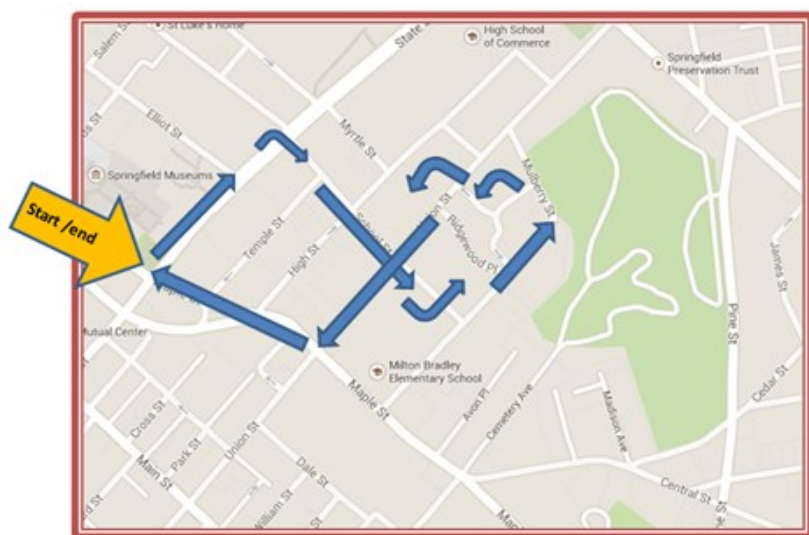


An Architectural Walking Tour  
*of the*  
Ridgewood and Lower Maple Street  
Historic Districts  
*of*  
Springfield, Massachusetts



Created by the Springfield Preservation Trust  
with funding from the Community Foundation of Western Massachusetts.

## Architectural Styles in Springfield

Greek Revival:	1825-1860
Gothic Revival:	1840-1880
Italianate:	1845-1875
Renaissance Revival:	1860-1930
Second Empire:	1865-1875
Stick:	1865-1885
High Victorian Gothic:	1870-1900
Queen Anne:	1880-1900
Shingle:	1880-1910
Colonial Revival:	1880-present
Classical Revival:	1890-1920
Tudor Revival:	1895-present
English Cottage:	1910-1940
International Style:	1945-1965

## Terminology

**Preservation** involves keeping something from destruction and making sure it is not altered or changed in a way that can't be undone.

**Restoration** means bringing something back to a former position or condition. In restoring an art object, piece of furnishing, or architecture, the most important requirement is the final appearance.

**Renovation** simply means to make an object look like new. You can use new or old materials and it does not have to result in historic accuracy.

**Conservation** is when the absolute maximum amount of the original material, in as unaltered a condition as possible, is preserved. All repairs or additions must be reversible and removable without affecting the condition of the original material.

Have you ever thought about what makes a building look good or look bad? Have you ever seen a building that you really liked or that you really hated? Someone made deliberate choices in the building materials, design, construction, and possibly renovation of every building you see. On this tour, we're going to look at several buildings in Springfield's Lower Maple and Ridgewood Historic Districts. As we go along, you will begin to look at buildings differently.

Take a look at the two houses below. Pay careful attention to the windows, roof, and doors. Which one looks better to you?



Would you believe these photos are of the same house? They are. This is a house in Hartford, CT. The photo on the left shows what it used to look like. The windows are not even. Some of them are boarded up. And they aren't right for the building. The roof of the porch has been totally removed. And the doors are made of steel.

The photo on the right shows the house after being restored by someone who cares about historic preservation. The windows are appropriate materials and style and are spaced evenly. None of the windows is blocked up. The doors are historically appropriate. The porch was rebuilt and the roof gained decorative elements.

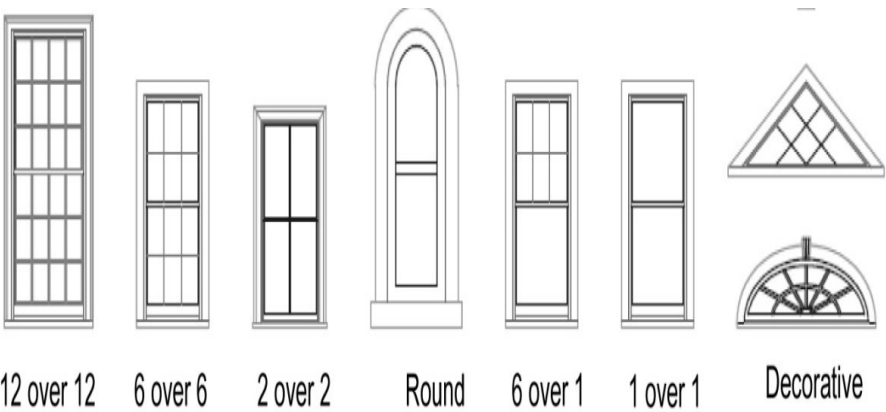
Which house would you rather live in? Which house would you rather live next to and see every day? Houses look good or bad because people make choices about the building materials and styles.

Before we start our tour, you'll need some definitions.

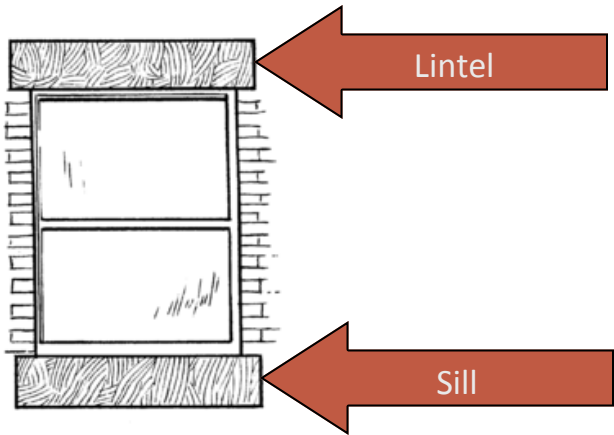
The parts of buildings that make the most impact on the way they look are their windows, doors, and roofs. So let's learn more about them.

**Windows:**

What do all windows have? Glass! Each pane of glass is called a “light” in architectural terminology. Usually, we refer to windows by the number of panes on the top portion of the window “over” the number in the bottom portion. Like this:



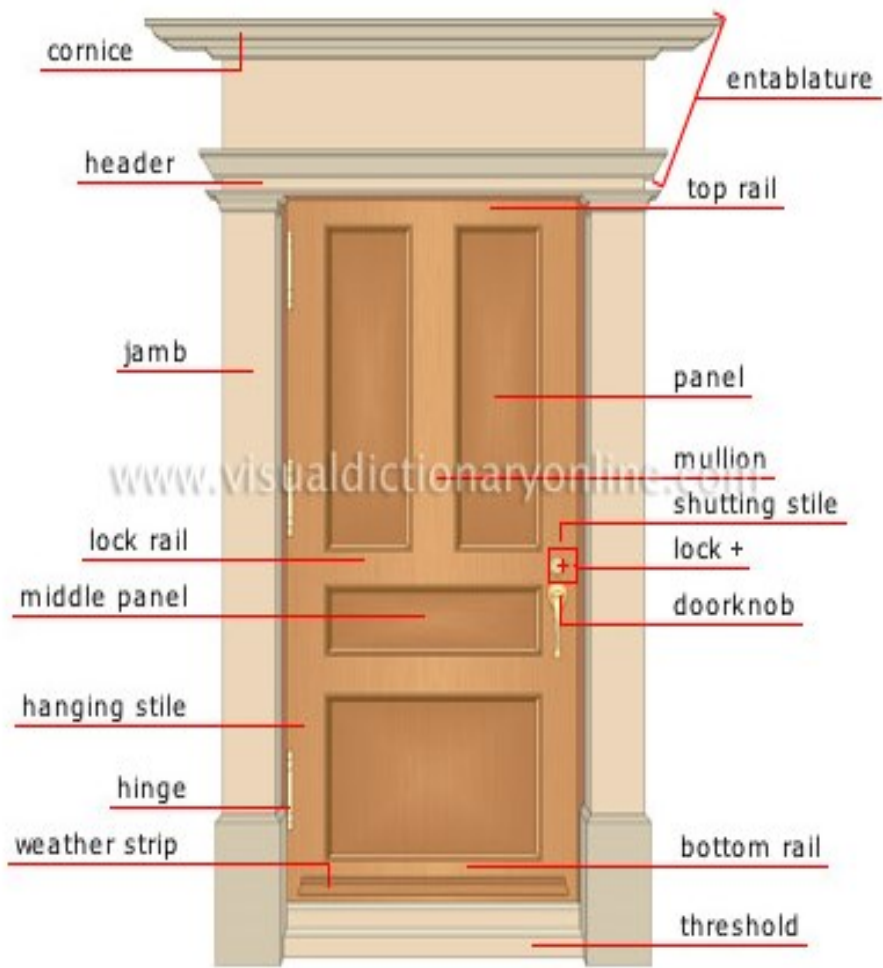
There are also several other components of a window that are important. The ones that make the most visual impact are the lintel and sill.



As you look at buildings on this tour, try to note the number of “lights” you see and note the materials of the lintels and sills.

**Doors:**

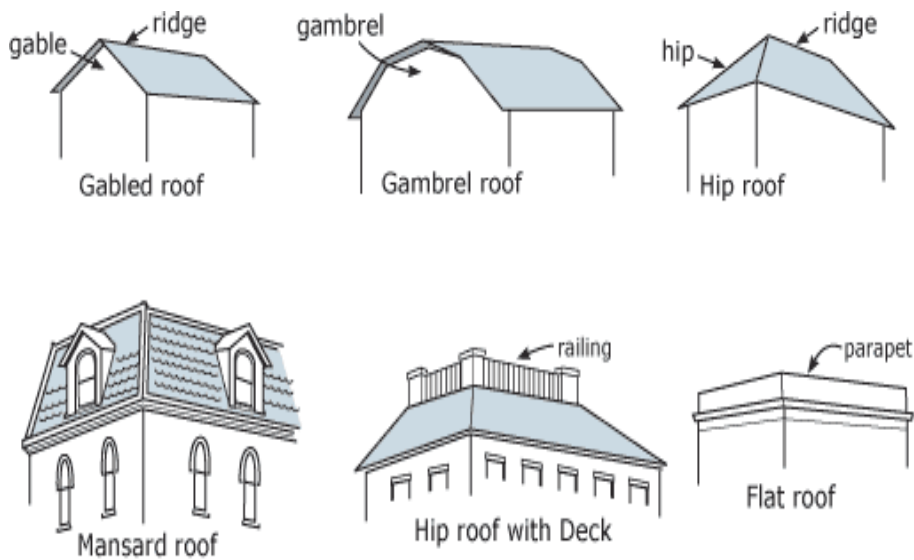
Doors allow you to enter and exit a house. They also are a key component to the look of a building. In older houses, all doors were made of wood. More modern doors may be made of steel or aluminum. Some doors have glass (lights) in them and some have glass on the side (side lights).



**Roofs:**

Also very important for the structural integrity of a building is its roof. If you’ve ever had a leaky roof, you know that’s a bad situation. Over the years, builders have experimented with different types of roofs in order to keep the rain and snow out while still making the roof enhance the overall look of a building.

Here are some of the styles of roofs you may see on our walk:



Wood Shingle/ Shake		Bungalow, Foursquare, other small Revival homes (e.g., Swiss Chalet, Cotswold Cottage)
Clay Tile		Spanish, Mediterranean-influenced styles, Chicago Bungalows, Romance Revivals
Concrete/ Composites		Spanish and Mediterranean-influenced styles, Chicago Bungalows, English/Cotswold/ Romance Revival styles
Slate		Tudor Revival, "English" Arts & Crafts, Craftsman Revival

Roofs can be made of different types of materials. Many older buildings in New England were designed with slate or cedar roofs. Some were designed with terra cotta tiles. Since the 1940s, many older roofs were replaced with asphalt shingles or metal roofs. This is because these more modern materials are less expensive.

As you walk out of the Quadrangle towards State Street, you will see this large Classical Revival building at the corner of State and Maple Streets.



It has a limestone façade, flat roof with classical parapet, columns and decorative eaves. These are all hallmarks of this style.

This structure was built in 1905 to be the headquarters of the Springfield Fire and Marine Insurance Company. The company was founded by Marvin Chapin, a member of the wealthy influential Chapin family (see the statue of Deacon Samuel Chapin across the street).

This building was used as insurance office space until 1966. It then became the office space for the Springfield Public Schools. In 2010, the School Department moved to 1550 Main Street, which used to house the Federal Court House, until the Federal Court moved to the new building built at 300 State Street.

This building has been empty since the School Department moved out in 2010. A developer bought the building to turn it into apartments, but work stopped on that project. The building is not in danger of being torn down, but as of 2014, we don't know what the next phase of this building's use will be.



There is a large parking lot between the Springfield Fire and Marine Insurance Co. building and Classical Condominiums. There used to be a church here. It was called the Church of the Unity and was built in 1867 by Henry Hobson Richardson, a famous architect. Here's what it used to look like. You can see the Fire and Marine Insurance building in the right of this photograph. The church was demolished in 1961.



The church was designed by Henry Hobson Richardson, a famous architect. It had a gabled roof, pointed arched windows, a tower, and a stone façade. It also featured stained glass windows by John LaFarge, a famous stained glass window designer. Both Richardson and LaFarge were influenced by medieval architecture and the arches and columns of this church show that influence.



The next building is now called Classical Condominiums. It is designed in the Renaissance Revival style. It has a hip roof with deck, arched doors, stone lintels and sills on the windows, and a masonry facade. If you get up close, you'll see lots of carved details.



This building used to be a high school. It was built in 1898 on the site of a jail. They tore down the jail to build the high school. In 1920, the school needed more space, so a large addition was built on the right hand side. The architects in 1922 made a decision to make the new addition look like it had always been there.

The high school closed in 1986 and many of the students went to Central High School. There was a lot of talk about what to do with the Classical High School building. In the end, it was turned into condominiums for people to live in.

Big, public buildings like this one are usually owned by companies or groups of people (like a church congregation) that make decisions about the restoration, preservation, and use of the buildings. As we continue up State Street, we come to some smaller buildings.

In 2008, this building looked like this:



Its windows were boarded up or missing, the whole thing was painted white, and the roof was deteriorated. It had been empty for many years and the inside was filled with trash.

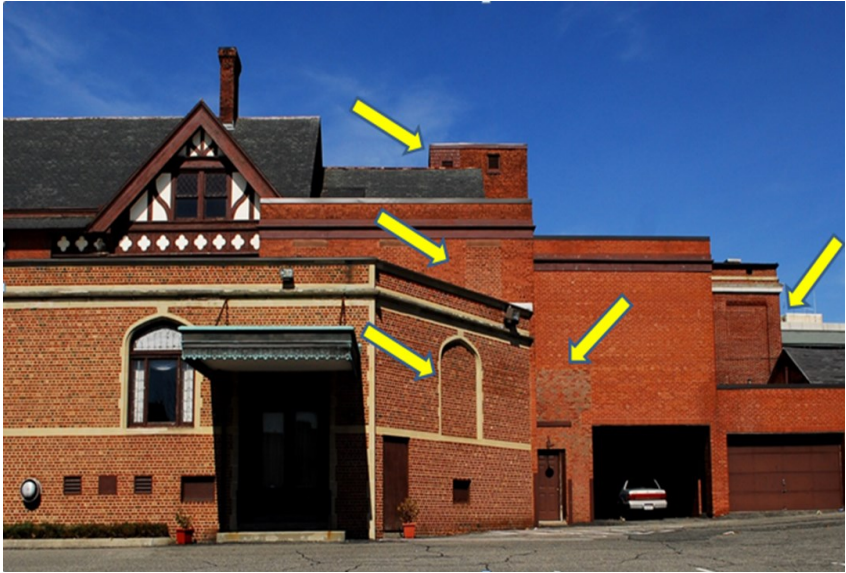
In 2009, a company purchased and restored the building and now it looks like this:



Rather than tear it down, the company spent time and money to restore and renovate the building so that it could be used and enjoyed. It now houses several offices.

## Turn right on to School Street.

On the left, you'll see a building that has been added to, expanded, and changed many times over the years. Can you tell where the changes have been made?



There are different building materials (different types of bricks and roofing material) that are often a sign of change. Also, some of the windows have been bricked up, although the one with the arched lintel was probably never a window, but just designed to break up all the plain brick. Originally, this was a house. It has been changed and added on to many times over the years and now it is a funeral home.

As you walk along School Street, you will pass Temple Street on your right. Notice the two buildings after the empty lot at the corner of School and Temple streets.

These are examples of the Stick Style.



Stick style homes are asymmetrical and usually two or three stories high, like these. They have exposed rafter tails under the eaves and a complex and steep gabled roof. The homes are sided in wood clapboards that form patterns of horizontal and vertical “sticks” and that are painted in different colors to stand out.

Many Stick style homes have vertical designs in the wood siding. The windows are large one over ones and they fit with the stick patterns.



Continue walking on School Street (towards Union).

The next house we will look at is a classic example of the Gothic Revival Style.



Some of the elements that make this a Gothic Revival house are the peaked (pointy) roof, the vertical siding, and the fancy curly trim under the eaves of the roof.

There were very few of these built in cities, they were usually more of a country-cottage type of house. This is a rare urban example of this style and it is in pretty close to original condition.

While originally designed and built to be a family home, today this building is used as office space.

This house on School Street has elements of many different styles, which reflect the changing fashions in architecture as the house was renovated over the years. There are Greek Revival and Queen Anne features.



It is mostly symmetrical, has low gables, six-over-six windows, and the entry door with sidelights and a narrow transom. These are all features of Greek Revival.

At some point, past owners wanted to keep up with the times and added new elements – the tower, the wrap-around porch, and the door to the porch are all Queen Anne elements and were probably added in the 1880s or 1890's. The exterior of this house probably hasn't changed much in over 100 years.

## Turn left to go up Mulberry Street.

The house at 81 Mulberry Street was built in 1894 for a son of Samuel Bowles (the founder of the Springfield *Republican* newspaper, and a very influential person). The house is in the Colonial Revival style. It has a symmetrical design, slender columns on the front entryway, pairs of windows, and a gambrel roof with cedar shakes.



The building was massively damaged by fire in the 1990s. The city then took the house over and found a new owner who would restore the house, rather than tear it down and make a parking lot or build something modern. The house now has a combination of new and old window frames that use old, salvaged glass, new siding, and a completely reconstructed porch. Even the driveway was reconstructed with bricks to look like the original.



There are several Tudor Revival houses on Mulberry Street.



Tudor Revival houses often have a mix of masonry, stucco, and timber materials, small windows with many individual panes (lights), bay windows, and gabled roofs. The trim is often painted a dark brown. Each of these houses features “half-timbering” where only part of the building has the decorative wooden trim that is designed to bring to mind old-fashioned English houses.

And there's also a large apartment building on Mulberry Street that is designed in the International Style. It was built in 1964 and features angled walls, lots of glass, geometric lines, a flat roof, and unornamented façade.





The house at 123-125 Mulberry Street is in the Italianate Style. It has a flat roof with overhanging eaves, a side porch, narrow windows, rounded windows, and a symmetrical façade. There are slender columns and classical moldings under the eaves. These are all elements of the Italianate Style.



Continue a short way up Mulberry Street (with the cemetery on your right), and then **turn left onto Ridgewood Terrace** This little tucked away street which features several very large buildings in many different architectural styles.

This is a Shingle Style home. It is covered in wooden shingles, has an asymmetrical façade, and has small multi-paned windows.



As you continue down Ridgewood Terrace, turn right and you will find an English Cottage Style home at the corner of Ridgewood Terrace and Union Street. This house has a stucco façade with asymmetrical features and a low, sloping roof made to resemble the thatched roof of an old English cottage.





## Turn left onto Union Street.

Here you'll see some apartment buildings. The houses you passed on Ridgewood were originally designed to house one family. The family probably had a mother, father, some children, and maybe aunts and uncles or grandparents. The houses were really big and the families that lived there probably also had a combination of live-in servants and other workers who came in on a daily basis (and then went home to sleep in their own lodgings). These apartment buildings on Union Street were designed to house one family per unit (probably parents and children, but sometimes other relatives may have been part of the family). Many of these families probably also employed help for cleaning and sometimes for cooking and serving food.

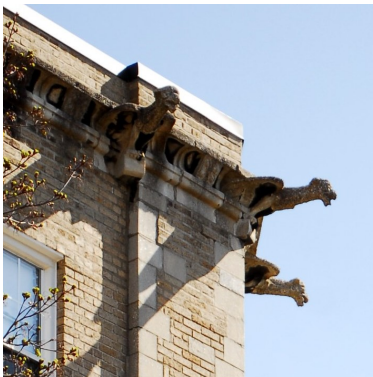


As you continue down Union Street, you will see one of the few Spanish Colonial Revival houses in Springfield. This is at 307 Union Street.



The curly edges of the roof line are called coping and are meant to evoke the feel of the Spanish colonies in South and Latin America. Stucco and small windows are hallmarks of this style. This house probably had terra cotta tiles as its original roofing material and a large, carved door.

Keep traveling down Union Street. At the intersection with School Street, you'll notice several apartment buildings. Look up and you might see some gargoyles.



As you continue down Union Street (crossing School Street), you will come to two Queen Anne Style houses which were once very similar. They are on each side of the street. One has been maintained and preserved in keeping with the original architectural and design intentions and one has not.



The Queen Anne Style often has decorative windows, a tower, mixed siding materials (scalloped, straight, and vertical wood clapboards), porches and balconies, and columns on the porches.

This house has maintained many of those original features.



This house has kept its porches and tower, but many of the original architectural features have been covered up or replaced.



The dome at the top of the tower has been removed. The decorative wooden siding in multiple finishes (scallops, horizontal, and vertical clapboards, plus shingles) has been replaced with horizontal and vertical aluminum siding. Original wooden windows have been replaced with vinyl siding. Decorative arched windows have been boarded up or replaced with rectangular vinyl windows.

Continue down Union Street and **turn right to Maple Street.**

On the corner of Union and Maple (83 Maple Street), you'll see a Greek Revival house that has been restored. Greek Revival houses feature full-height porches, a heavy cornice, white trim, and symmetrical facades.

This photo shows how it looked when the work was underway:



The columns holding up the front and side porches were rebuilt, the windows were taken out and repaired, the bricks were re-pointed, and the chimneys were rebuilt. There was also extensive interior renovation and restoration.

While many people like the look of old, historic buildings, the cost of preserving old buildings can be very high. When a building is not properly maintained or left vacant, it begins to deteriorate and major operations like this are required.



Next to this house, you will see one of the oldest remaining buildings in the city, a brick house that is known as the Female Seminary.



Constructed in 1832, the Greek Revival Female Seminary is not only one of Springfield's oldest buildings, but it is also the city's oldest existing school building. The Seminary was designed by Springfield master builder Simon Sanborn. Sanborn also designed Springfield's original town hall, county jail, and many of its early churches, mills, and commercial buildings. Although originally a girls' school, the Seminary quickly became a co-educational institution. In 1843, the school closed, and the Seminary became a private residence. Its original third story was removed, and it was remodeled in the Greek revival style. In the 20th century, the building was converted into medical offices.

Since 2002, the building stood vacant. Because the building was located in a historic district, it could not be demolished. The Springfield Preservation Trust bought the building in 2009 and has been securing and stabilizing it, while seeking the necessary funding to complete the rehabilitation project. The Trust plans to convert the building into three or four residential condominium units.



Across the street, there are several row houses. Originally, the three houses at 80, 82, and 84 Maple Street were identical Second French Empire style row-houses, and they were all the same height.

There was a fire at 84 and the owners decided to leave off the top floor. The one in the middle (82) was renovated into mock-Federal style and the door was put below street level. Both 82 and 84 were converted from homes into businesses. Number 80 is in the most original condition and is still used as a home. It has the recognizable Second French Empire features of a mansard roof and heavy brackets on the canopy over the door.

The two row houses to the right (Numbers 78 and 76) have also undergone several changes over the years, but still maintain many original features. 78 Maple Street houses businesses, and 76 Maple Street contains apartments.

Our last stop is the magnificent South Congregational Church, designed in 1875 in the High Victorian Gothic Style by William Appleton Potter, a well-known architect.

Some features of the High Victorian Gothic Style are the striped bands of stone, the steeply pointed roofs, and the pointed arched windows.



You can now **cross State Street and return to the Springfield Museums,** which was our starting point.

We hope you have deepened your appreciation of history, architecture, and the preservation of historic buildings. There is also a similar tour available of the Mattoon-Quadrangle neighborhood. Ask your teacher for more information.

## The Springfield Preservation Trust

### Mission

The mission of the Springfield Preservation Trust is to preserve and protect properties in Springfield, Massachusetts which have architectural, historic, educational, or general cultural significance for public edification and enjoyment.

### History

In 1972 a group of concerned Springfield residents created the Springfield Preservation Trust as a reaction to the destruction of historic buildings. The Springfield Preservation Trust purchased key properties to preserve, and encouraged others to do the same. In time the situation stabilized and the Springfield Preservation Trust was able to shift its focus to helping residents learn about preserving and maintaining their historic properties. In more recent years the Springfield Preservation Trust has been known for its annual tour of homes and gardens. As the only non-profit/non-government advocate group for historic preservation in Springfield, the Springfield Preservation Trust will continue to be the voice of preservation into the future.

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