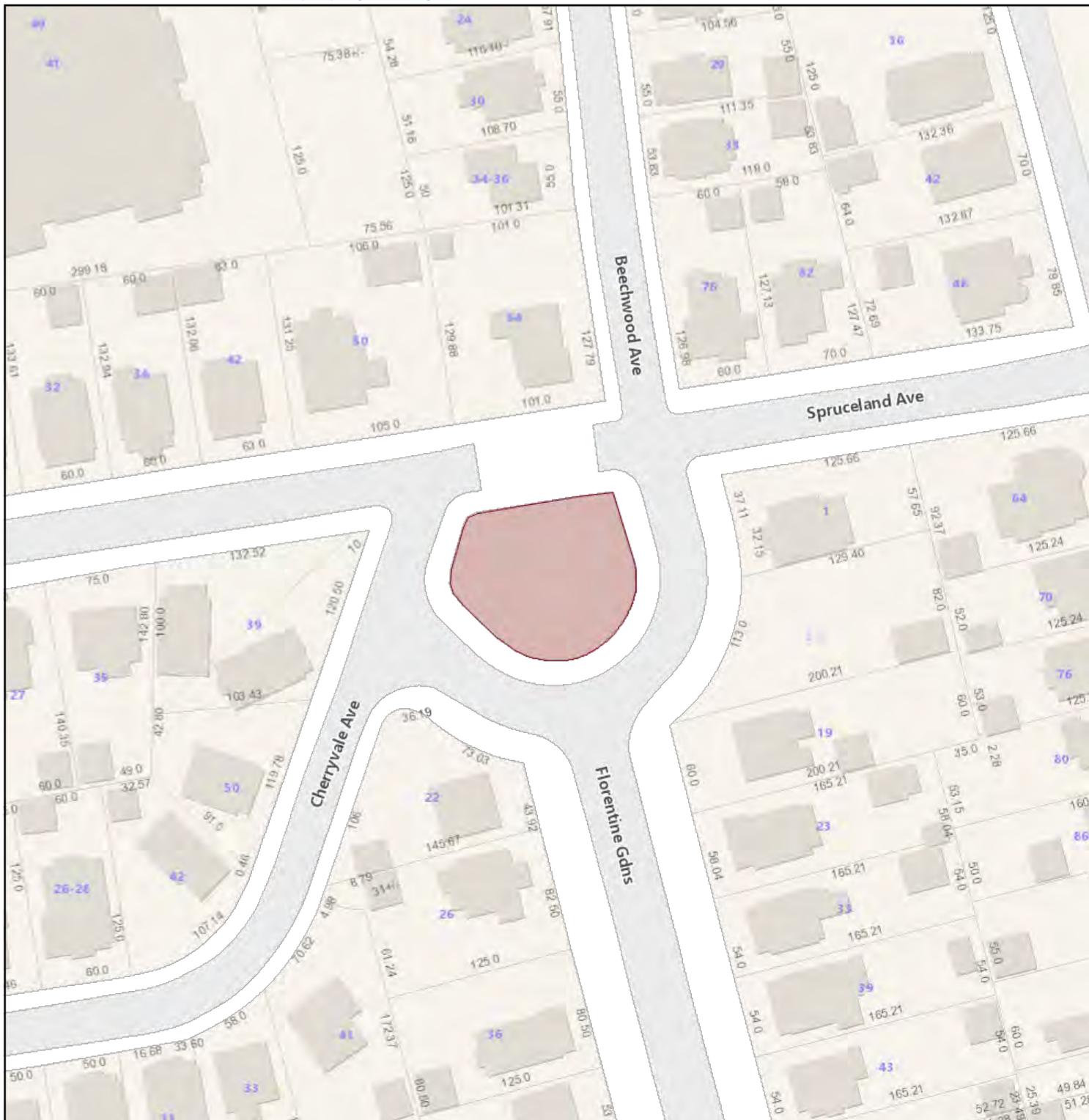
Date: November, 2002

Not to Scale

Prepared by the Springfield Planning Department

\* Note: There are a number of small triangles, terraces and tree belts that have not been shown on this map.





# FLORENTINE GARDENS

3/16/2022 3:07:12

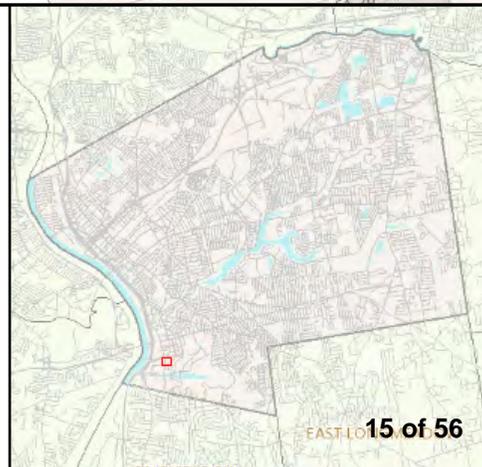
1"=94'

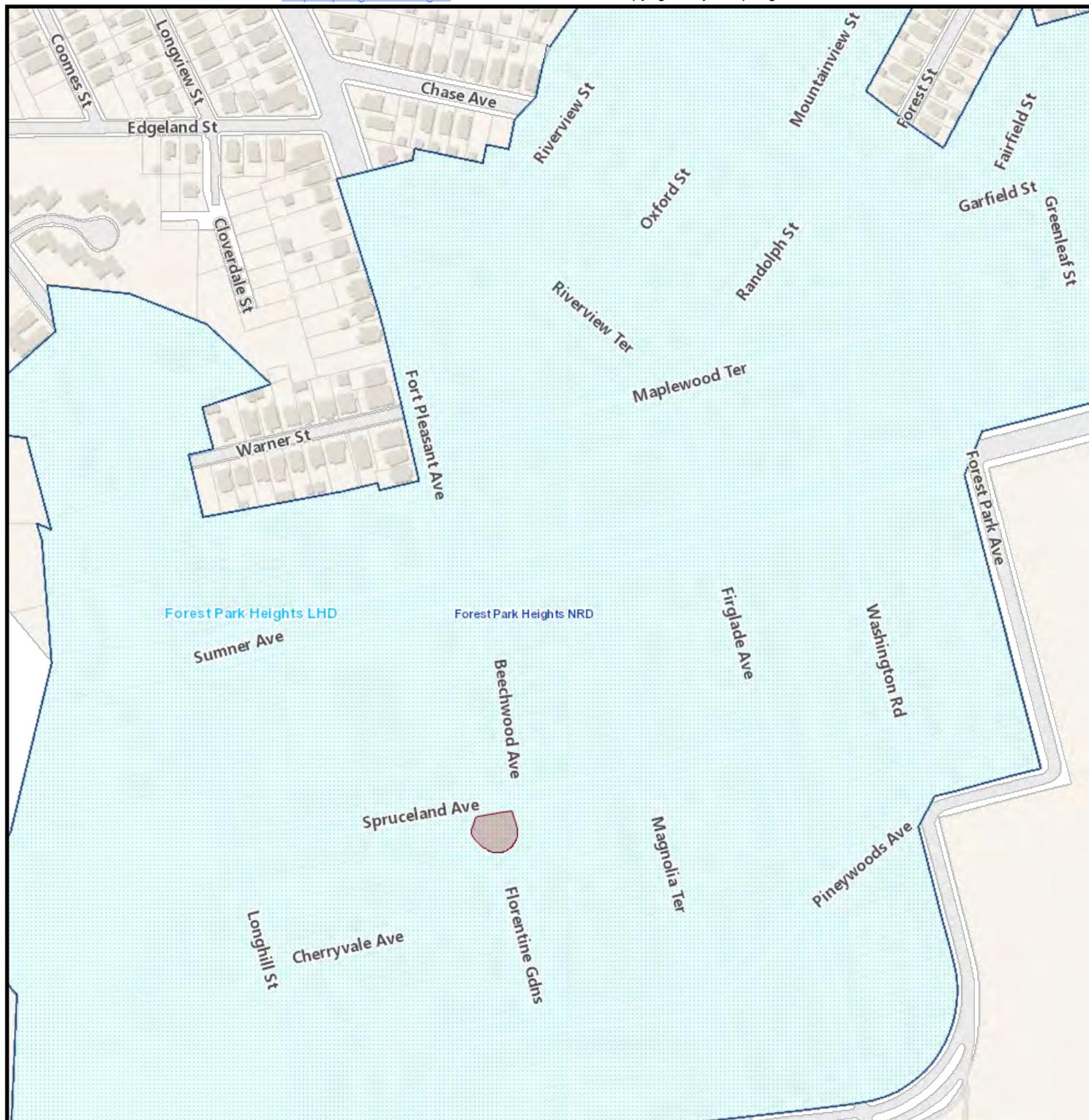
## Property Information

<b>Parcel ID</b>	05210-0029
<b>Owner Name</b>	SPRINGFIELD CITY OF
<b>Owner Address1</b>	36 COURT ST
<b>Owner Address2</b>	SPRINGFIELD, MA
<b>Land Area In Square Feet</b>	7,691
<b>Assessed Value</b>	2,200
<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.





### FP Heights Historic Map

3/21/2022 9:38:13 AM

Scale: 1"=376'

Scale is approximate

**Florentine Gardens  
Terrace Location  
circled in red**



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565 603

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HAMPDEN COUNTY REGISTRY OF DEEDS.

JUN 26 1897

Received 10 H. 55 M. P.M.

*Wm James R. Nells, Register*

JUNE 25, 1897.

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.

LOUIS F. NEWMAN,  
MANAGER.

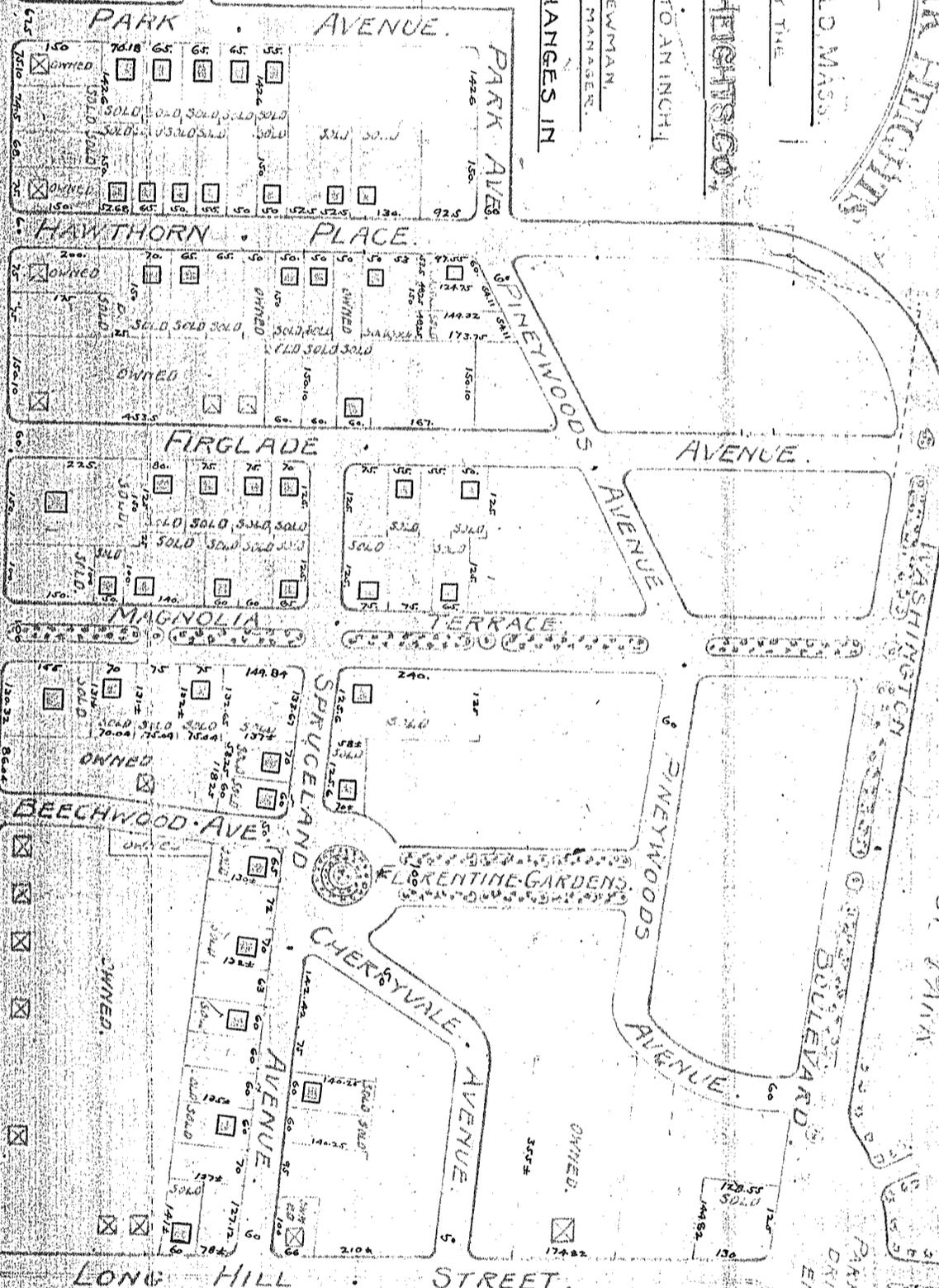
SCALE 200 FEET TO AN INCH.

FOREST PARK HEIGHTS CO.

OWNED BY THE

SPRINGFIELD MASS.

FOREST PARK HEIGHTS



565-603



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MRS. F. L. ROBBINS

FREDY M. ZANDER

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W. D. KINSMAN

L. NEWMAN

L. NEWMAN

FLORENTINE GARDENS

FLORAL PARK FOUNTAIN

G H T

L. NEWMAN

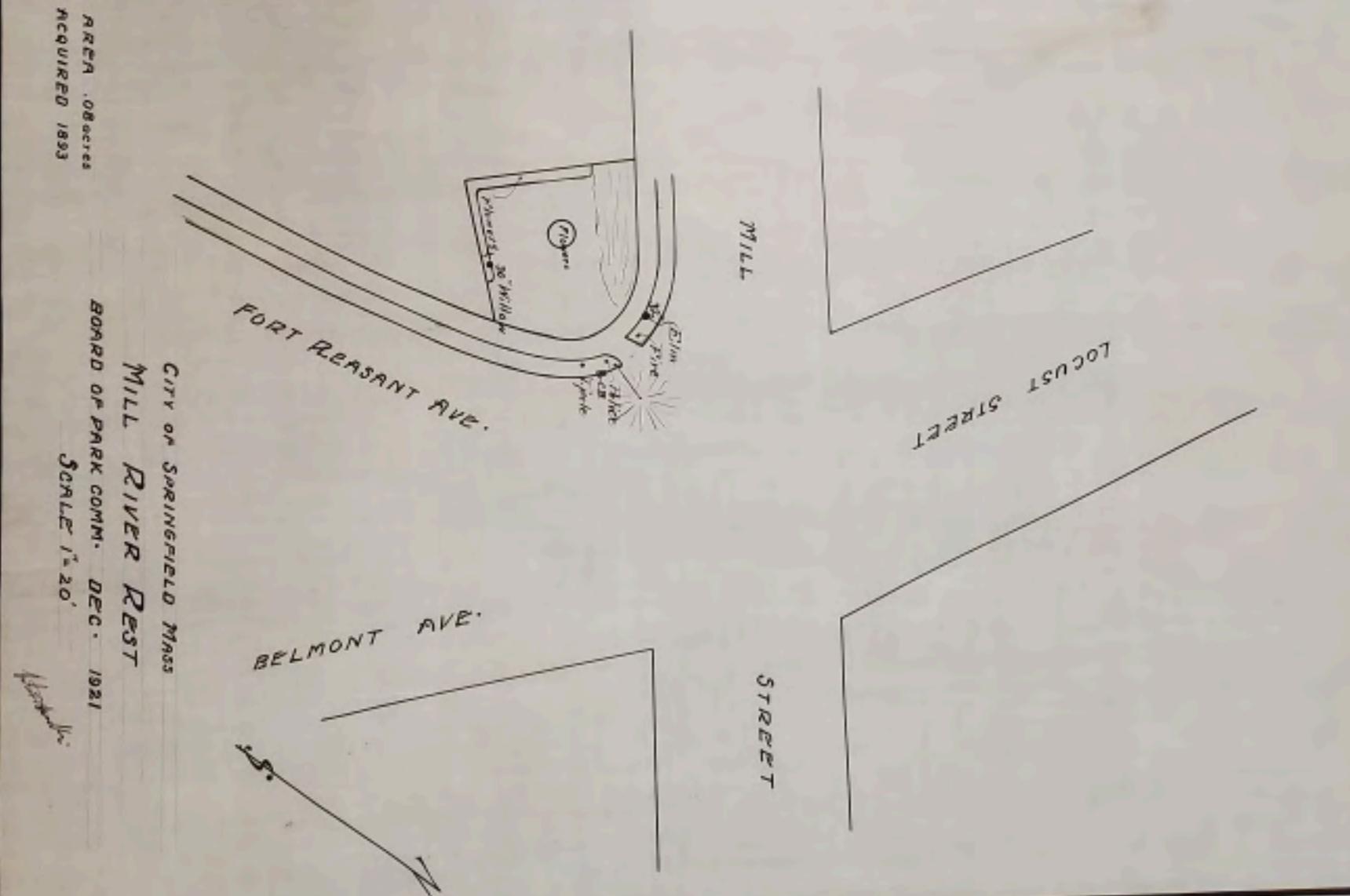
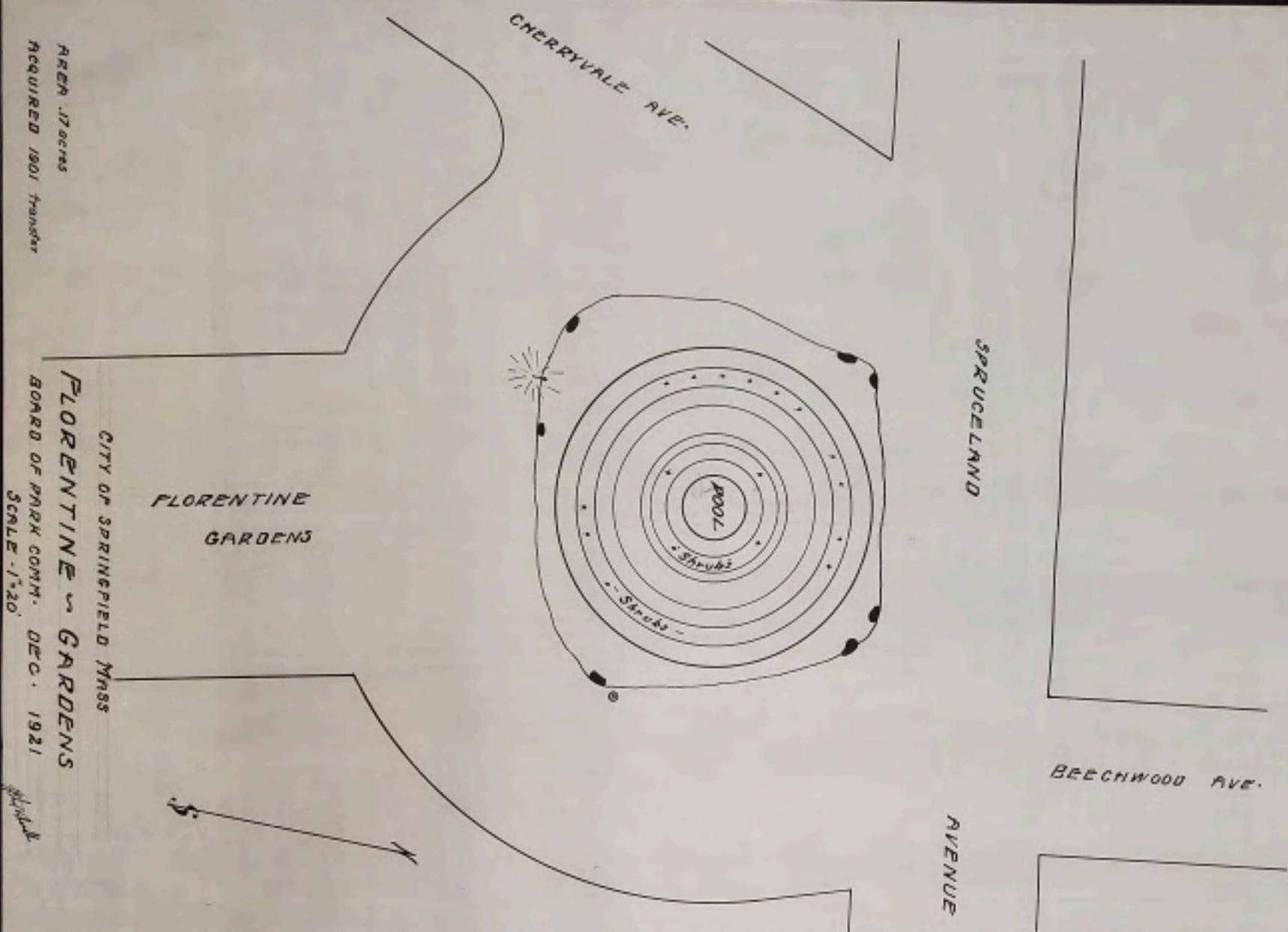
PRUCE LAND

PINEY WOODS

VAVALE

BURNHAM

SMITH

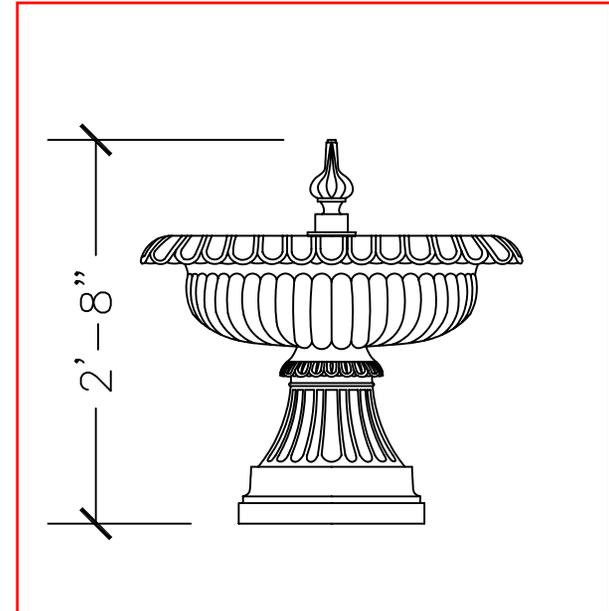
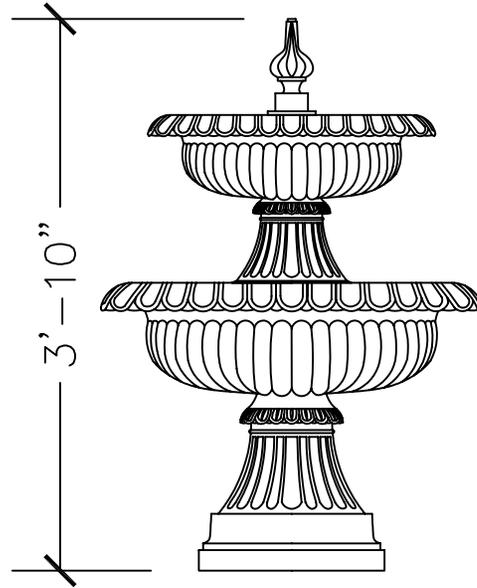
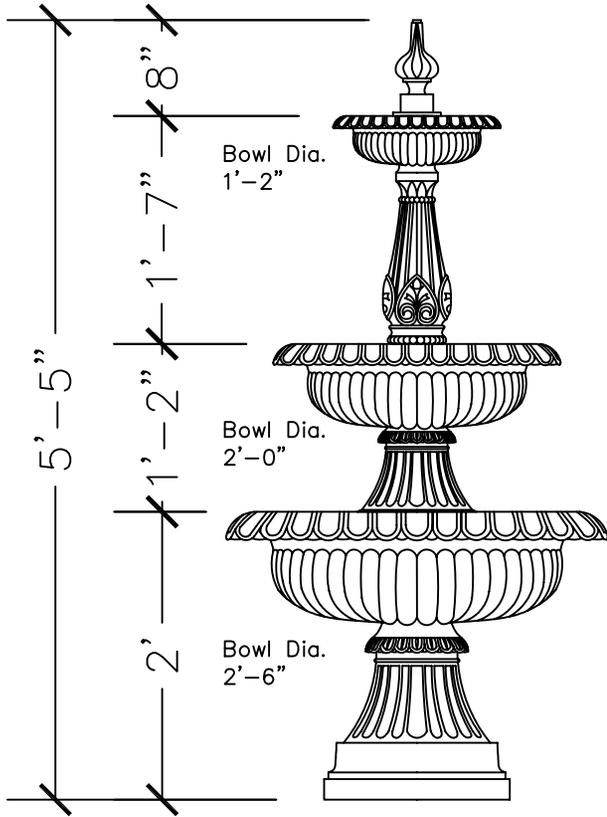




# Restoration of Florentine Gardens CONCEPTUAL MASTER PLAN

Prepared for the City of Springfield  
 Department of Parks, Buildings, & Recreation Management  
 Prepared by GZA, Inc.  
 March 2022

Attachment E\_Proposed Floral Park Conceptual Fountain Plan



# Attachment E\_Proposed Floral Park

## OPINION OF PROBABLE PROJECT COSTS BASED ON "RESTORATION OF FLORENTINE GARDENS- CONCEPTUAL MASTER PLAN" (MARCH 2022)

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>\$27,000</b>
WATER SERVICE (BFP, METER, PLUMBING, IRRIGATION VALVES, CABINET, CEM. CONC. PAD)	1	LS	\$7,500	\$7,500	
IRRIGATION & FOUNTAIN CONTROLS (BATTERY-OPERATED, ABOVE-GROUND CAB. ON CEM. CONC. PAD)	1	LS	\$3,000	\$3,000	
ELECTRICAL ALLOWANCE (CONDUIT FROM EXISTING SERVICE, 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>\$39,500</b>
BENCHES ON BRICK PAVERS	3	EA	\$3,500	\$10,500	
ROBINSON IRON FOUNTAIN (FURNISHED & INSTALLED)	1	EA	\$25,000	\$25,000	
RESTORE (PAINT) CURVILINEAR FENCE	1	LS	\$2,500	\$2,500	
CPA FUNDING & FLORENTINE GARDENS HISTORICAL SIGNAGE ALLOWANCE	1	LS	\$1,500	\$1,500	
<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	
<b>LANDSCAPE WORK</b>					<b>\$32,500</b>
REFURBISH LAWN AREAS	15,000	SF	\$0.25	\$3,750	
IRRIGATION	1	LS	\$10,000	\$10,000	
TREE PLANTINGS	3	EA	\$1,250	\$3,750	
PLANTING BED ALLOWANCE	1	LS	\$15,000	\$15,000	
<b>SUB-TOTAL =</b>				<b>\$133,750</b>	
<b>DESIGN CONTINGENCY** &amp; CONSTRUCTION CONTINGENCY (20%±)</b>				<b>\$27,000</b>	
<b>TOTAL CONSTRUCTION=</b>				<b>\$160,750</b>	
<b>SURVEY, DESIGN, ENGINEERING &amp; CONSTRUCTION PHASE SERVICES</b>				<b>\$20,000</b>	
<b>SUB TOTAL =</b>				<b>\$180,750</b>	
<b>TOTAL</b>				<b>\$180,750</b>	
<b>TOTAL (2022 DOLLARS), SAY</b>				<b>\$181,000</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.

# Site Photos - Florentine Gardens (CPA 2022)



Florentine Gardens (Floral Park) is located in the Forest Park Heights neighborhood at Spruceland Avenue & Florentine Gardens. Photos represent current site conditions.

# Site Photos - Florentine Gardens Neighborhood Events (CPA 2022)



Florentine Gardens (Floral Park) support neighborhood events and gatherings, such as the FPCA Illumination Night.



# FLORENTINE GARDENS

3/16/2022 3:08:49

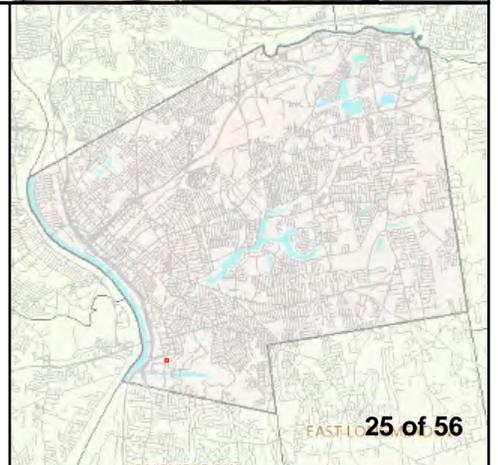
1"=38'

## Property Information

<b>Parcel ID</b>	05210-0029
<b>Owner Name</b>	SPRINGFIELD CITY OF
<b>Owner Address1</b>	36 COURT ST
<b>Owner Address2</b>	SPRINGFIELD, MA
<b>Land Area In Square Feet</b>	7,691
<b>Assessed Value</b>	2,200
<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.



## Attachment G\_Property Ownership\_Park Deed

FLORENTINE GARDENS

from Mrs. Lura Newman

§1

March 1, 1901 registered Mar. 13, 1901 Book 622 Page 176

Description:-

A certain parcel of land located in said City of Springfield bounded and described as follows, to wit:- A tract of land situated at the common junction of Spruceland and Cherryvale avenues and the Florentine Gardens (so-called) said tract being circular in form and having a diameter of 98.96 feet and having its center in the center line of said Florentine Gardens extended in same direction Northerly (that part thereof defined by parallel lines 100 feet apart) and its Northerly circumference meeting tangentially the Southerly line of said Spruceland avenue and containing 0.17 acres, said conveyed land to be forever held and kept for public park purposes.

TAKING OF ABOVE BY PARK COMMISSIONERS dated March 4, 1901 and registered March 13, 1901 Book 631 Page 83)

OUR PUBLIC GROUNDS.

1901.

NAME.	LOCATION.	ACRES.
Armory Street Triangle.....	Armory street .....	.02
Benton Lawn .....	State street .....	3.53
Calhoun Square .....	Chestnut street .....	2.43
Carew Triangle .....	North Main street.....	.08
City Hall Square. ....	Pyncheon street .....	.16
Clarendon Fountain .....	Clarendon street .....	.10
Concord Terrace .....	Concord street .....	.15
Cottage Hill Grove .....	Indian Orchard .....	3.34
Court Square .....	Main street .....	.93
Dartmouth Fountain .....	Dartmouth street (end of)	.15
Dartmouth Terrace .....	Dartmouth street (end of)	.39
Dorchester Rest .....	Dorchester street (end of)	.11
Florentine Circle .....	Spruceland avenue .....	.17
Forest Park .....	Sumner avenue .....	463.24
Garfield Triangle .....	Garfield street .....	.13
Gunn Square .....	Westford avenue .....	.80
Kenwood Terrace .....	Belmont avenue .....	.39
Kibbe Fountain .....	Federal street .....	.07
Lafayette Rest .....	Lafayette street (end of)	.10
Magnolia Terrace .....	Magnolia terrace .....	.29
Maplewood Terrace .....	Maplewood terrace .....	.76
McKnight Glen .....	Ingersoll grove .....	6.00
McKnight Triangle .....	Bay street .....	.62
Merrick Terrace .....	State street .....	.55
Mill Street Fountain .....	Mill street .....	.05
Mill River Rest.....	Mill street .....	.08
Public Lawn .....	Main street .....	.53
Sargeant's Rest .....	North Main street.....	.24
Stearns Square .....	Bridge street .....	.46
Tapley Playground .....	Sherman street .....	1.07
The Levee .....	Elm street (foot of)....	.80
Thompson Triangle .....	St. James avenue.....	1.06
West Street Triangle .....	West street .....	.13
Winchester Triangle .....	State street .....	.62
Total, Thirty-four (34) parcels.....		489.55

# 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>City/Town:</b>	Springfield	
<b>Village/Neighborhood:</b>	Forest Park;	
<b>Local No:</b>		
<b>Year Constructed:</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>Designation(s):</b>	Local Historic District (02/21/1975); Nat'l Register District (08/31/1982);	
<b>Building Materials:</b>		
<b>Demolished</b>	No	

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: Monday, March 21, 2022 at 10:00 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
------------------------------------------	------------------------

4475 - 2/21/75

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. \_\_\_\_\_

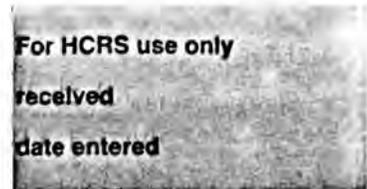
6. Recorded by E. Durfee  
Organization MHC  
Date 6/15/78

(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

**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 checked="" 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**

title Inventory of the Historic Assets  
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 31 of 56

## 7. Description

### Forest Park Heights Historic District

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

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

AS 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.

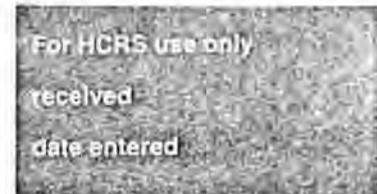
Much of the district's present character results from the developers conscious attempt to provide diversity within a structured framework. This original intent remains clear in its architectural setting and landscape design. A diversity of architectural styles characterize the district, with representative 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**



Continuation sheet

Item number

7

Page

2

At the entrance facing Summer 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 Summer 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 Summer 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) Summer Avenue: The 40 Ten Block consists of two 4 story brick apartment buildings with bracketed decks on each level, centered on the 3 bay Summer 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**



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/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**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 Summer 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 Summer 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.

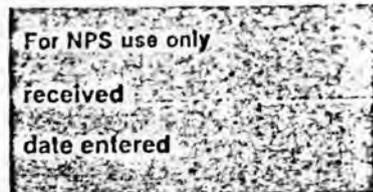
At the turn-of-the-century, Forest Park Heights was the home for a large segment of Springfield's population. Throughout the years, its residents, drawn primarily from the middle class, have functioned in executive or leadership positions in local business and industry. Some of the area's prominent residents 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



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 N/A code county code

state code county code

## 11. Form Prepared By

name/title Candace Jenkins, Registration Director  
Anne Burkhardt, Program Assisant 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:

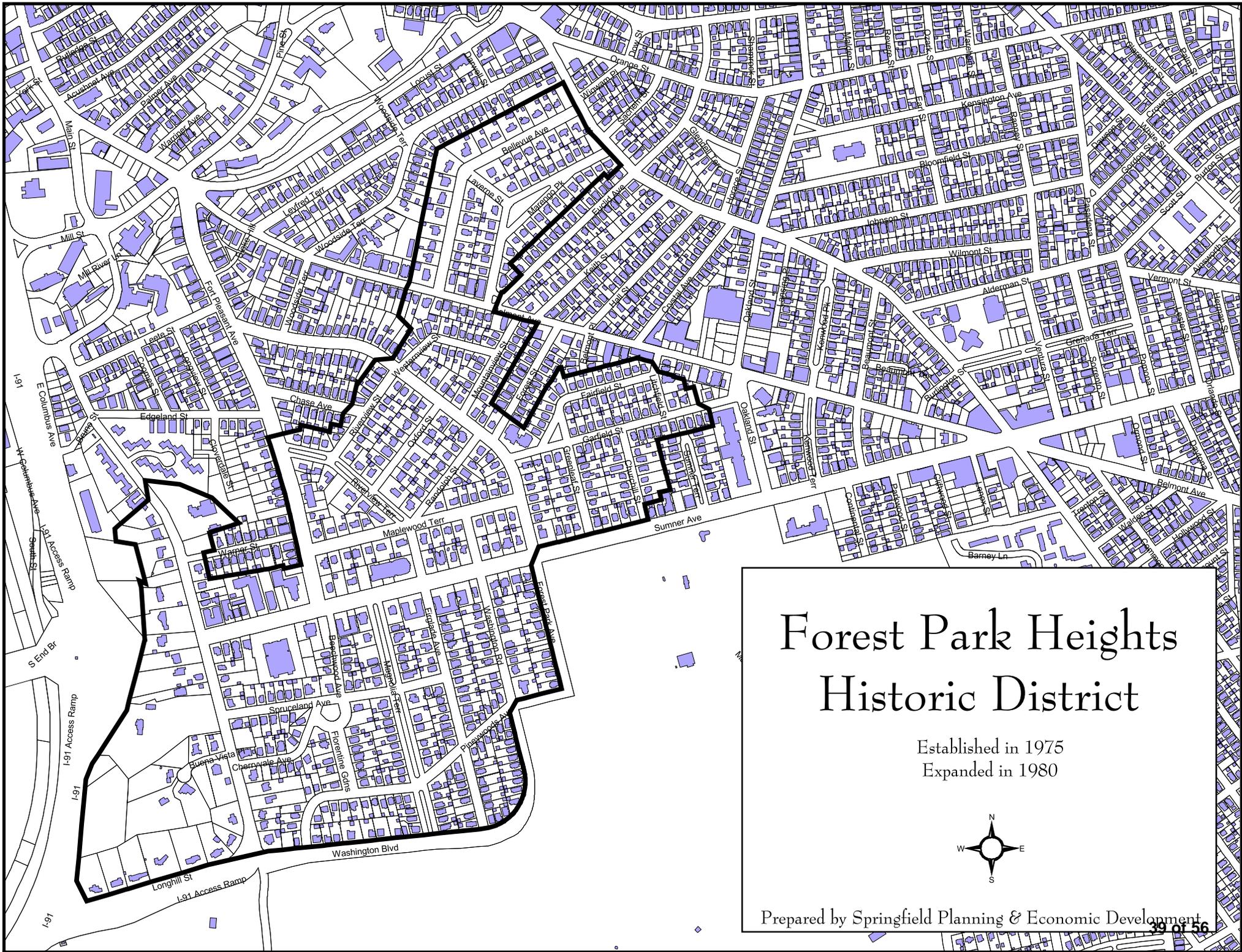
national  state  local

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 K. Weselowski

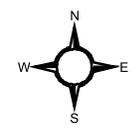
title Executive Director, Massachusetts Historical Commission date 3/18/82

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



6468 11 SW  
(WEST SPRINGFIELD)

### 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.