

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For HCRS use only

received JUL 1 1980

date entered AUG 6 1980

1. Name

historic The Weldon Hotel

and/or common Weldon House

2. Location

street & number 54 High Street _____ not for publication

city, town Greenfield _____ vicinity of _____ congressional district first

state Massachusetts code 025 county Franklin code 011

3. Classification

Category	Ownership	Status	Present Use	
☐ district	☐ public	☐ occupied	☐ agriculture	☐ museum
☒ building(s)	☒ private	☒ unoccupied	☒ commercial	☐ park
☐ structure	☐ both	☐ work in progress	☐ educational	☐ private residence
☐ site	Public Acquisition	Accessible	☐ entertainment	☐ religious
☐ object	☐ in process	☒ yes: restricted	☐ government	☐ scientific
	☐ being considered	☐ yes: unrestricted	☐ industrial	☐ transportation
		☐ no	☐ military	☐ other:

4. Owner of Property

name Weldon Associates

street & number 720 Statler Office Building

city, town Boston _____ vicinity of _____ state Massachusetts

5. Location of Legal Description

courthouse, registry of deeds, etc. Franklin County Registry of Deeds

street & number 425 Main Street

city, town Greenfield _____ state Massachusetts

6. Representation in Existing Surveys

Inventory of the Historic Assets of
title the Commonwealth has this property been determined eligible? ☐ yes ☐ no

date 1978 _____ federal ☒ state ☐ county ☐ local

depository for survey records Massachusetts Historical Commission

city, town Boston _____ state Massachusetts

7. Description

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☒ unaltered
☐ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

The Weldon Hotel is located on High Street, which is also State Route 2A. This was a major east-west highway crossing Northern Massachusetts until the 1950's, when it was superseded by Route 2, a larger highway, which bypassed Greenfield center to the north. The Weldon is set in an area of large single family dwellings, some of unusual architectural interest, dating from the late 19th and early 20th centuries. This area retains much of its original character as an affluent neighborhood, in spite of the conversion of some of the housing to multi-family occupancy.

The Weldon was designed by a Holyoke, Massachusetts, architect, W. B. Reid, in a vernacular interpretation of the Beaux-Arts style. The building grew in four stages, the first being construction of its original section in 1905-06. It functioned as an apartment house, having 24 apartments of four or five rooms each. In plan, the U-shaped front section on High Street seems to have two rectangular annexes to the rear, and an axial corridor joining all three sections. Both annexes are part of the original design of the building, each having two apartments per floor. The complex plan is bilaterally symmetrical nearly without exception.

As originally constructed, the building was three stories above the raised basement in height. F. O. Wells, for whom the building was constructed, intended that it would be fireproof. To this end, an iron frame was used, cased in poured concrete, and floors were concrete slab. Concrete blocks of various finishes were used for the exterior walls, rock-faced on the raised basement story, rusticated on the first floor, and smooth on the second and third floors. The U-shaped front section on High Street has bowed bays incorporated into its exterior walls at the four corners of the building nearest the street, and on the side elevations adjacent to these corners. The rearmost annex also has bowed bays on its front and rear elevations. All corners of the exterior walls are rounded. The exterior walls also have sillcourses, and belt-courses connecting every window lintel.

Window balconies of cast concrete were used on the side elevations of the U-shaped front section and on the front elevation of the rearmost annex. A concrete balustrade surmounts the simple cornice on the front section. A frontispiece in the Doric order faces High Street from deep within the U-shaped front section. The south elevation has a large terrace at the first floor level which abuts both annexes and the front section. The features of the original building as described above have all survived intact except the window balconies, of which only one or two are left on the rearmost annex. The smooth concrete block of the second and third floor exterior walls has been stuccoed.

The Weldon's second stage of development occurred in 1914, by which time F. O. Wells had converted it to a hotel. A large one story dining room wing was constructed to the north of the original building, and connected with it via an enclosed corridor. The dining room wing has an iron frame cased in concrete, with exterior infill walls finished in concrete mixed with a rough basalt aggregate. The concrete is articulated into blocks with margins, which even form the elliptically-arched

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HERITAGE CONSERVATION AND RECREATION SERVICE

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window openings. The windows are triple pairs of casements.

In 1920, the third stage of the Weldon's development occurred, construction of the solariums atop the front U-shaped section of the original building and both annexes. The solariums have continuous windows around their peripheries.

The Weldon's fourth stage of development was the construction of three floors of hotel rooms atop the dining room wing in 1927. This addition has a metal frame cased in concrete, stuccoed infill, and paired sash windows. A projecting concrete bay is located on the end of the wing facing High Street, and this bay contains a metal fire escape. A low concrete balustrade is located on the roof of this bay. The wing's roof has deeply projecting eaves with exposed rafter ends.

The exteriors of the 1914 dining room, 1920 solariums, and the 1927 three floor addition to the dining room all seem to be in excellent original condition. The interiors have been remodeled and redecorated over the years, but have suffered no major changes. The Weldon possesses substantial architectural integrity in spite of many years of operating with declining profitability.

8. Significance

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 1905-06

Builder/Architect W. B. Reid, Holyoke, Mass.

Statement of Significance (in one paragraph)

The Weldon Hotel possesses integrity of location, design, setting, materials and workmanship. Its primary importance is its identity as the Town of Greenfield's grand hotel, a prestigious gathering place for commercial and social activities from 1907 through the late 1960's. The building's architecture is also of considerable interest, being a judicious and unique blend of stylistic elements with functional design and construction.

The Weldon was built in 1905-06 as an apartment house by Frank O. Wells, a Greenfield industrialist. Two years earlier, Wells and Peter Barber, a mason, constructed a concrete industrial plant for the Greenfield Tap and Die Company, several blocks from where the Weldon was to be built. Wells considered concrete and metal frame construction experimental, as it was new to the area. Encouraged by its success, he built the Weldon in the same way.

In 1907, the Weldon became a hotel, but did not begin to prosper until 1914, when the Mohawk Trail, State Route 2, was built connecting Boston and Albany, and passing by the Weldon's front door. In that same year, a spacious dining room wing was added on the north side. For many years it was the town's principal ballroom and largest banquet hall. During its most prosperous years in the 1920's, the Weldon averaged 10,000 visitors in a season, almost the equivalent of the town's population.

In 1927, the Weldon expanded again, adding three floors containing 60 more hotel rooms above the dining room in the north wing. At this time, the hotel boasted four dining rooms, a bar-lounge, a hairdresser, shops for gifts, dresses, furs, and a ski shop run by an Olympic skier. The solariums atop the three original sections of the hotel were once used as an infirmary when an epidemic struck the nearby Deerfield Academy.

The Weldon stayed in the Wells family until 1945. In the early 1950's, the hotel underwent major interior renovations to give it a new look for the numerous local club meetings, banquets, and dances on the Greenfield social calendar. Between 1951 and 1953, further renovations were made under the management of Harry D. Kline. The parking lot was expanded and there were plans for making the hotel a convention center. This effort never came to fruition.

The Weldon's overnight trade waned as new highways bypassed Greenfield center, and travel patterns changed in the 1950's and 60's. A succession of short term owners tried and failed to reverse the hotel's business decline. By the 1970's, the Weldon had become a residential hotel, though local civic and social groups continued to

9. Major Bibliographical References

Kelloggs, L. K. and C. Severence, History of Greenfield, Vols. 3 & 4
pgs. 1695 and 2100.
"Weldon Hotel's Success Justifies Founder Frank O. Wells' Faith,"
Greenfield Recorder--Gazette, June 9, 1953, pgs. D-16 & D-18.

10. Geographical Data

Acreage of nominated property 1.8 acres

Quadrangle name Greenfield

Quadrangle scale 1:25000

UMT References

A 18 697300 4717950
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

Please refer to the continuation sheet. The nomination is confined to the hotel property.

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

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Charles T. Lennon for
Candace Jenkins, National Register Coordinator
Massachusetts Historical
organization Commission

date April, 1980

street & number 294 Washington St.

telephone (617) 727-8470

city or town Boston

state Massachusetts

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

 national state X local

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

State Historic Preservation Officer signature

title Executive Director, Massachusetts Historical
Commission

date

For HCRS use only

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

Keeper of the National Register

Attest:

Chief of Registration

date

date

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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meet there. In 1977, the Weldon was finally vacated and closed to all use. At the present time, 1980, Schochet Associates, a Boston developer, is planning to rehabilitate the hotel under H.U.D.'s Section 8 subsidized housing program. The hotel will become housing for the elderly.

The architectural importance of the Weldon stems from its extensive use of concrete for both molded, stylistic and for poured, functional purposes. The architect, W. B. Reid, made excellent use of the plastic qualities of concrete in all aspects of the building's design. Particularly notable are the undulating exterior walls built of concrete block with various surface textures, forming the bowed bays, rounded corners, and numerous beltcourses.

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GEOGRAPHICAL DATA

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2

Verbal Boundary Description

Beginning at an iron pipe in the westerly line of High Street, said pipe being N 33° 52' 22" E a distance of 89.85 feet from a granite stone bound marking the intersection of the northerly line of Church Street with the westerly line of High Street; thence N 61° 02' 38" W a distance of 185.07 feet to an iron pipe; thence S 30° 09' 52" W a distance of 93.40 feet to an iron pipe, the last two courses being along other land of the grantor; thence N 62° 16' 38" W along said Church Street a distance of 53.90 feet to a point; thence N 28° 39' 57" E a distance of 146.87 feet to an iron pipe; thence N 62° 16' 39" W a distance of 82.56 feet to an iron pipe, the last two courses being along land now or formerly of the Historical Society of Greenfield; thence N 28° 40' 54" E a distance of 65.78 feet to a granite stone bound; thence N 28° 28' 48" E a distance of 74.55 feet to an iron pipe, the last two courses being along said Union Street; thence S 61° 34' 29" E a distance of 183.22 feet to an iron pipe; thence N 32° 30' 06" E a distance of 56.56 feet to an iron pipe; thence N 52° 32' 48" W a distance of 11.86 feet to an iron pipe, the last three courses being along land now or formerly of James G. Tatakis and Anna A. Tatakis; thence N 32° 44' 21" E partly along land of said Tatakis and partly along land now or formerly of Gilbert D. Knapp a distance of 29.20 feet to an iron pipe; thence S 57° 53' 25" E along land now or formerly of Thomas F. Devine and Virginia A. Devine a distance of 169.42 feet to a point; thence S 32° 38' 52" W a distance of 109.93 feet to a point; thence S 33° 52' 22" W a distance of 164.48 feet to the point of beginning, the last two courses being along said High Street.

Property

Weldon Hotel

State

MA, Franklin

Working Number

7/1/80/1745**TECHNICAL**Photos 1Maps 1**CONTROL**

This building is significant for the quality of its architecture and its identity as the small town of Greenfield's "grand hotel" and center of social activity from 1906 through the 1960's. Built in four stages from 1906-1927 the Weldon Hotel is an interesting example of the Beaux arts and Classical Revival styles of architecture and employs excellent use of concrete for both functional and stylistic purposes. This was an early use of concrete as a building material in this area.

HISTORIAN

accept

Patrick Andrews

7/31/80

ARCHITECTURAL HISTORIAN**ARCHEOLOGIST****OTHER****HAER**

Inventory _____

Review _____

REVIEW UNIT CHIEF**BRANCH CHIEF****KEEPER**

National Register Write-up _____

Federal Register Entry _____

2, 3, 81

Send-back _____

Re-submit _____

Entered AUG 6 1980



Weldon Hotel
54 High Street
Greenfield, Mass.

Franklin A.

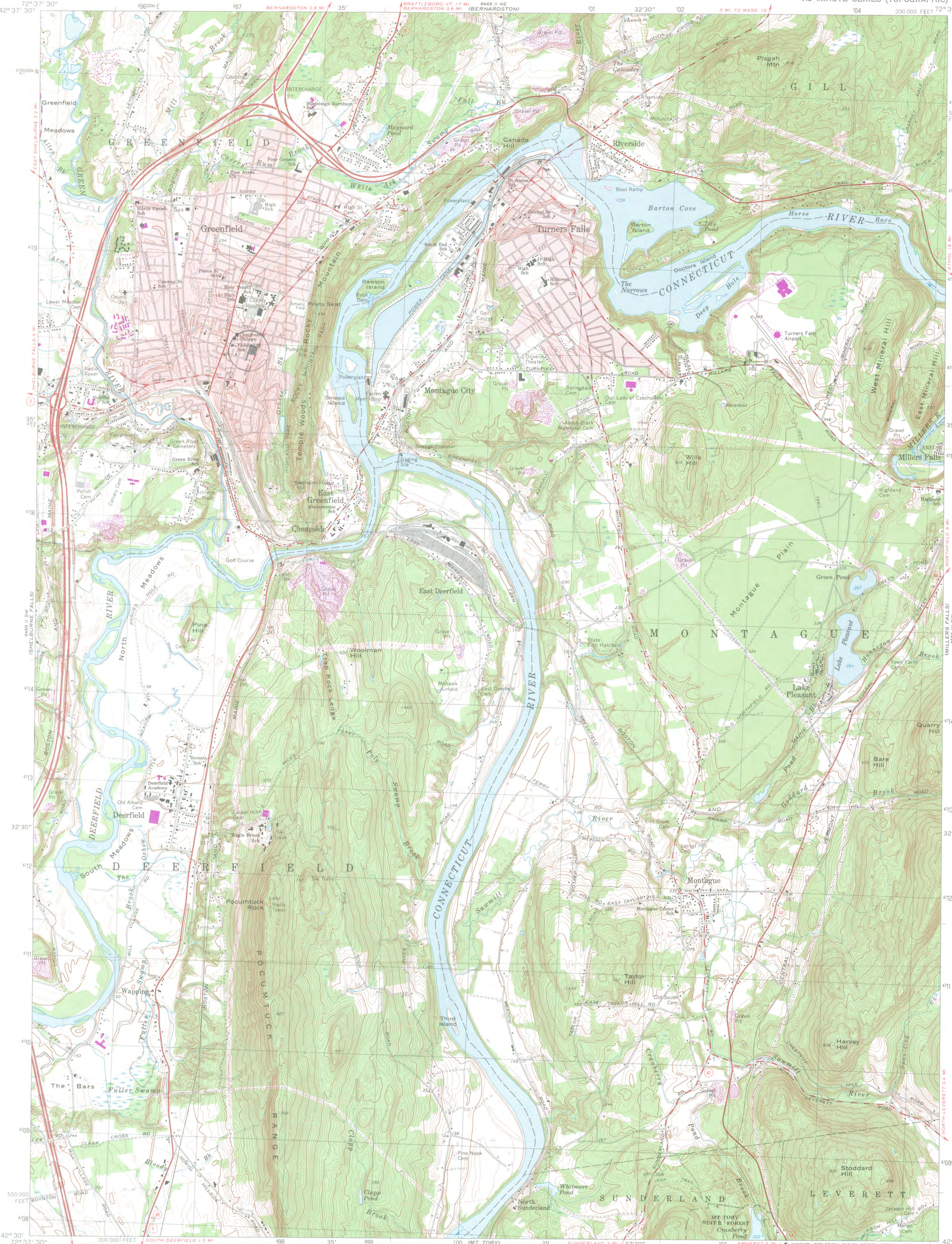
Weldon Associates
720 Statler Office Building
Boston, Mass.

Photo #1 of 1
Front (SE) and side elevations

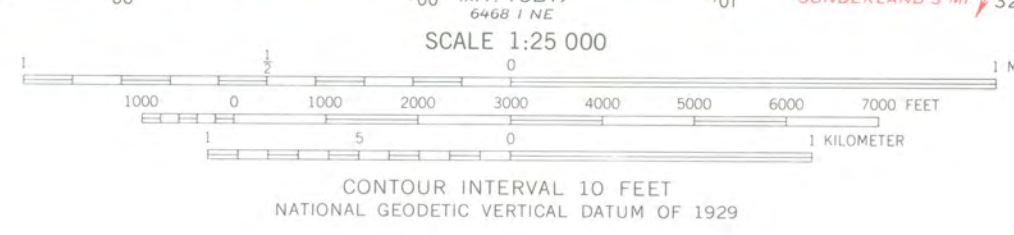
AUG 6 1980
JUL 1 1980



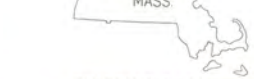
Weldon Hotel
54 High Street
Greenfield, Mass.
UTM REFERENCES:
18/697300/471950



Maped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and Massachusetts Geodetic Survey
Topography by planetable survey 1936. Revised from aerial
photographs taken 1966. Field checked 1968
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
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked
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



ROAD CLASSIFICATION
Primary highway, all weather, hard surface
Secondary highway, all weather, hard surface
Light-duty road, all weather, improved surface
Unimproved road, fair or dry weather
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

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

GREENFIELD, MASS.
N4230-W7230/7.5
1968
PHOTOREVISED 1979
AMS 6469 II SE-SERIES Y814



ENTRIES IN THE NATIONAL REGISTER

STATE

MASSACHUSETTS

Date Entered

AUG 6 1980

Name

Location

Weldon Hotel

Greenfield
Franklin County

Also Notified

Honorable Edward M. Kennedy
Honorable Paul Tsongas
Honorable Silvio O. Conte

State Historic Preservation Officer
Mrs. Patricia L. Weslowski
Executive Director, Massachusetts
Historical Commission
294 Washington Street
Boston, Massachusetts 02108

NR

Byers/mjd 8/14/80

For further information, please call the National Register at (202)343-6401.