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United States Department of the Interior  
National Park Service



National Register of Historic Places  
Registration Form

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 Haverhill Board of Trade Building  
other names/site number Haverhill Building Association

2. Location

street & number 16-18 & 38-42 Walnut Street not for publication  
city or town Haverhill vicinity  
state Massachusetts code MA county Essex code 009 zip code 01830

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 August 9, 2007  
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):

Joe Edson H. Beall 9-28-07  
Signature of the Keeper Date of Action

Haverhill Board of Trade Building  
Name of Property

Essex, 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

\_\_\_\_\_ building  
 \_\_\_\_\_ sites  
 \_\_\_\_\_ structures  
 \_\_\_\_\_ objects  
 \_\_\_\_\_ 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**

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

INDUSTRY/manufacturing facility

**Current Functions**

(Enter categories from instructions)

COMMERCE/TRADE: specialty store

HEALTH CARE: medical business/office

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

OTHER/ early 20<sup>th</sup> century mill

**Materials**

(Enter categories from instructions)

foundation brick

walls brick

wood

roof rubber

other STONE/granite; cast iron

**Narrative Description**

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

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Haverhill (Essex), MASection number  7  Page  1 **7. NARRATIVE DESCRIPTION**

The Haverhill Board of Trade Building is an intact example of an early-20<sup>th</sup>-century industrial building. The load-bearing masonry building, constructed of red brick with buff brick detail, is seven stories tall, set on a low basement and rises to a flat roof. The building sits on the south side of Walnut Street in the middle of the block. U-shaped in plan, the building consists of three structures: Building 1, Building 2 and the Boiler Room. Together the structures frame a central courtyard at the rear, they define the north boundary of the site, and are set back slightly at the east and west borders of an irregularly shaped lot. The Haverhill Board of Trade Building was constructed in two phases. Built in 1906, Building 1, (the east wing) is rectangular in plan running north-south parallel to the east edge of the lot. Building 2 is L-shaped in plan and joins the northwest corner of Building 1 along Walnut Street. Building 2 was constructed in 1908 and closely matches Building 1. The Boiler Room (Resource 3) was constructed at the same time as Building 2. Building 2 was an expansion of Building 1 and although they were built at different times, they have always been connected and they originally and currently operate as one building. (photo #3)

The north elevation of the Board of Trade Building stands flush with the sidewalk along Walnut Street and displays the building's only instances of classical architectural ornament. Two rear wings extend south from the east and west ends of the Walnut Street block. The Walnut Street elevation is 25 bays wide and is defined by two end pavilions framing the center of the block. Building 1 (the east wing) is four bays wide by twenty-seven bays long. The west wing of Building 2 is 4 bays by 23 bays. The north wing of Building 2 is 4 bays deep and 17 bays long, connecting the east and west wings. A two-story, flat-roofed boiler house occupies the northwest corner of the courtyard formed by Buildings 1 & 2. A two-story vehicular passage located at Bays 5 and 6 of the Walnut Street elevation permits access from Walnut Street to the rear courtyard. The rear courtyard is paved and landscaped with plantings. The grade has been dropped adjacent to the building and paved patios line the building in the courtyard. A service alley runs the full length of the lot's east edge. The lot slopes down slightly from north to south and from east to west resulting in a height difference of approximately ½-story between the north and south elevations and between the east and west elevations.

North Elevation

The Walnut Street (north) elevation is defined by two four-bay, buff brick end pavilions framing the red brick center of the block. This entire elevation and three bays on the east and west elevations terminate in a bold galvanized metal cornice. The building's classical ornament is concentrated at the two end pavilions, which project forward of the center block only one wythe of brick. Built of buff brick, each pavilion has three tall bays at grade separated by tall Tuscan cast iron columns. The fourth bay contains a round arched entry framed by a brick dentil molding with a granite keystone. The piers on either side of the entry have an impost band of brick dentil molding topped by a granite cap. The entrance bay projects slightly forward of the façade at the first two stories. The east pavilion had been altered at the first story with most of this ornament covered or removed, and much of the west pavilion remained intact. The first three bays of the east pavilion had been replaced by a modern storefront. In the fourth bay, the brick arch had been filled in and the granite trim and keystone removed leaving only a rectangular entry. With the rehabilitation completed in 2007, much of the east storefront and the round-arched entrance have been rebuilt. Other detail on the façade includes a third story sillcourse consisting of a brick dentil course and a rock-faced granite sill, and a copper cornice with egg and dart molding above the fifth story. At the top two stories, the center bays are slightly recessed and above the seventh story, a modillion

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cornice projects forward of the main cornice over the two end bays. The projecting modillion cornice continues around to the first three bays on the east and west elevations. (photo #1)

Typical window openings in the pavilions have granite sills and cast iron lintels enriched with metal florets. At stories 3-5, the inside bay (defining the stair) has a brick lintel with a granite keystone. The openings at the inside bay of each pavilion are also narrower than the remaining bays, which are particularly wide. The center 4/4 double hung sashes and the side 8-light single sashes at the basement of the west pavilion appeared to be original and were reproduced in both storefronts. The first-story storefront windows and the remaining first story windows of both pavilions had been replaced or infilled. They are now rebuilt in wood to match the historic drawing and physical evidence. At the upper stories, windows were originally wide 8/2 windows in most openings, and paired 4/1 windows at the sixth and seventh stories. The windows have been replaced with aluminum windows to match the originals as closely as possible based on drawings and the physical evidence.

Other features on this façade include a granite and buff brick denticulated cornice above the second story spanning between the two pavilions along this façade and a buff brick pilaster framing two bays at the first two stories adjacent to each end pavilion. A rock faced granite sign with incised block letters spelling "HAVERHILL BUILDING ASSOCIATION" is centered above the fourth story. All of the second story windows have granite sills and cast iron lintels enriched with florets. Otherwise, window openings in the center of the façade have segmental brick arches and granite sills. The window openings in the center of the façade contained 6/6 double-hung wood sashes, which have been replaced with aluminum windows to match the originals.

Pedestrian entrances appear at Bays 3, 4, 9, and 21, 22, and 23. No original doors remained and several of the openings had been infilled. A vehicular passage occupies the first two stories of Bays 5 and 6, above which is the wood-frame connection between the two separate buildings. The entrances have been rebuilt in wood with new wood doors that follow the design of the original but have been modified to meet code for life safety. For example, double doors that were shown in the original drawing for the entries at Bays 4 and 22 now contain a single door with sidelights. However, the proportions of the glazing and lower panels match Damon's drawing. The entrance at Bay 22 is set in the original round arched opening with a restored fanlight. Similarly, a recessed door in Bay 21 has been reinstalled with a code compliant door, so the wood paneled sidelight was rebuilt slightly narrower than the original. Within the vehicular passage at bays 5 & 6, the west wall is divided into four bays, consisting of typical segmental arched openings with granite sills at the basement and first story. The west wall has a door at grade and a window set off-center at the first story. Basement windows are typically half-height with segmental brick arches and granite sills.

#### East, South and West Elevations

The secondary elevations of the building are all similar. They are built of red brick with segmental brick arches and granite sills. Window openings at the stair towers are set half a story below the level of the typical openings. The walls terminate at a simple metal drip molding at the edge of the roof. A one-story brick boiler house originally located adjacent to the stair tower at the south end of Building 1 was demolished sometime after 1943. Two exterior brick chimneys are found on Building 1, one at the intersection of the elevator tower and the south elevation and a second at the south elevation. Three exterior brick chimneys run up the outside walls of Building 2; one at the east elevation of the west wing, one at the intersection of the two wings and one at the south elevation of the north wing. Oversized openings for loading doors or docks are found at each building: one oversized opening is located at the basement level at the east elevation of Building 2 and one oversized opening

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is located at the basement level at the south elevation of Building 2. One former loading dock is located at the south elevation of Building 1. A new wall is recessed in the oversized openings so they still read as loading entrances. Elsewhere, the aluminum replacement windows are typically 6/6 to match the historic windows.

The north end of the east and west elevations continue some of the ornament shown on the pavilions. The third story sill course, the fifth story cornice and the main projecting modillion cornice continue around the corner from the façade to the first three bays on each elevation. A buff brick pilaster, corner piers and frieze frame the three bays, which are otherwise built of red brick. In addition, the south elevation of Building 2 has variations in the regular fenestration typical of the secondary elevations. The east end of the wing is canted in toward the

interior of the building and this section of wall is four bays, built of wood frame, sheathed with cement fiber clapboards. The former rolled metal, center pivot sashes have been replaced with new aluminum awning sashes to approximate the originals. The two east bays in the brick wall of this elevation are spaced wider apart than the typical bay and the last bay is a stair with the openings stepped down. **(photo #2)**

The bays at the south elevation of the west wing are asymmetrical, to allow for a stair in the southwest corner. Pedestrian doors include a large door at the basement, south elevation of Building 2, west wing, and at the base of the south stair tower, Building 1.

The boiler house is one story, red brick, rectangular in plan, two bays by three bays, with a flat rubber roof. The window openings have segmental brick arches and granite sills. The roof of the boiler house had been raised and a short second story with steel industrial windows was added at some time in the past. The added short second story has been removed and a flat roof installed based on physical evidence. **(photo #4)**

#### Interior

The Haverhill Board of Trade Building was built using typical factory construction, with brick exterior bearing walls and an interior wood frame of timber construction with wood floors. Each wing of the building contains a central row of square wood columns with a cast iron capital supporting a heavy wood beam. The seventh floor columns are chamfered and the column capitals are wood. The floors and ceilings are wood.

The building has been converted to 146 residential units, 61 of which are affordable. The project is nearing completion and is partially occupied as new residents move in. The west and north wings have central, double-loaded corridors with apartments on either side. The corridor in the east wing is located along the west wall and the units are on the east side of the wing. The first two floors contain duplex units, and each unit is entered from the courtyard so there are no corridors along the wings. The partitions, fixtures and finishes were installed in 2006 and 2007. A new entrance and new lobby are approached from the west elevation providing barrier free access to the building and to the new passenger elevator located in the lobby.

The columns and wood ceilings are typically exposed. The floors are carpet and linoleum, the partition walls are sheet rock. Wood floors are found in the new lobby. Historic metal clad fire doors have been hung within the new stairs and others have been retained with their original track at the opening between the north and west wings. One original stair located at the SW corner of the west wing is enclosed in brick walls; the stairs are wood dogleg stairs and have a vertical bead board partition extending up through the center of the stair.

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### Archaeological Description

While no ancient Native American sites are located on the nominated property, it is possible that sites are present. Six Native sites are located in the general area (within one mile) including three sites (19-ES-32, 550, 611) located within 1,000 feet to the south and southeast of the Board of Trade Building. All of the sites noted above are burial sites located on the northern shore of the Merrimack River in the vicinity of its confluence with the Little River. The Little River is currently channeled below ground in this area. The general area discussed above has been noted as the principal village of the Pentucket Indians in 1640.

Environmental characteristics of the property represent locational criteria (slope, soil drainage, proximity to wetlands) that are favorable for the presence of Native sites. While the Board of Trade Building is located in an area characterized by urban land deposits where the natural topography and soils have been altered or obscured by urban works and structures, the geology and soil types of surrounding locales indicate the Board of Trade Building site was originally a well-drained, level to moderately sloping riverine terrace of the Little River. The Little River, although now channelized below ground, was originally located within 1,000 feet south of the Board of Trade Building flowing southerly to the Merrimack River also less than 1,000 feet away. The confluence of the Little and Merrimack rivers may represent an additional locational characteristic favorable for the presence of ancient Native American sites and a favored location for larger village/habitation type sites.

While most ancient Native American sites in the nominated area would have been destroyed by urban construction activities, the documented presence of several burial sites in the area may indicate that similar deeply buried cultural features may survive on the Board of Trade Building property. Known burial sites in the area all share a south-facing characteristic along the northern shore of the Merrimack River near its confluence with the Little River. These locational characteristics also exist for the Board of Trade Building property, which also has a southerly aspect and location on the northerly bank of the Little River near its confluence with the Merrimack River.

Given the information presented above, a low to moderate potential exists for locating ancient Native American survivals on the Haverhill Board of Trade Building property. Most potential Native American resources on the property would have been destroyed by 19<sup>th</sup> and 20<sup>th</sup> century urban construction in the area. Only burials and other deeply buried archaeological features may survive intact beneath historic land use.

A moderate potential exists for locating historic archaeological resources on the Haverhill Board of Trade Building property. Structural evidence may survive from 19<sup>th</sup> century residences, barns, and outbuildings known to exist on the nominated parcel. In 1886, several properties are noted on Walnut Street with small outbuildings behind the main dwelling, particularly Lots 10 and 12, both on the site of the Haverhill Board of Trade Building. The lots were re-numbered in the 1920s and reflect the current address of 16-42. Nineteenth and 20th century occupational-related features (trash pits, privies, wells) related to Haverhill Board of Trade Building and earlier residences might also survive on the property.

(end)

Haverhill Board of Trade Building

Name of Property

Essex, 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 and 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
- Industry
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Period of Significance**

- 1906-1957
- \_\_\_\_\_
- \_\_\_\_\_

**Significant Dates**

- 1906
- 1908
- \_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

- N/A

**Cultural Affiliation**

- N/A
- \_\_\_\_\_
- \_\_\_\_\_

**Architect/Builder**

- C. Willis Damon
- \_\_\_\_\_

**Primary location of additional data:**

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

Name of repository:

\_\_\_\_\_

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## 8. SIGNIFICANCE

The Haverhill Board of Trade Building at 16-18 & 38-42 Walnut Street is an important building deeply connected with Haverhill's continued industrial expansion in the early 20<sup>th</sup> century. The Haverhill Board of Trade Building meets National Register criterion A for its association with this period of industrial expansion and with Haverhill's dominant industry -- the production of shoes. It meets National Register criterion C as an intact notable example of the work of local architect C. Willis Damon, representing a well conceived example of Damon's industrial architecture and his solution for a large factory building. Built between 1906 and 1908, it has been since its construction one of Haverhill's largest buildings specifically constructed for the shoemaking industry. It also represents an intact example of a multi-tenant factory building from the first decade of the century. The period of significance is from the date of construction of each section of the building, 1906 and 1908, to 1957, to conform to the typical 50 year cut off.

Due to the abundant waterpower of the Merrimack River as well as the city's easy access to rail and water transport, a significant manufacturing district had developed along Washington Street by the 1870s. Between 1870 and 1880, the number of manufacturing ventures in the city had nearly doubled and manufacturing continued to grow in importance to the local economy through the 1920s. From the outset, Haverhill's industry was dominated by shoe production with the city ranked third in the nation (behind Lynn and Brockton, MA) in total value of shoe production by the 1880s. By 1919, 75% of Haverhill's 16,000 wage earners were employed by shoe concerns. Spurred by the city's seemingly unstoppable growth, at the turn of the century a group of local businessmen formed the Haverhill Board of Trade to continue to promote and attract industry.

The Haverhill Board of Trade was organized in May 1901 "to promote the industrial and mercantile welfare of the city of Haverhill." The original officers were Charles H. Hayes (President), a local manufacturer of paper and wooden boxes; Howard H. Gage (Secretary), a local shoe manufacturer; and Howard N. Kimball (Treasurer), owner of a local express freight service. Installed in offices at 73 Merrimack Street, the Board maintained committees of "bright and active business men" mandated to "further the interests of the city in such matters as river navigation, transportation, insurance and taxation, manufacturers and trades arbitration, etc." One of the principal efforts of the Board was the erection of eight-story factories in the central business district "to let to reliable firms at the lowest possible rates consistent with the investment...for the purpose of building up the city." As described in 1905, the mill-style buildings were to be appointed with "all modern appliances." Constructed over a period of two years (1906 - 1908) on a number of small parcels on Walnut Street assembled by the Board of Trade Building Association, the Haverhill Board of Trade Building was intended to function as an economic incubator by providing start-up enterprises with reasonably priced industrial space.

The officers and trustees of the Haverhill Board of Trade were businessmen who were very active in their community and also ran some of the most successful businesses in the city. Of the trustees who organized the purchase of the land upon which the Board of Trade building was built, most were active in local fraternal organizations as well as politics. Edwin H. Moulton was elected Alderman for Ward 2 in 1895 and then Mayor in 1897, 1908 and 1912. Moulton ran a very successful wholesale provisions business which bore his name. Charles H. Hayes served as Alderman of Ward 5 for one year in 1889. Hayes was well liked and highly respected by many, not just in Haverhill, but from Boston to Milton, New Hampshire. Upon his death in 1916, the Haverhill Evening Gazette ran a lengthy glowing article describing Hayes' many accomplishments. Toward the

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top of that list was Hayes' influence in bringing to fruition a "vision of the New Haverhill" through the financing and construction of the Board of Trade building on Walnut Street. Hayes contributed his own money to the project in order to inspire others to donate. He also headed up one of the largest paper and wooden box manufacturing companies outside of Boston, the C. H. Hayes Corp., of which he was president at the time of his death. As an adept financier, he was also president of the Haverhill Trust Company.

Originally a neighborhood of single-family dwellings located to the north of the Washington Square manufacturing and business district (Washington Street Shoe District NRDIS 10/14/76), by 1893 Walnut Street registered the influence of nearby industry with boarding houses and apartment flats springing up between its homes. Many of the people living in this area, particularly on the south side of Walnut Street were employed by the local shoe concerns or worked out of small shoe shops erected on their properties. In 1886 several properties on Walnut Street had these small outbuildings behind the main dwelling, particularly on lots 10 and 12, both on the site of the future Haverhill Board of Trade Building. Originally the building occupied lots 4 through 16, but the lots were re-numbered in the 1920s and reflect the current address of 16-42.

In April of 1905, the Trustees of the Haverhill Building Association, namely Philip N. Wadleigh, Charles H. Hayes, and Edwin H. Moulton, purchased 4-14 Walnut Street in three separate deeds from the various individuals who owned these independent properties. 12 Walnut Street was purchased from the J. H. Winchell Company, a shoe manufacturer, although the Winchell Company did not appear to be using that site for manufacturing purposes. The acquisition of this land allowed for the construction of Building 1, completed in 1906. It was not until 16 Walnut Street was purchased in 1907 that construction could begin on Building 2, the west wing of which occupies the entirety of this lot.

Construction of the Haverhill Board of Trade Building marked the district's transition to industrial use. The original east wing at 4 Walnut was listed in local directories as the Haverhill Board of Trade Building. During its first year of operation (1906 - 1907) it housed two companies: the W. and V.O. Kimball Company (shoe manufacturers) and the Ellis Lacer Company (shoe lacers). The building was dramatically expanded during 1907-1908, more than doubling in size by the addition of the north wing along Walnut Street and the west wing parallel to the original east wing. Both sections of the building were designed by architect C. Willis Damon. Also known as the Haverhill Building Association (the name carved in the sign band of the facade), the structure was among the first of several large factory buildings erected in Haverhill during the early 20<sup>th</sup> century, including the Burgess, Lang, and Tilton Buildings.

The expanded building quickly filled with businesses related to all aspects of shoe manufacturing. Local directories list such early tenants as W.W. Appleton Shoe Counter, Herman E. Lewis (manufacturer of slippers and oxfords), Edward E. Sullivan (manufacturer of ladies' slippers), as well as the Wentworth-Swett Company, George C. How, and Frederick M. Hodgson Company (all shoe manufacturers). Haverhill's traditional association with the shoe industry is by no means the sole reason the Haverhill Board of Trade Building primarily housed shoe-related concerns. Shoe manufacturing was unique among New England industries in that it did not entail a significant outlay of capital. This was due to the virtual monopoly exercised by the United Shoe Machinery Corporation over industrial shoe manufacturing equipment. United Shoe Machinery preferred to lease capital-intensive equipment on a per-shoe basis rather than sell it outright. The leasing of equipment provided relatively

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easy access to the industry for small-scale local investors; a phenomenon that accounts for the proliferation of small-shop ventures operating throughout Haverhill in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. A tenant at the Haverhill Board of Trade Building, Herman E. Lewis Inc., was listed in 1930 as capitalized at \$200,000 and employing 150 hands in the production of women's turned shoes. This is just one example of such smaller-scale production. Likewise, Edward E. Sullivan Inc. is listed as employing 100 hands; a relatively small industrial shop. Until larger trends of industrial consolidation emerged later in the 20<sup>th</sup> century, local control by mid-scale investors rather than long-distance investment characterized Haverhill's shoe industry. For roughly three decades, the Haverhill Board of Trade building lived up to its original intention and was quite successful in bringing together various manufacturers in one location.

Shoe manufacturing was also characterized by industrial decentralization. The fashioning of discrete parts of a shoe as well as several ancillary steps between manufacture and the retail market were parceled out among a number of different businesses. For example, separate enterprises specialized in turning wooden heels, fashioning ornamental novelties, lacing shoes, counting shoes, etc. Towards the end of the 19<sup>th</sup> century, shoes were made in small shops built in backyards. Examples of such shoe shops were formerly located at the rear of 10 and 12 Walnut Street. It was here that cobblers assembled the shoes after collecting all of the discrete parts from the various manufacturers. Decentralization resulted in specialized niches within the shoe manufacturing market, further easing the entry of small-scale investors into the industry. Thus, the nature of investment in the shoe industry fit perfectly with the Board of Trade's mission of promoting industrial expansion and the overall economic health of the city. The variety and number of shoe-related concerns tenanted at the Haverhill Board of Trade Building exemplify the decentralized character of shoe production, with almost every phase of shoe production represented. It also represents a transition, where several aspects of the shoe industry were housed in one building, improving efficiency and beginning to centralize shoe manufacturing.

By 1930, Haverhill's shoe industry was facing stiff competition from cheaper imported products. Directories for that year show numerous vacancies within the Haverhill Board of Trade Building; due to pressures exerted by new competitors as well as the challenges of the Great Depression. Faced with the growing cost of labor and materials, local shoe manufacturers either closed their doors or moved their enterprises to areas characterized by staunch resistance to organized labor, primarily in the South. By 1935, new industries such as a metal works company and a machine shop appear in business listings for the Walnut Street building, although numerous spaces continue to be listed as vacant. In February of 1938, Haverhill Savings Bank foreclosed on the mortgage for the Haverhill Building Association. The sale of the Board of Trade building was advertised in the Haverhill Gazette later that month. However, the building was not sold until February of 1944. At that date the lot was subdivided: Parcel "A" contained Building 2 from the east party wall to the west wing and included most of the rear courtyard. Parcel "B" contained Building 1, including the vehicular passage, and extended the length of the lot to Little River. Parcel "A" was sold to the Goldberg Realty Company, which leased the spaces to various other companies, not necessarily related to the production of shoes. Parcel "B" was sold in 1945 to Dorothy Barnett of Malden, who immediately leased the space to the Kent Shoe Corporation.

Haverhill's historical dependence on a single industry proved disastrous, marked during the second half of the 20th century by the city's continued industrial decline. Even so, shoe-related tenants are listed at the Haverhill Building Association through at least 1969 (Haverhill Shoe Machinery Company, Inc., The Novelty Stay

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Corporation, Style Leather, and Colonial Shoe Ornament), with the Goldberg Brothers maintaining a sizable operation at 40 Walnut Street through at least that year. No longer an incubator of small-scale manufacturing, the Haverhill Board of Trade Building was recently occupied and owned (until 2004) by Cabot House, a furniture store, as their headquarters and showroom. Cabot owned both parcels "A" & "B." The north wing at the lower floors housed the Davco Health Care Center for home medical equipment and supplies. Other tenants rented space for storage. The present owner of the Haverhill Board of Trade Building is BC Walnut Street LLC, part of Beacon Communities LLC, who acquired the property in 2004. BC Walnut Street LLC also owns both parcels "A" and "B" and has the property operating once again as a single building. The owner has rehabilitated and converted the building to 146 residential apartments.

The career of architect C. Willis Damon (1849 - 1916) meshes almost perfectly with Haverhill's greatest period of civic boosterism. Damon graduated from the MIT School of Architecture in 1871 and opened his Haverhill-based practice in 1873. He soon entered practice with his brother, Charles Page Damon, operating as the Damon Brothers until the firm closed in 1915. Damon is responsible for numerous public, private, and industrial buildings in Haverhill. Of 34 buildings designed by Damon and listed in the MHC historic properties data base, 30 are located in Haverhill. The Haverhill Board of Trade Building is a fine example of early-20<sup>th</sup>-century industrial architecture, highlighted by a modicum of classical ornament. A number of Damon's commercial buildings in Haverhill are located within the Washington Street Shoe District (NR 10/14/1976). Three representative examples include the Pearson Block at 8-14 Essex Street, built ca.1884, and used as a restaurant (MHC # 214); the Jaques Block at 61-67 Washington Street, built in 1882 as a shoe factory (MHC # 221); and the Bishop Building at 73-79 Washington Street, also built in 1882 for use as a commercial property (MHC # 221). Among Damon's buildings outside of Haverhill, the First Congregational Church in Methuen is listed in the National Register (NRIND 12/1/1978).

Like most architects of his day, Damon evolved during his career to embrace the popular styles of the decades in which he worked. Many of his designs are characterized by Queen Anne style massing and brick patterns. He also explored the Shingle Style in the residences he designed for Haverhill's elite in the Highlands section of the city. Damon's own house is extant. Built in 1891 at 289 Mill Street, the architect chose to design it in the Shingle Style (MHC # 1010).

In 1882 fire destroyed most of Haverhill's industrial and business district and provided Damon with a unique opportunity to influence the city's built environment. The area was rebuilt -- and expanded -- within a year, with most of the buildings designed by either Damon or Josiah Littlefield, another prominent local architect of the period. In re-designing Haverhill's downtown, Damon and Littlefield adhered to common guidelines of height, composition, and design that lent the rebuilt area a cohesive appearance. Both architects exploited elaborate brick patterns at the upper stories of their downtown commercial buildings as well as trim executed in a wide variety of materials to contrast with the red brick structures. The forty plans filed by Damon with the Building Inspection Department demonstrate that he was steadily employed from the early 1890s through the year prior to his death. The architect had clearly gained the confidence of Haverhill's leading businessmen, as he was engaged to build both their factory buildings and private homes. Damon also built a number of houses of worship as well as social

(continued)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Haverhill Board of Trade Building  
Haverhill (Essex), MA

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halls for area fraternal and immigrant organizations. As the increasingly prosperous city of Haverhill expanded its public school system, Damon was engaged to design Haverhill High School in 1908 as well as numerous neighborhood grammar schools. Damon died in Haverhill in 1916 and his widow, Annie F. Damon, remained in their home for another five years.

As a representation of Damon's work and its association with Haverhill's shoe industry as well as the Haverhill Board of Trade Building Association, the Haverhill Board of Trade Building was intricately connected to the city's primary business leaders during a period of industrial expansion deliberately planned and promoted by those who saw the city's potential for the future. Clearly the confidence these leaders had in C. Willis Damon contributed to Damon's success as Damon contributed to the coherent and accomplished architectural expression that still characterizes the downtown and neighboring properties.

### Archaeological Significance

Despite a long history of amateur and professional archaeology in Essex County (one of the higher site densities for counties in the state) and the location of Haverhill within the tidewater zone of the Merrimack River, patterns of ancient Native American settlement are poorly documented in the town. Any Native sites that survive in Haverhill could potentially be significant. Ancient sites in this area may contribute important information on Native American subsistence and settlement activities in the Lower Merrimack River Valley, especially the downtown Haverhill locale between the confluence of the Little and Merrimack rivers. Recent study of artifact collections at the Haverhill Historical Society's Buttonwoods Museum have indicated the above area, which includes the nominated building, may be an important Native American core settlement area, possibly including ceremonial or burial functions. Any sites that survive on the Haverhill Board of Trade Building property may contribute systematically controlled information to help better understand artifact collections from sites in the area. Native sites in the district may also contribute important information that indicates the role of the Merrimack River as a trade corridor with Native groups in more inland locales to the west.

Historic archaeological resources described above may contribute important information related to Haverhill's settlement and industrial expansion during the 19<sup>th</sup> and 20<sup>th</sup> centuries. Structural evidence from early residences and outbuildings located on Walnut Street may contribute information related to the growth of Haverhill's urban population and the evolution of shoe manufacturing in the town. Structural evidence of early residences may contribute information related to early urban architecture, and the extent to which subsistence and manufacturing activities were conducted in the home. Structural evidence from outbuildings and detailed analysis of occupational-related features may indicate the importance of gardening, animal husbandry, and food processing to the subsistence base of craftsmen and factory workers. Similar sources of information may also identify the role that cottage industries engaged in shoe manufacture played in the evolution of larger shoe manufacturing interests. Archaeological resources may identify whether smaller shoe manufacturing shops in outbuildings or the home were phased out by larger factory type production or continued by supplying larger concerns with components used to manufacture or assemble shoes at other locations.

(end)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Haverhill Board of Trade Building  
Haverhill (Essex), MA

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## 9. BIBLIOGRAPHY

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(end)



United States Department of the Interior  
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Continuation Sheet

Haverhill Board of Trade Building  
Haverhill (Essex), MA

Section number   10   Page   1  

10. GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

Two certain parcels of land situated in HAVERHILL in the County of Essex and Commonwealth of Massachusetts, bounded and described as follows:

FIRST PARCEL (PARCEL A):

NORTHEASTERLY	by the southwesterly line of Walnut Street one hundred eighty one and 13/100 (181.13) feet,
SOUTHEASTERLY	by the northwesterly line of a way, as shown on the plan thereafter mentioned, the line running in part through the middle of a sixteen (16) inch brick wall one hundred sixty nine (169) feet;
SOUTHWESTERLY	eighty seven and 10/100 (87.10) feet, and
SOUTHEASTERLY	thirty eight (38) feet by land now or formerly of Herbert C. Hamel et al Trustees;
SOUTHWESTERLY	by the northeasterly line of a way, as shown on said plan, forty five and 78/100 (45.78) feet;
SOUTHEASTERLY	ten (10) feet, and
SOUTHWESTERLY	thirty six and 99/100 (36.99) feet by a line in said way;
NORTHWESTERLY	by a line in said way and by land now or formerly of said Herbert C. Hamel et al, Trustees, fifty nine and 50/100 (59.50) feet,
NORTHEASTERLY	by land now or formerly of Joseph Thompson sixteen and 20/100 (16.20) feet; and
NORTHWESTERLY	by said Thompson land and by land now or formerly of Samuel P. Rosenthal one hundred fifty four and 95/100 (154.95) feet

SECOND PARCEL (PARCEL B):

NORTHEASTERLY	by the southwesterly line of Walnut Street seventy two and 67/100 (72.67) feet;
SOUTHEASTERLY	by lands of sundry adjoining owners, as shown on plan hereinafter mentioned, two hundred fifty four (254) feet;
SOUTHWESTERLY	by Little River ninety five and 59/100 (95.59) feet;
NORTHWESTERLY	eighty seven and 75/100 (87.75) feet,
SOUTHWESTERLY	thirty and 22/100 (30.22) feet, and
NORTHWESTERLY	twenty one and 26/100 (21.26) feet by land now or formerly of the Hamel Realty Inc.; and
NORTHEASTERLY	thirty and 22/100 (30.22) feet, and
NORTHWESTERLY	one hundred sixty nine (169) feet, the line running in part through the middle of a sixteen (16) inch brick wall, on land now or formerly of the Goldberg Realty Co.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

**Haverhill Board of Trade Building**  
**Haverhill (Essex), MA**

Section number   10   Page   2  

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**BOUNDARY JUSTIFICATION**

The boundaries represent the lot associated with and originally acquired (by the purchase of multiple parcels) for the Board of Trade Building in 1905 and 1907. One section of the 1907 parcel was subdivided and sold in 1913 and the current boundaries of the site have remained essentially the same since that date.

**(end)**

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Haverhill Board of Trade Building  
Haverhill (Essex), MA

Section number photo Page 1

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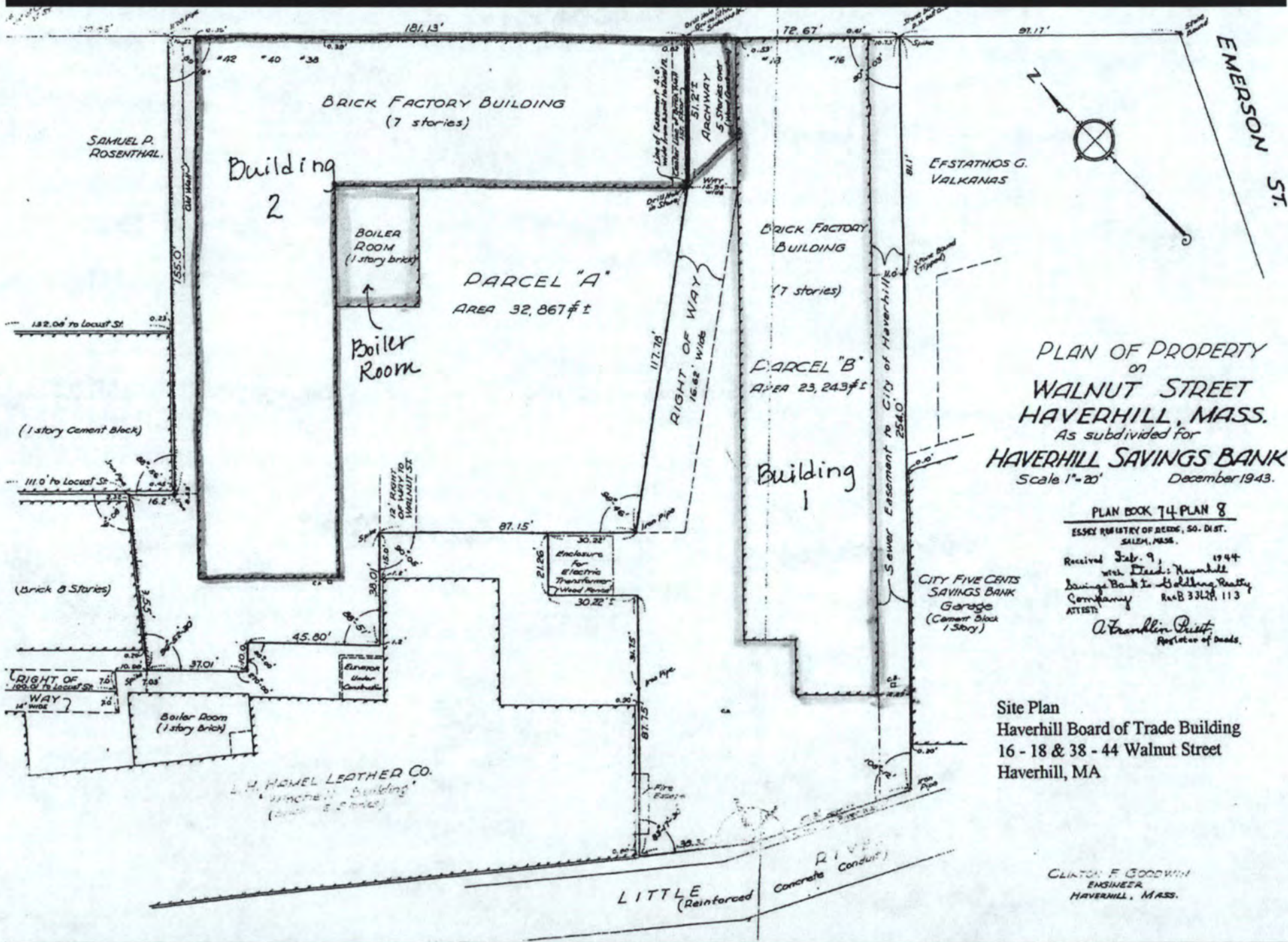
PHOTOGRAPH INDEX

Photographer: Leslie Donovan

Date of Photographs: June 2007

Negatives: Tremont Preservation Services, 374 Congress Street Suite 301B Boston, MA

<u>Photo No.</u>	<u>Description</u>
1	North and east elevations, Building 1 and 2 (Building 1 in foreground)
2	North and west elevations, (Building 2 in foreground)
3	South and courtyard elevations, view north
4	East pavilion on Walnut St (N) elevation, Building 1
5	Storefronts and entries at W pavilion, Walnut St (N) elevation
6	View N showing wood frame, canted wall, and overpass connecting Buildings 1 and 2



PLAN OF PROPERTY  
 on  
**WALNUT STREET**  
**Haverhill, Mass.**  
 As subdivided for  
**Haverhill Savings Bank**  
 Scale 1" = 20' December 1943.

PLAN BOOK 74 PLAN 8  
 ESSEX REGISTRY OF DEEDS, SO. DIST.  
 SALEM, MASS.

Received Feb. 9, 1944  
 with Deed: Haverhill  
 Savings Bank to Hobbins Realty  
 Company Rec B 3324, 113  
 ATTEST:  
*A. Franklin Priest*  
 Register of Deeds.

Site Plan  
 Haverhill Board of Trade Building  
 16 - 18 & 38 - 44 Walnut Street  
 Haverhill, MA

CLINTON F. GOODWIN  
 ENGINEER  
 HAVERHILL, MASS.

SAMUEL P.  
 ROSENTHAL.

EFSTATHIOS G.  
 VALKANIAS

Building  
 2

Building  
 1

PARCEL "A"  
 AREA 32,867 sq ft

PARCEL "B"  
 AREA 23,243 sq ft

BOILER  
 ROOM  
 (1 story brick)

Boiler  
 Room

Enclosure  
 for  
 Electric  
 Transformer  
 Wood Shed

Boiler Room  
 (1 story brick)

L. H. HANDEL LEATHER CO.  
 Warehouse Building  
 (Brick & Cement)

CITY FIVE CENTS  
 SAVINGS BANK  
 Garage  
 (Cement Block  
 1 Story)

LITTLE  
 (Reinforced

Concrete  
 Conduit)

RIVER

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Haverhill Board of Trade Building  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: MASSACHUSETTS, Essex

DATE RECEIVED: 8/15/07 DATE OF PENDING LIST: 8/31/07  
DATE OF 16TH DAY: 9/15/07 DATE OF 45TH DAY: 9/28/07  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 07001008

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 9.28.07 DATE

ABSTRACT/SUMMARY COMMENTS:

*Entered in the  
National Register*

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.



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TheCordovan.com

TRIP C

KEEP  
RIGHT

Haverhill Board of Trade Building, Haverhill, Essex County, MA

Photo #1



Haverhill Board of Trade Building, Haverhill, Essex County, MA Photo #2



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Haverhill Board of Trade Building, Haverhill, Essex County, MA

Photo # 3



Haverhill Board of Trade Building

Haverhill, Essex County, MA Photo #4

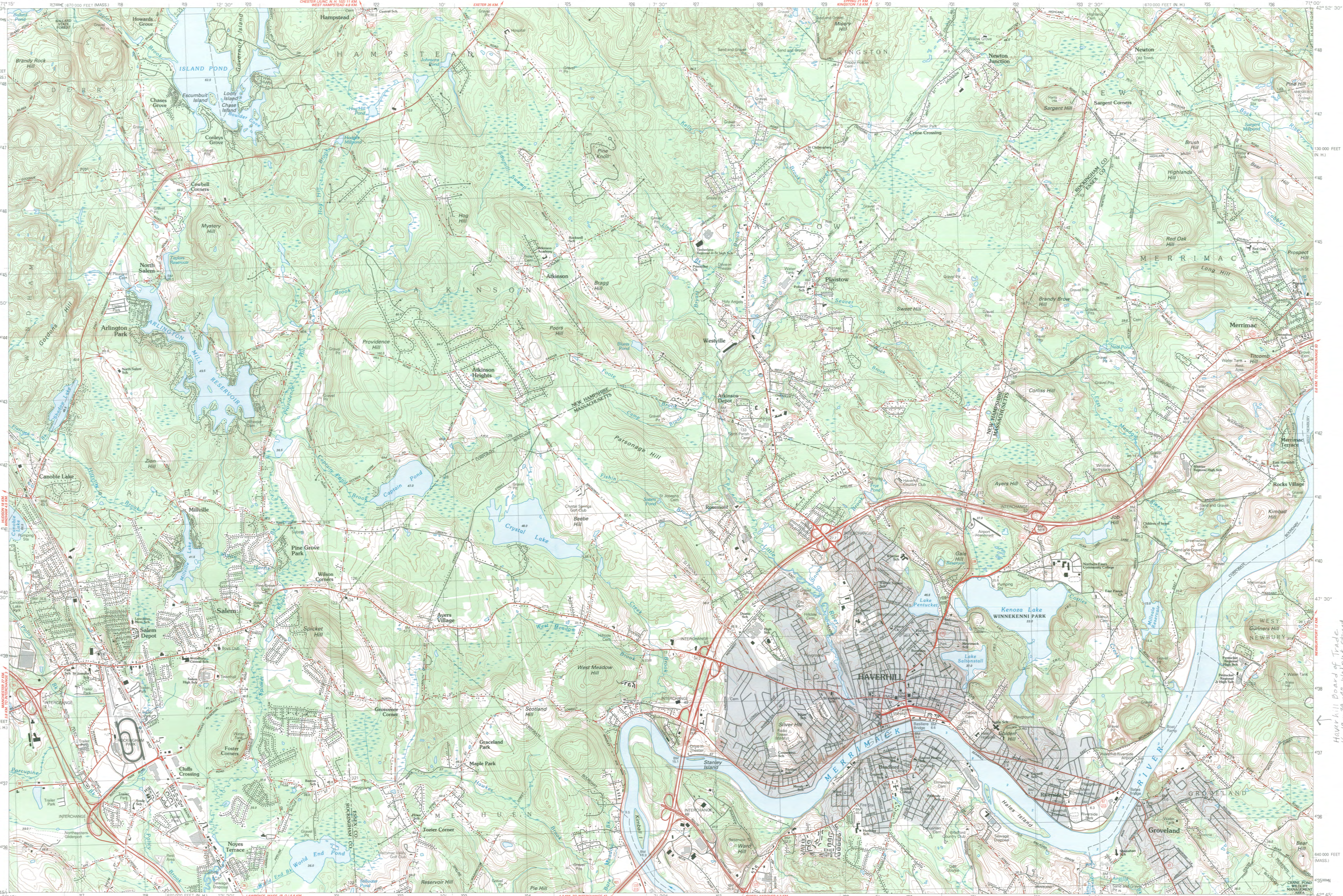


Haverhill Board of Trade Building, Haverhill, Essex County, MA Photo #5



Haverhill Board of Trade Building

Haverhill, Essex County, MA Photo #6



**Haverhill**  
**MASSACHUSETTS**  
**NEW HAMPSHIRE**  
 1:25 000-scale metric  
 topographic map

*Haverhill Board of Trade Building  
 16-18 + 39-42 Walnut  
 Haverhill, MA  
 7.5 X 15 MINUTE QUADRANGLE  
 SHOWING*

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names

GEOLOGICAL SURVEY  
 1987

Produced by the United States Geological Survey in cooperation with Massachusetts Department of Public Works. Control by USGS, NOS/NOAA, Commonwealth of Massachusetts agencies, and State of New Hampshire agencies. Compiled by photogrammetric methods from aerial photographs taken 1978. Field checked 1979. Map edited 1987. This area covered by 7.5-minute, 1:25,000-scale maps: Salem Depot 1968 and Haverhill 1972. Selected hydrographic data compiled from NOS chart 13274 (1992). This information is not intended for navigational purposes. Projection and 1000-meter grid, zone 19. Universal Transverse Mercator. 10 000-foot grid ticks based on Massachusetts coordinate system, mainland zone, and New Hampshire coordinate system, 1927 North American Datum. To place on the predicted North American Datum 1983, move the projection lines 6 meters south and 41 meters west as shown by dashed corner ticks. There may be private subdivisions within the boundaries of the National or State reservations shown on this map.

CONTOUR INTERVAL 3 METERS  
 NATIONAL GEODETIC VERTICAL DATUM OF 1929  
 CONTOUR ELEVATIONS SHOWN TO THE NEAREST 1 METER  
 OTHER ELEVATIONS SHOWN TO THE NEAREST 6 METER  
 SOUNDINGS IN METERS  
 DATUM IS MEAN LOW WATER  
 THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE  
 SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER

THIS MAP COMPLES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY U.S. GEOLOGICAL SURVEY DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092

CONVERSION TABLE	DECLINATION DIAGRAM	ADJOINING MAPS
1 3.2808		1 Manchester South
2 3.1817		2 Westbury
3 3.1425		3 Exeter
4 3.1224		4 Newburyport
5 3.1042		5 Newbury
6 3.0860		6 Lowell
7 3.0678		7 Lawrence
8 3.0497		8 Ipswich
9 3.0315		
10 3.0134		

To convert meters to feet multiply by 3.2808  
 To convert feet to meters multiply by 0.3048  
 UTM grid convergence (800 m) at center of map  
 declination (30M) diagram is approximate

ISBN 0-607-23451-2  
 9 780607 234510

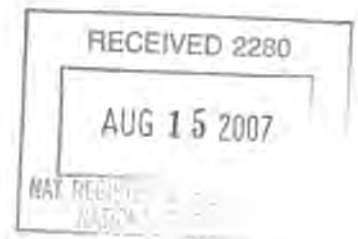
**Topographic Map Symbols**

Primary highway, hard surface	—
Secondary highway, hard surface	—
Light-duty road, hard or improved surface	—
Unimproved road, trail	—
Road marker: intersection, U. S. State	—
Railroad: standard gage, narrow gage	—
Bridge: drawbridge	—
Footbridge, overpass, underpass	—
Build-up area: only selected landmark buildings shown	—
House: farm, church, school, large structure	—
Boundary:	
National, with monument	—
State	—
County, parish, district	—
Civil township, precinct, district	—
Incorporated city, village, town	—
National or State reservation, small park	—
Land grant with monument, local section corner	—
U. S. public lands survey: range, township, section	—
Range, township, section line: location approximate	—
Fence or field line	—
Power transmission line, located tower	—
Dam; dam with lock	—
Cemetery: grave	—
Campground; picnic area; U. S. location monument	—
Well; water well; spring; local section corner	—
Mine shaft; prospect; adit or cave	—
Control: horizontal station; vertical station; spot elevation	—
Contours: index, intermediate; supplementary; depression	—
Disturbed surface: strip mine, lava, sand	—
Sounding; depth curve	—
Perennial lake and stream; intermittent lake and stream	—
Reefs, large and small; talls, large and small	—
Submerged marsh, marsh, swamp	—
Land subject to controlled inundation, woodland	—
Scrub; mangrove	—
Orchard; vineyard	—

A pamphlet describing topographic maps is available on request

*Haverhill Board of Trade Building  
 16-18 + 39-42 Walnut Street  
 Haverhill, MA*

*Haverhill Board of Trade Building  
 16-18 + 39-42 Walnut Street  
 Haverhill, MA*



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

August 9, 2007

Mr. J. Paul Loether  
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:

Haverhill Board of Trade Building, Haverhill (Essex), 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,

A handwritten signature in cursive script that reads "Betsy Friedberg".

Betsy Friedberg  
National Register Director  
Massachusetts Historical Commission

enclosure

cc: Leslie Donovan, consultant  
BC Walnut Street LLC, Beacon Communities  
James Fiorentini, Mayor, City of Haverhill  
Thomas Spitalare, Haverhill Historical Commission  
William Pillsbury, Planning & Economic Development