

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination FormSee instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only

received OCT 13 1983

date entered

1. Name

historic Maplewood Hotel (preferred)and/or common Home Information Center

2. Location

street & number 328-330 Maple StreetN/A not for publicationcity, town HolyokeN/A vicinity ofstate Massachusettscode 025county Hampdencode 013

3. Classification

Category

☐ district☒ building(s)☐ structure☐ site☐ object

Ownership

☐ public☒ private☐ both

Public Acquisition

☐ in processN/A being considered

Status

☒ occupied☐ unoccupied☒ work in progress

Accessible

☒ yes: restricted☐ yes: unrestricted☐ no

Present Use

☐ agriculture☐ commercial☐ educational☐ entertainment☐ government☐ industrial☐ military☐ museum☐ park☐ private residence☐ religious☐ scientific☐ transportation☒ other: Elderly Housing

4. Owner of Property

name Maple Dwight Associatesstreet & number 54 Devonshire Streetcity, town BostonN/A vicinity ofstate Massachusetts

5. Location of Legal Description

courthouse, registry of deeds, etc. Hampden County Registry of Deedsstreet & number 50 State Streetcity, town Springfieldstate Massachusetts 01103

6. Representation in Existing Surveys

title Inventory of Historic Assets
of the Commonwealth #76has this property been determined eligible? ☐ yes ☒ nodate 1978☐ federal ☒ state ☐ county ☐ localdepository for survey records Massachusetts Historical Commissioncity, town Bostonstate Massachusetts

7. Description

Maplewood Hotel, 328-330 Maple Street, Holyoke, MA

Condition

☐ excellent

☒ good

☐ fair

☐ deteriorated

☐ ruins

☐ unexposed

Check one

☒ unaltered

☐ altered

Check one

☒ original site

☐ moved

date N/A

Describe the present and original (if known) physical appearance

The Maplewood Hotel consists of two parcels - 330 Maple Street, a Tudor Revival style townhouse, and 328 Maple Street, the Romanesque Revival style hotel proper. These two structures, built within 10 years of each other have been interconnected in use and ownership since the 1920's. Fronting on a parklike square and occupying a prominent corner location, they form an important anchor in the cityscape and mark the transition from Holyoke's business district to the substantial late 19th century residential neighborhood lying to the west.

328 Maple Street: The Maplewood Hotel

Romanesque Revival in design, the Hotel is H shaped in plan, stands $4\frac{1}{2}$ stories on Maple Street and due to a rise in the terrain comes to a full 5 stories on Essex Street. Contributing to its prominent stature are the structure's two major facades: the commercial one fronting on Essex Street defined by its handsome stone arched and recessed entrances and the hotel's main entry on Maple Street highlighted by decorative arched and paneled window surrounds as well as by a turret on the eastern corner.

A number of distinctive architectural elements lend the building much dignity. One such feature is its pressed metal cornice which sits on a brick frieze into which are inserted intermittently square stucco panels. Both rest on brick corbelling that is cantilevered out five courses. An additional ornamental detail of note, located on the building's corners, are pressed metal spirals that extend from the fourth story and terminate in a hemispheric cap at the roofline.

The Maple Street facade, which is 5 bays, serves as the main entrance to the building. An ascending external stairway of brick and sandstone leads to a small canopied shed-roofed entry that is supported by wooden columns with floral capitals and a dentil frieze board. The upper stories of this elevation are composed of brick laid in a running bond pattern. The fenestration is delineated by granite sills and brick or granite lintels with brick corbelling placed above each second story window. Those on the first and second story are recessed within brick panels.

Elements which further highlight this facade include a moorish arch on the fourth story which springs from an extended granite sill and surrounds an inset of brick and a double hung window. An additional decorative feature is the use of a turret which rises from a second story carved floral lintel on the east corner and terminates in a conical slate roof and metal pinnacle.

At the ground floor, the Essex Street facade of the hotel contains three bays, each entered through romanesque arches springing from granite bases and carved floral capitals. One bay (number 72) leads to the hotel entrance and stairway; the other two bays lead to storefronts, originally occupied by the hotel restaurant and barber shop, currently occupied by Junior Achievement, Inc. The hotel entrance (number 72) has a floor grate with glass inserts and panelled double wooden doors with colored glass side panels. The storefront bays (numbers 68-70) have the same stonework with a double door and glass transom framed by cast iron posts and capitals and floor-to-ceiling storefront windows. Above the ground floor, the facade repeats the motifs of the Maple Street facade.

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Continuation sheet Mapewood Hotel

Item number 7

Page 1

The windows on this facade are symmetrically placed in pairs; each floor utilizes different ornamental detail such as corbelling above the third story windows and moorish arches surrounding the fenestration on the fifth floor.

330 Maple Street

330 Maple Street is a 2½ story, five-bay Tudor Revival style structure. It features a gable roof covered with slate cut in a scallop pattern, a dormer, and a prominent ornamented half-timbered cross gable with a carved panel. The balance of the facade is brick with brownstone sills and lintels. Two molded brick beltcourses with terra cotta borders are placed level with the tops of the first and second floor windows. The main entry is set off by an elaborate wooden cornice which has been obscured to some extent by modernization of the doorway. Evidence indicates that the entire facade originally supported a wood-framed porch across the first level where only the cornice now remains.

Originally a residential townhouse with three levels, this structure was converted to office use in 1924, with one model apartment remaining. An auditorium was added to the rear portion of the building in 1927. At that time, 330 Maple Street was functionally combined with 328 Maple by a series of breakthroughs at four different levels. The buildings have been used in combination since that time.

8. Significance Maplewood Hotel, 328-330 Maple Street, Holyoke, MA

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☐ community planning	☐ landscape architecture	☐ religion
☐ 1400-1499	☐ archeology-historic	☐ conservation	☐ law	☐ science
☐ 1500-1599	☐ agriculture	☐ economics	☐ literature	☐ sculpture
☐ 1600-1699	☒ architecture	☐ education	☐ military	☒ social/
☐ 1700-1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☒ 1800-1899	☐ commerce	☐ exploration/settlement	☐ philosophy	☐ theater
☒ 1900-	☐ communications	☐ industry	☐ politics/government	☐ transportation
		☐ invention		☐ other (specify)

Specific dates 1889-90

Builder/Architect

Frank Beebe

Statement of Significance (in one paragraph)

The Maplewood Hotel and the adjoining Tudor Revival style townhouse stand prominently in a late 19th century urban neighborhood whose focus is a Victorian park-like square. The significance of these two buildings is strongly tied to their long standing philanthropic use originally financed by a leading local industrialist as well as to their architectural distinction. In addition, the Maplewood is important for being the earliest residential hotel in the city. Retaining integrity of location, design, materials, workmanship, and association, the Maplewood Hotel Buildings meet criteria A, B, and C of the National Register of Historic Places.

Constructed in 1889-1890 by Frank Beebe, the Hotel was the first of its kind to be constructed in the city and reflected the unprecedented economic expansion of the 1880's which generated a population able to support a first-class facility of this kind. The builder, woolen manufacturer Frank Beebe, followed a common pattern by investing in construction and becoming a resident landlord. He was far more well-to-do than most builder-landlords, however, and his Maplewood Hotel was an impressive addition to the city. An 1895 publication describes it as follows:

The Maplewood illustrates the perfection attained in the preparation of homes for people who want a home feeling without the care attending it. Here are suites of apartments, large and small, furnished or unfurnished, and in the same building an excellent dining room is kept. The elevator communicates with every floor, the building overlooks Athletic Park (now Library Park) and its site on Maple Street cannot be surpassed by any in the city....(The building) is one of the handsomest in the city of brick with brown stone trimming, and has sixty rooms, and was the first of this style in the city.

--Holyoke, Past and Present, 1745-1895, L.L. Johnson,
Transcript Publishing Co., pp. 137-139.

Much of the hotel's significance is derived from its association with Frank Beebe, a regionally important industrialist who not only constructed the building, but who also was principally responsible for its later use as a philanthropic center.

Beebe's wealth came largely from the Beebe and Webber woolen mills in Holyoke that had been founded in the 1860's by his father, Jared Beebe, with the elder's son-in-law, Joel S. Webber. After working in the woolen mill, the young Frank took over his father's part ownership in the business, presiding over periodic enlargements and amassing a personal fortune of nearly \$700,000.

Having retired from business in 1901, Beebe devoted much of the rest of his life to charitable work. He had always been known for his personal integrity and his modest style of life. His residence in the Maplewood from 1900-1906 bears this out; elegant and

9. Major Bibliographical References

Holyoke, Past and Present, 1745-1895, Transcript Publishing Company, 1895 Holyoke
Newspaper Clipping files, Holyoke Public Library, Holyoke Room
Green, Holyoke, MA., Yale Historical Publication, 1834.
Green, Constance McLaughlin, Holyoke, Massachusetts: A Case History of the Industrial

10. Geographical Data

Acreage of nominated property 9,309 square feet

Quadrangle name Springfield North

Quadrangle scale 1:25000

UTM References

A

1	1	8
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6	9	7
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1	4	0
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4	6	7
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4	9	3
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Zone Easting Northing

B

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Zone Easting Northing

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Verbal boundary description and justification

The nominated property includes only the lot on which the building stands; it is described in the Holyoke Assessors maps as parcels.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

Kathryn Kubie, Preservation Planner with Kristin O'Connell of Amy Anthony Assoc.;
name/title Massachusetts Historical Commission 54 Devonshire, Boston, MA
523-1621

organization Massachusetts Historical Commission

date July 1983

street & number 294 Washington Street

telephone (617) 727-8470

city or town Boston

state Massachusetts 02108

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Peter L. Webster

9/30/83

State Historic Preservation Officer

title Massachusetts Historical Commission

date

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register

date

11/10/83

for Keeper of the National Register

Attest:

date

Chief of Registration

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet Maplewood Hotel

Item number

8

Page 1

comfortable as it was, it was a far cry from the opulent mansions being built by his fellow industrialists nearby. The ideals of "plain living and high thinking" that influenced Beebe's personal life also colored his charities. Particularly drawn to the settlement movement that had begun in the 1880's, he visited leading settlements in the country and formulated a philosophy of giving based on enabling people to help themselves. He strove to put into practice the ideas of his friend Dr. Washington Gladden, the Ohio clergyman who became nationally known for his writings advocating harmony among classes and a form of applied Christianity expressed in socially responsible action that fostered the dignity of the individual.

Although Beebe's wish to establish a settlement never came to fruition, he contributed generously to projects that met his criterion of encouraging self-sufficiency. In October of 1921 he conveyed the Maplewood property, now worth \$120,000. to the Eastern States Agricultural and Industrial League, a social betterment organization. Just before his death in 1927, he created the Service League Foundation, to which he bequeathed most of his estate. The purpose of this organization was to distribute funds to educational and other programs furthering his ideals. The Maplewood property which by this time included the townhouse next door, at 330 Main Street, was conveyed to the Service League Foundation in 1927 for the purpose of "establishing, promoting, maintaining, and assisting the Gladden House... social settlements, community centers, institutions, programs, and enterprises in harmony with the purpose of the Gladden House plan, which purpose is to learn mutually how to live together and work for social and economic betterment,... the promotion of right living and the education of people for more efficient service and greater happiness in the work of life." These charitable uses were carried on by the tenants of the League and continue today under the auspices of the Home Information Center, which currently occupies the building. While the Maplewood Hotel stands as a physical memorial to its builder, it houses the living memorial to his generosity.

MAPLEWOOD HOTEL
328-330 MAPLE ST.
HOLYOKE, MASS.
ASSESSOR'S SHEET 11

440.0

SCALE 1"=50'

MAPLE

11

6.0	35.50	34.0	35.50	34.0	22.33	22.67	33.0	37.0	50.0
STILES, J.J. & M.	CARTAGENA, S. & B.	MCCANN, F.J. JR.	RIPEL, R. & J.	COLON, M.	GORDON, A.	RAYMOND, J.	OLDE HOLY. DEV. CORP.	ANTHONY, A.S. ET AL	ANTHONY, A.S. ET AL
10	11	12	13	14	15	16	17	18	
3550 SF	3400 SF	3550 SF	3550 SF	3550 SF	3550 SF	3300 SF	3700 SF	5000 SF	
6.0	35.50	34.0	35.50	34.0	22.33	22.67	33.0	37.0	50.0

ALLEY

27.0	81.06	55.0	82.50	55.33	29.67
MOORE, J.	3 19,670 SF CITY OF HOLYOKE			2 4980 SF E. & D. TRUST	YEBERNETSKY, J.
4					1
2430 SF					2670 SF
27.0	81.06	55.0	82.50	55.33	29.67

8

HIGH

27.50	27.50	55.0	27.50	27.50	55.0	55.0	24.44	27.50
HABERMAN, E. & D.	HABERMAN, E. & D.	31 8800 SF HALPERN, H. M.			32 4400 SF	33 4400 SF HABERMAN, E.	34 1955 SF E. & D. TRUST	35 2200 SF E. & D. TRUST
29	30							
2200 SF	2200 SF							
27.50	27.50	55.0	27.50	27.50	55.0	55.0	24.44	27.50

ALLEY

91	15.17	14.84	14.93	15.08	14.84	14.83	15.23	14.91	14.83	15.22	14.90	14.86	14.85	14.94	15.05	14.86	14.89	15.05	14.86	14.89	15.05
GAGNON, K. & H.	MORIARTY, J.	COUGHER, B.	TOURIGNY, E. M.	WHITE, G. R.	GOODREAU, N.	MELENDEZ, I.	BEAUREGARD, J.	BEAUREGARD, J.	GLAVAS, G.	DUFRESNE, E.	DEJORDY, C.	NEATHANK, E.	WABACH, S.	ROELL, R.	CHOUINARD, A.	CHOUINARD, A.	CHARLAND, N.	MICHOY, C.	CHOUINARD, A.	BEAUREGARD, J.	BEAUREGARD, J.
2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12

STREET
XESS

0.001
0.06
0.08
0.49

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Maplewood Hotel
Hampden County
MASSACHUSETTS

Working No. OCT 13 1983
Fed. Reg. Date: 2-5-85
Date Due: 11/10/83 - 11/27/83
Action: ☒ ACCEPT 11/10/83
☐ RETURN
☐ REJECT
Federal Agency: _____

Entered in the
National Register

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition		Check one	Check one
☐ excellent	☐ deteriorated	☐ unaltered	☐ original site
☐ good	☐ ruins	☐ altered	☐ moved date _____
☐ fair	☐ unexposed		

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect

Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ applicable criteria
☐ justification of areas checked
☐ relating significance to the resource
☐ context
☐ relationship of integrity to significance
☐ justification of exception
☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title date

13. Other

- ☐ Maps
☐ Photographs
☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



MAPLEWOOD HOTEL
328-330 Maple Street
Holyoke, MA

Photographer: Mel Gadd
1385 Cambridge Street
Cambridge, MA 02139

Location of Negative: Maple Dwight Assoc.
c/o Alexander Kovel, 80 Lincoln Street
(617) 542-2917 Boston, MA 02111

Date of Exposure:
March 30, 1983



MAPLEWOOD HOTEL
328-330 Maple Street
Holyoke, MA

Photographer: Mel Gadd
1385 Cambridge Street
Cambridge, MA 02139

Location of Negative: Maple Dwight Assoc.
c/o Alexander Kovel, 80 Lincoln Street
(617) 542-2917 Boston, MA 02111

Date of Exposure:
March 30, 1983

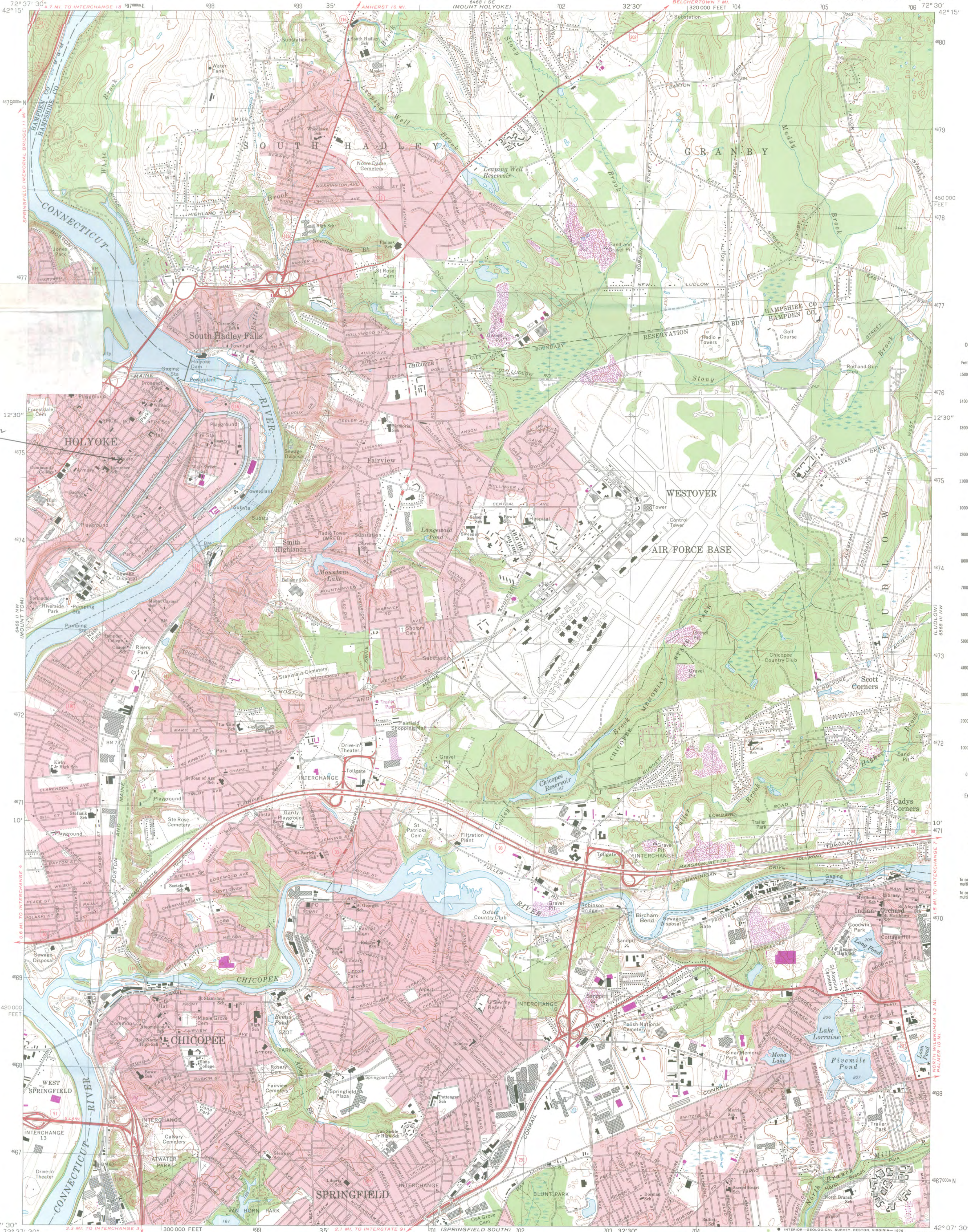
MAPLEWOOD HOTEL
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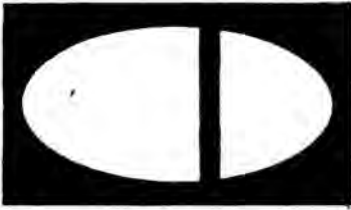
Mapped, edited, and published by the Geological Survey
Control by USGS, USCGS, and Massachusetts Geodetic Survey
Topography by planimeter surveys 1933. Revised from
aerial photographs taken 1971. Field checked 1972
Polyconic projection, 1927 North American datum
10,000-foot grid based on Massachusetts coordinate system,
mainland zone
100-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

SCALE 1:25,000
CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

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

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

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



Maplewood Hotel

ERNEST E. PROULX
MAYOR

**CITY OF HOLYOKE
OFFICE FOR COMMUNITY DEVELOPMENT**

CITY HALL ANNEX • HOLYOKE, MA. 01040 • (413) 536-6212

July 29, 1982

RECEIVED

JUL 30 1982

MASS. HIST. COMM.

Mr. Joseph Orfant
Massachusetts Historic
Commission
294 Washington Street
Boston, MA 02108

Dear Mr. Orfant:

As advocates for the City of Holyoke, this office is actively involved in both, rehabilitation and preservation of Holyoke's architectural resources. One historic focal point of the City is the public library and the buildings that surround it. We have invested and continue to invest money in buildings and landscape on three sides of that block, and applaud the efforts of others to do the same.

The building that Amy Anthony Associates is planning to rehabilitate is a visual anchor on the corner of Maple and Essex Streets. It has stood in that place since the beginning of this century and has served as the home for several community services, as well as dwellings. The style and grace of the architecture add significantly to the character of the Library Park area, and this office would like to go on record as supporting the effort to record the building on the National Register of Historic Places.

Respectfully,

Thomas J. McColgan
Administrator

TJM/la

xc: Philip Cote, Holyoke Historic Commission
Alexander Korel