

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Areas(s) Form Number

033-07-019

Springfield
North

HL.Y.W

HL.Y.277

Town/City: Holyoke

Place: (*neighborhood or village*): South Holyoke

Photograph



View from the southwest along Race Street. Photo by Zachary Violette

Address: 92-114 Race Street

Historic Name: Judd Paper Company Building

Uses: Present: Art and events space
Original: Industrial

Date of Construction: 1921

Source: *Springfield Republican* June 7, 1923, 7

Style/Form: Classical Revival / daylight factory

Architect/Builder: George P.B. Alderman / Casper Ranger Construction Co.

Exterior Materials:

Foundation: Cut stone

Wall/Trim: Brick / Limestone

Roof: Membrane

Outbuildings: None

Major Alterations (*with dates*):
Sash replaced (2012)

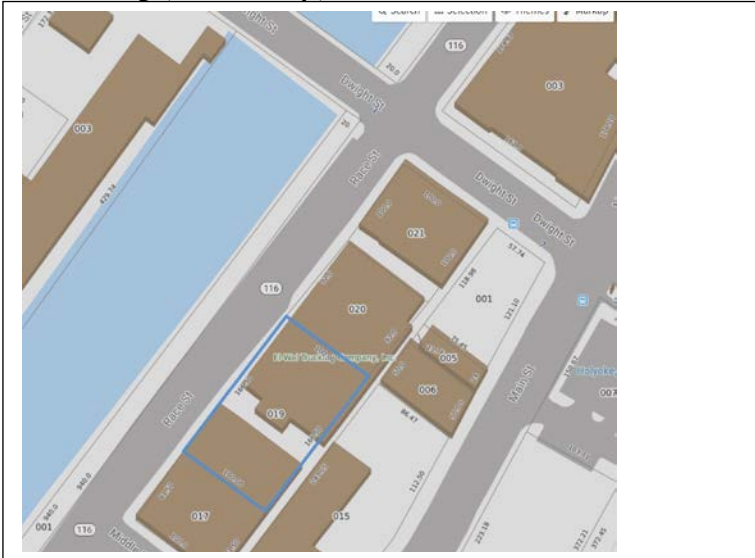
Condition: Fair

Moved: no yes **Date:**

Acreage: 16,579 Sq. Ft.

Setting: Originally a dense industrial landscape made up mostly of three-to-five story masonry buildings: residential, commercial, industrial, and mixed-use. Many of these have been demolished and replaced with vacant lots or lower density construction

Locus Map (*North is up*)



Recorded By: Zachary Violette

Organization: Consultant, Holyoke Office of Planning and Development

Date (*month/year*): October 2020

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- Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Judd Paper Company building, 1921, is a three-story daylight factory building. Of steel frame construction clad in red brick, the building has a footprint of 77 feet along Race Street and is 100 feet deep. It rises from a foundation of granite block to a flat roof. The front elevation is divided into four bays by brick piers. The three bays to the south are evenly spaced, while the northern bay is narrower, marking the location of the building's main entrance and internal circulation. There are six bays along the building's south elevation, which faces onto a yard. On this side of the building is attached a one-story wing, numbered 114 Race Street. This has a footprint of 84 feet at its rear and is 100 feet deep.

The original main entrance, which communicated with the building's office, is set at grade in the northern-most bay of the facade. The deeply recessed opening is sheltered by an ornate copper canopy set on scroll corbels and hung from metal chains. The building is clad in red brick laid in a common bond pattern. Wide windows fill the spaces between the brick piers; sills are of concrete, lintels of iron. These are half-height on the first floor, where the spandrel is filled with brick panels. Windows throughout the front have been replaced by modern aluminum frame false-muntin sash. Openings on the south elevation contain a mixture of window types. These include the original triple 6/6 double-hung sash windows, which remain in one bay on the first floor. Most openings have been bricked in on the second story except for one opening which has vinyl sash. On the third floor, openings retain one of the original 6/6 windows in each bay, with the outer two sash covered in aluminum siding. The piers of the top floor of the front elevation are elaborate by brick panels. The piers break the limestone band molding that forms the base of the parapet wall. The parapet is articulated by limestone blocks, while small arch-top blocks mark the top of each pier. The south elevation is less articulated, of plain brick. These highly geometric decorations relate the building's design to the Art Deco and streamline movements emergent at the time of its construction.

The attached one-story wing to the south is clad in common bond brick. It has a single garage bay centered on its front elevation. Two other openings have been bricked in. A brick panel is centered over the garage entrance, while the building is topped with a stepped parapet. The courtyard space between the two buildings was the site of a loading dock, now used as an entrance to the building. This is marked by an aluminum awning set on metal posts. An accessibility ramp of recent construction rises from grade to this feature. The courtyard is fenced with modern material and now used as outdoor seating. Other than the courtyard the building occupies the entirety of its lot.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This building was built at the tail end of Holyoke's rapid industrial development. The nineteenth-century saw Holyoke transition from a "New City" conceived in the late 1840s by Boston textile interests to take advantage of the waterpower of the Connecticut River into a complex manufacturing center hosting a diversity of industries, primarily paper making, textile weaving, and machine production. Throughout this dynamic period, the waterpower company's control of building sites in South Holyoke constricted available land, leading to high real estate prices and intense utilization of lots. This property is a good example of that trend. For most of the nineteenth century, Race Street was a residential landscape, consisting mostly of freestanding, wood-frame buildings, many of which were single-family end houses. This building was built to house the Judd Paper Company. Founded in 1882 by John K. Judd (1851-1929), a native of South Hadley, the company was a wholesale paper dealer, acting as a middleman between the city's paper mills and retail customers. It later specialized in the production of packaging and office supplies. In 1891 the company erected an elaborate four-story building on this site, designed by architect Emory A. Ellsworth (1853-1915). The building was similar to Lemuel Sears Company Building next door. Ellsworth had also designed a stable for the Sears company.

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In March of 1921, the original building was destroyed in a massive fire that resulted in \$200,000 in damage. It was the largest fire that Holyoke had seen since 1908. The fire also heavily damaged the stock of the nearby wholesale grocery operation of the Henry G. Sears Company, as well as damaging the upper floors of a building on Main Street. The Judd building collapsed due to the fire.¹ After the fire, the company moved into temporary quarters in the American Braiding Company Building at 181 Appleton Street (HLY.282). In March of 1923, two years after the fire, plans for the new building were announced. Well-known Holyoke architect George P.B. Alderman drew them. Casper Ranger Construction Company served as the contractor. The steel frame building cost about \$100,000 to build²

Judd Paper Company remained in the building until 2010 when the company, then acquired by Multi-Wall Packaging Company, moved to Providence, Rhode Island. In 2012 the building was rehabilitated for use as a gallery, art studio, and event space for Gateway City Arts. A bistro was opening in the one-story section of the building in 2015.

George P.B. Alderman Architect

Few other people had a greater effect on the appearance of Holyoke at the zenith of its development than the prolific architect George Perkins Bissell Alderman (1866-1942).³ Born in East Granby, Connecticut, son of a carpenter, like many architects of this moment his architectural education consisted only of apprenticeship in the offices of more established architects. He first apprenticed in the office of James A. Clough, of Clough and Reid, one of Holyoke's earliest architects. After a brief period in Chicago working with the firm of Cass Chapman, a busy if not particularly well-remembered architect, he opened his own practice in Holyoke in 1885. Over the next five decades, he would be responsible for a large number of commissions for buildings of all types across Western Massachusetts. Over 80 of his buildings are listed in MACRIS; he was responsible for hundreds more not listed or demolished. The Holyoke Transcript described his office in 1912 as "a very busy place, much frequented by intending builders."⁴ Among his prominent early commissions was the landmark Precious Blood Rectory (1889, 56 Cabot Street, HLY.50). His civic, religious, and institutional buildings are best known. In Holyoke he designed St. Paul's Episcopal Church (1904, 485 Appleton Street, HLY.342), the William Whiting School (1910, 70 Chestnut St, HLY.367, NRDIS 2012), the Masonic Temple (1922, 235 Chestnut Street, HLY.374) the Immaculate Conception Church Hall (1902, 94 Ely St, HLY.3), the First Baptist Church (c.1880, 1967 Northampton Street, HLY.167), the Holyoke Public Library (1897, HLY.115) and the First Congregational church of Holyoke (1894, 474 Pleasant Street, HLY.1348), among numerous others. He designed at least eight commercial blocks on High Street, including Streigers Department Store (1899, 259-271 High Street, HLY.94, NRDIS 1992) and the Young Men's Hebrew Building, in which he had his office. (1917, 314-316 High Street, HLY.337, NRDIS 1992) Alderman was also a prolific designer of apartment houses, both modest ones like those in South Holyoke -- including the largest such development, the so-called Battleship Block/Louis A. LaFrance Tenement (1910, 660 South Bridge Street, HLY.1488) -- as well as more commodious developments in the Churchill neighborhood and elsewhere. In this role, he frequently worked with prolific builder Louis A. LaFrance. Together, the two were responsible for dozens of apartment buildings throughout Holyoke, including the LaFrance Block at 348 Chestnut Street (HLY.1102, 1913). Alderman is also responsible for designing additions to the nearby Robert Clovis Block (338 Main Street, HLY.324, NRIND 2002) and the Friedrich Block (449 Main Street, HLY.335, NRIND 2002) He lived in a large Queen Anne house of his own design, surrounded by similar buildings he also designed, on Fairfield Avenue (HLY.605) Outside Holyoke notable works include the Hampden County Training School in Agawam (1916, 702 South Westfield Street NR 2018) and the Valentine School in Chicopee (1898, 97 Grape Street, CHI.622, NRIND 1983). Alderman served on the board of the People's Savings Bank, was a member of the Mt. Tom lodge of Masons, as well as being a member of the Elks and Odd Fellows.

BIBLIOGRAPHY and/or REFERENCES

MAPS

1849 Plan of the New City at Hadley Falls

1870 Beers, Ellis and Sole – Combined Map of Holyoke and Chicopee

1877 Bird's Eye View of Holyoke, J. Knauber and Co

¹ "Fire in Judd Paper Company's Building at Holyoke Spreads, Resulting in \$215,000 in Damage." *Springfield Daily News* March 4, 1921, 1

² *Springfield Republican* June 7, 1923, 7; July 25, 1923, 4

³ See Obituary *Springfield Republican* 11/4/1942, 4. See also "George P. B. Alderman, Architect, Dies Early Today at Holyoke Hospital." *Holyoke Transcript*. November 3, 1942. A number of sources erroneously list his death date as 1929. The NR nomination for Alderman's Hampden County Training School (NR 8/16/2018), variously lists 1929 and 1942 as his death date. The later date is correct.

⁴ *Holyoke Past Present*, 135.

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1881 Bird's Eye View of Holyoke and Village of South Hadley Falls; J.J. Stoner
1884 Sanborn
1884 George H. Walker Atlas of Holyoke
1889 Sanborn
1895 Sanborn
1911 Richards Standard Atlas of the City of Holyoke
1915 Sanborn
1949 (1915 rev) Sanborn
1956 (1915 rev) Sanborn

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View from the southeast showing the south elevation. Photo by Zachary Violette

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Rear elevation along alley. Photo by Zachary Violette

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One-story south wing (numbered 114 Race Street)

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Original Judd Paper Company Building. Detail of picture from Holyoke Public Library via <https://ark.digitalcommonwealth.org/ark:/50959/1v53k363h>