

Area	Form no.
3000	112

MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street, Boston, MA 02108

PHOTO (3x3" or 3x5", black & white)
Staple to left side of form
Photo number _____

Town Springfield
 Address 1386-1402 Main Street
 Historic Name Haynes Hotel ~~Waters Building~~
 (DSMRA)
 Use: Original Hotel, stores
 Present Stores, offices
 Ownership: Private individual
 Private organization _____
 Public _____
 Original owner Theodore Haynes

SKETCH MAP

Draw map showing property's location in relation to nearest cross streets and other buildings or geographical features. Indicate north.



Recorded by Margo Webber
 Organization Anderson Notter Finegold Inc.
 Date June, 1981

DESCRIPTION:

Date 1865
 Source King, Handbook of Springfield
 Style Italianate
 Architect -- unknown
 Exterior wall fabric brick
 Outbuildings none

Major alterations (with dates) _____
 Storefronts: 1911, 1928, 1935, 1943 . . .
 Major renovation, new elevator tower, 1981.

Moved no Date N/A

Approx. acreage Less than 1 acre

Setting Urban context; fronts directly on Main Street and helps define edge of street; one of last period buildings on west side of Main in the area.

Criteria Statement: The Haynes Hotel possesses integrity of location, design, materials and workmanship. It is significant as one of downtown's largest and most ornate Italianate style blocks, and as one of two early, intact surviving hotels.

It served as the forerunner of larger scale hotels such as the Worthy(#38) and the Charles(#14) Its location, between State Street and the railroad, is important in recognizing the earlier route's importance. The Hotel meets criteria A & C of the National Register of Historic Places.

ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

The Haynes Hotel is one of the last remaining examples of the Italianate commercial style which once proliferated in downtown Springfield. The facade remains virtually intact above the first floor and features ornate window hoods, quoining, and a bracketted projecting cornice. One of the original storefronts also remains intact. The building relates well in massing and scale to nearby late 19th/early 20th century buildings on Main Street, and, with its neighbor Forbes & Wallace to the north, forms a complete block which preserves the streetscape rhythm of historic Main Street.

HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

Theodore (Tilly) Haynes was a local merchant, who, in 1849, opened a branch of "Oak Hall", a Boston clothing store for men and boys. This was one of the first stores to exclusively sell men's clothing. Haynes published an advertising paper that boosted his sales to \$100,000/year. When a fire in 1864 destroyed his store and the nearby Music Hall, which he also owned, Haynes associated himself with several younger brothers and not only rebuilt the Opera House, but also built the present structure to house the Haynes and Co. store, other shops, and a hotel.

When completed, the hotel was considered one of the largest and most elegant in the city. The design featured an open central court with a skylight above, and entrances on both the Main and Pyncheon Street facades. The Post Office was housed in the corner store until the 1880's. In 1880, Haynes and Co. also relocated to 346-48 Main Street and continued to serve as one of Main Street's finest men's clothing stores for over fifty years to come.

The Haynes Hotel retained its reputation as one of the city's finest hostelries for travelers and businessmen. In 1874, the city's first hydraulic elevator was installed in the hotel. Two years later, the hotel was sold to Clara H. Goodman and Emerson Gaylord of Chicopee. In 1883, a \$15,000 renovation was completed, following C.H. Goodman's buying of the property for her son-in-law H.H. Waters. To this day, the building is commonly referred to as the Waters Building. In 1943, the hotel lobby was converted to a store, and the upstairs hotel rooms were subsequently converted to office space.

Tilly Haynes, the original owner, was a prominent local figure in his day and played a role in promoting the expansion and beautification of the downtown. In addition to his clothing store and hotel, he was a public benefactor. He made a bequest of \$10,000 for the extension of Court Square to the river, a plan which he promoted fervently, but which was never implemented.

BIBLIOGRAPHY and/or REFERENCES

Building Permits

City Directories

Moses King, Handbook of Springfield, 1884, pp. 103-4, 349-350

Leading Manufacturers and Merchants of Central and Western Massachusetts, 1886, p. 206

Springfield Scrapbook, vol. 28, pp. 39, 57

United States Department of the Interior
National Park Service

Haynes Hotel Waters Building (Downtown Springfield
MRA)
Hampden County
MASSACHUSETTS

Working No. 11/10/82-3025
Fed. Reg. Date: _____
Date Due: 12/9/82-12/25/82
Action: ACCEPT
 RETURN 12/22/82
 REJECT
Federal Agency: _____

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

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

Average of nominated property _____

Quadrangle name _____

USMT References _____

Verbal boundary description and justification

Please provide

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

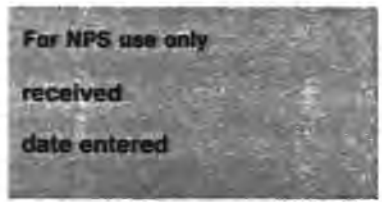
Questions concerning this nomination may be directed to _____

Signed *D. Byers* Date *12/22/82* Phone: 202 272-3504

Comments for any item may be continued on an attached sheet

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

Item number

Page 4 of 6

Multiple Resource Area
Thematic Group

Name Downtown Springfield Multiple Resource Area
State MA

Nomination/Type of Review		Date/Signature
31. Hibernian Block	Entered in the National Register	for Keeper <u>Melona Byers 2/24/83</u> Attest _____
32. McIntosh Building	Entered in the National Register	for Keeper <u>Melona Byers 2/24/83</u> Attest _____
33. Willy's Overland Block	Entered in the National Register	for Keeper <u>Melona Byers 2/24/83</u> Attest _____
34. Haynes Hotel Waters Building	Entered in the National Register	for Keeper <u>Melona Byers 2/24/83</u> Attest _____
35. Springfield District Court	Substantive Review	Keeper <u>Thomas Mac Boyd 2/24/83</u> Attest _____
36. Walker Building	Entered in the National Register	for Keeper <u>Melona Byers 2/24/83</u> Attest _____
37. United Electric Company Building	Entered in the National Register	for Keeper <u>Melona Byers 2/24/83</u> Attest _____
38. Radding Building	Entered in the National Register	for Keeper <u>Melona Byers 2/24/83</u> Attest _____
39. Springfield Fire & Marine Insurance Company	Entered in the National Register	for Keeper <u>Melona Byers 2/24/83</u> Attest _____
40. Guenther & Handel's Block	Substantive Review	Keeper <u>Thomas Mac Boyd 2/24/83</u> Attest _____

United States Department of the Interior
National Park Service

Haynes Hotel Waters Building (Downtown Springfield MRA)

Hampden County

MASSACHUSETTS

Working No. 4/10/82-3025

Fed. Reg. Date: 2.7.84

Date Due: 4/1/83

Action: ACCEPT 2/24/83

Entered in the RETURN

National Register REJECT

Federal Agency: _____

- 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
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates

8. Significance

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9. Major Bibliographical References

10. Geographical Data

Address of nominated property _____

Quadrangle name _____

USIT 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: 202 272-3500



PLACE

NOW RENTING

LOU DRAMIN LTD

THE EASTERN BAY

Downtown Springfield MRA, Ma

Haynes Hotel Water Building

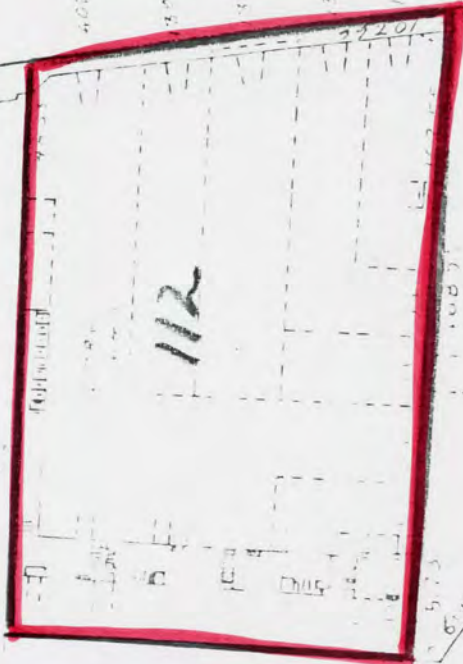
HARRIS

Haynes Hotel #112
1386-1402 Main St.
1"=50' Springfield MA

STREET

STREET

STREET



112

148.83
PUBLIC UTILITY
EASEMENT AREA

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