

United States Department of the Interior  
National Park Service

### National Register of Historic Places Registration Form

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This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

#### 1. Name of Property

historic name NORTH HIGH STREET HISTORIC DISTRICT (2008 BOUNDARY INCREASE)

other names/site number McAuslan & Wakelin Building, Wakelin Hall

#### 2. Location

street & number 580 Dwight St. / 230 Maple St.; 234 Maple St.; 236 Maple St. not for publication

city or town Holyoke vicinity N/A

state Massachusetts Code MA county Hampden code 013 zip code 01040

#### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this

- nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
- meets  does not meet the National Register Criteria. I recommend that this property be considered significant
- nationally  statewide  locally. ( See continuation sheet for additional comments.)

Brona Simon July 23, 2008  
 Signature of certifying official/Title Brona Simon Date  
 Massachusetts Historical Commission, State Historic Preservation Officer

State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional Comments.)

\_\_\_\_\_  
 Signature of certifying official/Title Date  
 State or Federal agency and bureau

#### 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register  See continuation sheet.
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): \_\_\_\_\_

Edson R. Beall 9.12.08  
 Signature of the Keeper Date of Action

**NORTH HIGH ST. HISTORIC DISTRICT  
(2008 BOUNDARY INCREASE)**

Name of Property

**HAMPDEN COUNTY, MA**  
County and State

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply)

(Check only one box)

- private
- Public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2	1	building
0	0	sites
0	0	structures
0	0	objects
2	1	Total

**Name of related multiple property listing**

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

COMMERCE & TRADE: Department Store

COMMERCE & TRADE: Business

SOCIAL: Meeting hall

**Current Functions**

(Enter categories from instructions)

COMMERCE & TRADE: Business

HEALTH CARE: Clinic

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY REVIVALS:

Classical Revival

**Materials**

(Enter categories from instructions)

foundation BRICK; CONCRETE

walls BRICK

roof SYNTHETICS: Rubber membrane

other CONCRETE: Cast stone, details

METAL: Cast iron details

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

(Please refer to continuation sheets)

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## National Register of Historic Places Continuation Sheet

North High Street HD (Boundary Extension)  
Holyoke (Hampden), MA

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### SECTION 7: DESCRIPTION

The proposed Boundary Increase adds three functionally related buildings to the existing North High Street Historic District.

The North High Street District (National Register 1986) and the previous Boundary Increase (National Register 1992) represent Holyoke's downtown commercial center and encompass an almost uninterrupted streetscape of 19<sup>th</sup>- and early 20<sup>th</sup>-century masonry commercial buildings. The commercial buildings are mostly three or four stories in height, with retail storefronts on the first floor and office or residential space above. All the commercial building facades meet the sidewalk with no setback and most have storefronts with plate glass display windows. The one exception is City Hall (536 Dwight St., constructed 1871, listed individually on the National Register in 1975), which is surrounded by a small landscaped park at the southeast corner of High and Dwight streets.

The original National Register Historic District (NR 1986) extends north along High Street for two blocks (from Dwight Street to Lyman Street) and consists primarily of Italianate and Second Empire brick buildings that represent the first wave of commercial growth in this area of the city from 1850 to 1885. The first Boundary Increase (NR 1992) is an extension of the district southward on High Street three blocks (from Dwight Street to Essex Street) and represents a second burst of construction from 1880 to about 1930, when High Street was at its peak as Holyoke's commercial center. The north and south boundaries of the existing district coincide with the service alleys that run parallel to High Street directly behind the commercial buildings.

The proposed Boundary Increase steps across the service alley on the north side of the High Street corridor to take in Wakelin Hall and two connected buildings at the southeast corner of Dwight and Maple streets. All three additions to the historic district are located on a single parcel (Holyoke, MA - Parcel ID #012-03-015).

**Wakelin Hall** (580 Dwight Street & 230-234 Maple Street; MHC #244 – Photos 2 & 3, erected 1899) is located directly behind the adjacent McAuslan & Wakelin Building (229-243 High Street & 560 Dwight Street; MHC #193 – Photo #1). Functioning as a department store, office block, and meeting hall, Wakelin Hall has a strong historical and visual relation to Holyoke's High Street business district. The two McAuslan & Wakelin Buildings complement each other in material, style, and use and were physically connected by a basement passage (still in use) and by an overhead walkway above the existing service alley (no longer extant).

*N.B. In order to distinguish between the two McAuslan and Wakelin Buildings more easily, the building at the corner of Dwight and Maple streets will be referred to as **Wakelin Hall** (580 Dwight Street & 230-*

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*234 Maple Street) and the adjacent building at the corner of Dwight and High streets will be referred to as the McAuslan & Wakelin Block (229-243 High Street & 560 Dwight Street) throughout this nomination.*

The **Holyoke Health Center Link Building** (234 Maple Street, erected 2005, Photo #6) is a narrow glass enclosed structure that provides a common lobby, stairway, and elevator access between the three adjacent buildings. It joins **Wakelin Hall** directly to the **Administration Building** and connects both buildings to the McAuslan and Wakelin Block by a new multi-level bridge over the service alley.

The **Holyoke Health Center Administrative Building** (236 Maple Street, MHC #347, ca. 1914, Photos #4 and #5) is a four-story masonry commercial building that is joined internally to the adjacent **Link Building** and **Wakelin Hall**.

### Physical Description of District

Holyoke is a 19<sup>th</sup>-century planned industrial community built along the west bank of a curve in the Connecticut River and adjacent to the river's largest waterfall. At the upstream end of the curve, a massive dam directs water into three canals that powered Holyoke's paper and textile mills. The easternmost canal follows the river's curve, while the two northernmost canals run in straight parallel lines to the southwest, meeting back up with the first canal to form a rough wedge enclosed by canals on three sides. Within this wedge is a grid of streets that includes Holyoke's central business district, the focus of commercial development during Holyoke's first few decades.

Moving west, 19<sup>th</sup>-century industrial complexes fill the space between the two northernmost canals and dominate the river's edge just south of the dam. Beyond the canals, the land rises into a terrace crisscrossed by a grid of commercial and multifamily residential streets that form Holyoke's downtown.

Many clusters of 19<sup>th</sup>- and early 20<sup>th</sup>-century masonry structures survive in downtown Holyoke despite the impact of arson and demolition in the late 20<sup>th</sup> century. One block west of the parallel canals, High Street retains a substantial number of intact commercial blocks from its heyday as Holyoke's retail and commercial backbone. To the west of the downtown area, the land terraces again into the Highlands, where Holyoke's prosperous business and industrial leaders made their homes.

### Building Descriptions

**Wakelin Hall** (530 Dwight Street & 230-234 Maple Street, erected 1899, Photo #2 & #3) is a square, three-story flat-roofed building with buff brick facades on both the Dwight Street (north) and Maple

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Street (west) elevations. In its massing and ornamentation, it exhibits the regularity of proportion and restraint in ornamentation characteristic of the Classical Revival style.

The first floor storefronts have regularly spaced plate glass windows surmounted by leaded geometric transoms and separated by flat Doric pilasters. The building's corners are articulated with round cast-iron Doric columns. A denticulated cornice separates the first floor level from the upper stories.

The second and third floors have regularly spaced bays framed by flat pilasters with pressed-metal Ionic capitals. The end bays are set off from the central bays by rows of rusticated brickwork and projecting quoins at the corners. The windows in the end bays have flat cast-stone lintels and sills, while the windows in the central bays have brick lintels with prominent cast-stone keystones.

At the roofline is a denticulated pressed metal cornice, its entablature ornamented with paired rosettes over each pilaster and two parallel rows of rope molding. The cornice is topped off with a heavy balustrade, which has been recently restored. Brick piers with recessed panels are aligned with the pilasters, with urn-shaped balusters in between.

The north façade (580 Dwight Street) is marked by a recessed central entry. This façade is five bays wide with paired 1/1 windows in all bays except for the western corner bay, which has single windows set off by rusticated brickwork. The west façade (234 Maple Street) is similarly arranged, but with single windows in all bays. Like the Dwight Street façade, the Maple Street side has a central recessed doorway.

The south elevation is a common wall shared with the adjacent building at 230 Maple Street. The east (rear) elevation overlooking the service alley is a simple red brick wall with delivery bays and small window openings (many infilled with brick). On the second and third floor, Wakelin Hall is directly connected to the McAuslan & Wakelin building on High Street by an enclosed bridge above the service alley.

The interior of the building is a highly detailed open plan. Rows of interior columns on each floor support visible framing members and create a large interior volume with ample natural light. At the basement level, the columns are a simple functional design. On the first floor, the round columns feature decorative Ionic capitals supporting cased beams and matchboard ceilings. The columns on the second floor are a simpler flared design, but follow the same distribution while the cased ceiling beams enclose fields of pressed metal ceiling panels. The third floor, originally designed as a meeting space and function hall, features a high ceiling supported by Ionic columns and accented with scrolled wall brackets. The cased beams frame a matchboard ceiling. A staircase and elevator near the southeast (rear) corner connect the basement and the three finished floors.

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Initially, the building included retail space on the first and second floors and a meeting hall used by various fraternal organizations on the third floor. By the mid 20<sup>th</sup>-century, the meeting hall had been converted to commercial space. Late 20<sup>th</sup> century paneling and partition walls were recently removed from all floors as part of the tax-advantaged rehabilitation of the building.

The basement passage from **Wakelin Hall** to the **McAuslan & Wakelin Building** runs under the service alley between High and Maple streets and remains in use today. The single-story overhead connector between the two buildings was removed as part of the 2005 rehabilitation and replaced by a new multi-level bridge in the adjacent **Link Building** (Photos #7 and #8).

The **Holyoke Health Center Link Building** (234 Maple St., erected 2005, Photo #6) is a narrow, three-story, glass-enclosed structure with a planar facade set slightly back from the adjacent buildings. The top of the facade continues and connects the rhythm of the adjacent rooflines. The link was designed by Steffian Bradley Architects of Boston in 2005 to provide a common lobby, staircase, and elevator access for the three adjacent buildings of the Holyoke Health Center.

The narrow metal overhead single-floor connector attached to **Wakelin Hall** was removed during the rehabilitation and replaced by a three-level glass and steel overhead connector in the **Link Building** that provides all three buildings with full access to the elevator bank through a common lobby.

The **Holyoke Health Center Administrative Building** (236 Maple Street, ca. 1914, Photos #4 & #5) is a four-story masonry building with an eight-bay facade of tan brick. It has glass storefronts across the street level and 1/1 windows arrayed symmetrically above. The masonry facade is accented by cast stone sills at each window and flush lintels composed of a single soldier course of tan brick. The fourth floor windows are each surmounted by a flush keystone arch enclosing a simple cast stone rondel.

The projecting metal cornice at the roofline is echoed by a secondary cast stone cornice below the frieze, a shallow string band below the fourth story and a shallow cornice band above the storefronts. The storefronts are configured in the traditional manner (bulkhead, display window and multi-light transom), separated by cast concrete pilasters. The recessed entrance bay at the south end is framed by a pair of pilasters under a leaded glass transom.

The exposed south (side) elevation of the building is constructed of red brick with a parge coat of stucco (now deteriorating). The rear (west) elevation against the alleyway is built of plain red brick. The parking lot adjacent to the building was formerly occupied by a large apartment block (demolished c. 1970).

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On the interior the floor levels are intact, but the historic finishes have been removed or concealed by modern renovations including partition walls, new doors drop ceilings, and carpeting. The windows are modern 1/1 aluminum replacement sash fitted to the historic openings.

The north (side) wall of the Maple Street building is fully enclosed by the adjacent connector building. Large passages have been cut through the wall on each level to connect the interior spaces to the shared elevator bays in the new link building.

### Other Changes in the District

The following buildings have undergone significant changes since the North High Street Historic District National Register nomination in 1986 and the Boundary Increase in 1992:

- Oreel's Block, 156-162 High Street (MHC # 188, Photo #13) – The upper windows of this brick Italianate block have been blocked up with corrugated metal.
- Steiger Building, 259-271 High Street (MHC # 94, Photo #12) – This Beaux-Arts building, which was vacant and boarded up in 1992, is now occupied. Windows are no longer blocked, and an awning shades the sidewalk.
- Tilley-Childs Building, 273-279 High Street (MHC # 194, Photo #12) – The upper floors of this building are vacant, and the windows have been blocked up with plywood.
- LaFrance Block, 405-411 High Street (MHC # 211, Photo #9) – This Romanesque Revival brownstone has been demolished.
- McLean Block, 382-384 High Street (MHC # 208, Photo #11) – All the upper windows of this building have been blocked up with corrugated metal, and a few small 1/1 sash windows have been installed.
- Essex House, 400 High Street (MHC # 99, Photo #10) – The storefront of this Renaissance Revival building has been boarded up. Windows on the upper floors have been replaced with small 1/1 sash windows, which have been boarded up from the inside with plywood.

Alterations to Oreel's Block, the Tilley-Childs Building, the McLean Block, and the Essex House are reversible and do not negatively affect the integrity of the buildings. The demolition of the LaFrance Block is the only loss of building fabric in the existing historic district since 1992. The site of the LaFrance Block remains an open lot.

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### Archaeological Description

While no ancient Native American sites are known in the district or in the boundary increase area, sites may be present. Seven ancient sites are known in the general area (within one mile). Environmental characteristics of the district represent some locational criteria (slope, soil drainage, proximity to wetlands) that are favorable for the presence of Native sites. The district and boundary increase area are located on a level to moderately sloping riverine/glacial outwash terrace. Soils in the area are classified as urban land deposits that have been altered or obscured by urban works and structures making the identification of soils impossible. Regional soil distributions indicate the presence of excessively drained soils on glacial outwash terraces. The district is located over 1,000 feet from the nearest natural wetlands, a factor that may reduce the overall ancient site potential for this locale. An important Native American fishery site may be indicated by the presence of a major fall line in the Connecticut River, located approximately 0.5 miles northeast of the district. In general, however, the potential for locating significant ancient Native American resources in the district is low. Intensive mid 19<sup>th</sup> through 20<sup>th</sup> century urban development in the area would have destroyed any ancient resources located in the district.

There is also a low potential for locating significant historic archaeological survivals within the district. Given extensive urban development in the district, the small amount of open space and lack of historic resources that predate 19<sup>th</sup>-20<sup>th</sup> century industrial expansion in the area, a low potential exists for locating significant historic archaeological survivals. While a Second Empire brick apartment block was demolished to make room for Wakelin Hall, the latter buildings, which have basements, would have destroyed any evidence of the Second Empire building. If sites, structures, or features do survive, however, they could be significant in helping to document the changing social, cultural, and economic patterns that characterized mid 19<sup>th</sup> century Holyoke, a model planned, urban community.

(end)

**NORTH HIGH ST. HISTORIC DISTRICT**  
**(2008 BOUNDARY INCREASE)**

Name of Property

**HAMPDEN COUNTY, MA**

County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant & distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets)

**9. Major Bibliographical References**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

COMMERCE

**Period of Significance**

1899-1958

**Significant Dates**

1899

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

HOWES, William J.

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

United States Department of the Interior  
National Park Service

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### SECTION 8: SIGNIFICANCE

The proposed Boundary Increase to the North High Street Historic District adds to the district three related buildings that are functionally connected to the adjacent McAuslan & Wakelin block (NR 1992). The boundary increase will add to the historic district a prominent commercial complex that is intricately connected with the other buildings in the North High Street Historic District by location, appearance, and use.

**Wakelin Hall** (580 Dwight St. & 230-234 Maple St., MHC #244 – Photos 2 & 3) is a substantial and well-preserved example of turn-of-the-century commercial architecture reflecting the broad patterns of change that were taking place in the district and the community. The building's Classical Revival façade, designed by Holyoke architect and parks advocate William J. Howes (1865-1946), is a well-preserved example of the stylistic transition in the district from exuberant Victorian styles to more restrained Classical motifs.

The **Holyoke Health Center Administration Building** (236 Maple St., MHC #347, ca. 1914, Photos #4 & #5) is a four-story masonry commercial block that was built as part of the general expansion of the area. It functioned for most of its history as expanded retail space for the adjacent department stores.

Holyoke Health Center's **Link Building** (234 Maple St., erected 2005, Photos #6, #7, #8) is a narrow modern building that provides a functional connection between the other three buildings of the Health Center campus. It is considered a non-contributing resource for the purpose of the National Register nomination.

Two of the buildings - **Wakelin Hall** (580 Dwight St. & 230-234 Maple St., erected 1899, Photos #2 & #3) and the Holyoke Health Center **Administration Building** (236 Maple St., MHC 347, ca. 1914, Photos #4 & #5) - retain integrity of location, design, materials, setting, workmanship, feeling, and association. The buildings meet National Register Criterion A at the local level as part of the late 19<sup>th</sup>- and early 20<sup>th</sup>-century commercial development that took place along and adjacent to the High Street downtown corridor in Holyoke. They also meet National Register Criterion C at the local and state level as well-preserved examples of commercial buildings designed in the popular Classical Revival style.

### Early Industrial Period 1830-1872

Until the mid 19<sup>th</sup>-century, Holyoke was primarily an agricultural area. Known as Ireland Parish, it was a sparsely settled section of West Springfield cradled in a bend of the Connecticut River.

In 1846, a trio of Boston investors set out to tap the Connecticut River's power and create an industrial

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city after the models of Lowell, Waltham, and Chicopee. Thomas H. Perkins, George W. Lyman, and Edmund Dwight bought up farmland, dammed the river, channeled the water into three canals, and laid out a grid of streets, anticipating the commercial and residential development that would inevitably follow the mills they planned to build along the canals and on the west riverbank.

Under the supervision of the Holyoke Water Power Company, land was sold and developed for industrial, residential, and commercial uses, with restrictions placed on the sale of lots to require fireproof construction and installation of sidewalks. Two large blocks of land were reserved for park land or common use. The first, initially designated "Hampden Square," was bounded by Dwight, Chestnut, Hampden, and Maple Streets. The second, designated as the "common," was four city blocks in area and bounded by Cabot, Elm, Appleton, and Maple Streets and included a pond at its center. Within fifteen years, the common had been developed, but Hampden Park (now Veterans Park) remained an open space and was later landscaped with paths radiating out from a central monument dedicated to Holyoke veterans.

Holyoke was incorporated as a town in 1850 with high hopes for the fledgling industrial community. Although the initial developers expected to make their biggest profits in the textile industry, the success of cotton, silk, and woolen mills was mixed. While Germania Mills, Skinner's Silk Mill and Farr Alpaca Company were among Holyoke's success stories, the Lyman Mill (the first built according to the investors' original plans) folded by 1859. The paper industry, rather than textiles, made Holyoke's fame and fortune, turning the town into the "Paper City."

As the early investors had anticipated, commercial and residential developers saw an opportunity for profit in the new community. Tenement blocks, boarding houses, stores, and office blocks quickly filled in the grid of streets closest to the river and canals.

Until the 1870s, most of the commercial development in downtown Holyoke was concentrated in two areas. The "hill area" along Maple and High Streets extended from Dwight Street north toward the river. The second area, known as "the flats," had the railroad depot as its focus.

The two parallel canals and accompanying mills and boarding houses for millworkers separated the two commercial areas. High Street saw intense construction activity during the 1850s and 1860s. A solid row of masonry buildings, most of them three or four stories high, soon lined the northern end of the street. Commercial tenants filled the ground floors, while offices, apartments, and meeting halls occupied the upper stories. By 1875, there were few vacant lots left in the High Street blocks between Dwight and Lyman Streets. Gas street lighting and a network of fire hydrants were installed and expanded to meet the safety concerns of local businessmen and speculators investing in the increasingly dense commercial district (Green, p. 124).

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During these early decades, most new development was confined to the area north of Dwight Street, close to the new factories and tenements. The Walling map of 1855 shows only one building south of Dwight Street. The Beers atlas fifteen years later (1870) shows a marked increase in residential, business, and institutional development moving north and west of the mill complexes. By that date (1870) Hampden Park was surrounded by buildings and new construction lined the west side of Maple Street. Dwight Street, running west from Depot Square through the industrial and tenement district and up to High and Maple Streets, also became a focus for new commercial construction through the 1870s and 1880s as merchants tried to lure customers away from both High Street and Depot Square establishments (Allyn, p. 13).

Once the available mill sites north of Dwight Street were fully developed, industrial growth progressed south along the canals between Dwight and Cabot Streets, with woolen, cutlery, and silk manufacturers filling in the vacant land. West of the canals, residential and commercial development soon followed the industrial development.

### Late Industrial Period 1873-1908

With Irish and French-Canadian workers flocking to jobs in the town's mills, Holyoke's population increased five-fold between 1855 and 1870. By the time Holyoke incorporated as a city in 1873, it had grown into the second-largest community in the Connecticut River Valley. The 1870s also saw the construction of a new municipal water supply system, which provided running water to 2,163 families (Green, pp. 120-121).

High Street became a vibrant commercial corridor. By 1880, High Street north of Dwight was almost a continuous row of brick commercial blocks with storefronts on the first floors and offices, apartments, or meeting halls above. Developers began to look south of Dwight Street for new opportunities.

In 1876, the construction of the new Romanesque Revival City Hall on the southeastern corner of Dwight and High, the Maple/High/Dwight/Suffolk block became a catalyst for speculation and commercial development south of Dwight Street. The first to venture across the Dwight Street line were residential and institutional developers. An 1876 map and 1877 bird's-eye view show several buildings on the northeast corner of Maple and Dwight Streets. Early photographs show a three-story bow-front Second Empire brick apartment block and the elaborate Second Empire meeting hall of the Saint Jerome Temperance Society.

In George H. Allyn's "Sketch of Holyoke" (1912 *Holyoke Transcript* anniversary edition, p. 13), he noted that before 1880 "business had as yet refused vigorously to cross Dwight Street south... 'People will not cross Dwight street,' was the universal cry." He credited George Wolcott with initiating the business district's southward expansion.

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Wolcott built a four-story, stone-trimmed brick Victorian block on the southwestern corner of Dwight and High in 1879. The Wolcott Block (no longer extant) was soon joined by furniture dealer John Tilley's equally elaborate and much larger building to the south. Wolcott and Tilley's blocks housed offices, stores, a meeting hall used by the International Order of Odd Fellows and the Knights of Columbus, and eventually, McAuslan & Wakelin's department store.

The Holyoke Street Railway Company's construction of a trolley line down High Street in 1884 assured its role as Holyoke's premier commercial corridor, drawing development away from Dwight Street and Depot Square. Speculators made their fortunes buying and developing the vacant parcels south of City Hall. Fairly early in its history, Holyoke had gas street lighting, installed and controlled by the Holyoke Water Company. In 1885, the company began converting to electric lighting on Holyoke's principal streets, signing a five-year contract with the city in 1890 to expand the electrification project. By 1891, more than half the city's street lights and the Holyoke Street Railway's trolley system had been electrified (Green, pp. 274-275; Shaw, p. 73).

### McAuslan & Wakelin Department Store

The McAuslan & Wakelin department store had its beginnings in 1885 when Scottish immigrant Alexander McAuslan established a dry-goods store in partnership with Charles Connolly and William Reid. Raised in a large farming family in Argyleshire, Scotland, Alexander McAuslan (1854-1933) emigrated to the United States at the age of fifteen. He first settled in Providence, Rhode Island, where he worked in his uncle John's store for the next sixteen years.

In 1885, McAuslan moved to Holyoke, becoming a partner in Connolly, McAuslan and Reid. The new firm set up shop in the Windsor Hotel Block, which was strategically located on the corner of Front and Dwight Streets, several blocks east of High. Not too far from the mills and tenements, the new store could capture business from pedestrians traveling between the Depot Square and High Street commercial districts. When Reid retired, David B. Forbes bought out his portion of the partnership. In 1887 the firm became Connolly, McAuslan, and Forbes, advertising "the best goods at the lowest prices." (Holyoke City Directory, 1887).

By 1895, Connolly had died and Forbes had left the firm. McAuslan's brother-in-law, William Brownrigg Wakelin (1844-1921) sold his Nashua, NH, business to join the partnership. The firm was re-christened McAuslan & Wakelin. Proclaiming itself "the people's favorite trading place," the store carried fabric, millinery supplies, notions, gloves, embroidery materials, ribbons, lace, and domestic furnishings. When Wakelin joined the firm in 1895, the store employed forty clerks (L.L. Johnson, pp. 139-140). McAuslan & Wakelin went on to enjoy seventy-five years of success as one of Holyoke's largest department stores.

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Like Alexander McAuslan, William Brownrigg Wakelin (1844-1921) had emigrated from Scotland. He first settled in New York City, then spent some time in Michigan and ran a business for fourteen years in Nashua, New Hampshire, before moving to Holyoke. The husband of Alexander McAuslan's sister Margaret, Wakelin first served Connolly, McAuslan, and Forbes as secretary.

When a February 1899 fire gutted the Windsor Hotel, McAuslan and Wakelin turned their sights to George Wolcott's and John Tilley's Italianate blocks on High Street. Wolcott and Tilley gave the Scotsmen a prime location to regroup and plan for expansion. The newly completed Ball Block (1898, 225 High Street, MHC #HLY.192), a six-story Classical Revival skyscraper located just across Dwight Street from the Wolcott Block, made the corner of Dwight and High an attention-getting spot where exciting changes were taking place.

While McAuslan & Wakelin moved their business into the Tilley and Wolcott Blocks, the proprietors bought and demolished the Second Empire brick apartment block on the southeast corner of Maple and Dwight Streets to make room for a new store. Built in 1899 at a cost of \$40,000, the new department store (**Wakelin Hall**) was designed by Holyoke architect William J. Howes (1865-1946), who for some years had been a tenant in the Tilley Block at 235-243 High Street (Holyoke City Directories; *Springfield Daily Republican*, 30 Dec 1899, p. 5). Howes's design turned away from the elaborate Victorian Italianate and Second Empire styles that predominated on Maple and Dwight Street. He took his inspiration from the more subdued and regular ornamentation of the Renaissance Revival style.

### William J Howes, Architect

One of Holyoke's most prominent architects, William J. Howes also designed Holyoke's Victorian Gothic-style Saint Andrew's Evangelical and Reformed Church (304 Elm St., MHC # 130, erected 1894), the Holyoke National Guard Armory (163 Sargeant St., MHC # 134, erected 1900), and the New England Telephone and Telegraph Company Building (70 Suffolk St., MHC # 250, erected 1902). He also designed the English Revival style Liberty Methodist Church in Springfield (821 Liberty Street, MHC # 4216, erected 1921), and the Classical Revival Memorial Hall in Shelburne, Massachusetts (MHC # 7, erected 1897).

A tenth-generation New Englander, Howes probably acquired some of his building know-how from his father, a carpenter, contractor, and safety inspector for the Franklin, Berkshire, and Hampden County Districts. Educated in the Holyoke public schools, Howes first tried his hand at printing and carpentry, then worked at one of Holyoke's many paper mills in both the office and factory. At the age of twenty-three, he decided to study architecture, and went to New York for a year to study with an architect there. Upon his return, he opened offices in Holyoke and in Springfield.

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A fierce advocate for public parks and playgrounds, Howes served as Holyoke's Park Commissioner for nine years. According to a contemporary source, Howes was "instrumental in the establishment of the park system and the system of children's play-grounds. Of the latter the experts declare that there is no better in any part of the country." (*Encyclopedia of Biography*, Vol. 15, p. 188) Howes was also an avid amateur archaeologist, and amassed a sizable collection of artifacts. Among his other responsibilities, he served as secretary to the Holyoke Board of Fire Underwriters. Howes' son, Paul Sampson Howes, joined his father's firm, which was renamed Howes & Howes.

Howes designed a multifunction building for McAuslan and Wakelin, incorporating retail and office space and a meeting hall with a capacity of at least 200, which was used by a number of local fraternal organizations, including the Eagles and the Order of Red Men. McAuslan and Wakelin also used the hall to host dances and special events for store employees and their families. Because of its meeting space, the new building became known as Wakelin Hall.

At the same time that McAuslan and Wakelin were settling into the Wolcott and Tilley Blocks and breaking ground for their new building on Dwight Street, competitor Albert Steiger was building a Beaux-Arts-style department store just down the block (259-271 High Street). Steiger's and McAuslan and Wakelin became the dominant retailers in downtown Holyoke for most of the 20<sup>th</sup> century. Perhaps planning further expansion to keep up with rival Steiger's, McAuslan & Wakelin bought the Tilley block in 1903.

On December 7, 1906, fire again devastated McAuslan & Wakelin's High Street store, gutting the ground floor of the Wolcott and Tilley Blocks and causing an estimated \$175,000 to \$200,000 worth of damage. Newspaper accounts described the McAuslan and Wakelin store as a "most desolate wreck...floating in a deep sea" of water and mud and debris (*Springfield Morning Union*, December 8, 1906).

### Early Modern Period 1909-1956

Although the 1906 fire was a major setback, the McAuslan & Wakelin Company rebounded quickly. In 1909, the firm bought the Wolcott Block and formally incorporated as the McAuslan & Wakelin Company, with William B. Wakelin, Sr. as president, Alexander McAuslan as treasurer, and William's son James H. Wakelin as secretary.

Now in control of both the Tilley and Wolcott Blocks, McAuslan and Wakelin hoped to consolidate the buildings and expand their operations even further with an ambitious plan for a modern skyscraper on the corner of Dwight and High Streets that would rival the neighboring Ball Block. A *Springfield Morning Union* article (January 25, 1912) declared that "The decision has been reached to all intents and purposes and the finest eight-story building of the valley will be erected." The proposed building would have

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retail space, room for twenty-five offices, and be of fireproof, iron-frame construction. In 1913, McAuslan and Wakelin formed Maple Street Realty Trust, probably for the purpose of developing the parcel. However, the merchants' grandiose plans never came to fruition.

While the reasons McAuslan and Wakelin canceled their development plans are unknown, the department store seems to have remained stable and profitable during the 1910s. In 1916, one source stated:

"The establishment is numbered among the best equipped in Western Massachusetts, and is widely known among retail purchasers as a reliable mart. Through upright and progressive business management, Mr. McAuslan has won the friendship and confidence of the buying public, and has thus contributed in no small degree to the prosperity of the business." (*Encyclopedia of Biography*, Vol. 10, p. 291)

McAuslan and Wakelin's advertisements for this time period indicate that the company had expanded its inventory to include crockery, china, carpets, and rugs, in addition to dress goods, sewing supplies, and ready-made clothing.

It was not until 1920 that McAuslan and Wakelin finally did expand, consolidating the two old High Street buildings rather than building anew. City directories indicate a period of vacancy during the renovation process, then reoccupation by McAuslan and Wakelin, with 229-243 High Street now considered one building instead of two, rechristened the McAuslan and Wakelin Building.

The McAuslan and Wakelin families managed the firm for three generations, with McAuslan's sons John and Edward and Wakelin's sons William B. Wakelin, Jr., and James Henry Wakelin joining the firm in the early 20<sup>th</sup> centuries, taking on the responsibilities of corporate officers after the deaths of their fathers.

William Wakelin, Sr., evidently believed in making his sons learn the business from the ground up. After graduating Holyoke Business College, William, Jr., started out at McAuslan and Wakelin as a shipping clerk in 1899, moved up to department manager, then became secretary in 1909. When his father died in 1921, William Wakelin, Jr., became president of the company. His son Edmund Wakelin followed in his footsteps, serving as treasurer, later becoming president of the company upon William Jr.'s death in 1954.

Other interests drew Edmund Wakelin away from the family business, however. By 1960, his interests had turned to broadcasting and finance. Concentrating on his roles as treasurer of Valley Broadcasting

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and the Holyoke Credit Bureau, he left the family business to the management of James W. Gillan. In 1962, Edmund Wakelin left Holyoke for Maine, his remaining interest in the family business on paper only.

William, Sr.'s oldest son, James Henry Wakelin, served his business apprenticeship at Forbes and Wallace in Springfield before joining the family business in 1901. Shortly after completion of **Wakelin Hall**, James became manager of the new building.

When the company incorporated, James Wakelin was promoted to treasurer. When his father died, James became general manager as well as treasurer. James also spent a large portion of his business career across the street in the Holyoke National Bank building at 225 High Street, becoming a director of the bank in 1918 and president in 1925. A talented musician, James Wakelin had studied at the Boston Conservatory of Music and was well known as a gifted organist, serving Holyoke's First Congregational Church in that role for more than thirty-five years.

According to the *Springfield Morning Union*'s obituary of Alexander McAuslan (1933) and Holyoke building records, the High Street building underwent a major renovation in 1929 and 1930, with \$65,000 worth of alterations. The red brick Victorian facades of the Wolcott and Tilley blocks were replaced with a modern façade in buff cast stone that combined elements of Renaissance design with modern three-part Chicago-style windows and the simplicity and clean lines of the new Art Deco style.

New York architect E. J. T. Hoffman, who designed the new façade for the store, had spent more than a decade as staff architect for five-and-dime chain S. H. Kress, from 1918 to 1929. The firm's founder, S. H. Kress, sought to use his store's facades to establish a corporate identity. Curved glass store fronts invited pedestrian shoppers into the store. Working in buff or yellow brick or cast stone, Hoffman designed a number of stores in a "vaguely neoclassical" theme, incorporating the company logo into decorative elements in the facade (Costello). Among his designs were Kress stores in Portland, OR (1928); Memphis, TN (1927); Asheville, NC (1926-1927); Albuquerque, NM (ca. 1925); Pinellas, FL; Bernalillo, NM; and Multnomah, OR.

Hoffman's Kress facades have a similar three-part division to that shown on the McAuslan and Wakelin Building, with a narrow central bay flanked by pilasters that separate it from wider bays on either side. In the McAuslan and Wakelin building in Holyoke, he used the same buff-colored cast stone that he employed on many of his Kress designs, but the ornamentation was pared down to a minimum.

The building permit for the 1930 renovations lists chain store Schulte United as the lessee, so it seems that the façade renovations were made for the new tenant rather than for McAuslan & Wakelin's operations. Perhaps Hoffman worked as corporate architect for Schulte United after he left Kress.

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Schulte United does not appear to have occupied the refurbished building since the company went bankrupt in 1930. McAuslan & Wakelin found a new tenant in dry-goods discount chain J. J. Newberry Co., which occupied the first-floor retail space for most of the 1930s. McAuslan & Wakelin appears to have moved its own retail operation out of the newly remodeled building and consolidated its operations in the adjacent **Wakelin Hall**. The firm stopped using Wakelin Hall as a meeting space around this time, converting the space to a more profitable retail use. City directories indicate that McAuslan & Wakelin didn't return to the High Street Block until the 1940s, though Newberry remained a major tenant there until the 1960s.

The success of McAuslan & Wakelin's retail space in Wakelin Hall was partially dependent on the availability of inventory, stockroom and office space in adjacent buildings. Just south of the department store on Maple Street was a narrow wood frame building (no longer extant) that was soon incorporated as additional back office space for the department store.

Next south was the three-story 1888 building of St. Jerome's Temperance Society (no longer extant), a popular social hall for Holyoke's Irish Catholic community. By 1915, it had been replaced by a four-story masonry commercial block in the Classical Revival style (Holyoke Health Center's **Administration Building**, 236 Maple St., Photos #4 & #5). The new commercial block was leased to Sears Roebuck & Co. in 1929, but Sears moved out to permit the further expansion of McAuslan & Wakelin's operations in 1946.

Whatever the company's financial situation, McAuslan & Wakelin's ads speak only of prosperity and variety. From the 1930s through the 1960s, the store boasted forty-five departments, and included a beauty parlor, furniture store, and photographic studio. At the same time, the firm appeared to have no problems renting retail space to apparent competitors, such as J. J. Newberry, Thom McAn shoes, and a series of curtain, rug, and clothing stores. Although McAuslan & Wakelin had first made its name by promising the lowest prices, perhaps by this time the store served a more upscale clientele than its tenants did, and so did not consider them a threat as competitors.

But even as McAuslan & Wakelin were renovating their High Street building, Holyoke's industrial base was starting to falter. Electricity began to supplant waterpower, making industrialists look less at geography and more at labor costs when siting their plants, and many turned to the south labor markets to find cheaper workforces. Holyoke's population began to decline as several mills went into receivership in the late 1920s. Post-World War II suburban development drew residents and businesses away from the city center, a change that would bring McAuslan & Wakelin's success story to a close.

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### Epstein Furniture Company

While the McAuslan and Wakelin families prospered, just a few blocks away another immigrant family was starting its own commercial success story. In 1911, Israel Epstein opened a second-hand furniture store on Park Street "barter[ing] furnishings for potatoes and ponies," according to his son, A. William Epstein. (Epstein, p. 62)

The Epstein furniture store grew, moving to larger quarters on Main Street in 1930. In 1939, when Israel died, his son William inherited. The store became a fixture in downtown Holyoke, with William Epstein building the business into the largest furniture and appliance store in western New England. Like McAuslan and Wakelin, Epstein Furniture was a family business throughout its history, with William's son Richard and his sister Selma Weiss participating.

### **Recent History 1956-2006**

By the late 1960s, the third generation of McAuslans and Wakelins were getting out of the family business just when the second generation of Epsteins was looking for a place to expand. The death of John McAuslan in 1966 seems to have ended the McAuslan family's role in the store.

In 1967, William B. Wakelin, Sr.'s grandson Edmund sold both buildings to S.A.R. Inc., a company managed by Louis J. Ryback. After holding the buildings for three years, Ryback transferred them to A. William Epstein and his sister, Selma Weiss. The High Street building housed a Rite-Aid during the 1970s, while **Wakelin Hall** became Epstein Furniture's new home. The move to the McAuslan & Wakelin's buildings gave Epstein more space and a more prominent location in Holyoke's downtown.

The adjacent commercial block at 236 Maple Street had been used by McAuslan and Wakelin, but offered more space than Epstein Furniture needed at the time. The building was eventually sold to the Holyoke Health Center and was rehabbed as their offices and clinic facilities about 1990.

While highway construction and suburban development during the 1960s and 1970s drew residents and businesses away from urban centers, the Epstein family remained steadfast supporters of downtown Holyoke. In 1974, William Epstein was named Holyoke Businessman of the Year for his continued confidence in downtown Holyoke in the face of growing competition from suburban malls and shopping plazas. Although the 1979 opening of an enclosed shopping mall in the Ingleside section of Holyoke and its expansion in 1995 made maintaining a downtown business increasingly perilous, the Epsteins continued to keep their store open seven days a week.

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However, determination and persistence weren't enough to keep the business alive. According to William Epstein's son Mitch, "An absence of communication among these three partners [Richard, Selma, and William] plagued the store in its last decade, as America's business culture was changing with chain stores and marketing campaigns overtaking the shops that were hands-on and word of mouth" (Epstein, p. 62).

In 2000, Richard Epstein was forced to turn the store over to a liquidation company. Seven months after the official liquidation, William Epstein refilled the showroom with whatever stock remained, keeping the business struggling along for another year (Epstein, p. 62). In spite of Epstein's determination, however, the business was no longer viable, and in 2001 both buildings were sold to the Holyoke Health Center.

Holyoke Health Center had previously purchased the adjacent building (236 Maple Street, Photos #4 & #5) and renovated it as administrative offices and clinic space about 1995. The subsequent purchase of the Epstein buildings gave Holyoke Health Center the opportunity to expand their operations to include a full service medical and dental care facility in an accessible downtown location.

In 2006, the Holyoke Health Center completed the rehabilitation of the McAuslan & Wakelin building (229-243 High Street & 560 Dwight Street, Photo #1) and **Wakelin Hall** (580 Dwight Street & 230-234 Maple Street, Photos #2 & #3) as a full-service community health clinic. The narrow wood-frame link at 234 Maple Street was replaced by a new **Link Building** (Photos #6, #7, #8) of glass and steel that provides a common lobby, staircase and elevators for all three buildings in the Holyoke Health Center complex. The tax-advantaged rehabilitation the **Wakelin Hall** and the McAuslan & Wakelin Building preserves the characteristic architectural features of both buildings.

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**(end)**

**NORTH HIGH ST. HISTORIC DISTRICT**  
**(2008 BOUNDARY INCREASE)**

Name of Property

**HAMPDEN COUNTY, MA**  
County and State

**10. Geographical Data**

**Acreage of Property** less than 1 acre

**UTM References See continuation sheet.**

(Place additional UTM references on a continuation sheet)

1. Zone 18 Easting 697200 Northing 4675160

See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

see attached

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

see attached

**11. Form Prepared By**

name/title Michele Plourde-Barker & Gregory Farmer (consultants) with Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission date July 2008

street & number 220 Morrissey Boulevard telephone 617-727-8470

city or town Boston state Massachusetts zip code 02125-3314

**Additional Documentation**

**Submit the following items with the completed form:**

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs** - Representative **black and white photographs** of the property.

**Additional items** (Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of the SHPO or FPO.)

name Holyoke Health Center, Inc.

street & number P.O. Box 8260 telephone 413-420-2111

city or town Holyoke state MA zip code 01040

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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### BOUNDARY DESCRIPTION:

The boundary for the North High Street Historic District Boundary Increase is the parcel known as 580 High Street & 230-236 Maple Street in Holyoke, and identified on the current assessors' maps as Parcel ID #012-03-015. It includes Wakelin Hall (580 High Street / 230 Maple Street), the Holyoke Health Center's Link Building (234 Maple Street) and the Administration Building (236 Maple Street).

### BOUNDARY JUSTIFICATION:

The boundary begins at the southern corner of Maple and Dwight Street and proceeds southeasterly along Dwight Street 100' to the rear property line of #560 Dwight Street; then turns at a right angle and runs southwesterly along the rear property line of #560 Dwight Street for 150 ft.; then turns at a right angle and runs northwesterly 100' to Maple Street, then runs northeasterly along Maple Street 150' to the point of beginning. The single parcel accommodates three connected buildings, all under single ownership.

(end)

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### ATTACHMENTS

#### Current Maps

- USGS Quadrangle: Springfield North, Mass. (1:25,000)
- City of Holyoke: Assessors Map 012 (Parcel 012-03-015)

#### Historic Maps & Views

- Walling's Map of Hampden County, Mass. (1855); Plan of Holyoke.
- Beers Atlas of Hampden County, Mass. (1870): Plan of Holyoke.
- Bailey & Hazen, Birdseye View of Holyoke (1877) – detail of downtown area.
- Poole's Birdseye View of Holyoke (1881) – detail of downtown area.
- Sanborn Fire Insurance Maps (1895) – detail of Dwight & High St. area.
- Richards Atlas of Holyoke (1911) – detail of Dwight & High St. area.
- Sanborn Fire Insurance Maps (1915) – detail of Dwight & High St. area.
- Sanborn Fire Insurance Maps (1915 with corrections to 1949) – detail of Dwight & High St.
- Holyoke GIS parcel map (2006) – 230-234 Maple St. (Parcel 012-03-015)
- Massachusetts GIS aerial orthophoto of downtown Holyoke (n.d., c. 1990).
- "Window of M'Auslan & Wakelin's Store" (c. 1895), from Johnson, *Holyoke Past & Present*.
- "McAuslan & Wakelin Fire, December 1906" from photo collection, Holyoke Public Library.
- Ad for Connolly McAuslan & Forbes, from Holyoke Transcript, July 13, 1889.
- Ad for the McAuslan & Wakelin Co. from Holyoke City Directory (1916).
- Newspaper ad for McAuslan & Wakelin Co., Holyoke Transcript, April 16, 1920.
- Display ad for McAuslan & Wakelin Department Store from Holyoke City Directory (1946).
- Display ad for McAuslan & Wakelin Department Store from Holyoke City Directory (1960).
- Newspaper ads for McAuslan Wakelin, Holyoke Transcript, October 12, 1967.

#### Current Photographs

*All photographs by Gregory Farmer for Holyoke Health Center, Inc. (July 2006).*

Photo 1: Intersection of High & Dwight St., Holyoke, Mass., showing east and north elevations of 560 Dwight St. (233 High St.) in the existing North High Street Historic District.

Photo 2: Intersection of Dwight & Maple St., Holyoke, Mass., showing north and west elevations of 580 Dwight St. (230 Maple St.), the proposed boundary increase.

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Photo 3: Intersection of Dwight & Maple St., Holyoke, Mass., showing north elevations of 560 & 580 Dwight St. and west elevation of 580 Dwight St. (230 Maple St.), the proposed boundary increase.

Photo 4: View of Holyoke Health Center administration building (236 Maple St.) and adjacent link building (234 Maple St.), west elevation.

Photo 5: View of Holyoke Health Center administration building (236 Maple St.) showing front elevation (west) and blank side wall (south elevation).

Photo 6: View of new glass-front link building (234 Maple St.) between Wakelin Hall (230 Maple St.) and administration building (236 Maple St.), north elevation.

Photo 7: View of multi-story connector over alley between Maple St. buildings (230-236 Maple St., at left) and McAuslan & Wakelin Building (560 Dwight St., at right), showing east and west elevations (respectively) of adjoining buildings.

Photo 8: View of multi-story connector over alley between McAuslan & Wakelin Building (560 Dwight St., at left) and Maple St. buildings (230-236 Maple St., at right), showing west and east elevations (respectively) of adjoining buildings.

Photos 9-13 show changes occurring within the existing North High Street HD:

Photo 9: Vacant lot at former location of LaFrance Building (405-411 High St.) showing south and east elevations of adjacent Skinner Chapel on Maple St.

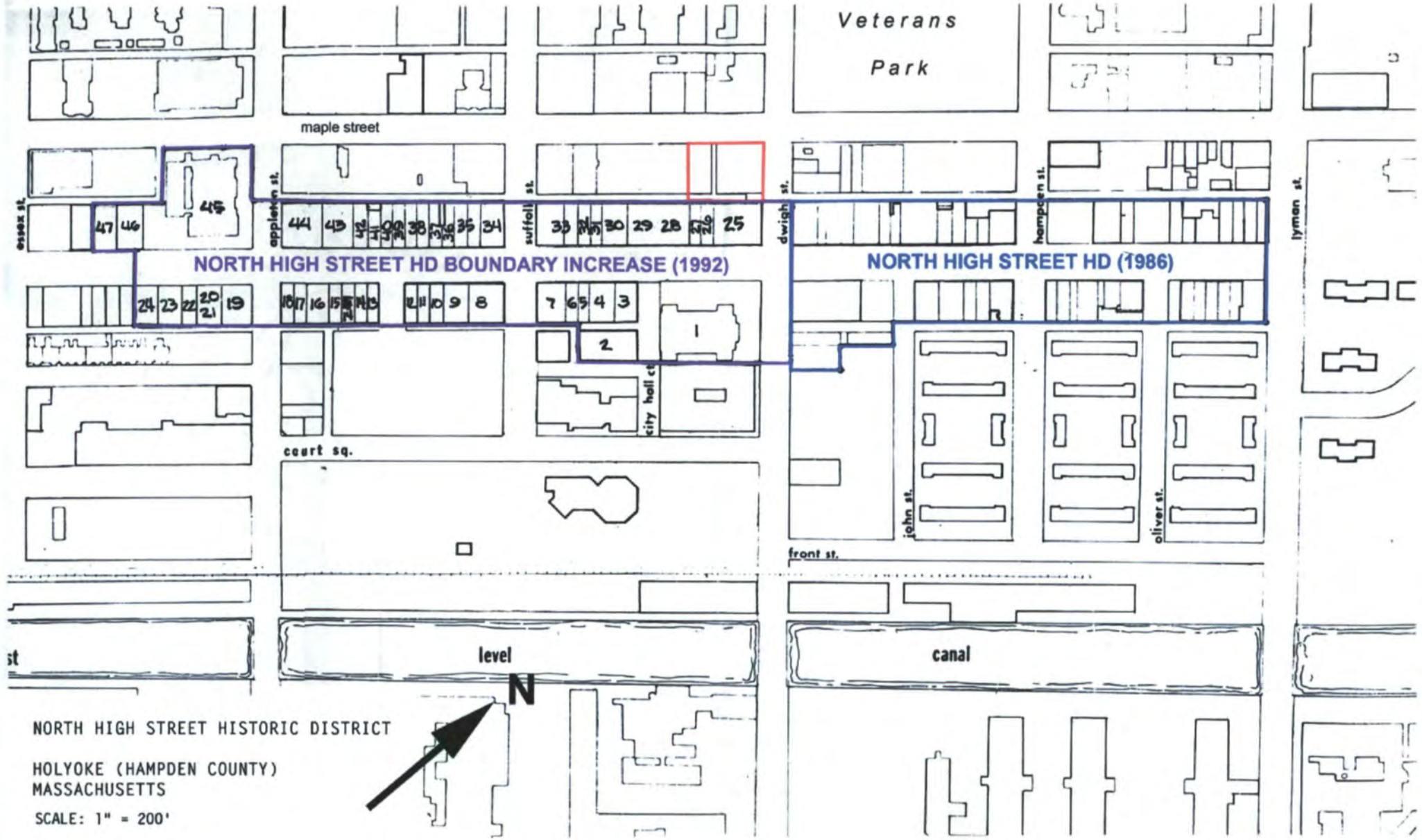
Photo 10: Essex House (400 High St.) showing modified windows on front (west) and side (south) elevations.

Photo 11: McLean Block (382-384 High St.) showing corrugated metal panels on front (west) elevation.

Photo 12: Tilley-Childs Block (273-279 High St., at left) and Steiger Building (259-271 High St., at right) showing plywood window covers on Tilley-Childs Block and restored configuration of Steiger Building on front (east) elevations.

Photo 13: Oreel's Block (156-162 High St.) showing corrugated metal panels over window openings on side (north) and front (west) elevations.

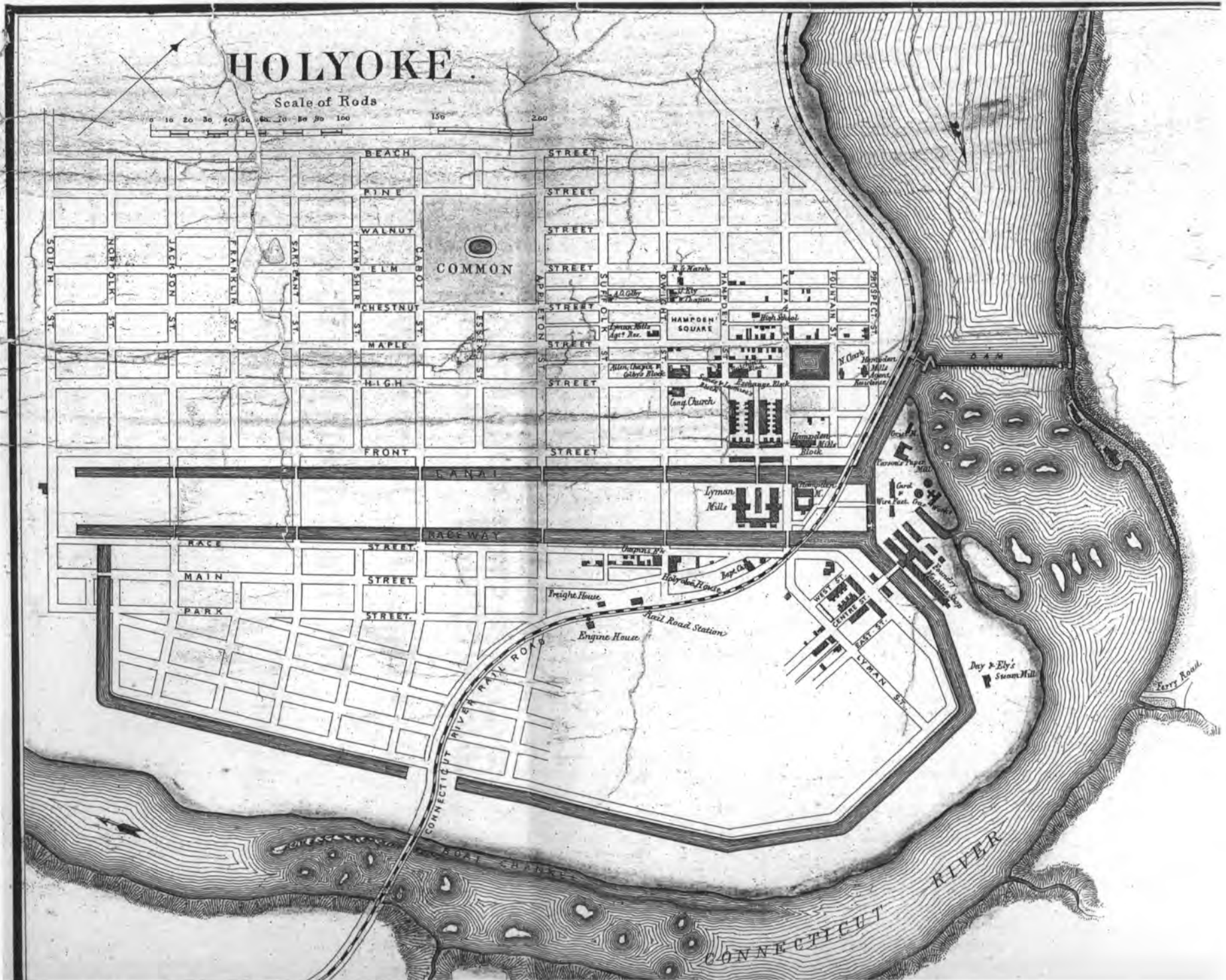
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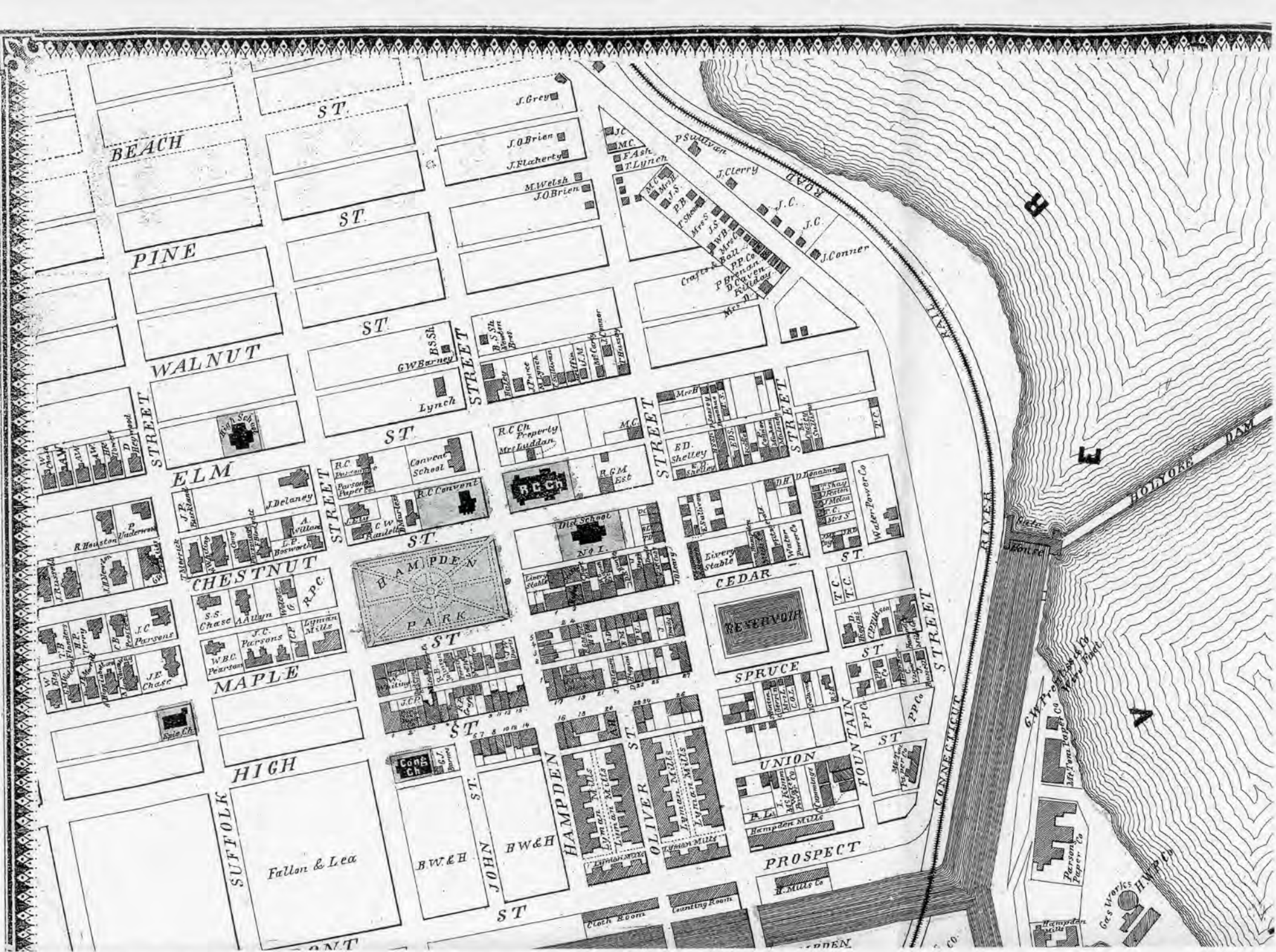
**NORTH HIGH STREET HISTORIC DISTRICT**

HOLYOKE (HAMPDEN COUNTY)  
 MASSACHUSETTS

SCALE: 1" = 200'



View of Holyoke from Walling, Henry F. Map of Hampden County. Boston: H. A. Haley, 1855.

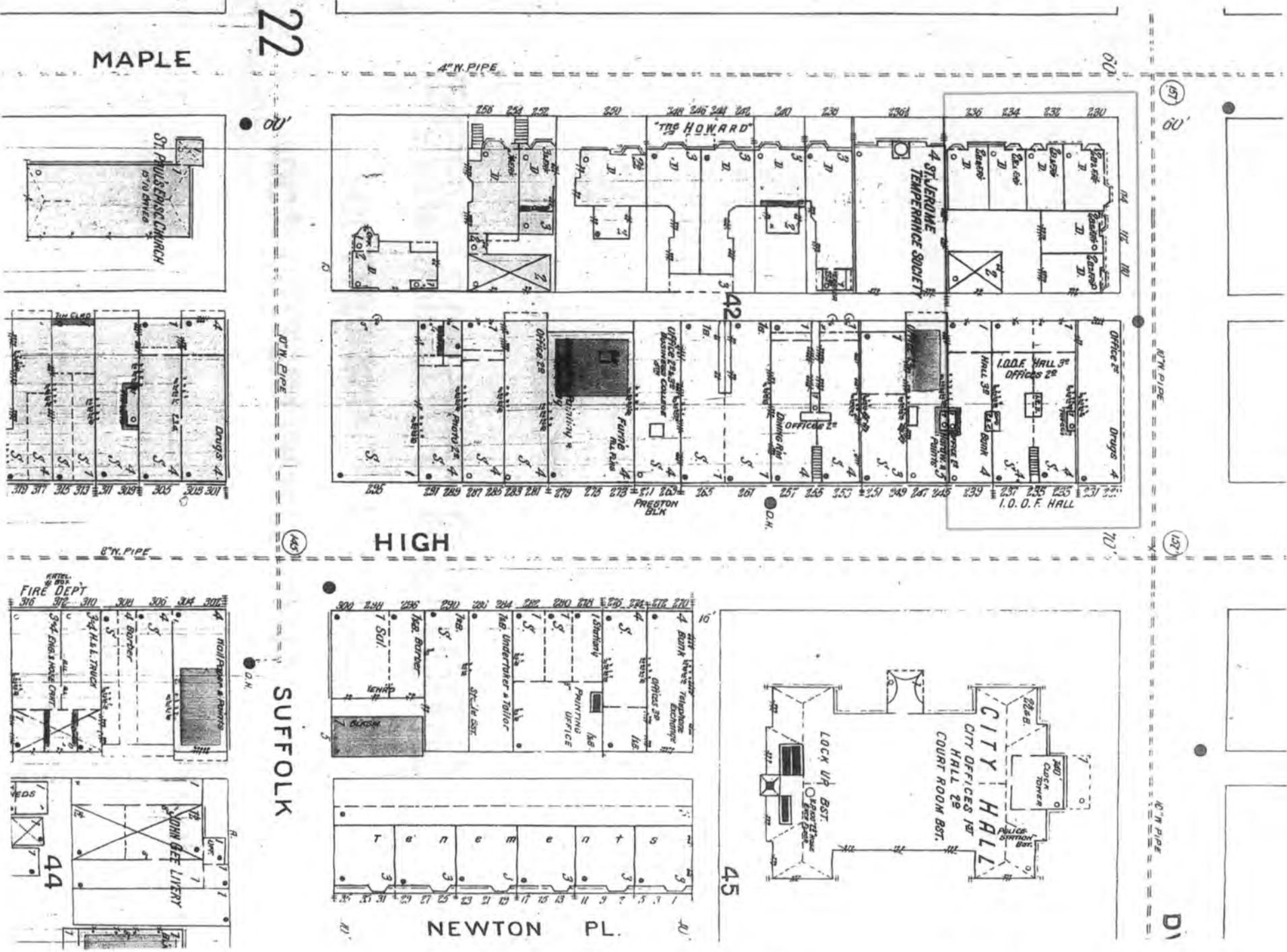


View of Holyoke from Beers, Frederick W. Atlas of Hampden County, Mass. New York: Beers, Ellis & Soule, 1870.



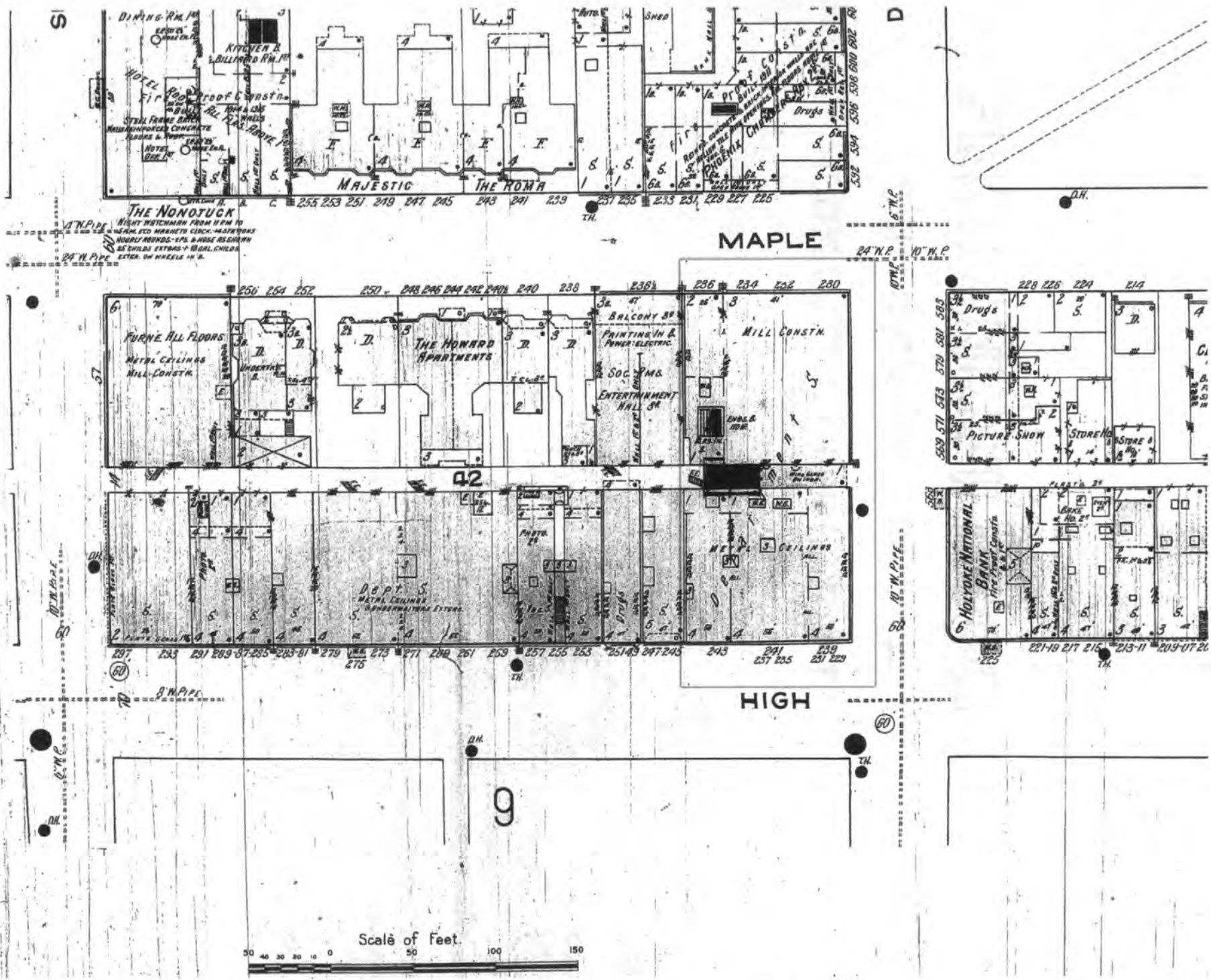


Poole, A. F. Bird's eye view of the 1881 city of Holyoke, and village of South Hadley Falls, Mass.  
Beck & Pauli, lith.  
From Library of Congress collection.



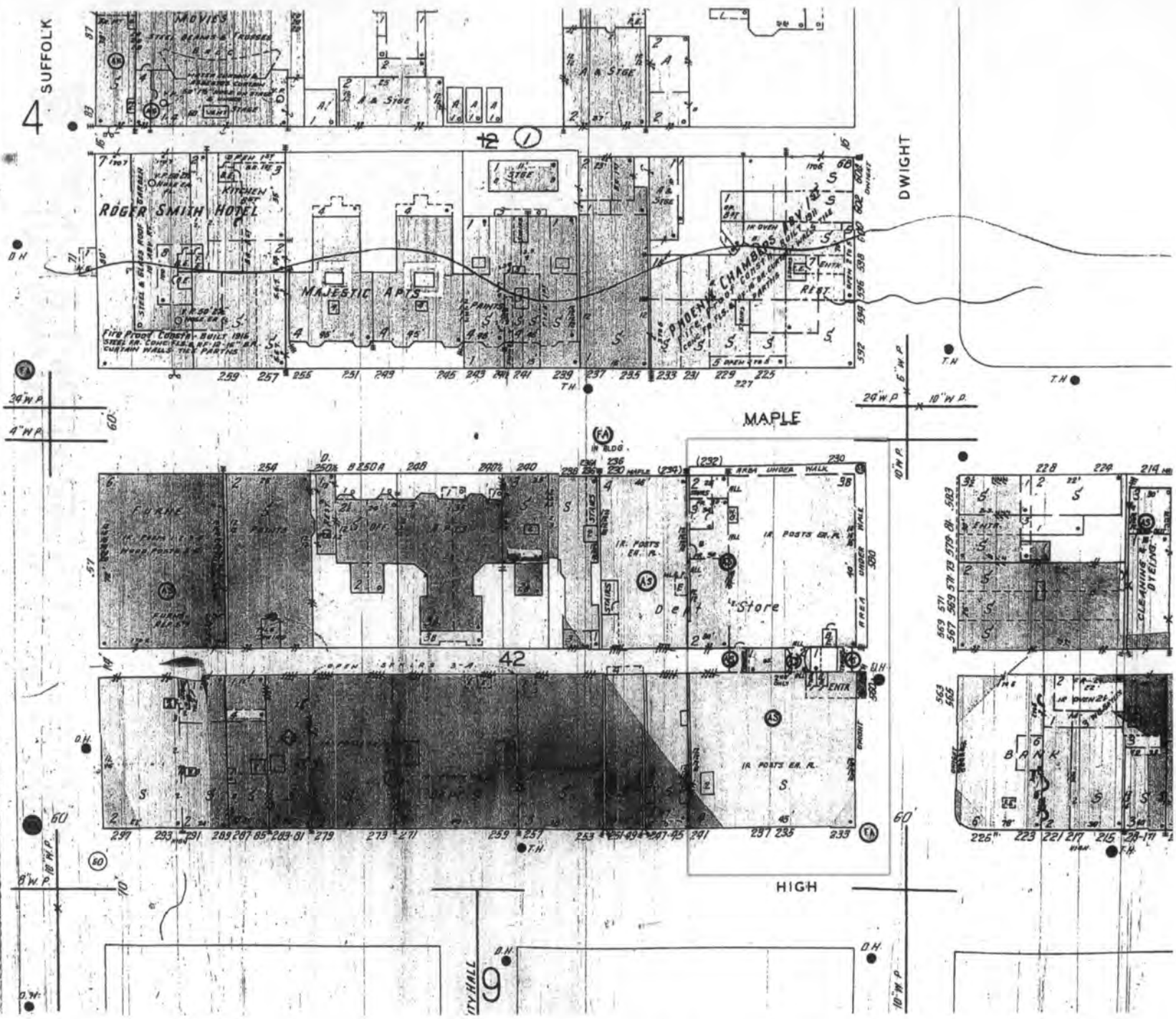
1895 Sanborn Fire Insurance Map showing site of McAuslan and Wakelin Building and Wakelin Hall (area outlined)





1915 Sanborn Fire Insurance Map of Holyoke showing McAuslan & Wakelin Building and Wakelin Hall (area outlined).

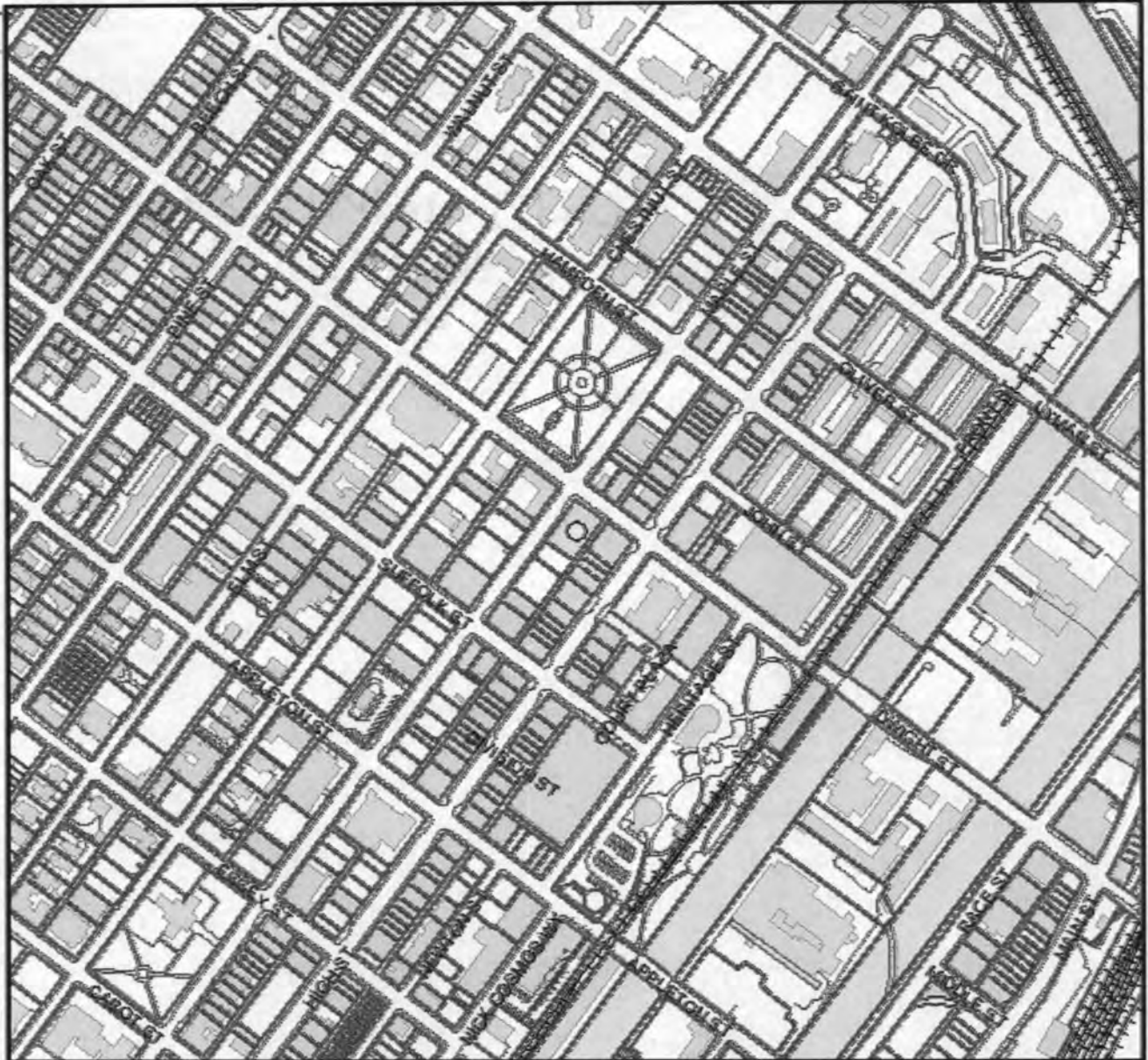
4 SUFFOLK



Sanborn Fire Insurance Map of Holyoke, 1915 base map with additions up to 1949, showing McAuslan & Wakelin Building and Wakelin Hall (area outlined).

Printable Map

Print Legend



**Parcel ID** 012-03-015

**Address** 230 234 MAPLE ST

NOT A LEGAL DOCUMENT  
Map for Reference Only

Disclaimer: The information displayed on this or any other map produced by The City of Holyoke is for reference purposes only. The City of Holyoke does not guarantee the accuracy of the data. Users are responsible for determining the suitability for individual needs. All information is from the City of Holyoke Geographic Information System (GIS) database.

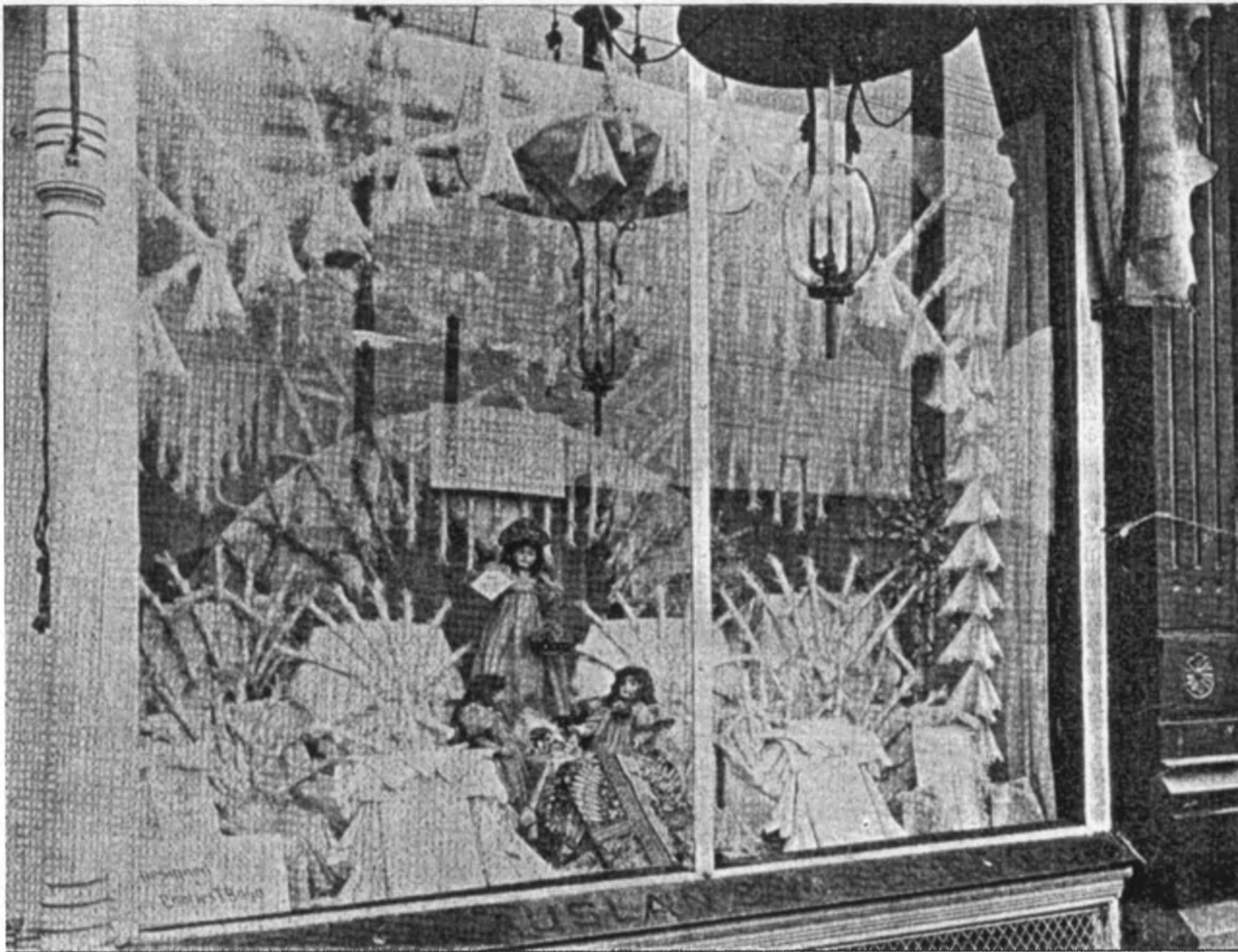
- Parcel Line
- Row Line
- City Boundary
- Water-Based Parcel Line
- - Former Parcel Line
- Buildings
- Pavement Edges
- +++ Active Rail Service
- +++ Out of Service Rail
- +++ ROW - hiking / biking
- Water Bodies
- Streams



City of Holyoke, MASSACHUSETTS  
3/4/2006

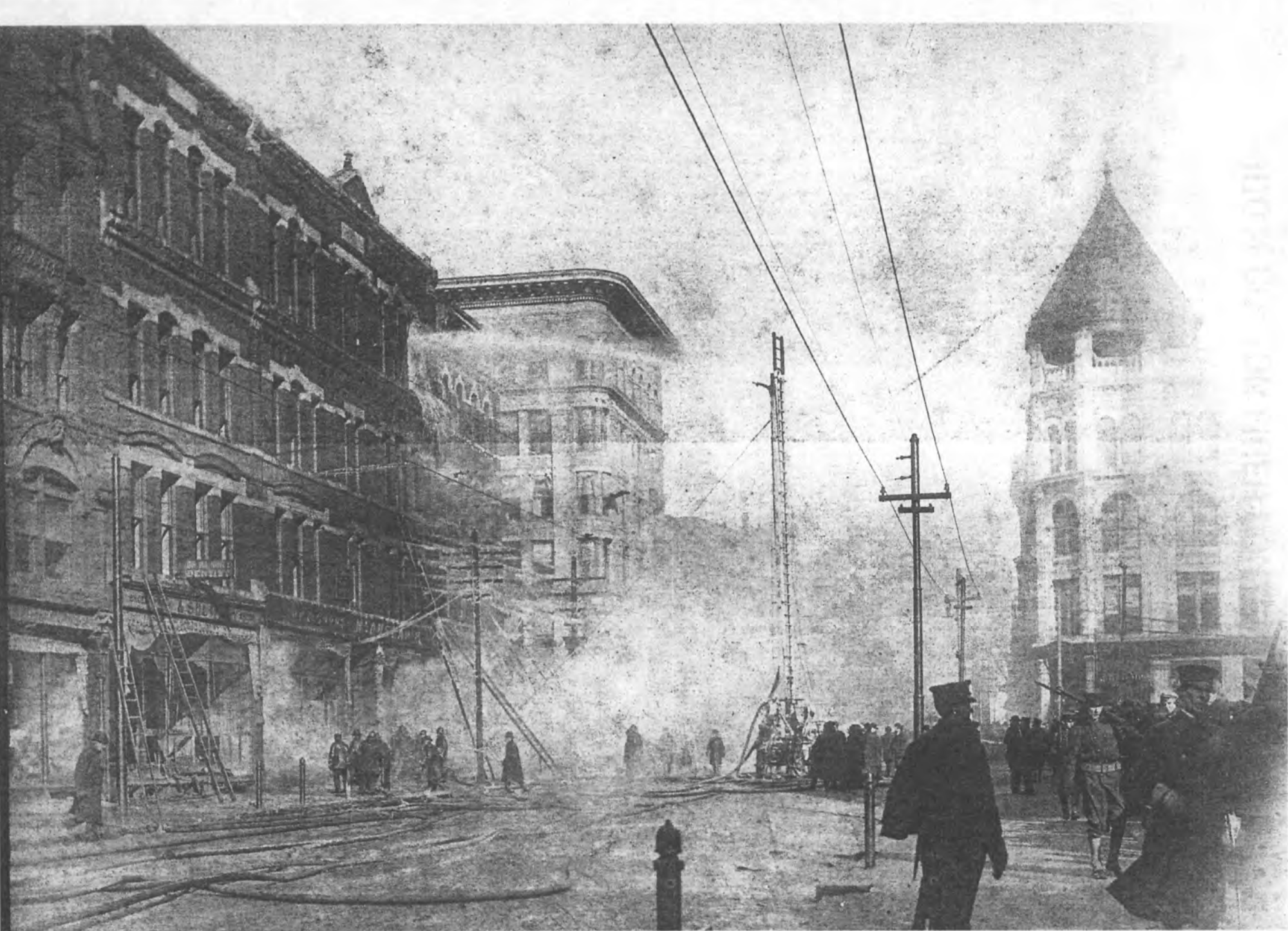


Aerial view of High, Dwight, and Maple Streets from MassGIS Orthophoto map of Holyoke



WINDOW OF M'AUSLAN & WAKELIN'S STORE.

From: Johnson, L. L. Holyoke Past and Present 1745-1895. Holyoke, Mass.: Transcript Publishing Company, 1895



McAuslan & Wakelin fire, December 1906

From the Photograph collection of the Holyoke Public Library Local History Room, # N-172

# Connolly, McAuslan & Forbes.

49 AND 51 DWIGHT ST.

## ESPECIAL ATTENTION

Is directed to our line of LADIES' MUSLIN UNDERWEAR. What you want a good article take a look at our line of



Gowns, Chemises, Corset Covers, Drawers, White Dressing Scaques. The most attractive line of gowns we have ever shown. The latest novelties are Embroidered Vest Front, another style is Pleated Waist with Belt. Take a look, we are sure they will please you

## WHITE SKIRTS.



Special Attention.—All our make in White Skirts are not full as we also keep extra sizes in all our lines of Muslin Underwear. Children's White Dresses, etc., etc. Prices range from \$1 to \$5 Ladies' White Waists, famous Corsets.

## KABO CORSETS.

Ball's Corsets are boned with Kabo, warranted to neither break or roll up with one year's wear. Kabo High Back Corsets a perfect dress-form. Children's Comfort Corset-Waist for ladies and misses.

Mother's Friend Shirt Waist, every mother's son wears one, the best size of the goods at hand, 40 dozens sold by us this season; no better value of their worth can be given.



# The Mother's Friend Shirt Waist!

Made in all wool, flannel and cambric. It is supplied with an adjustable belt which is easily taken out when the waist is washed. The buttons are riveted on the waist, consequently cannot be torn off, either in washing or ironing.

CONNOLLY, MCAUSLAN & FORBES,

UNDER WINDSOR HOTEL, DWIGHT ST

### Now You See Them And Now You Don't.

George M. Seymour and family of Pleasant street have gone to Bath, N. Y. Mr. Seymour will return in two weeks, but the remainder of the family will spend the summer there.

Miss Helen F. Dean of Pleasant street is spending her vacation at Woodstock, Conn. Miss Ida Station of Maple street, her sister Mrs. J. M. Pierce of Northampton, and Mrs. Adam White of Pleasant street have Tuesday morning for a week in New York.

Michael and John Shaw, of Norwich, Conn., have been guests of their mother, F. Shaw of this city. Michael, who is an overzealous in a washing mill in the Connecticut city, had returned, John remaining a few days longer.

Janitor D. S. Wray has gone to Green, Maine, for his annual summer outing.

Miss Nellie Hand of Boston who has been visiting the Misses Flagg of Connecticut street has returned home.

W. D. Flagg and his sister, Miss Lily, have gone to Danville, N. Y. for the summer.

J. R. Moseley's family of Walnut street will spend a few weeks at St. Petersburg, N. H.

Mr. George E. Whitaker and son, Charles of Race street will leave next week for two weeks at Conny White, R. I.

Miss Kittie Ramage of Oak street is spending a two week's vacation at Elmwood, Mass.

John H. Parker of Boston is the guest of G. W. Olcott of this city.

Mr. Haddy, who has been visiting Mrs. George Haddy of Taylor street, has returned to her home at Deerfield.

C. A. Connor and family spent yesterday at Hampden ponds.

Miss Wright and Andrews of Westfield have returned after a week's visit to the city.

E. G. Hewitt of the Deane Steam Pump Company, has returned from a week's vacation near Warren.

J. L. Gillett and family have gone to Boston and Roxbury for their annual vacation.

Daniel Firminger has just returned from a pleasure trip to two weeks to southern Connecticut.

### For City Clerk.

When it was learned that City Clerk Griffin was set to seek a re-election next fall, a number of gentlemen who are in favor of his re-election were in favor of his re-election. Among the gentlemen who are in favor of his re-election are: J. J. Conroy, the present clerk of the common council, J. J. Conroy, who has been a representative to the legislature for several years, and J. J. Conroy, who has been a representative to the legislature for several years. It is possible some of the gentlemen who are in favor of his re-election will be a republican nominee and whether they will be a republican nominee or not is a matter which is not yet decided. It is possible some of the gentlemen who are in favor of his re-election will be a republican nominee and whether they will be a republican nominee or not is a matter which is not yet decided. It is possible some of the gentlemen who are in favor of his re-election will be a republican nominee and whether they will be a republican nominee or not is a matter which is not yet decided.

All of which is a trifling matter, as it is by no means certain that City Clerk Griffin's friends are willing that he should retire for the simple reason that he is about to engage in a business which will in no way interfere with the discharge of his official duties. Were this a case for retirement, they reason the rule would apply to all salaried officers, and it would be difficult to find competent men willing to sacrifice their business interests in order to be a mayor, city treasurer, city solicitor, city engineer, or a clerk of the city.

Indeed the scramble for the office has become so lively that conservative Democrats are inclined to ignore the claims of a more capable candidate and insist that the present incumbent should serve at least one year longer. Whether or not he can be persuaded to accept another nomination is still a mooted question and with a few exceptions, the above candidates will probably remain in the field.

### An Exodus of Population.

SEVENTEEN FRENCH FAMILIES MIGRATE TO HUNTER ISLAND.

The city which is just now boasting of its wonderful growth will suffer a considerable depletion in population by the emigration of 17 families of the "Little Canada" district to Warren, R. I.

The cause of the migration is the building of a large addition to one of the best equipped cotton mills in the Rhode Island village. Superintendent Gordon and member man representative of the company have been in the city for the past week for the purpose of securing bonds for the new additions and, when it is ascertained that from \$25 to \$50 per acre will leave this city for Warren, it will be seen that their trip was eminently successful. The families which are to leave for Warren are: the families of the Messrs. Brown, White, Green, and Black. The families of the Messrs. Brown, White, Green, and Black are all well known in this city and their departure will be a great loss to the community. The families of the Messrs. Brown, White, Green, and Black are all well known in this city and their departure will be a great loss to the community.

### The Breanna Inquest.

The Breanna inquest which was begun last Saturday has not yet been finished. In fact for the past few days the examination of witnesses has not been held at all. The delay in the proceedings is due to the illness of Mrs. Breanna, who will be examined as soon as she is strong enough to bear the ordeal. Some members of the family have already been examined, though the majority of their testimony is wholly kept from the public for the present. Mrs. Breanna shows daily improvement and will soon be able to sit up.

### A Merry Birthday Party.

Miss May Louise Griffin, celebrated her eighth birthday, at her grand-father's residence No. 118 Dwight street, from four to 8 o'clock Wednesday afternoon and evening, by entertaining twenty of her little party-guests.

The little party played games, marched, etc., all "supper" was consumed, when they all gathered in the big dining room, in the center of which was a table loaded with delicious refreshments. After dinner, justice to the ice cream cake, candy and fruit, they assembled in the drawing room where they enjoyed themselves, until the time for separating came. Among the birthday presents were four handsome baskets of flowers, several cases of clothing, two beautifully bound books, a large box of "Hayden" and many other pretty and useful presents.

### CITY NEWS.

The Athletics play the Redwolves on Athletic park, to-morrow afternoon. The next contest for the Power cup will take place at the Williamson track to-morrow afternoon.

Alfred Buckley is compelled to wear a cast in locomotion, the result of a lateral of four falling on his foot.

L. T. Donnelly has just served valuable children from his Oakdale post-graduate this week by the visitations of a polio.

Joseph Fowles has commenced work on a new house to be built by James F. Allyn on the Highlands.

The Turner's picnic arranged for July 23d, will include prize exhibitions and the program prepared for July 24th postponed on account of rain.

The Carpenters Union will hold a field-day on the 30th. The Union will parade on that afternoon, headed by the Bands Nationalists, twenty pieces.

H. H. Crozier is building two two-tram motor buses at the corner of Southfield and Linden streets; McFall & Pearson have the contract. The houses will cost about \$1000 each.

BA'D. Ayres, superintendent of the Savings Bank, has resigned his position to accept the superintendency of a large laundry at Cleveland.

City Almoner O'Donnell has received word that the body of William Martin, an infant, is at the infant asylum in Boston, awaiting burial by the city. The child was found there by Ellen Martin, who said his parents lived at 22 Dwight street, Holyoke.

E. C. Clarke, the insurance agent, was seen in Johnston's, N. Y., the scene of the second flood. When a boy, Mr. Clarke learned many pleasant lessons revolving around the articles of the bridge, which was carried away.

Major, Newton of this city, has agreed to do whatever the engineers of the Fitchburg railroad say, after they have thoroughly examined the Meadows dam, and its surroundings, which they intend to do at once.

It is reported that still another doctor is to be added to Holyoke's big list of professional men. The doctor is Dr. S. J. Mahoney, who has gained distinction for his skill at Harvard and in Boston hospitals.

Worshipful Lodge of Good Templars will hold an open meeting in Temple of Honor hall next Tuesday evening. The Lodge is preparing to give a social supper at every meeting, having received at its last meeting one by card and one by invitation.

The vacancy on the police force caused by the death of Officer McNeil has not yet been filled. The force with the regular number is already considered small enough, and it would appear, in the opinion of many, that sufficient ones had elapsed for appointment of a successor.

There is talk of forming a Y. M. C. A. here. The following names have been suggested: William Carver, Fred, Springfield, Westfield, Fitchburg, Greenfield and Haverhill. All these places have ball teams and some very interesting contests would undoubtedly result if a league was formed.

The following bands have written that they will attend the ball given at Lake Woodstock, Mass., Wednesday, Westfield Band, Fairfield Band, Northampton Band, and the North Adams Military Band 30 strong. The other bands will decide the week.

These marriage intentions are recorded: Thomas Hagan of this city, and Annie Gannett, paper-mill operator, W. T. Gerry, shipping-clerk, and Missie E. Goodrich, paper-deliverer. The parties are to be married at Josephine Lavoie, best step operator; Napoleon Chaput, carpenter, and Pauline Lavoie, his wife, at the residence of the bride.

The Pittsfield Journal has the following pleasant notice of Rev. William Carver, who was a member of this city, but whose presence it is rumored last Sunday. "Rev. Mr. Carver preached a stirring sermon Sunday evening at the church, and his words were well received. Hardly a vacant seat was to be seen. The text was: 'I will also tell those that do not hear of me with Me whom I see, that they may behold My glory.' The congregation was administered by Rev. Mr. Carver, and Dr. Stone, who officiated after the sermon. Both of the pastors have a strong hold upon the affections of the South church."

Word has been received from the second assistant postmaster general that the department will not allow to be established in the cars between the Mt. Vernon, and of course, the railroad company will carry the mail. The department will not allow to be established in the cars between the Mt. Vernon, and of course, the railroad company will carry the mail. The department will not allow to be established in the cars between the Mt. Vernon, and of course, the railroad company will carry the mail.

The stone contractors, Wright & Lyle, are making splendid progress on the River Railroad Company's great crossing over the Apollonia street. The massive retaining wall on the North side is being laid very rapidly, and it is a wonderful piece of masonry. The wall is also fast and stretches from the point of entrance for the raising of the grade to the end of the Merrick Lumber Company's plant. The wall is being built of granite blocks of granite. The foundations of the wall are blocks of granite eight and ten feet long and six inches wide. The blocks are laid in a regular course and are held together by iron bolts. The wall is being built of granite blocks of granite. The foundations of the wall are blocks of granite eight and ten feet long and six inches wide. The blocks are laid in a regular course and are held together by iron bolts.

Children Cry for Fitch's Castoria.

When Baby was sick, we gave her Castoria. When she was a Child, she cried for Castoria. When she became a Woman, she clung to Castoria. When she had Children, she gave them Castoria.

Local Notices.

For Sale.—All the ground five of Mr. Allen's Farm near Warren. No. 714 after first day of Nov. Marcellus Adams. Terms as set out and the five to 75 cents. Sent to Dr. King, 21 South St., Phila., Pa.

Notice to Merchants.—The Western Building Society should always be used for children's clothing and other articles, unless the goods, always all goods, come from the Society, or the best remedy, or otherwise. Twenty-five cents a bottle.



LOST LABOR. OUR NEW MARK (who has been used in a number of cases) is now on hand at 100 N. W. COR. 10th St., N. Y. C.

## CRAMPS

## LC

## HOLERA MORBUS

AN BE CURED by

## PERRY DAVIS' PAIN-KILLER

It has done it every time for 49 years

Holyoke has now a first-class Art Store, where you can see two hundred and fifty kinds of Moulding to frame your pictures in, and also a full line of Engravings, ranging in price from \$2.50 to one hundred dollars each. Also a fine collection of Engravings and Artotypes. 270 High street.

TO ADVERTISERS. A list of 200 newspapers listed in SEATTLE AND BOSTON will be sent on application. For those who want to advertise in any of our papers or in our other newspapers for thorough and efficient results, send your name and address to Geo. F. Sullivan, 100 N. W. COR. 10th St., N. Y. C.

Steamer Mascot! SUNDAY TIME-TABLE. For Springfield—Leave Holyoke at 10 A. M. and 10 P. M. For Holyoke—Leave Springfield at 10 A. M. and 10 P. M. SEATS STOP AT CHICOPEE EACH WAY. Apply for the tickets at the Holyoke Ticket Office, 100 N. W. COR. 10th St., N. Y. C.

REYNOLDS' PAPER CO. MANUFACTURES Writing-Paper, Capstock, etc. For Sale by the Wholesale and Retail. Send for Circulars. GEORGE A. CLARK, Treasurer. Boston, Mass.

## A. F. CHAPIN & CO.

BUYERS { Be sure and read every word of this notice and profit there by. }  
ECONOMICAL { Don't fail to see the values we are offering in \$5, \$10 and \$15 Suits, we'll work \$10, \$15 and \$15. }  
YOUNG MEN { Just one glance to our Fobby Sack and Frock Suits from \$6.50 to \$12 will convince you that your tastes have been considered in the selection of our stock. }  
MOTHERS { Look where you please, but don't buy anything for your boys until you have seen our suits for the little fellows, at \$2, \$3, \$4 and \$5, and the "cute" little Sailor Suits, at \$1. }  
EVERYBODY { Will find it's recreation to spend a few spare moments in our cool and spacious store, inspecting the novelties comprised in our well selected stock of gentlemen's wear. }

## A. F. CHAPIN & CO

Faller's Oriental Building, Springfield, Mass.

## O. & O. TEA

TRADE MARK

The Coldest Tea Ever Offered. PERFECTLY PURE. A MOST DELICIOUS BEVERAGE. TRY IT. Do not ever see any other. Holyoke, Mass. It is the Standard Brand. Best quality from the best tea leaves of all countries or seasons. The tea is of the finest quality and is carefully selected and prepared in the most perfect manner. It is the only tea of its kind in the market. Send for Circulars. O. & O. TEA CO., 100 N. W. COR. 10th St., N. Y. C.

Moore & Trethewey, 213 High at J. J. Callahan, 201 High at J. H. Penney, Holyoke. Smith & Hensick, So. Hadley Falls. G. W. Bray, Chicopee Falls. E. Geer & Co. and J. K. Patrick, Chicopee.

## D. H. BRIGHAM & CO.

SPRINGFIELD.

Clothing for Men and Boys. Prices Will Tell Always. We began last week the most important sale of seasonable goods ever attempted in Western Massachusetts. All our garments are fully represented in this bargain sale. Big manufacturers as well as the largest retailers in this part of New England are enabled to offer goods at prices which insure quick sales. We called attention to the fact in our last advertisement: if buying a large lot of Woolens from a man of the most famous mills in the country, at about sixty cents on the dollar, and making the goods a few cents. Varying in price.

\$7.50, \$9.75 and \$14.75. Hundreds of patrons have inspected, purchased and borne home their satisfied with the great value received.

FOR THE BOYS. Our Suits made from Fine and Celebrated Casimere and Cheviots cover a big range of sizes. We estimate the sale of

Sailor Suits for 16's. These \$2.50 Suits for \$1.50. The \$4 Suits for \$2.45. And \$6.50 Suits for \$4.50. Star Shirt Waists for the

TRUNKS AND TRAVELERS' OUTFITS. You can find in this department everything for use and comfort when traveling. We cannot speak too highly of our stock, as we use only the most reliable and popular prices which will give you the most for your money while traveling. We keep People generally, if they realize the immense assortment of these goods, which are kept in our basement.

As is all our departments, we keep the largest stock, will sell the goods and guarantee the most for the money of any establishment in Western New England.

## D. H. BRIGHAM & CO.

SPRINGFIELD.

Clothing, Hatters, Outfitters.

Dry Goods

38

HOLYOKE [1916] DIRECTORY.

# The McAuslan & Wakelin Co.

Incorporated



## HOLYOKE'S GREATEST STORE

The People's Favorite Trading Place



THE REPUTATION of this store is the result of confidence in our methods and merchandise. Our various departments selling Dress Goods, Silks, Velvets,

Flannels, Cotton, Hosiery, Underwear, Gloves, Ribbons, Notions, Capes, Jackets, Waists, Wrappers, also Crockery, China, Carpets and Rugs, etc., offer reliable goods at the lowest prices.

The best advertising we have is the kindly recommendation of our friends. One tells another, and we witness every day the power of its influence. Remember this, we do not admit to our stocks anything that we would not recommend. Our prices are the lowest that can be possibly quoted compatible with a standard of merchandise worthy of our guarantee. If you buy merchandise here and find it unsatisfactory when you get home, return it in a salable condition and we will gladly refund your money promptly and without quibble.



239 High St., 570 to 582 Dwight St.  
Holyoke, Mass.

HOLYOKE

# DOWLING

MILLINERY, S  
DRES

339 HIGH STREET,

WOMEN'S  
CLOAKS, SUITS  
GA

596 DWIGHT STREET,  
TELEPH

LEON  
CLOAKS  
DRY  
FANCY GOODS, NOTIC

345-347 MAIN STREET,

# MAPS O

IN N

CONVENIE  
FOR SALE

25c



# Special for Saturday Selling!

## SPLENDID ASSORTMENT

# STYLISH TRIMMED HATS

Solid Lisere Hats, all transparent hats, Hats with straw crowns and transparent hair braid brims. Others with hair braid crowns and straw brims.

Slipper combination Hats of novelty straw and straw braids, trimmings of flowers, wheat, ostrich and burnt fancies, ribbons, etc., in black and colors.

**\$4.69**

Values up to  
**\$10.00**

**BANDED HATS**  
**\$2.95 up to \$12.95**

Mannish effects in sailors, side turns, mushrooms in Lisere Jap and Milan hemp. Solid colors and colored facings.

**GIRLS' SCHOOL and DRESS HATS**  
**\$1.98 up to \$9.98**

Mushrooms or Rolling Sailors of Milan, with streamers also more dressy hats, black and colors.

**Smart Styles in New Untrimmed Hats**  
**at \$1.98 up to \$12.98**

Lisere, Jap and Milan Hemp, also transparent effects in approved shapes an unusually large assortment to select from in all colors.

**McAUSLAN & WAKELIN CO., Inc.**

### MARINE CORPS HEROES AT CITY HALL TONIGHT

Some of the most distinguished characters in the United States military service, the holders of Congressional Medals of Honor, Distinguished Service Crosses and foreign decorations of the highest degree form part of the Roving Marine Detachment, the Marine Corps entertainers who are in this city, and will give a free jazz smoker in the City Hall tonight at eight o'clock. Chief among them is First Sergeant

Daniel Daly, the hero of the Marine Corps, the only enlisted man in the United States who is the holder of two Congressional Medals of Honor. Daly also holds the Distinguished Service Cross and the Medaille Militaire of the French Government. Daly is the veteran of many a Marine Corps campaign and has seen active service in many countries. He entered the Marine Corps in 1898 and received his first Medal of Honor for extraordinary heroism during the Boxer uprising in China. He won his second Medal of Honor for bravery in Haiti. The Distinguished Service Cross and the French Medaille

Militaire he received while serving overseas during the World War with the famous Fourth Marine Brigade at the Second Division.

Another fighting man who has won the highest decorations of three nations for valor in battlefields is Gunner Sergeant Hoffman. Sergeant Hoffman is also one of the sixty odd men comprising the Roving Marines. At Belleau Woods, in the Chateau Thierry sector, he distinguished himself by his dash and bravery in clearing out enemy machine gun nests single handed. He received the Congressional Medal of Honor, and not long ago was awarded the Medaille Militaire and the Montenegro Medal for his acts of bravery in the Soissons Sector, and the Champagne offensive.

In addition, there are other heroes of the World War among the Roving Marines who have both American and foreign decorations. Altogether, there are about sixty-five men, under the command of 1st Lieutenant Edwin G. Schwartzman, an officer with a rather remarkable overseas record himself. Lieutenant Schwartzman was wounded twice while fighting in the Chateau Thierry sector, and despite his first wound, refused to be evacuated and continued in the attack against Belleau Woods until he dropped with a machine gun bullet in the leg.

The entertainment which the Roving Marines will present consists of two reels of interesting movies showing the marines at work and play; at Haiti, Guantanamo Bay, Cuba, Santo Domingo, China, Philippines and other countries. There is a jazz band of nine players which plays the accompaniment of the troupe of entertainers, who are among the best talented in the Marine Corps. A quartet and a Hawaiian act round up the well balanced program.

### SPORTING NEWS

(Continued from Page 5.)

#### TRIPS ACCEPT CHALLENGE

The challenge of Manager Thomas Jones and his Sabers six-man team has been accepted by Manager P. A. Whalen of the Three-man league. The first match will be staged on Mahoney's alleys on April 21 at 7:30 o'clock. The second game will be staged on the Suffolk alleys and a coin will be tossed to decide the lanes for the third clash.

#### BRIEF STUFF

There were twenty-one left on bases in the opening game at Boston between the Sox and Nationals yesterday.

Last year the Glanis went half the season before they were shut out. They took the loss in their second game this

MANY men buy MARSHALL SHOES because they keep that "brand-new" look so long. Considering their quality, their style, their comfort and their economic price, they are the very best shoe values to be had.



LOBBY: COLUMBIA UNIVERSITY CLUB

The first picture of a series of portraits these refined shoes Marshall "Quality Maintained"

# MARSHALL

"QUALITY MAINTAINED"

TO SEE them and to WEAR them is to be enthusiastic about their superb, better-than-ordinary quality and glove-like finish. The newest Spring Models will please you, no matter how critical you are.

Priced \$10 to \$12

# Brown's Shoe

341 HIGH STREET

The Favorite of Thousands of Women

The Eden

is the favorite of good housekeepers everywhere because it a big sanitary zinc cylinder dips the wash up and down through hot suds, countless times, dissolving grease and sifting dirt through to the bottom of the tub. Clothes last so much longer that the Eden pays for itself in one or two years in saving wear and tear.



Telephone us to send you an Eden on free trial without obligation or expense. We will also send a demonstrator any time, at your own convenience, who will do a whole washing for you. If you are not thoroughly satisfied, we will call for the washer with absolutely no expense to you. If you decide to keep the washer you

press the Thistles of that place. The game was postponed last fall due to weather conditions. The Holyoke players are requested to be at High and Cabot streets tomorrow at 2 o'clock to take the car for Ludlow. The Holyoke lineup follows: Fletcher, To, Moodie, McKinstry, Ford, Farrell, Cuts, Smith, Watson, Burnett, Walter and William Dowdall and Longbottom.

The use of coffee as a beverage is traced to the Perelans. It was not known to the ancient Greek or Romans

#### INVESTIGATE CHARGES OF PROFIT-SEEKING IN PRINT PAPER

WASHINGTON, April 15—A resolution requesting the attorney general to make an investigation of reported charges of profiteering in print paper was introduced in the House yesterday by Reps. Christopherson, Keith Dakota.

He claims that manufacturers are compelling the smaller papers to pay exorbitant prices and are taking un-

due advantage of age.

#### TYRINGHAM OFF PRES

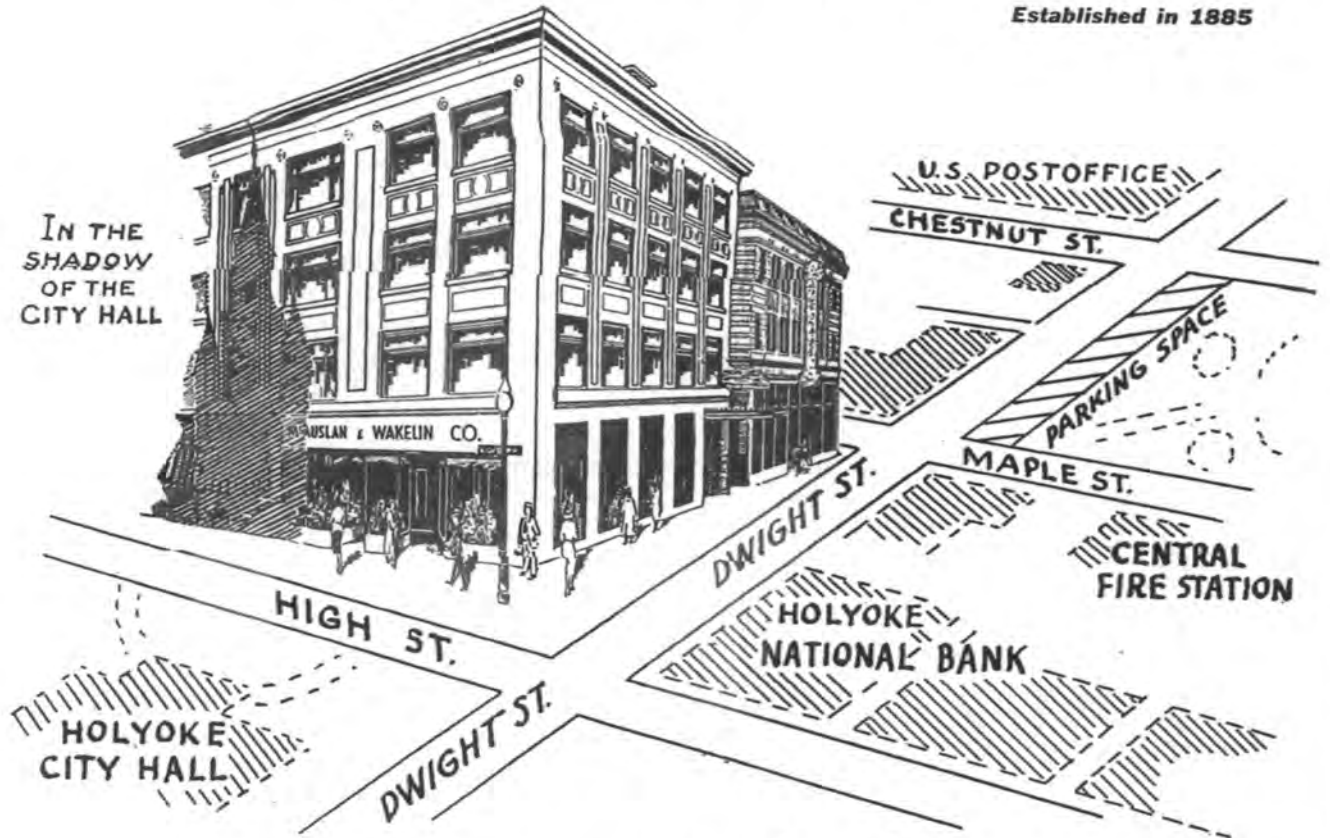
President Wilcox the use of the Rot in Tyringham for The castle is of set a valley of the De of the estate is de made arrangements can be procured

AME

# MAuslan Wakelin Department Store

Established in 1885

IN THE  
SHADOW  
OF THE  
CITY HALL



*... a great store*

**Where More and More Families Shop**

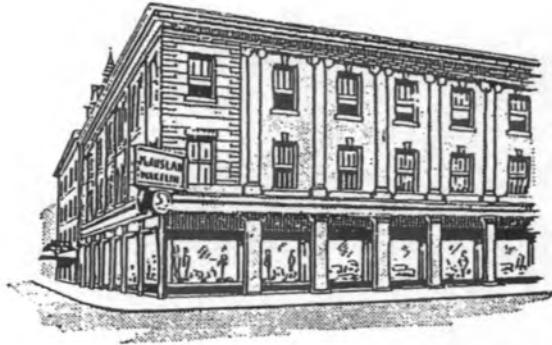
FOR wearing apparel and home furnishings ---  
40 great departments on four great floors offering  
the best obtainable merchandise at every price.

**High, Dwight and Maple Streets, Holyoke**

**Dial 8245**

# "The Big Store"

SINCE 1885



FOR EVERYTHING . . .

FOR HOME & FAMILY . . .

45 DEPARTMENTS TO SERVE YOU

THE NEW

# MCAUSLAN & WAKELIN

234 MAPLE STREET, HOLYOKE

(Corner of Dwight Street)

CONNECTING ALL DEPARTMENTS

JE 3-7101



**HCHS BUSINESS CLUB** — Holyoke Catholic High's business club officers are seated, Miss Elaine Hoeft, president; from left, George Roberts, committee member; Miss Virginia Toole, vice-president; Miss Virginia Toole, secretary-treasurer; Miss Kathleen Egan, Miss Kathleen Healy and Ronald...

...will be a card and candle sale and a Christmas banquet for members.

**Two Holyoke Area Natives Among Three Promoted By Hano Co.**



**Theodore J. Michalik**, president of Philip Hano Co., announced the promotion of three men, including two Holyoke area natives, at the firm's branch manufacturing plant in Mt. Olive, Ill., and Tucker, Ga.

**Richard H. Sullivan**, a Holyoke native, has been promoted to plant manager of the Tucker plant. He has been the plant superintendent there since 1962.

Sullivan is the son of Mrs. Anna B. Sullivan and the late Joseph R. Sullivan. He attended St. Jerome Grammar and High Schools and Holyoke Business College. He has completed management development and work simplification courses sponsored by the Holyoke Industrial Assn., and a supervisory management course at Georgia State College, Atlanta, Ga.

He is a veteran of four years service with the U.S. Army during World War II. He is married to the former Laverne Bartholomew of Fargo, N.D. They have five children and reside in Tucker, Ga.

**Lawrence Shaller**, a South-Holyoke native, has been promoted to division manager at the Mt. Olive plant where he has served as plant superintendent since 1962.

Michalik is the son of Mrs. Josephine Michalik of 22 Willow St., and the late John Michalik. He graduated from South-Holyoke High and served in the Army from 1946 to 1948. He joined the Hano Co. in 1948 and worked in the Holyoke plant for years.

He is married to the former Doris Perreault of Holyoke. They have three sons and live in Mt. Olive, Ill.

**Lawrence Shaller**, a native of Quincy, Fla., has been appointed division manager at the Tucker plant where he has served as Southern district manager since 1962. He will be in overall charge of the Tucker operation.

He is a graduate of Bowling Green, Ky., College of Commerce, and attended Georgia State College in Atlanta, Ga. He is a two-year Navy veteran and a part of the bride's family.

**Will Launch A Satellite To Study Sun**

**CAPE KENNEDY, Fla. (AP)** — The space agency said today it will launch a satellite to probe the sun next week, about the time two other spacecraft rendezvous with the planet Venus.

Sun-studying Oso 4, the fourth orbiting solar observatory, is to be launched into orbit Oct. 18 from Cape Kennedy launch pad to continue studies of the sun and its influence on earth's atmosphere.

One day later, America's Mariner 5 is to launch a 300-million-mile trip through space to begin from Cape Kennedy last June 14, flying within 2,000 miles of Venus to make scientific observations. A heavier Russian probe, Venus 4, will arrive at the planet on Oct. 18, beating Mariner 5 by about 20 hours.

**NO TIME LIMIT**  
**LOUISVILLE (AP)** — The Louisville & Nashville Railroad recently sent William Stagg a \$2.50 refund on a ticket purchased 75 years earlier.

"Nobody knows who purchased the ticket. Stagg found it in the attic when an old railroad station was demolished. He wrote the railroad, explained the circumstances and collected."

**A CANTONIA WEDDING**  
The wedding and reception were held at the home of the bride's father.

The St. George Cross, the highest award for adults in the Roman Catholic Church, will be awarded Sunday during the Catholic Lay Committee's 12th annual Bishop's Dinner in the Mountain Park Ballroom.

The Most Rev. Christopher J. Walsh, bishop of the Diocese of Springfield, will be the special guest. The Mt. Tom District of the program, Council of the Boy Scouts of America will be the host. Henry M. Bader will be the master of ceremonies.

Representatives of the four districts including Hampden, Hampshire, Franklin and Berkshire Counties, will be recognized for their contributions to the spiritual development of Catholic youth.

Serving on the awards committee are M. Rev. Rector Monsignor, Vincent Caplan, Charles M. Hoxley Jr., deacon chairman; Rev. Clarence W. Perone, area chaplain for the Mt. Tom District; and Alfred Dorochoer Sr., area chairman for the Mt. Tom District.

Among the guests will be: State Senator President Maurice A. Donahue, Mayor Daniel F. Dibble, Roger Borch, Frank H. Catalano, Daniel J. O'Connell, Edward W. Meck, Raymond E. Dumont, Donald P. Besant, Russell G. Esley and Roger Norton.

**Local Jehovah's Witnesses To Attend Semi-Annual Parley**

Members of the Holyoke Congregation of Jehovah's Witnesses will attend the semi-annual circuit conference in Athol Oct. 21 through 23.

Some 1,000 members of 16 congregations in Western Massachusetts are expected to attend the three-day program. Among the guests will be: Rev. Daniel A. Duchsino, presiding minister of the local district, and Rev. William H. Boyden, New England district minister, will preside over the conference, acting as chairman and principal speaker.

Daniel A. Duchsino, presiding minister of the local district, said that Bible discussions and stage dramatizations will focus attention on the application of Bible principles to everyday life.

"Members of the Holyoke congregation now attend five educational meetings each week at the local Kingdom Hall and will attend the conference in Athol to augment this program of Bible education," he said.

The program will feature practical instruction to help Jehovah's Witnesses improve their teaching ability in their home visitation ministry.

"Family unity, growth in personal faith and the need to know and use the Bible will be among the things stressed," Duchsino said.

One of the highlights of the program will be the baptism of new ministers. The conference will end on Oct. 23 when Duchsino will speak on "Will God Intervene in Men's Affairs?"

**Conte Leads Boyden Tribute In The House**

Congressman Silvio O. Conte (R-Mass.) led members of Congress today in paying tribute to Frank L. Boyden, the distinguished headmaster of Deerfield who will retire in June after 46 years of service.

Representative Conte obtained a Special Order on the Floor of the House of Representatives for purposes of the occasion and was joined by many of his colleagues in both the House and the Senate in honoring this outstanding educator.

**FROM KITCHEN TO**  
**VALLEY FORGE, Pa. (AP)** — Engineers at General Electric's Space Technology Center here say "Vellon" can be modified into a rocket-like "burner" needed on satellites to keep them in the desired attitude or position in space. It burns without leaving any after-deposit, and is insensitive to heat, humidity and acids.

Engineers here have been using Vellon to fuel an engine named "SPET" in a continuing test. The engine has operated successfully for nearly four months, firing a miniature burst every half-second.

CAMBRIDGE, Mass. (AP) — a tax of twopence, its equivalent in wampum or a bushel merely a state-run college. For half-a-century after its...

**FREDERICKS has The Tender Trap Diamond**

You picked him out. And campaigned to capture his heart. It worked and you both won. He wants to do it right with an engagement ring. We show our prestige collection and advise you, with your choice. The diamond gleams with rich beauty and clarity. And he beams at leaving bachelorhood.

Divided Payments \$250.00 up

**FREDERICKS Jewelers**  
281 High St., Holyoke 1441 Main St., Springfield

**Pat's GREENBACK DAYS**

open 9 to 9 daily

READ ALL ABOUT THIS FABULOUS PROMOTION IN TODAY'S HOLYOKE TRANSCRIPT FULL PAGE AD, PAGE 3. WILSON CERTIFIED IOWA CORN FED STEER BEEF, THE FINEST IN THE VALLEY SOLD ONLY AT PAT'S.

ROAST OR STEAK END CUTS	38c/lb.
CHUCK	48c/lb.
GROUND BEEF	
GROUND BEEF in 3 Lb. Pkg.	48c
GROUND CHUCK	68c/lb.
CROSS RIB EYE OF CHUCK	ROASTS 88c/lb.
BONELESS 4th to 7th RIB ROAST BEEF	\$1.18/lb.
BONELESS CLUB DELMONICO	STEAKS \$1.78/lb.
SLICED BACON SALE	
RATH MAPLE BRAND 63c/lb.	WILSON THIN SLICED 69c/lb.
ARMOUR'S THICK SLICED	\$1.37 2 LB. BOX

**Pat's** HOME OF THE BEST BEEF IN THE VALLEY

**McAuslan Wakelin**

**MONOGRAM SPECIAL**

**Men's fine glove leather famous maker shoes**

Reg. \$24 **16.99**

Exceptional savings right at the season's start! An outstanding selection of handsome wingtip and quontone stitched styles for business and dress wear. Rubber heels. Your choice of black or brown.

Sorry, no mail or phone orders.

Available Friday only!

SHOE SALON, STREET FLOOR  
A Monogram Special is fresh timely merchandise offered to you at special savings for one day only!

SHOP FRIDAY NIGHT UNTIL 9 P.M.

**McAuslan Wakelin**

**Mink-lavished luxury coats on sale!**

A flurry of glorious mink and designer fabrics. Even a special group of samples! Misses' Reg. \$110. **\$87**

Special purchase! Car coats! Corduroys, meltons, shetlands! **19.97**

Zip-lined balmcoats! Reg. \$25. **18.97**

Suede jackets! Reg. \$50. **39.97**

MISSIE'S COAT DEPARTMENT, SECOND FLOOR

**CHEMICAL OPERATORS**

YOU CAN FIND CHEMICAL OPERATORS IN THE MANUFACTURING OF PLASTIC BOTTLES.

**NO PRIOR EXPERIENCE NECESSARY**

- A STARTING SALARY OF \$10.00 PER WEEK
- PROGRESSION OPPORTUNITY TO \$15.00 PER WEEK
- TRAVEL EXPENSES PAID FOR TRIP TO WORK
- EXCELLENT PRIZE BENEFIT

OPENS UP AVAILABLE IN OUR "PEOPLE & LUBRICANTS" DEPARTMENT. FOR INFORMATION APPLY AT:

**REXALL CHEMICAL CO.**  
WEST PT. LUDLOW & FRANCHISE ST., HOLYOKE

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: North High Street Historic District (Boundary Increase)

MULTIPLE NAME:

STATE & COUNTY: MASSACHUSETTS, Hampden

DATE RECEIVED: 7/30/08 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 9/12/08  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 08000897

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 9.12.08 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



INTERSECTION of HIGH/DWIGHT STS. E and N ELEVATIONS of 560 DWIGHT ST.  
IN EXISTING, N. HIGH ST. HD

GREGORY FARMER photo July 2006

PHOTO 1

Photo 1: North High St. Historic District (Boundary Increase)  
Holyoke, MA

July, 2006



INTERSECTION of DWIGHT/MAPLE STS. N and W ELEVATIONS of 580 DWIGHT ST.

The proposed boundary increase

GREGORY FARMER photographs July 2006

PHOTO 2

Photo 2 : North High St. Historic District (Boundary Increase)  
Holyoke, MA

July 2006



INTERSECTION of DWIGHT/MAPLE STS. N elevations of 560, 580 DWIGHT ST.  
and W elevation of 580 DWIGHT  
the proposed boundary increase

GREGORY FARMER photo July 2006

PHOTO 3

Photo 3: North High St. Historic District (Boundary Increase)  
Holyoke, MA July 2006



HOLYOKE HEALTH CENTER administration bldg 236 Maple St. and adjacent link  
building (234 Maple St.) w elevation

GREGORY FARMER photo

PHOTO 4

North High St. (Boundary Increase), Holyoke, Hampden Cty, MA - photo 0004



HOLYOKE HEALTH CENTER administration bldg. 236 Maple St. showing  
front elevation (w) and blank side wall (s)

GREGORY FARMER photo

PHOTO 5

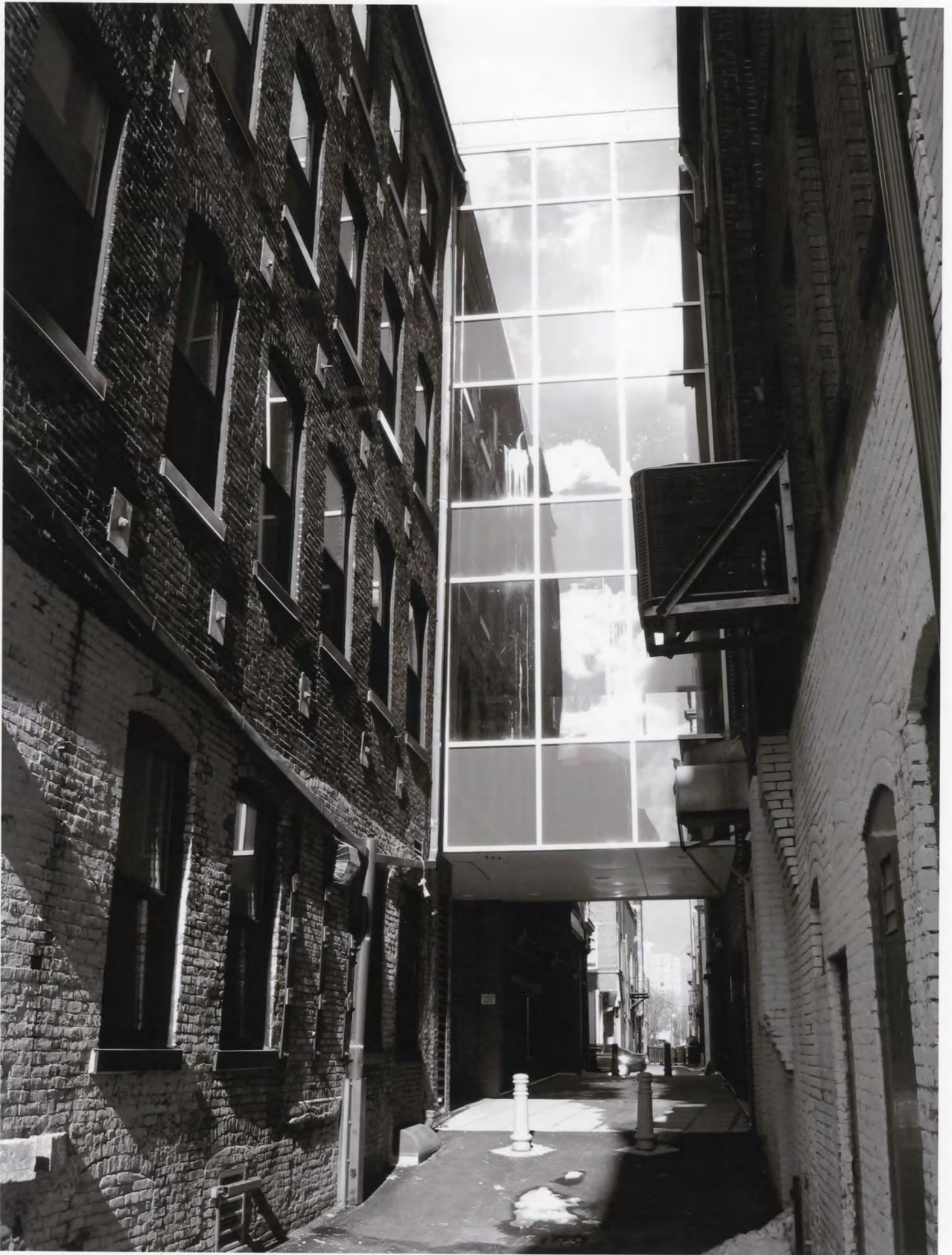
North High St. (Boundary Increase), Holyoke, Hampden Cty, MA - photo 0005



VIEW of NEW GLASS FRONT LINK BUILDING (234 Maple St.) between WAKELIN HALL  
(230 MAPLE ST.) and ADMINISTRATION BLDG. (236 Maple St.) N elevation

GREGORY FARMER photo

PHOTO 6

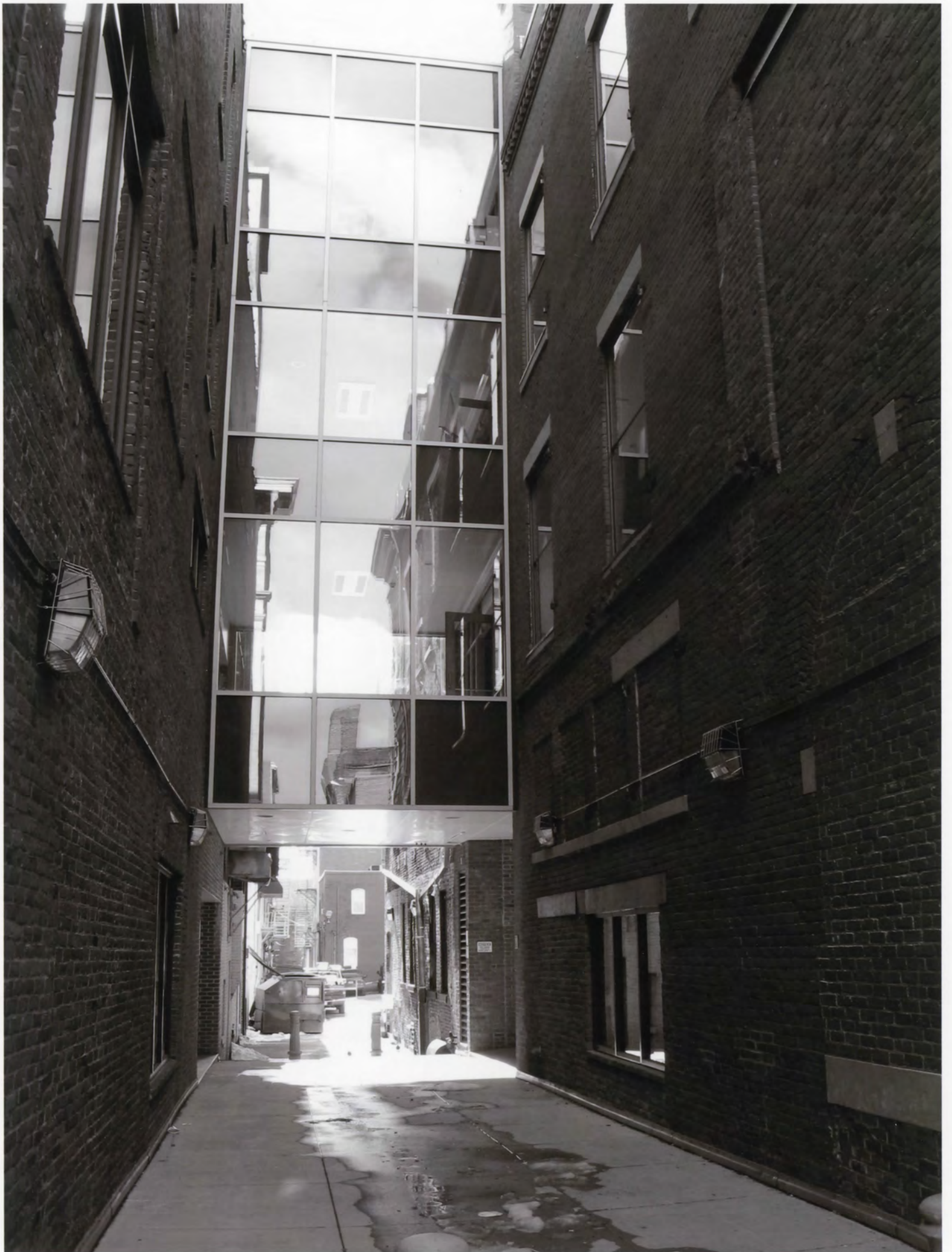


VIEW of MULTI-STORY CONNECTOR OVER ALLEY BETW. MAPLE ST. Bldgs.  
(230-236 MAPLE ST. AT L) and M<sup>C</sup>AUSLAN & WAKELIN BLDG (560 DWIGHT ST)  
(AT R) SHOWING E and W ELEVATIONS RESPECTIVELY OF ADJOINING BUILDINGS.

GREGORY FARMER photo

PHOTO 7

North High St. (Boundary Increase), Holyoke, Hampden Cty, MA - Photo 0007



VIEW of MULTI-STORY CONNECTOR OVER ALLEY BEW. Mc AUSCAN & WAKELIN BLDG.  
(560 DWIGHT ST, at L) and MAPLE ST. BLDGS (230-236 MAPLE ST.)(R) SHOWING  
W, E ELEVATIONS, RESPECTIVELY OF ADJOINING BUILDINGS.

GREGORY FARMER photo

PHOTO 8

North High St. (Boundary Increase), Holyoke, Hampden City, MA - Photo 0008



CHANGES TO EXISTING N. HIGH ST HD :

VACANT LOT, FORMER LOCATION of LAFRANCE BLDG (405-411 HIGH ST.),  
S, E ELEVATIONS OF ADJACENT SKINNER CHAPEL ON MAPLE ST.

GREGORY FARMER photo

PHOTO 9

North High St. (Boundary Increase), Holyoke, Hampden Cty, MA - Photo 0009



Old San Juan BAKERY & DELI

DONUTS  
COFFEE

CAKES  
PASTRIES

BREADS  
SANDWICHES

*Street Name*

OLD BEAUTY SALON

Old

CHANGES TO EXISTING N. HIGH ST HD:

ESSEX HOUSE, 400 HIGH ST. SHOWING MODIFIED WINDOWS ON FRONT (W)  
AND SIDE (S) ELEVATIONS.

GREGORY FARMER photo

PHOTO 10

North High St. (Boundary Increase), Holyoke, Hampden County, MA - Photo 0010



CHANGES TO EXISTING N. HIGH ST. HD:

MCLEAN BLOCK (382-384 HIGH ST) SHOWING CORRUGATED METAL PANELS  
ON FRONT (W) ELEVATION

GREGORY FARMER photo

PHOTO 11



CHANGES TO EXISTING N. HIGH ST HD :

TILLEY-CHILDS BLOCK (273-279 HIGH ST) at L and STEIGER BLDG (259-271 HIGH ST)  
at R, SHOWING PLYWOOD WINDOW COVERS ON TILLEY-CHILDS BLOCK AND  
RESTORED CONFIGURATION OF STEIGER BLDG ON FRONT (E) ELEVATIONS.

GREGORY FARMER photo

PHOTO 12

North High St. (Boundary Increase), Holyoke, Hampden Co., MA - photo 0012



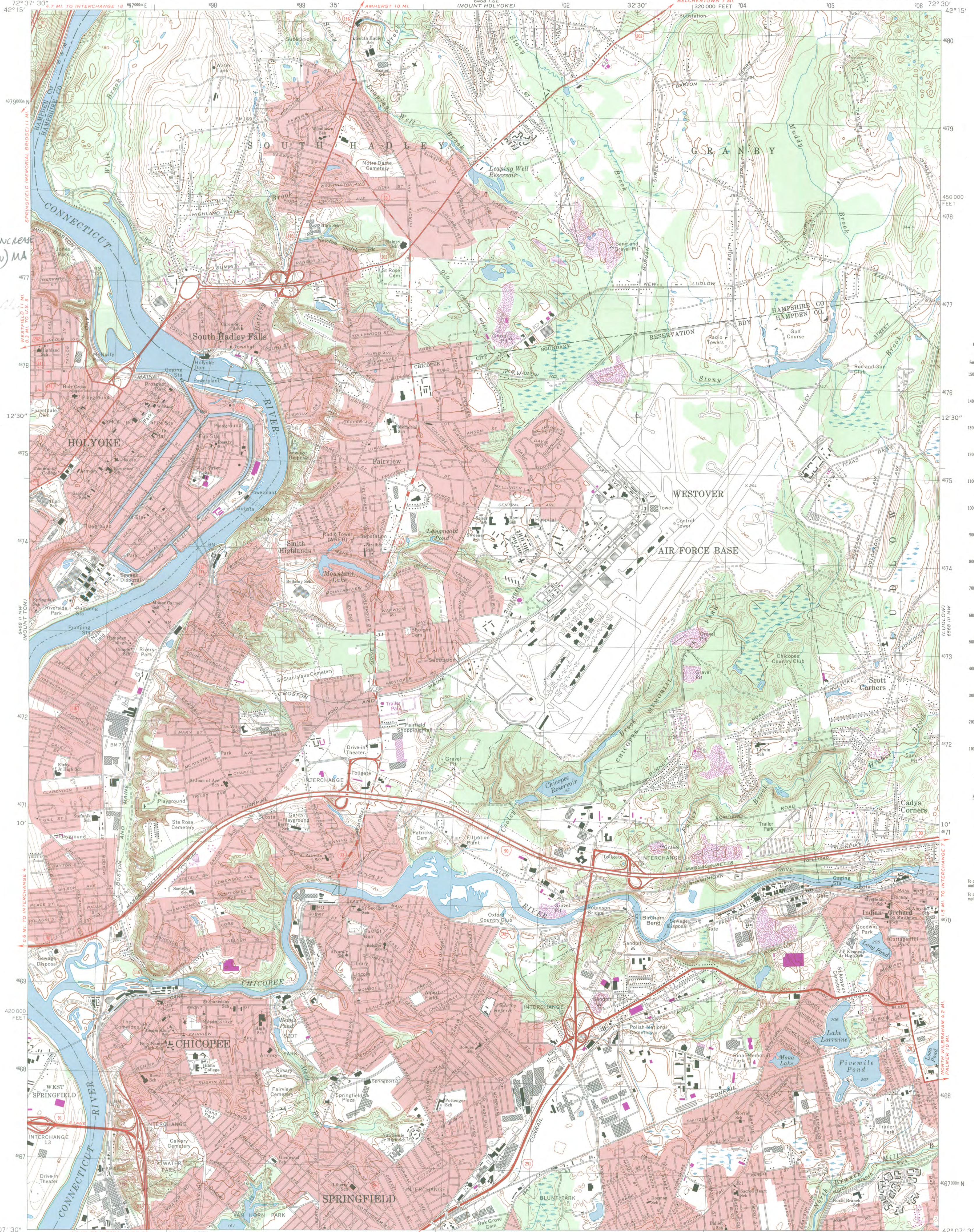
CHANGES TO EXISTING N. HIGH ST HD :

OREEL'S BLOCK (156-162 HIGH ST) SHOWING CORRUGATED METAL PANELS  
OVER WINDOW OPENINGS ON SIDE (N) AND FRONT (W) ELEVATIONS.

GREGORY FARMER photo

PHOTO 13

N. HIGH ST HD  
2008 BOUNDARY INCREASE  
HOLYOKE (HAMPDEN) MA  
  
475 South Hadley Pk  
580 Dwight St  
230 Maple St  
Holyoke, MA  
697200 E  
4675160 N

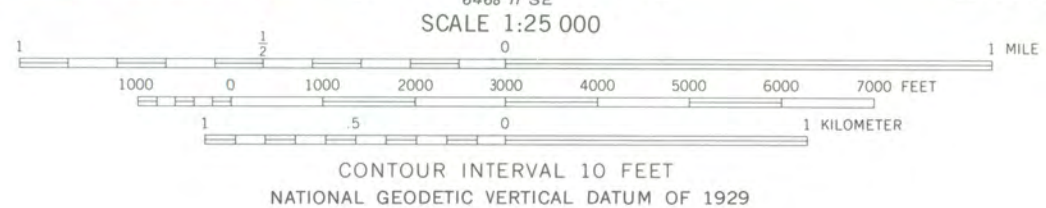
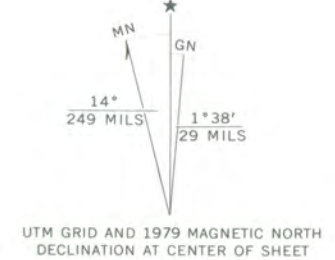


CONVERSION SCALES

Feet	Meters
1000	300
2000	600
3000	900
4000	1200
5000	1500
6000	1800
7000	2100
8000	2400
9000	2700
10000	3000
11000	3300
12000	3600
13000	3900
14000	4200
15000	4500

To convert feet to meters multiply by 0.3048  
To convert meters to feet multiply by 3.2808

Mapped, edited, and published by the Geological Survey  
Control by USGS, USC&GS, and Massachusetts Geodetic Survey  
Topography by planetable surveys 1933. Revised from  
aerial photographs taken 1971. Field checked 1972  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Massachusetts coordinate system,  
mainland zone  
1000-meter Universal Transverse Mercator grid,  
zone 18  
Red tint indicates areas in which only landmark buildings are shown  
There may be private inholdings within the boundaries  
of the National or State reservations shown on this map  
Revisions shown in purple compiled in cooperation with the State of  
Massachusetts agencies from aerial photographs taken 1975 and other  
source data. This information not field checked. Map edited 1979



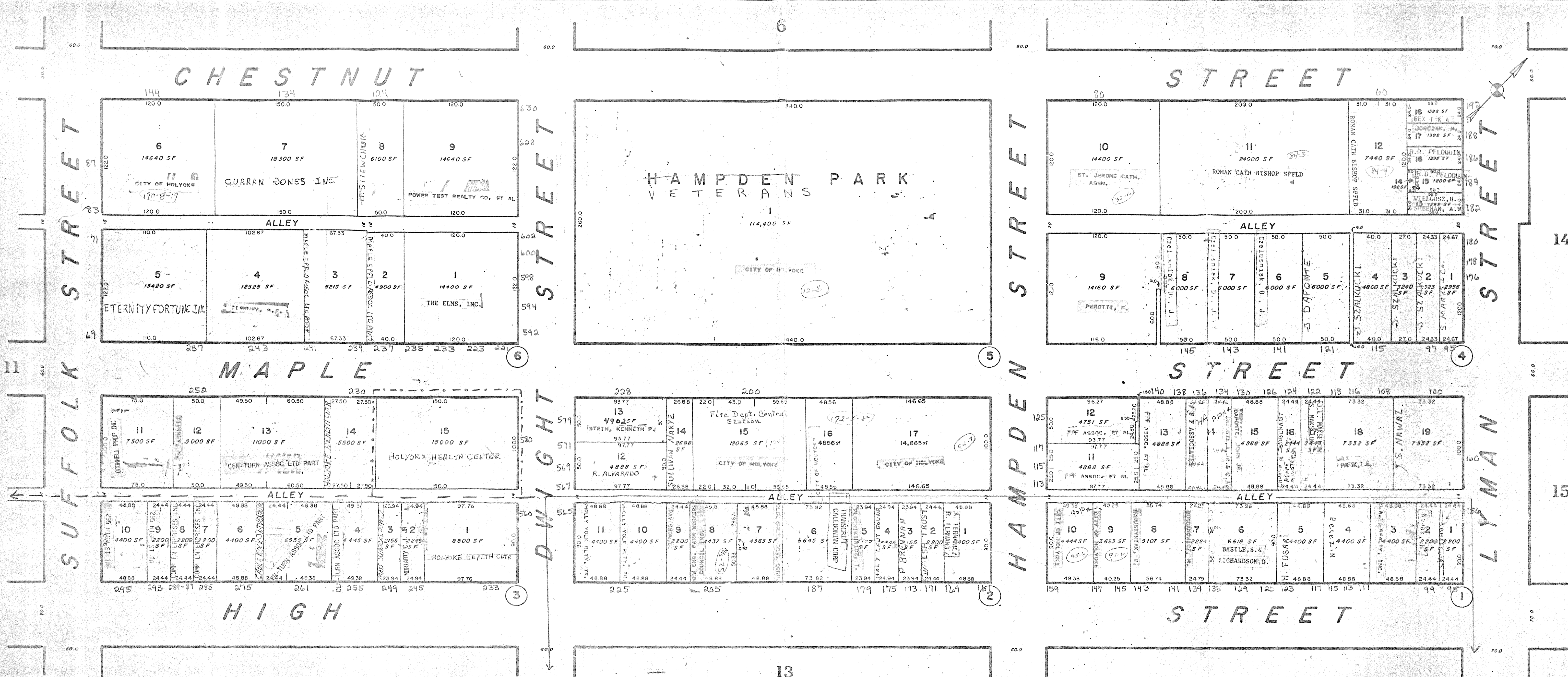
ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

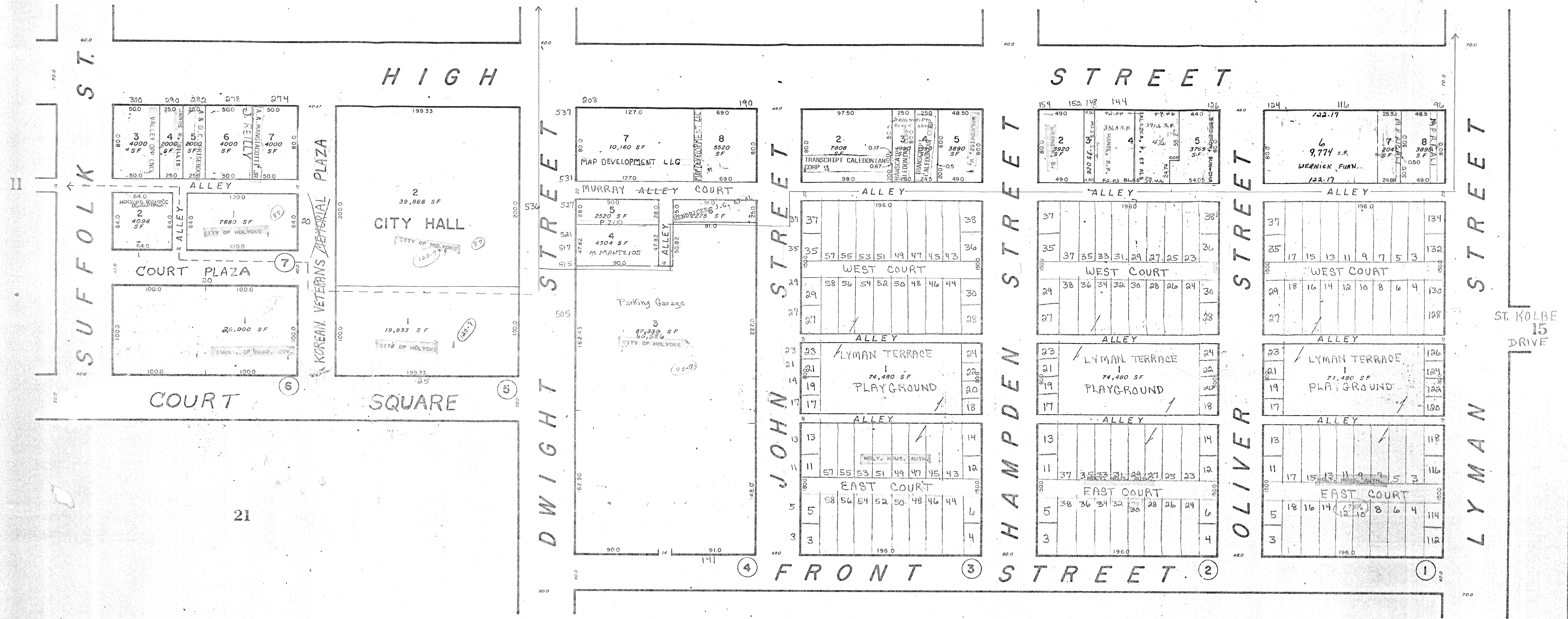
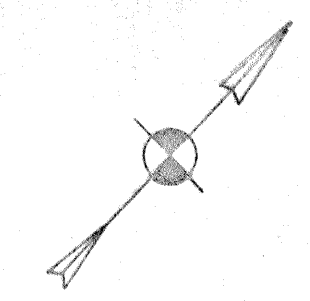
SPRINGFIELD NORTH, MASS.  
N4207.5-W7230/7.5  
1972  
PHOTOREVISED 1979  
AMS 6468 II NE-SERIES V814





NORTH HIGH ST HD - 2008 BOUNDARY INCREASE  
(WAKELIN HALL)

--- North High St. W/L d/ltr (1966)  
 - - - - - Boundary Increase (1992)  
 . . . . . Boundary Increase (2008)



21

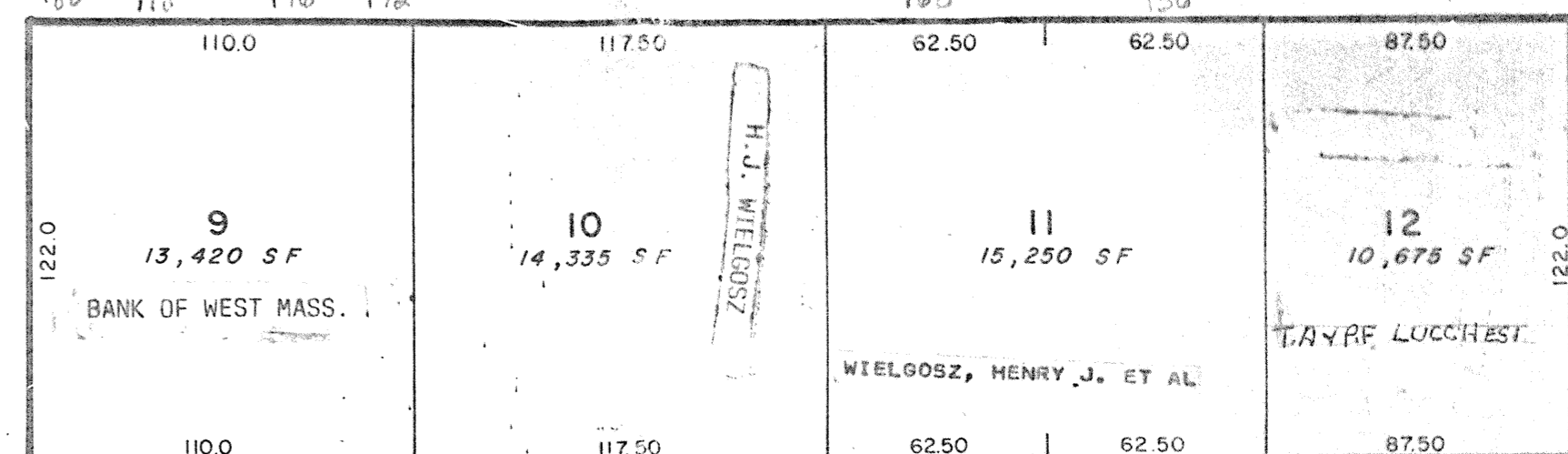
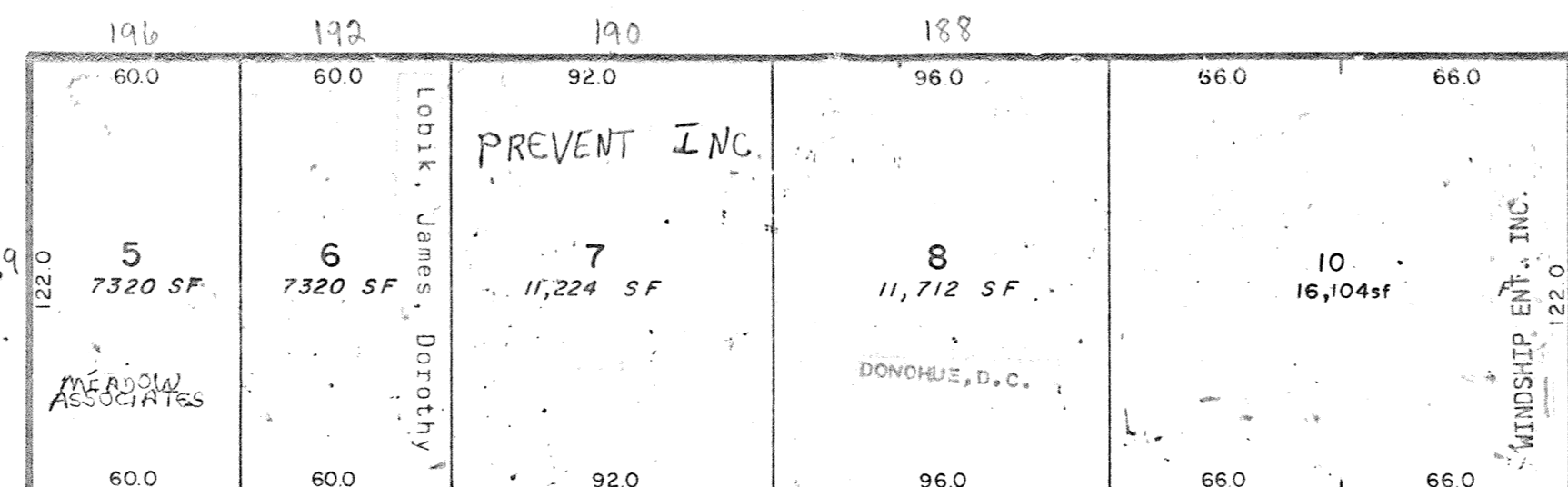
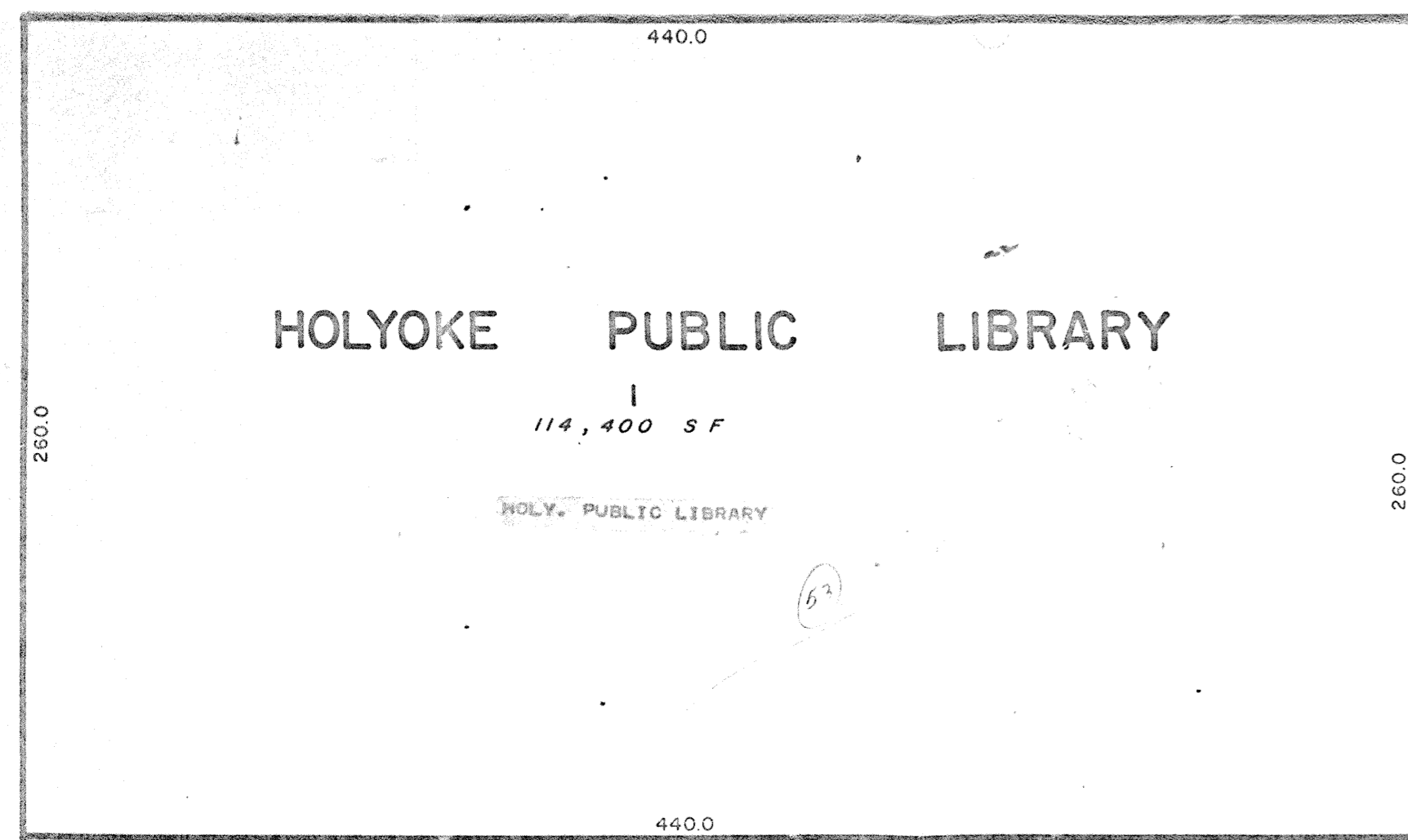
22

——— North High St. W.C. Distr. (1926)  
 - - - Boundary Increase (1992)  
 - - - - Boundary Increase (2008)

CHESTNUT

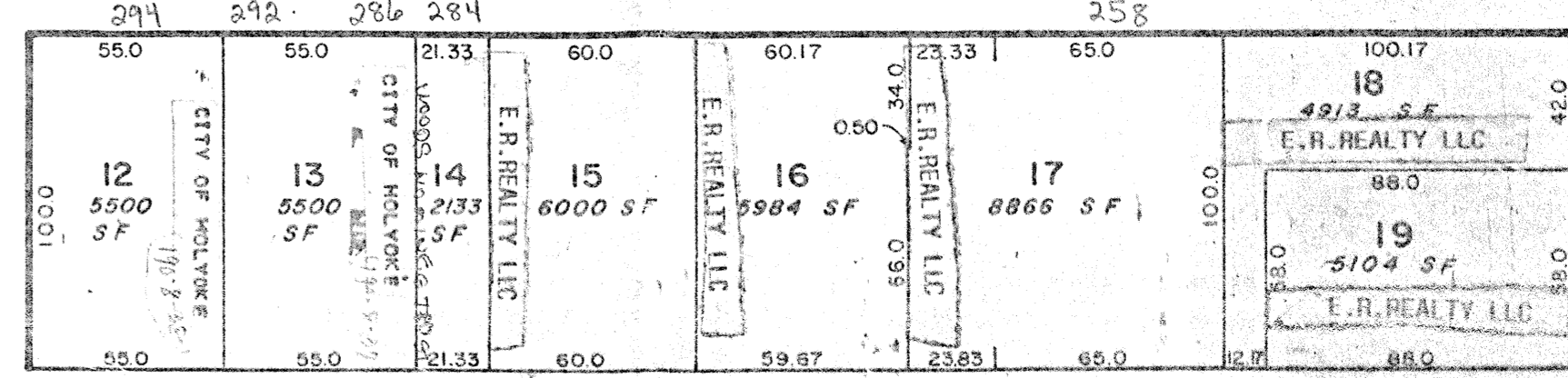
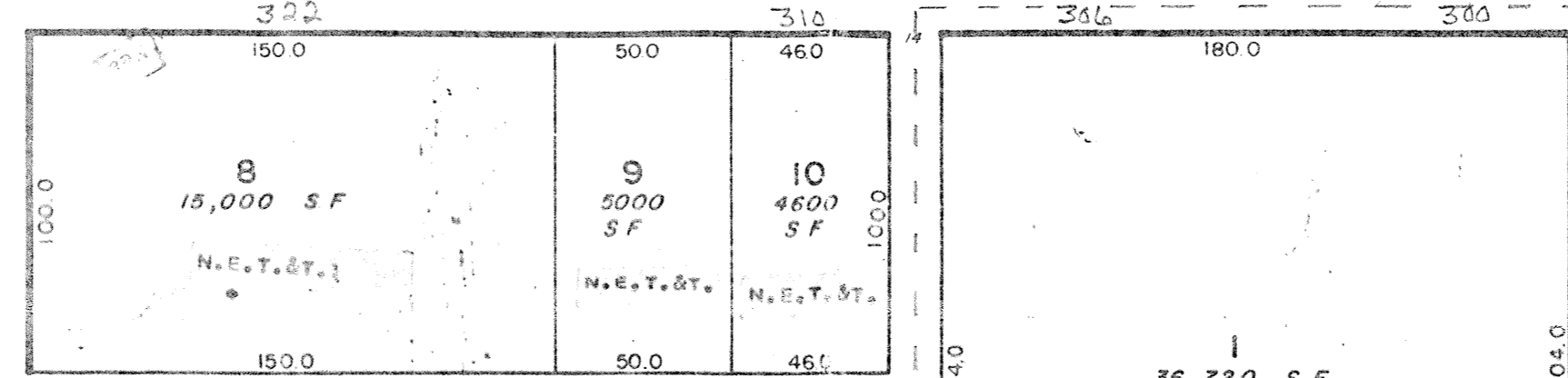
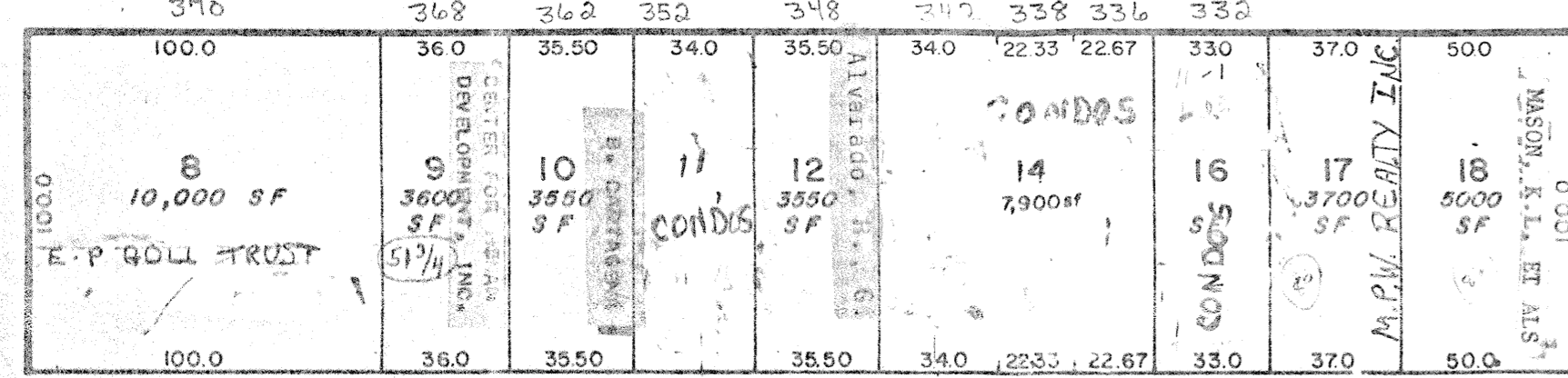
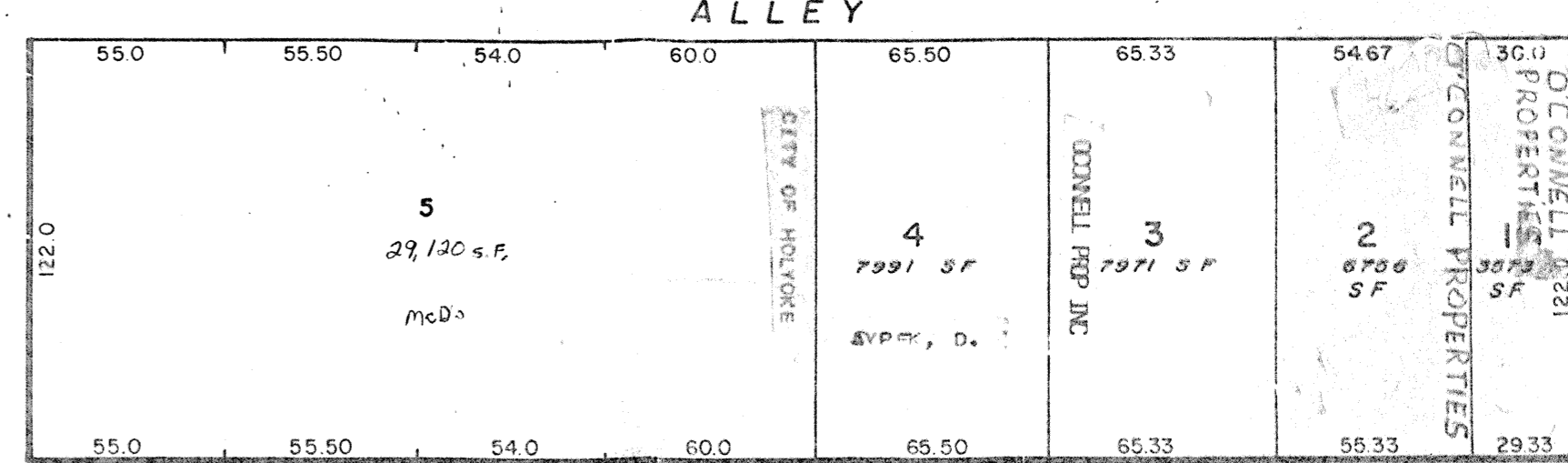
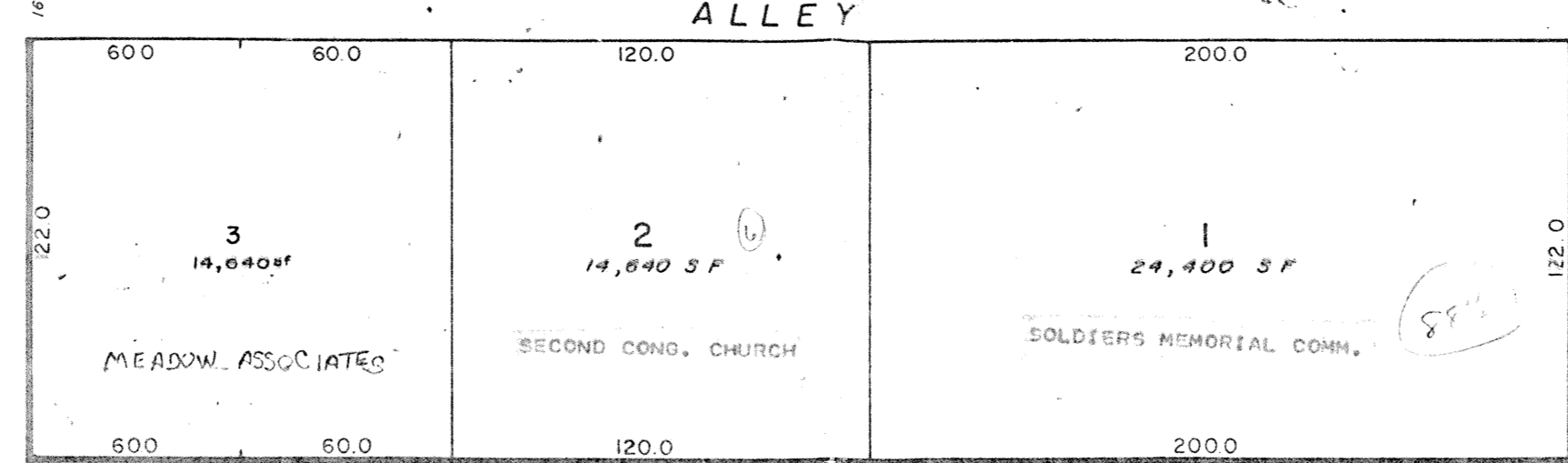
5

STREET



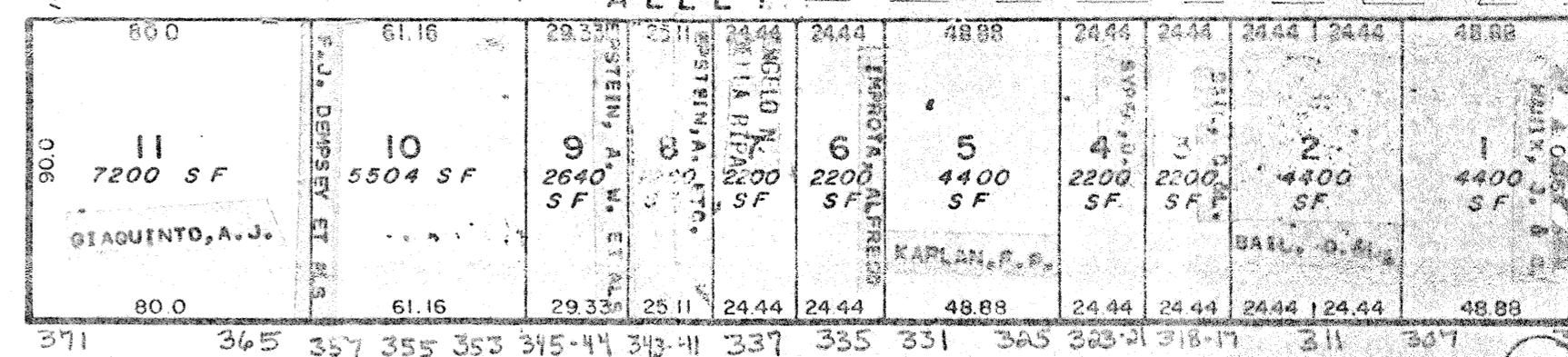
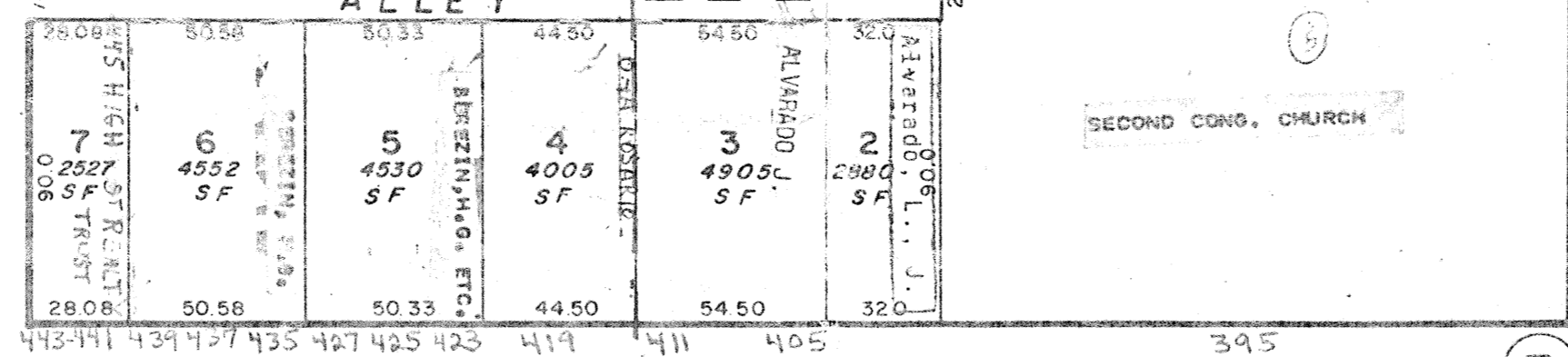
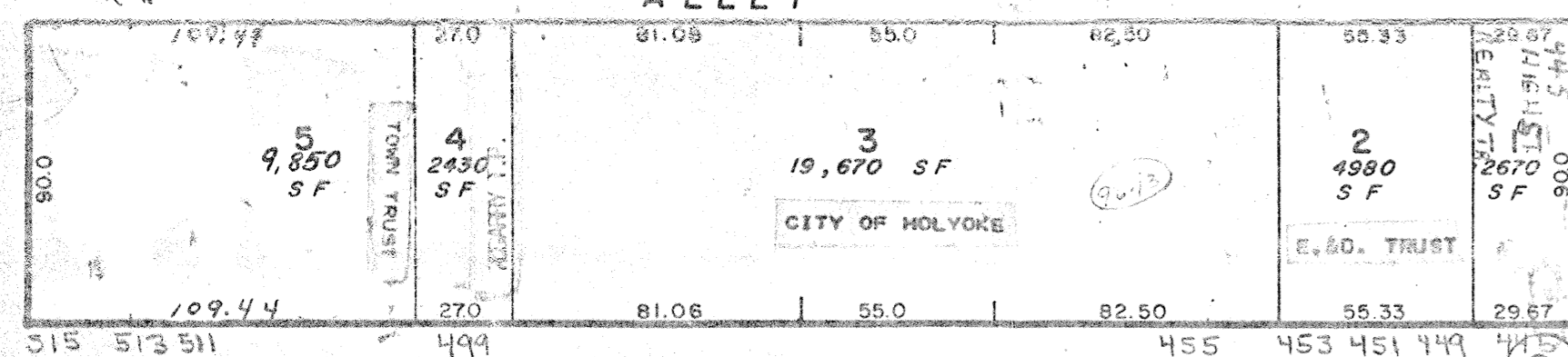
MAPLE

STREET



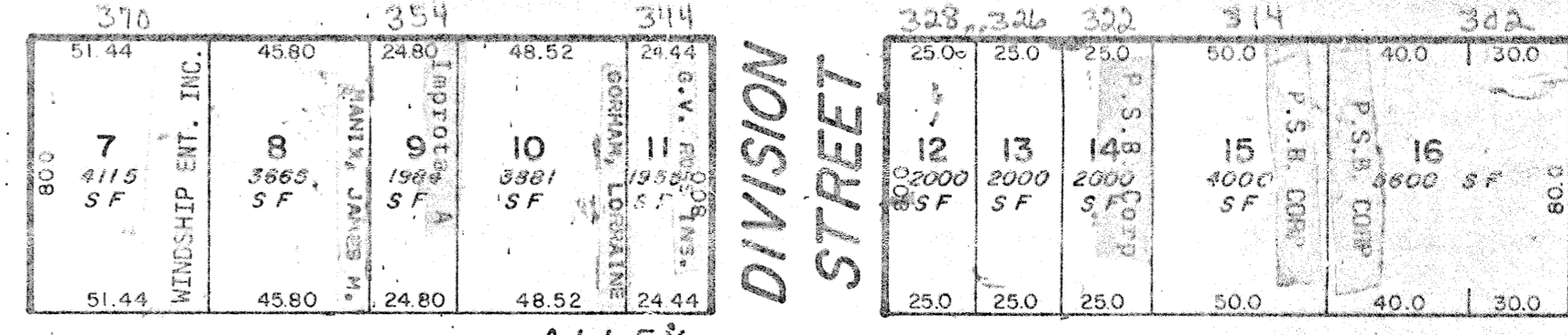
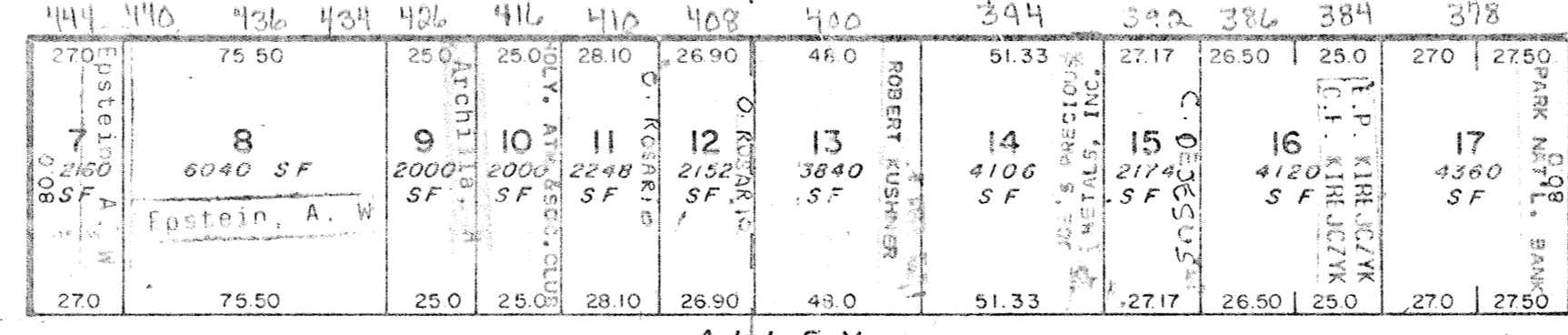
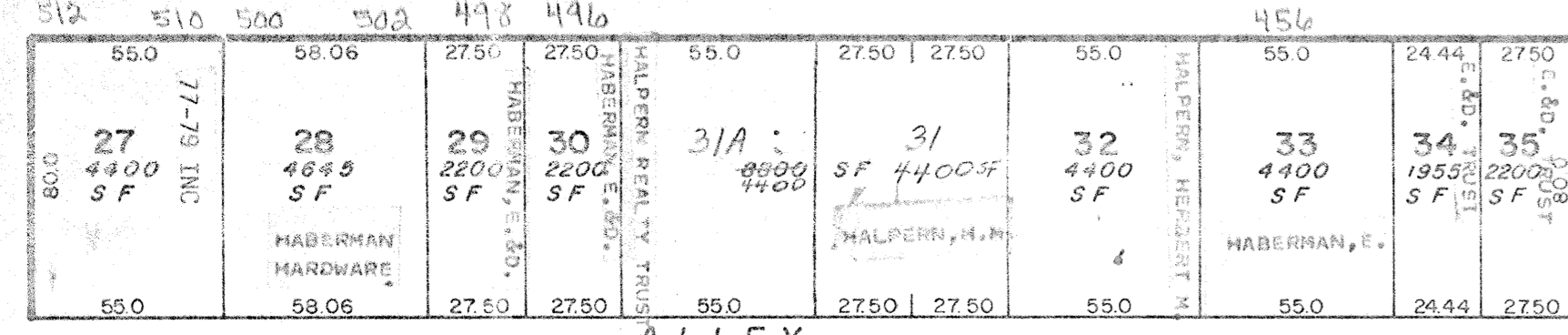
HIGH

STREET



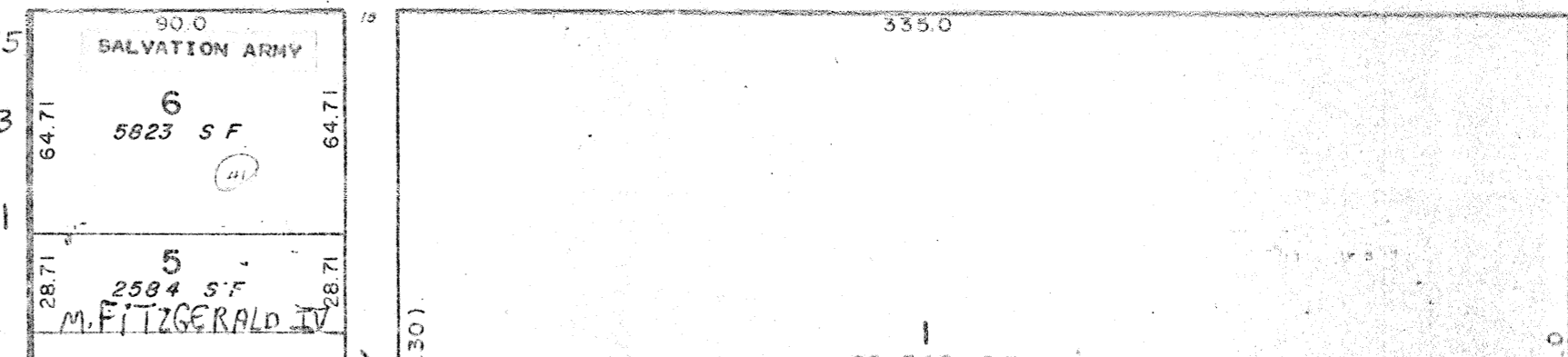
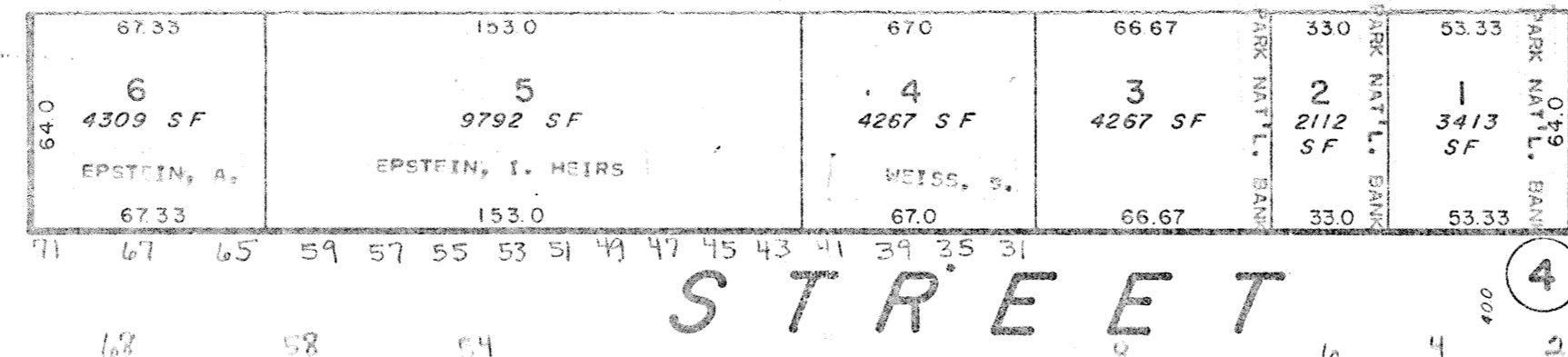
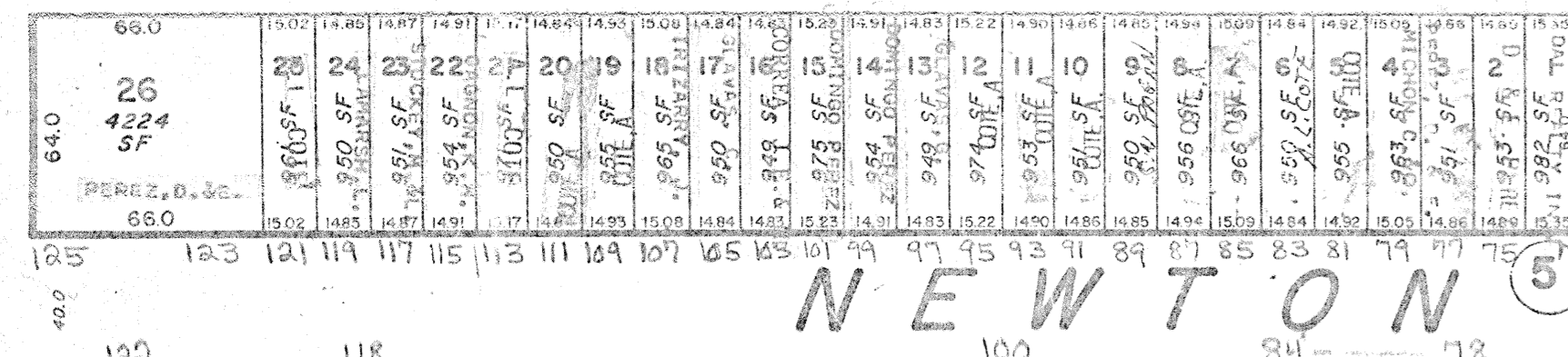
NEWTON

STREET



BOND

STREET



NICK

COSMOS

HERITAGE ST

North High St. Widened (1966) 21  
Boundary Increase (1992)  
Boundary Increase (2008)



**The Commonwealth of Massachusetts**  
William Francis Galvin, Secretary of the Commonwealth  
Massachusetts Historical Commission

July 23, 2008

Mr. J. Paul Loether, Chief  
National Register of Historic Places  
Department of the Interior  
National Park Service  
1201 Eye Street, NW 8<sup>th</sup> floor  
Washington, DC 20005

Dear Mr. Loether:

Enclosed please find the following nomination form:

2008 North High Street HD Boundary Extension, Holyoke (Hampden), MA

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the property were notified of pending State Review Board consideration 30 to 45 days before the meeting and were afforded the opportunity to comment.

Sincerely,

Betsy Friedberg  
National Register Director  
Massachusetts Historical Commission

Enclosure

cc: Gregory Farmer, Michelle Plourde-Barker, consultants  
Holyoke Health Center, Inc.  
Olivia Mausel, Holyoke Historical Commission  
Michael J. Sullivan, Mayor, City of Holyoke  
Chair, Holyoke Planning Board