



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240

December 13, 2010

Notice to file:

This property has been automatically listed in the National Register of Historic Places. This is due to the fact that the publication of our Federal Register Notice: "National Register of Historic Places: Pending Nominations and Other Actions" was delayed beyond our control to the point where the mandated 15 day public comment period ended after our required 45 day time frame to act on the nomination. If the 45th day falls on a weekend or Federal holiday, the property will be automatically listed the next business day. The nomination is technically adequate and meets the National Register criteria for evaluation, and thus, automatically listed in the National Register of Historic Places.

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United States Department of the Interior

1006



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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Charles H. Hayes Buildings
other names/site number _____

2. Location

street & 14 - 44 Granite Street not for publication
number _____
city or town Haverhill vicinity
state Massachusetts code MA county Essex code 009 zip code 01832

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:
 national statewide local

Signature of certifying official Brona Simon Date October 25, 2010
 Brona Simon, SHPO, MHC

Title _____ State or Federal agency/bureau or Tribal Government _____

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official _____ Date _____
 Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register ___ determined eligible for the National Register
 ___ determined not eligible for the National Register ___ removed from the National Register
 ___ other (explain:)

Mr. Edson H. Beall
Signature of the Keeper

12.13.10
Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only **one** box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- Private
 public - Local
 public - State
 public - Federal

- building(s)
 district
 site
 structure
 building(s)
 object

Contributing	Noncontributing	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
0	0	
2	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

INDUSTRY/ manufacturing facility

Current Functions
(Enter categories from instructions)

WORK IN PROGRESS /vacant

7. Description**Architectural Classification**

(Enter categories from instructions)

LATE VICTORIAN/Queen Anne

CLASSICAL REVIVAL

Materials

(Enter categories from instructions)

foundation: BRICK

BRICK, STONE/granite, TERRA-COTTA,
walls: CONCRETE

roof: SYNTHETICS/rubber, STONE/slate

other: METAL/cast iron

Narrative Description**Summary Paragraph**

The Charles H. Hayes Buildings are intact examples of late 19th-century and early 20th-century industrial architecture. The east section of the Hayes Buildings, built in 1894, is a six-story, Queen Anne-style, red-brick building with terra-cotta, brick, and contrasting granite ornament. The façade is enriched with terra-cotta and pattern brick detailing, which belies its original purpose as a box factory but is common to Haverhill's industrial buildings of the late 19th century. The focal point is the pyramidal-roofed stairtower, which rises one story above the main building. This section is ten bays long by eleven bays wide. (photo 1)

The south section, built in 1911, is a seven-story buff-brick building with concrete detail, making the building essentially monochromatic. Rectangular in plan, the building is fourteen bays long and eight bays wide. While it is extremely restrained, the symmetrical façade has subtle changes in plane and is nicely proportioned, suggesting the Classical Revival style. (photo 9) The two buildings have been connected at the main lobby (in the east building), most likely since 1911. An opening was made in the party wall between the buildings located at the upper floors and the buildings were connected at either side of the Granite Street stairtower. The two buildings are currently connected at every floor by a corridor near the center, rather than through the stairtower.

Narrative Description

Haverhill is located in the Merrimack River Valley, approximately 32 miles north of Boston. The northern border of the town forms the boundary line between the states of Massachusetts and New Hampshire. The town is bounded northeasterly by Merrimac, easterly by West Newbury and the Merrimack River, southeasterly by Groveland and the Merrimack River, southerly by Boxford and North Andover, and westerly by Methuen and the Merrimack River. Haverhill lies at the head of tidewater in the Merrimack River, approximately 13 miles from the river's mouth. The Merrimack drains through Haverhill from west to east near the geographic center of the city, dividing the area north of the river – including the historic central business district and much of the acreage incorporated as the city of Haverhill in 1869 – from the territory south of the river, formerly known as the town of Bradford and annexed in 1897. Interstate 495 passes through Haverhill's western and northern section.

Site

The **Charles H. Hayes Buildings** at 14-44 Granite Street are separated from the north border of the Washington Street Shoe District (NRDIS 10/14/1976) by a 30-foot-wide private way. The parcel is level, and the buildings sit toward the center of the block on the south side of Granite Street facing north. At either end is a small vacant lot. The buildings sit flush with the sidewalk on Granite Street (photo 4), and there is a private way, approximately 30 feet wide, that runs the length of the rear (east) elevation of the buildings. Granite Street is bounded by Essex Street to the east and Railroad Square to the west. One former building in the Washington Street district, which faced Wingate Street and backed up to the Hayes Buildings, has been demolished, leaving a parking lot. (photo 1)

East Building – 1894

The east section of the Hayes Buildings is a six-story, Queen Anne-style, red-brick building with terra-cotta, brick and contrasting granite ornament. Rectangular in plan, the building is ten bays long and eight bays in width. A one-story square tower rises from the northwest corner of the building. At the east (rear) elevation, the building has eleven bays. Brick pilasters define four irregular bays at the façade in the pattern of 3/3/2/2. Granite detail includes sills, lintels, a beltcourse above the first-story storefronts, capital blocks at each story of the pilasters, and a carved sign with raised letters reading "HAYES BUILDING." (photo 6) The rough-cut granite sill and lintel courses are interrupted by the pilasters. A terra-cotta beltcourse of rosettes edged by rope molding runs above the second story, and an intricate, stylized, floral terracotta beltcourse runs between the pilasters above the fourth story. Brick detail includes stepped brick and corbelling at the base and below the capital of the pilasters at each story, a brick stringcourse at the midpoint of each story, blind brick panels above the sixth story, a dentil course and stepped courses of brick at the parapet, and a beautifully detailed billet pattern of alternating recessed and projecting headers in the stepped parapet crowning bays 1-3. (photos 7, 8) The top of the northwest stairtower has blind brick panels, brick pilasters at the corners and a double brick corbel course with a row of brick dentils. The window openings become shorter in the upper floors of the building.

The first story of the east section has asymmetrical storefronts on the north elevation framed by large square brick piers set on tall granite plinths. Between the piers, ornamental cast-iron columns frame the storefront windows. The storefronts consist of a skirt panel, a display window, and a transom. (photo 3) The skirt infill is being rebuilt in wood; the mullions between the storefront windows appear to be original. Three steps lead up to two recessed store entries, each consisting of a pair of wood-and-glass-panel double doors. The main entrance is at grade with the sidewalk, and was lowered (2010) to meet code for accessibility. The entrance is recessed within a round brick arch set on granite impost blocks, and patterned brick enriches the face of the arch. A replacement aluminum-frame storefront system forms the new entrance, consisting of a double doors framed by sidelights.

The east and south elevations are defined by regular bays with masonry openings framed by brick segmental arches and granite sills, with no other ornament. (photo 10, 11) The brick walls rise to a narrow molded metal cornice.

Original windows were 2/2 wood windows; the north and east elevations had 6/6 wood windows. All of the windows have been replaced with new aluminum 2/2 or 6/6 windows with insulated glass. The roof is flat and rimmed by a parapet. The ornamented brick stairtower has a slate pyramidal roof. (photo 5)

West Building – 1911

The west section is a seven-story, buff-brick building with concrete detail, making the building essentially monochromatic. Rectangular in plan, the building is fourteen bays long and eight bays wide. The symmetrical façade is framed at either end by a shallow projecting pavilion consisting of a narrower bay. (photo 4) Typical of early 20th-century pier and spandrel construction, brick pilasters and low brick spandrel panels define each bay and floor. An ornamental stone course of keystones runs between the pavilions above the sixth story, where the pilasters stop. The seventh story has a plain façade. (photo 5) The window sills and lintels are concrete and a carved stone sign with raised letters is placed in the spandrels above the third story in bays 7 and 8. The sign reads "C.H. HAYES BUILDING." On the pilaster between the two bays is the date, 1911. (photo 9) The walls rise to a bold metal modillion cornice, which runs across the façade.

On the north façade, at the first story, the storefronts are framed by brick piers at either corner, and cast-iron columns on low brick plinths are spaced every two bays. The storefronts have a skirt panel, display window, and transom. The skirt panels are being rebuilt in wood, and the glass storefront windows are replacements, but the transoms appear to be original. The west and south elevations are built of red brick with flat-arched window openings framed by concrete lintels and sills. These elevations have no other ornament and are capped by a narrow metal cornice molding. The windows are set a half-bay lower at the fourth bay of the south elevation, indicating the location of the stairtower. Windows on the north façade are aluminum replacement windows with 6/2 sashes matching the original windows; the end pavilions have 4/2 sashes. The west and south elevations have aluminum windows that were based on the historic rolled sheet-metal windows. The windows on the south elevation are 2/2 and the east windows are 3/3 with vertical muntins. (photo 12)

A one-story, four-bay, brick-and-concrete loading dock was added to the west elevation at the south corner of the building some time before 1949. Judging from its construction, it was not original to the building. During the 2010 rehabilitation, the loading dock was demolished and the windows openings were restored.

Griffin's 1911 design for the south section of the Hayes' box factory was in keeping with traditional industrial construction already established in the city of Haverhill, but Griffin relied on strict attention to proportion and symmetry rather than profuse ornament for effect.

Interior

At the time of this nomination, the buildings are being converted to apartments. The 1894 building has exposed columns and beams. The ceilings are exposed in some of the living areas inside the units. (photo 14) Two rows of square columns run north-south. The capitals are a shallow iron flange, the columns support heavy wood beams, and have chamfered corners. The 1911 building has exposed wood columns and beams. The ceilings are exposed in some of the living areas inside the units. (photo 13) Two rows of square columns run east-west. The capitals are a heavy iron flange, and the columns support heavy wood beams and have chamfered corners. An enclosed dogleg stair with landings is located at the fourth bay along the south wall and rises from the basement to the seventh floor. At the upper floors, the chimney rises up through the 1911 building, at bays 8 and 9. The first floor is separated into retail space. The former boiler room occupies an area including bays four through seven at the east half of the buildings from the basement to the first floor.

The two buildings are currently connected by an east-west corridor that runs near the center line of the buildings. They are no longer connected through the Granite Street stairtower as they had been originally.

Archaeological Description

While no ancient Native American sites are located on the nominated property, it is possible that sites are present. Nine 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 Charles H. Hayes Buildings. Each 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 Charles H. Hayes Buildings are 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 Charles H. Hayes Buildings originally occupied 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 east of the Charles H. Hayes Buildings 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 Charles H. Hayes Buildings 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 Charles H. Hayes Buildings property which also has a southerly aspect and location on the western 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 Charles H. Hayes Buildings property. Most potential Native American resources on the property would have been destroyed by 19th- and 20th-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 significant historic archaeological resources on the Charles H. Hayes Buildings property. Structural evidence may survive from the Clark and Dow Tack and Wire Manufactory, originally located at 14-20 Granite Street. Charles H. Hayes purchased the Clark Factory in 1894 and moved it to Stewart Street. The current six-story brick factory, the northern section of the Hayes Buildings, was built on the 12-18 Granite Street site. Structural evidence may also survive from a wood-frame, two-story box factory, originally located at 30-36 Granite Street. That factory burned in 1911 and was quickly rebuilt as the seven-story brick building that comprises the southern section of the existing building. Industrial trash areas may exist with the two factories that survive in an archaeological context and with the existing building.

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 a 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 old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Commerce

Industry

Period of Significance

1894 - 1940

Significant Dates

1894 - east building constructed

1911 - west building constructed

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Josiah M. Littlefield

George W. Griffin

Period of Significance (justification) The period of significance begins in 1894 with construction of the first of the two buildings and covers the time when the buildings were used as a box factory, which was its original use.

Criteria Considerations (explanation, if necessary)

Statement of Significance**Summary Paragraph**

The Charles H. Hayes Buildings at 14-44 Granite Street are well-preserved structures associated historically with Haverhill's continued industrial expansion in the late 19th and early 20th centuries, predominantly related to the manufacture of boots and shoes. Charles H. Hayes (1849-1916) was one of Haverhill's most influential businessmen of the time, whose efforts boosted the development of the city's industrial base. The buildings were constructed in two phases, 1894 and 1911, indicating that with Hayes's enlightened visions for the growth of the city, his own business prospered. The buildings back up to the Washington Street Shoe Historic District and served as a wood and paper box factory, a related industry that provided containers for the packing of shoes.

The 1894 portion remains a notable example of the work of prominent local architect Josiah M. Littlefield, who built a significant number of Haverhill's shoe manufacturing and shoe-related buildings during the last half of the 19th century. His use of the Queen Anne Style set a standard for architecture in the downtown. Architect George W. Griffin's 1911 addition contributed a well-conceived, compatible solution for an expanded factory building that typified the larger scale of early 20th-century industrial architecture, with a modicum of classical ornament. Retaining integrity of location, design, setting, materials, workmanship, and association, the Hayes Buildings are therefore eligible for listing in the National Register of Historic Places at the local level under Criteria A and C.

Narrative Statement of Significance

Established in 1640 and originally known as Pentucket, the first European settlement here took its name from the Native American Penacook tribes known to have been active along the Merrimack River in the Haverhill area. Pentucket Plantation encompassed land north of the Merrimack River. Originally this territory included a large part of Methuen and Lawrence, Massachusetts, as well as towns now within the boundary of New Hampshire. One of the four shires of Pentucket Plantation was called Haverhill, named after the birthplace in England of Haverhill's first minister, John Ward. The local economy was based on agriculture and fishing, with saw and grist mills. By 1675, new industries and trades developed in Haverhill, including a brickyard and blacksmithing. In the Colonial period (1776-1830), commerce continued to develop in large part because the Merrimack River was navigable to the Haverhill area, and this led to a thriving marketplace, providing a direct access to foreign trade for merchants and industries in the town. [Hurd, v. 2, 131, MHC Reconnaissance Report; L. H. Hamel Leather Co. Historic District]

By the early 19th century, other well-established industries were shipbuilding, manufacturing of sail cloth, shoemaking, hat making, and the production of leather goods such as gloves, saddles, and harnesses. Reportedly the first local shoemaker was Andrew Greeley, who settled in Haverhill in 1648, while shoemaking as a wholesale business began near the end of the 18th century. [Stone, 345-346, MHC Reconnaissance Report, L. H. Hamel Leather Co. Historic District]. A strong cattle market in the early 19th century boosted the development of Haverhill's shoe and related industries. By 1837, there were 42 shoe manufacturers in Haverhill, as well as fourteen tanners and leather dealers. In 1839, the Boston & Maine Railroad was extended to Haverhill. As early as 1843, Haverhill began producing slippers, and set the town apart from other centers of shoe production, earning it the sobriquet "Queen Slipper City of the World."¹

On May 15, 1869, the act establishing the City of Haverhill was adopted. Effective January 1897, Haverhill with its predominantly industrial economy annexed the largely agricultural town of Bradford, situated on the south side of the Merrimack River. The annexation gave Haverhill its current character with the Merrimack River flowing through the heart of the city. In 1870 Haverhill had just over 13% of its population foreign born, including Irish, Canadian, English, and Scottish immigrants. [Stone, 345-346; MHC Reconnaissance Report; L. H. Hamel Leather Co. Historic District]

By the mid 19th century, shoe production was the dominant industry in Haverhill. In 1860 there were 100 shoe factories, and approximately 94,000 cases of shoes were produced locally that year, valued at \$3,754,240. Considerable growth in

¹ Charles B. Chase, President, Chamber of Commerce, *The Haverhill Book* (Haverhill, Mass.: Record Press, 1919).

Haverhill's shoe industry in the early 1830s and again in the 1850s, transformed the town from a mixed community to one with its economy concentrated in manufacturing.

Due to the abundant water power 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 would continue 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. [NR nomination Haverhill Board of Trade]

During the Early Industrial period (1830-1870) shoemaking concerns were constructed on Merrimack Street, east of Washington Square. Construction continued into the Late Industrial period (1870-ca. 1916), when the shoe district expanded westward from Merrimack Street to Washington Square, then further west up Washington Street and Wingate Street to Railroad Square. By ca. 1880, all of Haverhill's manufacturers occupied wooden or brick buildings in the shoe factory district. A devastating fire on February 17, 1882, which originated in a shoe factory on Washington Street, leveled most of the buildings in nearly ten acres of the shoe district, leaving more than 75 firms burned out and over 3,000 men and women temporarily without jobs. The swiftness with which the shoe district was rebuilt – twenty-three manufacturing buildings, two banks, and a hotel were constructed by that October – enabled the city and its industry to prosper once again in the post-fire years. Washington Street remained the primary focus of the city's shoe manufacturing operations into the early 20th century. With the Washington Street Shoe District re-establishing itself in the last quarter of the 19th century, the abutting neighborhoods continued to make the transition from residential to commercial and industrial use. [Washington Street Shoe District NR nomination; L. H. Hamel Leather Co. Historic District]

The first decade of the Early Modern period (1915-1940) was still a time of general prosperity in Haverhill, and the shoe industry continued to grow. By 1919, Haverhill had almost 400 manufacturing establishments, 52 of which were begun between 1915 and 1919. At this time, 75% of Haverhill's 16,000 wage earners were employed by shoe concerns. At the latter date, Haverhill had "more individual shoe manufacturing concerns than any other city on the North American continent, about [250] firms being devoted [directly] to the manufacture of boots and shoes" [Benjamin F. Arrington, 1921, 481]. Total shoe production was about 25 million pairs in 1919, and the total manufacturing product exceeded \$25 million. [NR nomination, Haverhill Board of Trade]

By 1930, Haverhill's shoe industry was facing stiff competition from cheaper imported products, and ancillary businesses were undoubtedly affected. The business community was subject 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. Haverhill's historical dependence on a single industry proved disastrous and the second portion of the 20th century was marked by the city's continued industrial decline.

Varney & Hayes Box Factory

The area abutting the Washington Street Shoe district, including Granite Street, exemplifies the change from residential to industrial and commercial uses. The 1851 atlas (Walling) shows the area north of Washington Street was still largely agricultural with a few scattered buildings. Granite Street had been laid out by 1872 (De Beers city atlas), but only two houses are shown facing Essex Street.

The Hopkins city atlas (1881) shows two wood-frame buildings labeled, "G.W. Wentworth Box Manufactory" on Granite Street. In 1884, Charles A. Varney and Charles H. Hayes, both of Milton, N.H., bought the George W. Wentworth Box Factory [Orra Stone, 347]. The Varney & Hayes partnership lasted for eight years until Mr. Varney retired in 1892, at which time Charles H. Hayes purchased his partner's interest and became the sole proprietor. He changed the company's name to C. H. Hayes and continued manufacturing paper and wooden boxes as well as shooks, a set of wood parts for assembling boxes. The 1886 Sanborn shows two two-story wood buildings at two addresses on Granite Street, "Clark & Dow Tack & Wire Mfy" at 14-20 Granite Street, and Varney & Hayes at 30-36 Granite Street. The first floor of Varney & Hayes housed "Planing & Box Mfy" (wooden boxes) and the second floor was the "Paper Box Mfy." A note on the 1886

Sanborn map reads "All power . . . on this block is from Varney & Hayes." The Haverhill Gazette (1916) explained that when electricity was first introduced in Haverhill, the original electric company, predecessors of the Haverhill Electric Co., set up a dynamo in the Varney & Hayes factory and drew their power from the Varney & Hayes plant. The 1887 Directory lists Varney & Hayes Box Manufactory at 39 Granite Street. In 1900, Haverhill business directory lists the Charles H. Hayes Company at 30-36 Granite Street as a "dealer in kindling, wood, sawdust and shavings," in addition to manufacturing paper and wooden boxes. The 1892 atlas still shows two frame buildings at the two addresses. The business grew so that by 1894 Hayes purchased the adjacent Clark factory at 12-18 Granite Street. The Clark factory was moved to Stewart Street where it continued to serve as a box factory. The current six-story brick factory (1894), designed by architect Josiah M. Littlefield occupied the vacated Clark factory site at 14-20 Granite Street.

According to the 1906 Sanborn map, 24 Granite Street is listed as a two-story office. At that time, 30-36 Granite Street was still a wood-frame, two-story box factory, but it burned on March 6, 1911, and despite a loss of \$460,000 was replaced the same year by Hayes with the seven-story brick building designed by architect George W. Griffin and visible today. The two buildings combined contain 100,000 square feet of floor space.

C. H. Hayes Corporation

The C. H. Hayes Corporation was founded in 1903 and carried on business at 30-36 Granite Street with an average of 125 employees [Orra Stone, 347]. Charles H. Hayes brought his wife Nellie M. Hayes into the business, and the original officers were C. H. Hayes (President), Edmund C. Wentworth (Vice President), and Hayes' son William C. Hayes (Secretary and Treasurer). The corporation became a family enterprise. At the same time the Hayes Corporation's auxiliary factory in Farmington, New Hampshire had 25 employees. Sawmills located across New Hampshire employed around twelve to fifteen more [Orra Stone, 347]. His business interests included timber and land acquisition in New Hampshire and Maine. Charles Hayes was a charter member of the New England Paper Box Manufacturers Association and later joined the board of directors.

The Hayes Corporation, originally capitalized for \$75,000, had increased to \$150,000 by 1916. The lumber cut for wooden boxes increased from 2,500,000 feet a year to 15,000,000. The Hayes plant, by 1916, produced 30,000 boxes.¹¹ At this time the Hayes Corporation occupied the basement and the first two floors for its paper box plant.

In 1911, the Hayes Corporation expanded its operation from Granite Street. It purchased the four-story brick Duncan factory on Hale Street for use as a wooden box factory. The box factory on Hale Street gave the corporation increased access to the Boston & Maine Railroad. At the same time, Hayes built the 1911 section of the Hayes Buildings, increased capacity to his power plant and built a new chimney. The directory (1914) lists the Charles H. Hayes Corporation, 12-36 Granite Street, and office at 36 Granite Street. In 1919, the office and "paper box factory" were still at 36 Granite Street, and the wooden box and shook factory was located at 2-3 Hale Street.

The Chamber of Commerce's publication "The Haverhill Book" (1919) characterized the C. H. Hayes Corporation as "one of the most extensive business enterprises in Haverhill, controlling large shoe factory buildings, several box factories, and, in addition, owning extended areas of woodland throughout New England where the raw materials for the boxes is secured."¹² According to this account, the company's business interests extended as far as New York, New Jersey, Pennsylvania, and Delaware.

Charles Henry Hayes was born in Milton, New Hampshire, in 1849, son of Luther Hayes, a lumber merchant, mill owner and prominent citizen, and Ellen H. Hayes (Morrill). Following his education in Milton's public schools and Governor Dummer Academy, in Byfield, Massachusetts, Hayes began work in his father's mills. From 1876 to 1884, Charles Hayes was employed by the railway mail service, after which he moved to Haverhill to establish his own business with Charles A. Varney. In 1870, Hayes married Ellen (Nellie) M. Gile and they had three children. Haverhill directories show that from 1891-1900, Charles Hayes lived at 266 Washington Street. In 1901, the Hayes family were living at 1 Windsor Street, where Nellie Hayes remained until her death in 1931, age 81 years of age. Nellie Hayes' obituary in the Haverhill

¹¹ Many of the details about Charles H. Hayes Corporation have been taken from the article "Death Claims Pioneer of the New Haverhill: C.H. Hayes, Banker and Manufacturer, Was Man of Large Vision." Haverhill Evening Gazette 11 Sept. 1916: 1+.

¹² Chamber of Commerce. The Haverhill Book (Haverhill, Mass.: Record Press, 1919).
Research to date has not revealed the location of Hayes Corporation's shoe factories.

Evening Gazette (Nov. 13, 1931) reported that after her husband's death, she "stepped into his place as head of the box making concern," and became a leader in the industrial life of Haverhill.

Charles H. Hayes' obituary, published in the Haverhill Evening Gazette (Sept. 11, 1916), summarized his many accomplishments.¹⁹ Charles H. Hayes held other positions that illustrate his broad stature as a business leader in Haverhill. He served as Alderman of Ward 5 for one year in 1889, and as a trustee of the Haverhill Building Association. He also belonged to the Baptist church and the Essex Republican Club. He was a member of several fraternal organizations, including the Masons, Odd Fellows, and the Knights Templar. Hayes was well liked and highly respected by many, not just in Haverhill, but from Boston to Milton, New Hampshire.

Charles Hayes and his only son William (born 1879) both died in 1916. William Charles Hayes was secretary and treasurer of the Hayes Corporation and a well-respected businessman (Haverhill Evening Gazette, Feb. 15, 1916). His premature death in February at 36 years of age left Charles H. Hayes distraught, and the Gazette wrote that the loss contributed to the father's death only months later. E. C. Wentworth was left as treasurer and general manager of the corporation and Mrs. Nellie Hayes became president. Adelaide H. Blaisdell, a daughter of Charles Hayes, was also an officer of the corporation. At his the time of his death, Charles Hayes was the president of both C. H. Hayes Corporation and the Haverhill Trust Company. Hayes had built up the largest box factory concern in Haverhill and furnished power to shoe factories as well as his own business.

Towards the top of the list of his accomplishments 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. 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); 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." Hayes was president of the Board of Trade when the big Haverhill Boxboard Co. promoters were induced to locate in the city and was largely instrumental in starting the first large building boom. [NR nomination, Haverhill Board of Trade, 20]

Charles H. Hayes contributed his own money to the Board of Trade project in order to inspire others to donate. As an adept financier, he was president of the Haverhill Trust Company (1891-1907), Pentucket Savings Bank, and director of the Second National Bank. Hayes had secured Second National when it was in trouble and successfully consolidated it with the Haverhill Trust Company.

Haverhill's directory began listings by street in 1928. At this time Hayes Corporation was operating from Granite and Hale Streets. There were five other box manufacturers listed in Haverhill, including Irwin L. Tapley at 191 Merrimack Street. Shoe-related businesses were present on both sides of Granite Street. The Slipper City Shoe Co. at 29-35 Granite Street sat on the north side, opposite the Hayes Buildings.

Although it continued to prosper through the 1920s, the company was clearly affected by the Depression and Haverhill's mounting shoe-related economic trouble. The 1928 directory lists at the Hayes Buildings the owner as well as five tenants who were predominantly engaged in shoe-related activities. Since the 1910s, the Hayes Corporation had occupied most of the buildings namely 12-36 Granite Street, but by 1928 they had reduced their footprint to 30-36 Granite Street, a sign that the box manufacturing business was in decline.

In response, the number of tenants in the buildings increased. For example from 1928-35, Arnold Prescott Co. ran their retail business from 12 Granite Street, a first-floor storefront location in the south section. Short-term tenants, Wing's Motor Transportation and Ayer & MacDonald, shoe patterns conducted their retail concerns from storefronts at 12-14 Granite Street. In 1928, 18 Granite Street located on the upper stories was leased out to three shoe-related businesses. They included Bayley and Bailey, shoe findings, who were recorded in the buildings until 1941; and S.C. Follansbee,

¹⁹ "Death Claims Pioneer of the New Haverhill: C.H. Hayes, Banker and Manufacturer, Was Man of Large Vision." Haverhill Evening Gazette 11 Sept. 1916: 1+.

leather and shoe trimmings, who were tenants at 24-36 Granite Street from 1928 to 1932. Clarence Walker & Co., sole and counters, was another relatively long-term tenant at 18 Granite Street who rented space from 1930 to 1941. Gallant and Gautier, machinist, occupied various spaces from 18 Granite Street in 1932 to 12-24 Granite Street in 1941. A historic photograph of Hayes Buildings (ca.1935) shows Arnold Smith Bros. Adhesive Co. in the store on the first floor facing Granite Street, while Gallant and Gauthier (stitching) was entered from the east elevation. In an earlier photograph ca. 1900, a single-story wood structure is shown occupied by a manufacturer of horse-drawn vehicles.

The 1930-1935 street directories continue to show the decline of the Hayes box factory enterprise on Granite Street. By 1932, Hayes Corporation had vacated 30-36 Granite Street, after occupying these premises since 1911. From 1935 to 1950, the address for the C.H. Hayes Buildings is listed as 18 Granite Street. In 1935 "C. H. Hayes Estate, real estate," presumably a business offshoot from the former Hayes Corporation, occupied space at 18 Granite Street, and stayed until 1941.

Although vacancies rose, so did the number of tenants, which peaked at seventeen between 1932 and 1935. Sanborn maps from 1941 and 1954 confirm that the box factory had gone, replaced by "Western Electric Co. Mfg., Elec. Equipt." at 12-36 Granite Street. Western Electric had a significant presence in Haverhill at the time as they also occupied a group of factories at 13-17 and 21 – 25 Locust Street nearby. Western Electric was known for innovations such as the first American telephone with a single handset (1928), and for the "Princess" telephone, introduced in the 1950s and marketed to women. They produced equipment for Bell Telephone (later AT & T). The 1950 directory shows two businesses in the C. H. Hayes Buildings – Western Electric and "Hamel Realty Inc. steamplant." Western Electric Co. left after 1954, but the buildings continued to have tenants through the 1960s, though it was largely vacant with the exception of a few small-scale businesses. In 1963, the directory records three businesses at 18 Granite Street including Circle Machine Co., Eams Shoe Inc. and Rovette Shoe Inc., and the Worcester Paper Box Manufacturing Co. was listed at 36 Granite Street. By 1969, 18 Granite Street was still tenanted with three businesses (Circle Machine Co., Matson Mathew Co. Inc., leather finishers and B T Systems Inc., electronics equipment), but 36 Granite Street was vacant. The tenants in the 20th century reflected the evolution of industry in Haverhill, which retained some remnant of the shoe and leather industry. Other buildings, such as the Merrimack Associates Building (MHC #1052; 25 Locust Street) and the Haverhill Board of Trade (MHC #.1051; 14 Walnut Street) (both NRIND) showed a similar history of small shoe-related businesses after the 1950s. BT Systems most likely reflects the influence of the former presence of Western Electric.

The Hayes Buildings had been vacant and used for storage before being acquired recently by a new owner, who is rehabilitating them to create 57 apartments (40 will be affordable) and three retail spaces on the first floor. The project will be completed in 2010.

Josiah M. Littlefield (1826-1917)

Josiah M. Littlefield was one of Haverhill's notable architects in the last quarter of the 19th century, a time of unprecedented industrial growth. Born in Maine, Littlefield married Caroline Elizabeth Kimball in 1848, and had four children. The town directory (1867) lists Littlefield as architect, contractor, and builder on Stage Street, with a home on Summer Street. By 1880, J. M. Littlefield, architect and civil engineer, was located at 69 Merrimack Street and living at 13 Summer Street, Haverhill. According to a local newspaper report (undated) he opened his office in 1873 and employed four assistants. Apparently, Littlefield had no formal training in architecture. Instead he began his career as a carpenter and later worked as a "first class builder."^v According to the Haverhill Evening Gazette (5/26/1888), Littlefield set up business with architect Albert C. Heath.^{vi}

At least 24 buildings designed by Josiah M. Littlefield are documented and filed at the Massachusetts Historical Commission (MHC). His work in Haverhill, completed between 1868 and 1901, included various building types besides industrial buildings, including schools, a library, multifamily residences, and a firehouse. Like most architects of his day, Littlefield's work evolved to embrace the popular styles of the decades in which he worked.

^v Special Collections, Haverhill Public Library, Haverhill, MA

^{vi} Further research is needed to find more information about architect A.C. Heath.

An early design, the Primrose Street Schoolhouse, 71 Primrose Street, (1868, MHC# 250) is situated in the Acre neighborhood. The National Register nomination (1994) describes this as one of Haverhill's best surviving examples of a third-quarter 19th-century schoolhouse. This gable-end, two-story brick building is now a multifamily residence. Residential buildings designed by Littlefield include the Noyes Duplex, 117-119 Portland Street, (1883, MHC# 476), a two-story, wood-clapboard building also in the Acre neighborhood, and the double two-family (tenement) building that sits at 8-10 Bartlett Street. This large, three-story, mansard-roofed structure was built between 1886 and 1892 in the Mount Washington area, as part of an early residential development. Shoe manufacturer George Ham built and owned the building and rented it to shoe workers, mechanics and widows.

One of Josiah Littlefield's most prestigious commissions came about early in his career. In 1874 he won the competition to design the Haverhill Public Library. In 1873, prior to the competition, the newly appointed board of trustees inspected recent public library buildings in Boston, Roxbury, Brookline, Concord, and Worcester. Subsequently nine different architects submitted plans for the competition. Three were short-listed, and ultimately the trustees chose Littlefield who completed plans and specifications.^{vii} Local philanthropist E. J. M. Hale provided the land and money to build one of the early free public libraries in Massachusetts. At the dedication in 1875, Mayor Alpheus Currier declared that the new Library was a public institution "to the use and improvement of the whole people" and "for the general diffusion of intelligence."^{viii} The construction of a public library meshes with Haverhill's long socially progressive tradition. The building was opened to the public November 18, 1875. Unfortunately this distinguished Classical Revival-style building on Summer Street was demolished on June 26, 1966.

Littlefield was working in the historic downtown shoe district in the 1870s and 1880s. The majority of his Haverhill buildings were industrial and predominantly shoe-related. Many buildings from this period are characterized by Queen Anne-style massing and ornamental brick patterns, which Littlefield would repeat for the north section (1894) of the Charles H. Hayes Buildings. Littlefield designed the Sanders-Currier Block, 116-130 Washington Street (1877, MHC# 235) for boot and shoe manufacturer Alpheus Currier who was mayor in 1875, and for investor and entrepreneur Thomas Sanders, who became treasurer of the innovative Bell Telephone Company. The long, rectangular, three-story brick block had four storefront bays on the ground floor. Two panel-brick gables top the façade elevation that also featured fashionable Queen Anne-style decorative brick patterns. The Sanders-Currier Block was one of the few structures to survive the 1882 fire in the downtown shoe district. Littlefield's design for the Taylor Block, 100-114 Washington Street (1882, NRDIS 1976, LHD 1982) for Levi Taylor, resembles the Sanders-Currier Block, but was built on a much larger scale with richer ornament. The Taylor Block was used for the manufacture of shoes and shoe-related business.

The 1882 fire that destroyed most of Haverhill's shoe district provided Littlefield with an opportunity to shape Haverhill's built environment. The area was rebuilt and expanded within a year, with most of the buildings designed by either Josiah Littlefield or C. Willis Damon, another prominent local architect of the period. Damon graduated from the MIT School of Architecture in 1871, and opened his Haverhill-based practice in 1873. He soon partnered with his brother, Charles Page Damon, operating as the Damon Brothers until the firm closed in 1915. Between 1873 and 1915, the firm designed over 30 documented buildings in Haverhill, notably schools, residences, commercial blocks, and industrial buildings. Both Littlefield and Damon had clearly gained the confidence of Haverhill's businessmen and civic leaders.

One post-fire structure, the Fitts & Davis and Crafts Building, 89-95 Washington St. (1882, MHC# 223) was owned by Daniel F. Fitts, Charles H. Davis, and George F. Crafts, all shoe manufacturers. The building has been attributed to Littlefield and Damon. It seems likely that these two prolific architects worked together on other buildings during this period of rapid reconstruction. In redesigning Haverhill's downtown, Littlefield and Damon adhered to common guidelines of height, composition, and design that lent the rebuilt area a cohesive appearance. Both architects used richly decorative brick patterns at the upper stories of their downtown commercial buildings, as well as trim executed in a wide variety of materials, including terra-cotta and granite, to contrast with the red-brick structures. [NR nominations for Washington Shoe District and Haverhill Board of Trade; L. H. Hamel Leather Co. Historic District]

Most of Littlefield's post-fire designs for commercial or industrial blocks and buildings survive in the Washington Street Shoe District, and testify to his remarkable architectural achievement. One of the most ambitious was the Webster Hotel,

^{vii} Significance of this project and the progressive push for free libraries, see Kenneth A. Breisch, *Henry Hobson Richardson and the Small Town Library* (Cambridge: MIT Press, 2003) 293n16.

^{viii} "Report of the Trustees to the City of Haverhill," Haverhill Public Library, 1876.

later named the Nichols Hotel, 1-7 Washington Street (1882, MHC# 215, NRDIS 1976, LHD 1982). The hotel designed for Richard Webster sits on a corner block facing Washington Square. This five-story brick building with sandstone trim is richly decorated in the Queen Anne style. The window surrounds are highlighted with sandstone sills and segmental brick arches. The building is capped by a deep cornice that wraps around the to the side elevations. The brick detail includes stepped brick and corbelling. Another Littlefield-designed structure, the J.C. Tilton Building, 105-107 Washington Street (1882, MHC# 225) was built for John C. Tilton, dealer in real estate and coal, and a shoe manufacturer who owned various other commercial interests. The building was later owned by the Haverhill Building Trust. Long term tenants were shoe manufacturers.

George W. Griffin

George W. Griffin was born about 1873 or 1874 in Methuen, Massachusetts. Later he lived in Haverhill and received training in the office of architect C. Willis Damon. Griffin moved to New Hampshire where architect James E. Randlett (1846-1909) of Concord, New Hampshire ran a well-established architectural firm. After 1902, the firm of Randlett and Griffin was formed, with George W. Griffin as the junior partner. According to architectural historian James Garvin, Randlett and Griffin are known to have designed six buildings in New Hampshire, predominantly public libraries. After Randlett's death in 1909, Griffin practiced architecture alone. Griffin alone is credited with six buildings in New Hampshire, including the small Colonial Revival-style Lane Memorial Library (1910), Hampton, N. H. and the New Hampshire Savings Bank Building (1926-27) with associate architect J. D. Leland & Company, New York.^{ix} Although listed as an architect in Concord, New Hampshire, George Griffin designed industrial buildings in Haverhill and Newburyport in the 1910s. His spare interpretation of the Classical Revival was typical of the early 20th century industrial architecture.

Between 1909 and 1911, George W. Griffin designed three buildings in Haverhill, in addition to the Hayes Block (1911). Griffin's buildings in Haverhill resemble each other in their architectural design, and his two red brick shoe factories are more closely aligned with traditional industrial construction already established in the city of Haverhill, but on a larger scale. For example, Wingate Associates Building, 52-58 Essex Street (1910, MHC# 210) designed by Griffin is a seven-story brick structure in Classical Revival-style, constructed for the manufacture of shoes. Wingate Associates represented one of several associations of Haverhill manufacturers, business owners and investors responsible for new construction at this time. Wingate Associates included Charles C. Chase, who was descended from one of Haverhill's early settler families. Chase was a prominent local business and civic leader, and served as President of the Chamber of Commerce (1917).

George Griffin's design for the Pentucket Associates Building, 10 Duncan Street (1911, MHC# HVR.35) has been described as one of several "major character-defining structures" in the L.H. Hamel Leather Co. Historic District, Haverhill HVR.W (2009). Situated on the eastern edge of the Hamel Co. complex, near the intersection of Duncan and Locke Streets, the Pentucket Building is a fine example of the construction of large-scale industrial building, which began in 1911, when residential properties on Duncan Street and Essex Street were redeveloped for industrial use. The seven-story brick and concrete structure has four original storefront bays (now infilled) at the center of the ground floor and displays spare classical ornament. A photograph illustrated in the Haverhill Book (1919) characterized it as "typical of one of Haverhill's modern factory buildings."^x Business directories indicate that most early tenants were shoe manufacturers and shoe-related commercial businesses. [L.H. Hamel Leather Co. Historic District] The Pentucket Associates Building was constructed by Kelly Brothers, established in 1880, and one of the most prolific and reputable builders and contractors in Haverhill. Charles N. Kelly served as President of the Chamber of Commerce in 1918.^{xi} The firm was described as "foremost" in their field and responsible for the "majority of the important buildings...in this section of the country." [Haverhill Book (1919), 90.]

^{ix} The information on the work of George W. Griffin in New Hampshire was generously supplied by James Garvin. Attributions are based on a typewritten list of unknown authorship, apparently compiled by staff members at the New Hampshire Historical Society in Concord, N.H.

^x Chamber of Commerce. *The Haverhill Book*, (1919) 9.

^{xi} Chamber of Commerce. *The Haverhill Book*, (1919) 90. Kelly Brothers was located at 30 Pleasant St. The firm also manufactured bricks in Haverhill.

Developmental history/additional historic context information (if appropriate)

9. Major Bibliographical References

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- Cutler, William Richard. *New England Families Genealogical and Memorial*. Lewis Historical Publishing Co., I-IV, 1913 & 1914.
- "Death Claims Pioneer of the New Haverhill: C.H. Hayes, Banker and Manufacturer, Was Man of Large Vision." *Haverhill Evening Gazette*, 11 September 1916, 1+.
- Chamber of Commerce. *The Haverhill Book*. Haverhill, Mass.: Record Press, 1919.
http://openlibrary.org/b/OL14011047M/Haverhill_book
- Hurd, D. Hamilton. *History of Essex County, Massachusetts, Volume II*. Philadelphia: J.H. Lewis and Company, 1888.
- Massachusetts Historical Commission (MHC). "MHC Reconnaissance Survey Report: Haverhill." 1985.
- "L. H. Hamel Leather Company Historic District, Haverhill MA" National Register Nomination, Kathleen Broomer with Douglas Kelleher, Epsilon Associates 2009.
- "Haverhill Board of Trade" National Register Nomination. Tremont Preservation Services, 2007.
- "Washington Street Shoe District" National Register Nomination. Judy Dobbs and Howard W. Curtis, 1976.
- O'Malley, Patricia Trainor and Paul H. Tedeso. *A New England City: Haverhill, Massachusetts*. Northridge, CA: Windsor Publication, 1987.
- "Proceedings at the Dedication of the Haverhill Public Library, 1875, and Report of the Trustees to the City of Haverhill," Haverhill Public Library, 1876. <http://www.archive.org/sa/eam/proceedingsatdedicationofthepubliclibrary>
- Stone, Orra. *History of Massachusetts Industries, Their Inception, Growth and Success*. 4 vols. Boston: S.J. Clarke Publishers, 1930.

Directories

Haverhill and Groveland Directory. Boston, MA: W.A. Greenough Company, 1867 – 1950.

Drawings

Griffin, George W. "Building for Mr. Charles H. Hayes, Haverhill, Mass."

Littlefield, J. M., Architect. [Drawings have no title block],

Both sets are held at Massachusetts State Archives, 220 Morrissey Boulevard, Boston, MA

Maps and Atlases

Bailey, O. H. & Co. O.H. Map of Haverhill. Boston, 1876.

Beers, D. G. Atlas of Essex County, City of Haverhill. 1872.

Hopkins, George M. Atlas of the City of Haverhill, Massachusetts. 1881, 1892.

Sanborn Insurance Maps of Haverhill, MA, New York, New York: Sanborn Map Co., 1886, 1906, 1941, 1954.

Walker, George H. Atlas of Haverhill and Bradford. 1892

Photographs

Historic Views: Haverhill Public Library, Special Collections

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 # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- _____
Name of repository:

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property less than one acre
(Do not include previously listed resource acreage)

UTM References
(Place additional UTM references on a continuation sheet)

1 19 329375 473762
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Verbal Boundary Description

That certain parcel of land, identified as parcel number 302-55-13, with the buildings and improvements thereon, on the southeasterly side of said Granite Street, in the City of Haverhill, Essex County, Massachusetts,

Beginning at the north easterly corner at an iron rod on the southerly sideline of Granite Street;

thence running Westerly by said street two hundred and four (204) feet and two (2) inches to land of Gardner and another, now or formerly,

thence southerly by said Gardner land about sixty-five feet (65) feet to a point twenty (20) feet distant northerly from the north line of land of Geo. H. Elliott and Woodbury Noyes, now or formerly, and

thence easterly by said private way in a line parallel with the north line of said Elliott and Noyes land about two hundred and eleven (211) feet to said land of Kelley

thence northerly by said Kelly land about sixty five feet to said Granite Street and the point of beginning.

it being intended to convey to the middle of said private way adjoining the land hereinbefore described, subject to its use as a way for all the land abutting on it on the north and south and by all entitled to such use.

A non-original loading dock at the west elevation of the west building was removed during the 2010 rehabilitation. The loading dock still appears on the 2009 plan and the assessors map which accompanies this nomination.

Boundary Justification (explain why the boundaries were selected) The boundaries are the same parcel that was purchased by Charles H. Hayes and Charles A. Varney in 1886, that was later purchased in its entirety by Charles H. Hayes in July 1892 and has historically been associated with the Charles H. Hayes Buildings since the first section was built in 1894.

11. Form Prepared By

name/title Leslie Donovan, Kate Matison Tremont Preservation, with Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission

date October 2010

street & number 220 Morrissey Boulevard

telephone (617) 727-8470

city or town Boston

State MA

zip code 02125

e-mail _____

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

Photographs:

Name of Property: **Charles H. Hayes Building**

City or Vicinity: **Haverhill**

County: **Essex**

Photographer: **Kate Matison**

Date Photographed: **August, 2010**

PHOTOGRAPH INDEX

Photo No.	Description
1	Façade (northwest) and southwest elevation, view east
2	Façade (northwest) and southwest elevation, view east
3	Façade (northwest) elevation, Detail, storefronts looking south
4	Façade (northwest) elevation, Detail, storefronts looking east
5	Façade (northwest) elevation, Detail, upper stories
6	Façade (northwest) elevation, Detail, stair tower and cornice
7	Façade (northwest) elevation, Detail, east section (1894)
8	North corner, parapet
9	Façade (northwest) elevation, Detail, west section (1911)
10	Northeast Elevation, Detail

11	Southeast (rear) elevation
12	Southeast (rear) elevation, view southwest
13	Typical interior, 2 nd floor, east section
14	Typical interior, 6 th floor, east section
15	Interior, Entrance, view to Granite Street

MA_HAVERHILL(ESSEXCOUNTY)_HAYESXX.tif

Appendix:

- Image 1 "Front elevation, J.M. Littlefield, architect." N.D.
- Image 2 "C.H. Hayes Corporation, 12-36 Granite Street, Haverhill, Mass." Pre-1911 photograph of 1894 East building, facing SE
- Image 3 Pre-1911 photograph, facing SW
- Image 4 ca. 1940 photo of Granite Street, facing E. Hayes Buildings on right.
- Image 5 ca. 1940 photo of Granite Street, Hayes Buildings, facing SW

Interior plans, The Architectural Team, Inc.

- First floor
- Second floor
- Typical floor 3-6

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

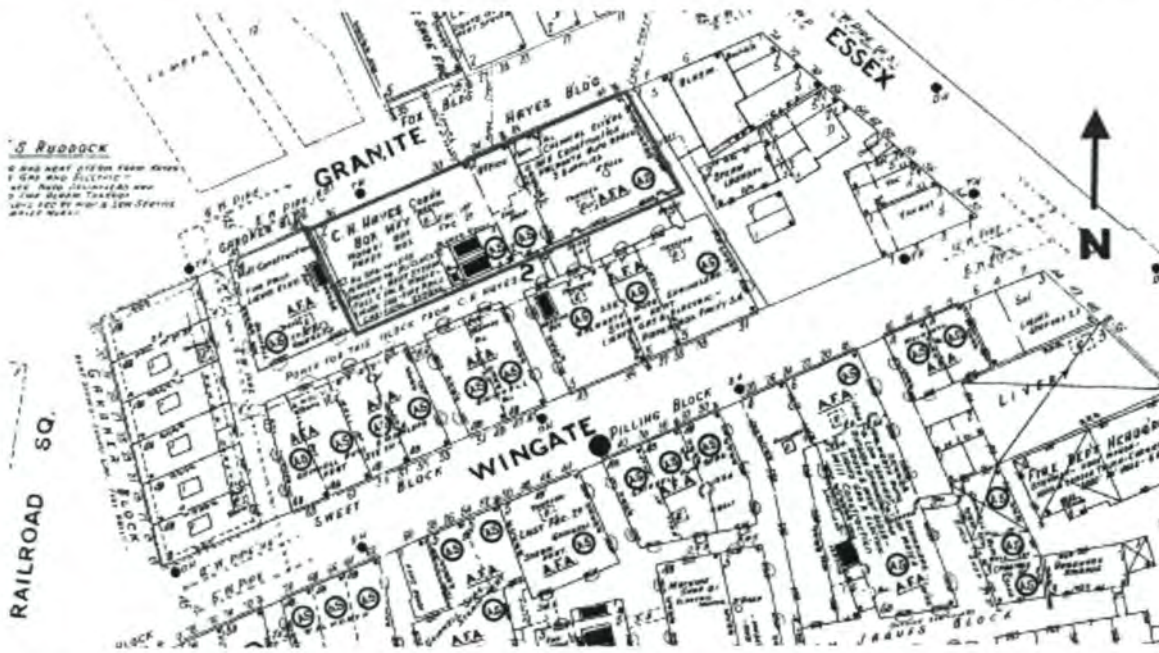
name PLANNING OFFICE FOR URBAN AFFAIRS, INC. ATTN: WILLIAM H. GROGAN

street & number 84 STATE STREET, SUITE 600 telephone (617) 350-8885 X114

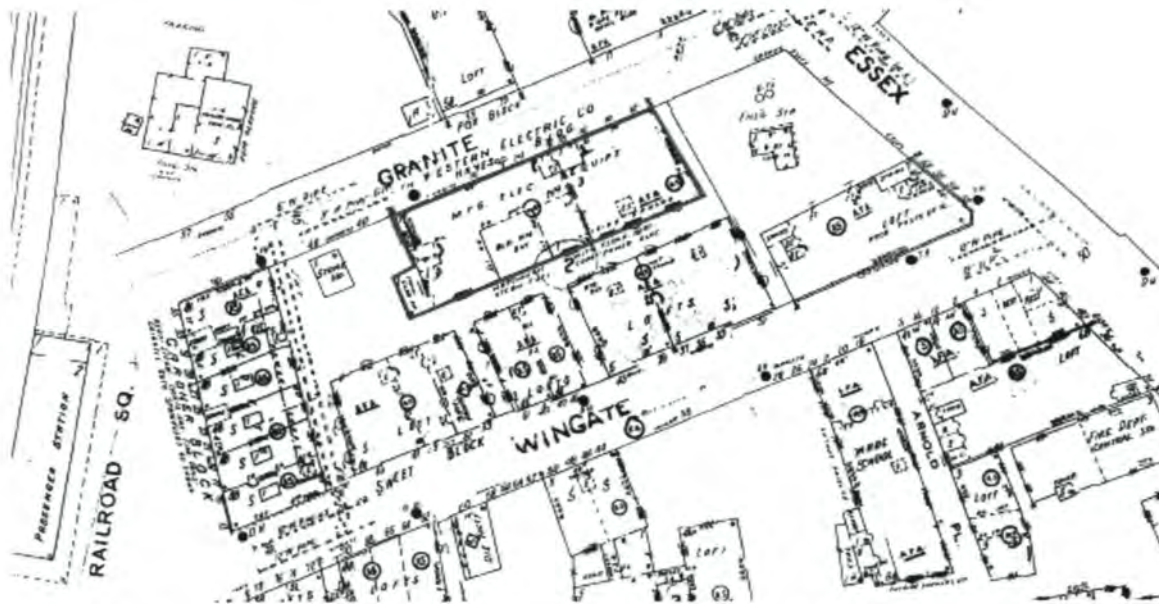
city or town BOSTON state MA zip code 02109

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

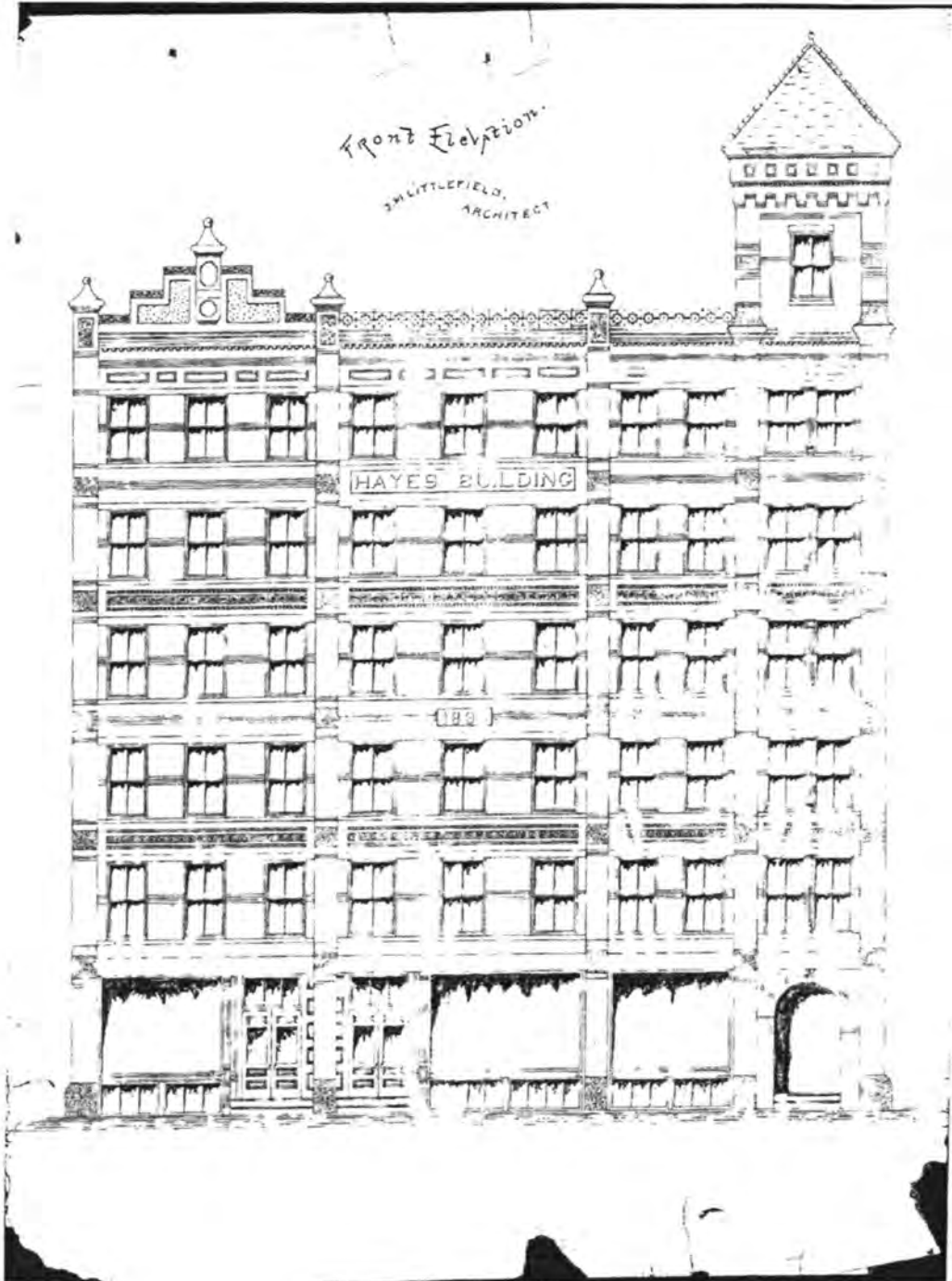
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



Sanborn Map Company, New York, New York. Insurance Maps of Haverhill, MA. 1906. Sheet 10.



Sanborn Map Company, New York, New York. Insurance Maps of Haverhill, MA. 1949. Sheet 10.



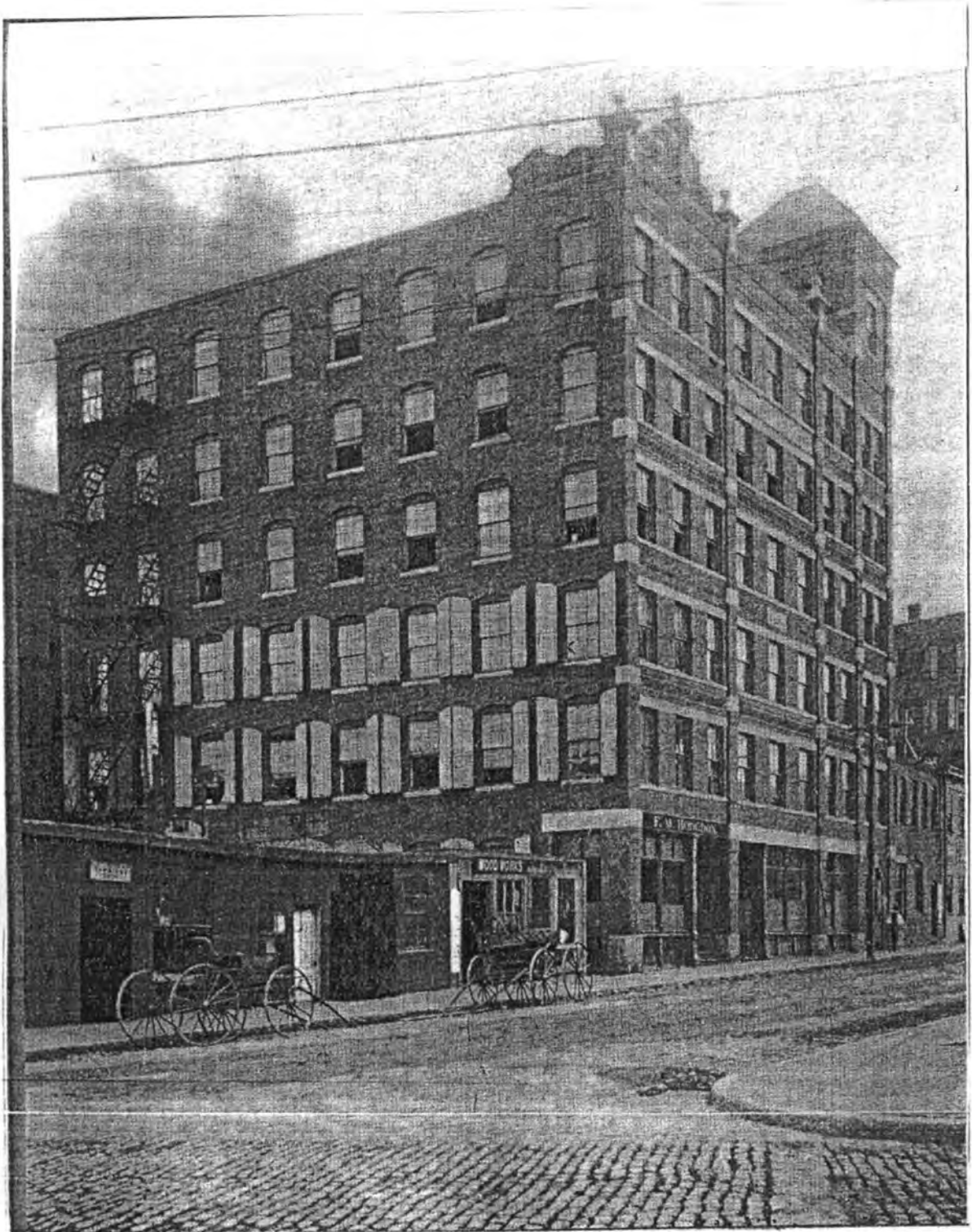


62

C. H. HAYES CORPORATION, 12-36 GRANITE STREET, HAVERHILL, MASS.

Wooden Cases. Round and Square Paper Boxes of all descriptions

Our Specialty—Pine Box Shooks by the Carload



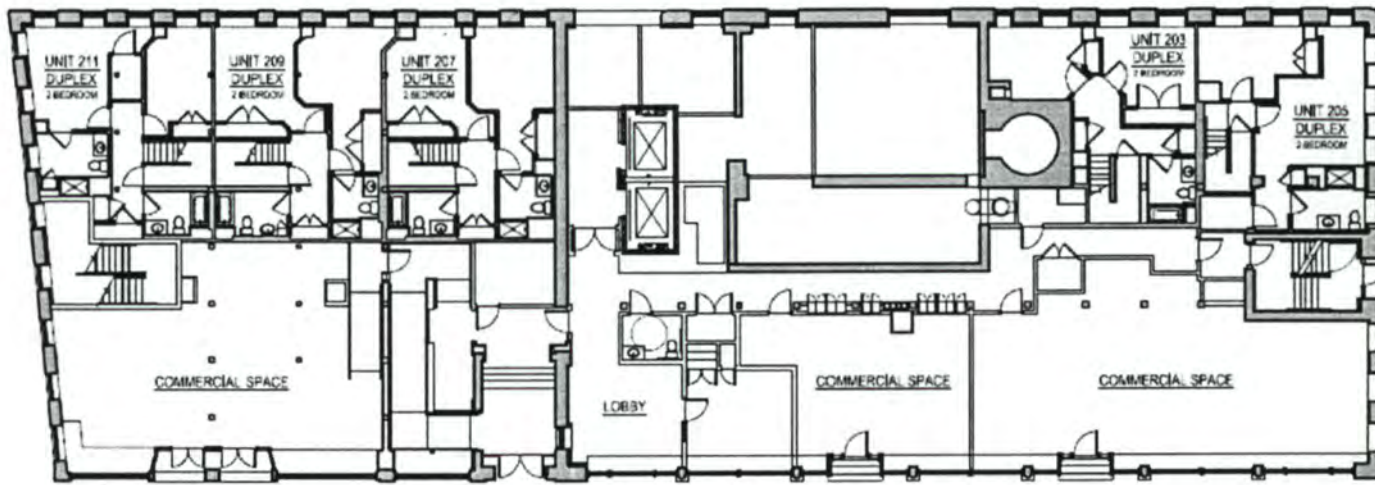
Prior to 1911



ca.1940

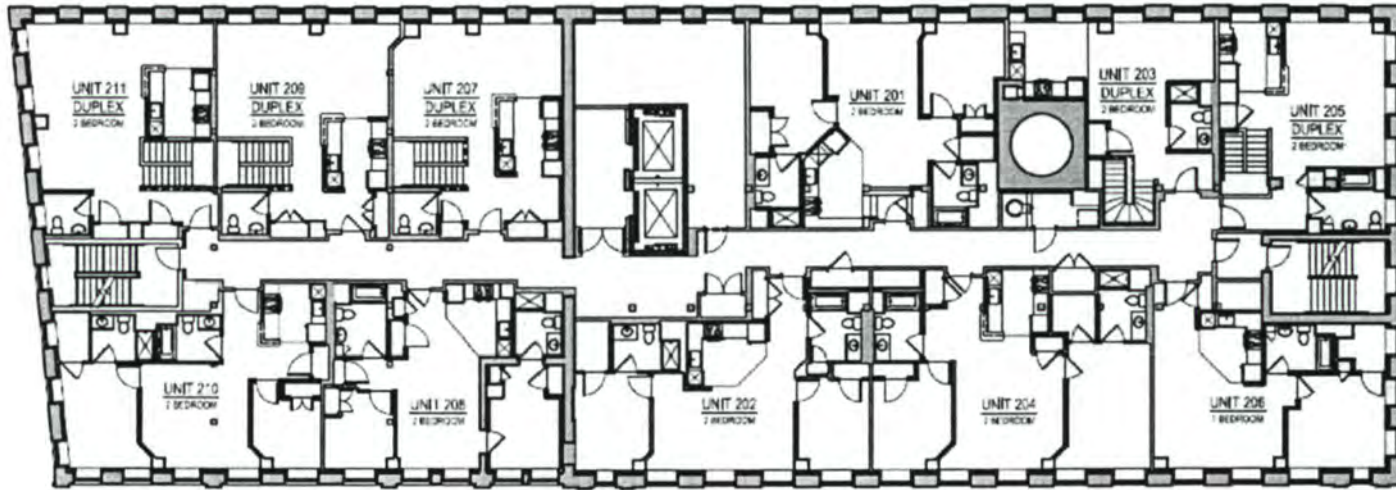


ca. 1940



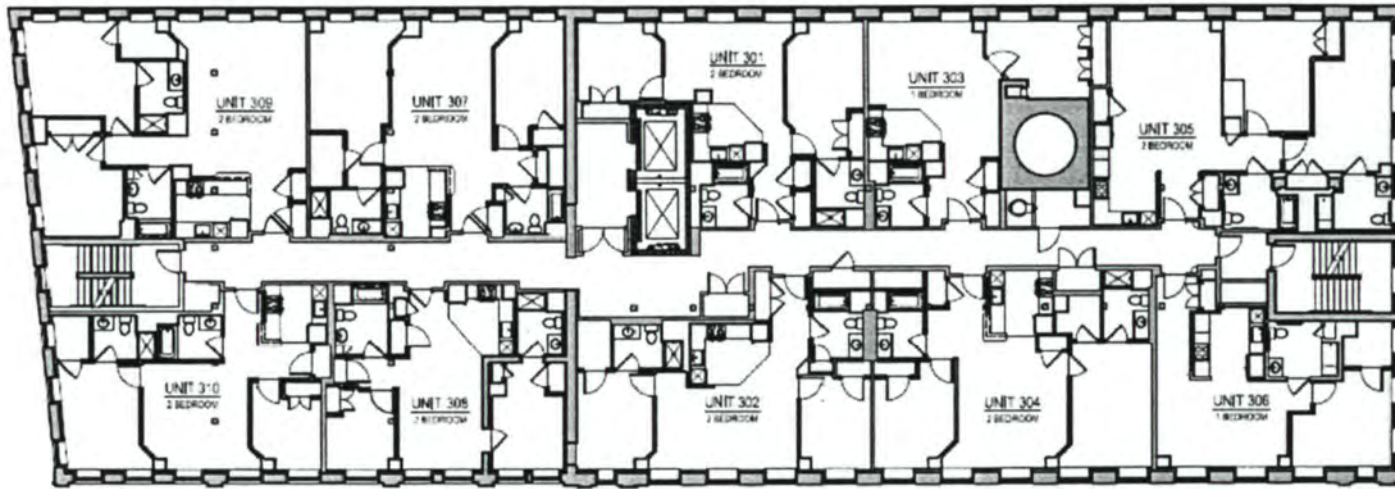
FIRST FLOOR

Charles H. Hayes Buildings
14 - 44 Granite Street
Haverhill, MA
The Architectural Team, Inc.



SECOND FLOOR

Charles H. Hayes Buildings
14 - 44 Granite Street
Haverhill, MA
The Architectural Team, Inc.



THIRD FLOOR

Typical floor 3 - 6

Charles H. Hayes Buildings
14 - 44 Granite Street
Haverhill, MA
The Architectural Team, Inc.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Hayes, Charles H., Building

MULTIPLE NAME:

STATE & COUNTY: MASSACHUSETTS, Essex

DATE RECEIVED: 10/26/10 DATE OF PENDING LIST: 11/30/10
DATE OF 16TH DAY: 12/15/10 DATE OF 45TH DAY: 12/11/10
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10001006

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 12-13-10 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

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.



MA_HAVERHILL (ESSEX COUNTY) - HAYES 01.tif

CHARLES H. HAYES BUILDINGS
HAVERHILL (ESSEX) MA

KATE MATISON PHOTO AUG 2010

VIEW E, FACADE (NW) + SW ELEV.

PHOTO 1



MA - HAVERHILL (ESSEX COUNTY) - HAYES 02..tif

CHARLES H. HAYES BUILDINGS
HAVERHILL (ESSEX), MA

KATE MATISON PHOTO AUG 2010

VIEW E, FACADE (NW) + SW ELEVS.

PHOTO 2

apartments
888-744-2787 (APTS)
hayesapts.com



MA_HAVERHILL (ESSEX COUNTY) - HAYES 03. tif

CHARLES H. HAYES BLDGS.

HAVERHILL (ESSEX) MA KATE MATISON PHOTO AUG '10

LOOKING S, NW ELEV. DETAIL OF STOREFRONTS

PHOTO 3



MA - HAVERHILL (ESSEX COUNTY) - HAYES 04. 17

CHARLES H. HAYES BLDGS.

HAVERHILL (ESSEX) MA

KATE MATISON PHOTO AUG 2010

LOOKING E, NW ELEV. DETAIL of STOREFRONT

PHOTO 4



MA-HAVERHILL (ESSEX COUNTY) - HAYES OS..tif

CHARLES H. HAYES BLDGS.

HAVERHILL (ESSEX) MA

KATE MATISON PHOTO AUG 2010

NW ELEV. DETAIL of UPPER STORIES

PHOTO 5



MA-HAVERHILL (ESSEX COUNTY) - HAYES 06. tif

CHARLES H. HAYES BLDGS.

HAVERHILL (ESSEX) MA

KATE MATISON PHOTO AUG 2010

NW ELEV. DETAIL of STAIRTOWER, CORNICE

PHOTO 6



MA - HAVERHILL (ESSEX COUNTY) - HAYES 07.tif

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HAVERHILL (ESSEX) MA

KATE MATISON PHOTO AUG 2010

NW ELEV. DETAIL, 1894 (E) SECTION

PHOTO 7



MA - HAVERHILL (ESSEX COUNTY) - HAYES 08.tif

CHARLES H. HAYES BLDGS.

HAVERHILL (ESSEX) MA

KATE MATISON PHOTO

AUG 2010

N CORNER PARAPET

PHOTO 8



CH HAYES 1871 BUILDING

MA - HAVERHILL (ESSEX COUNTY) - HAYES OR. + J

CHARLES H. HAYES BLDGS.

HAVERHILL (ESSEX) MA

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NW ELEV. DETAIL, 1911 SECTION

PHOTO 9



MODEL NOW OPEN

New Apartments

HAYES 100-794-3787 APARTS
hayes.com

MA - HAVERHILL (ESSEX COUNTY) - HAYES 10..tif

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HAVERHILL (ESSEX) MA

KATE MATISON PHOTO

AUG ~~20~~ 2010

NE ELEV. DETAIL

PHOTO 10



MA - HAVERHILL (ESSEX COUNTY) - HAYES II.tif

CHARLES H. HAYES BLDGS.

HAVERHILL (ESSEX) MA

KATE MATISON PHOTO AUG 2010

SE (REAR) ELEV.

PHOTO 11



MA - HAVERHILL (ESSEX COUNTY) - HAYES 12.tif

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HAVERHILL (ESSEX) MA

KATE MATSON PHOTO

AUG 2010

SE (REAR) ELEV. SW VIEW

PHOTO 12



MA - HAVERHILL (ESSEX COUNTY) - HAYES BLDG.

CHARLES H. HAYES BLDGS.

HAVERHILL (ESSEX) MA

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AUG 2010

INTERIOR 2ND FLOOR EAST SECTION

PHOTO 13



MA - HAVERHILL (ESSEX COUNTY) - HAYES14.tif

CHARLES H. HAYES BLDGS.

HAVERHILL (ESSEX) MA

KATE MATISON PHOTO

AUG 2010

INTERIOR 6TH FLOOR

EAST SECTION

PHOTO # 14



MA - HAVERHILL (ESSEX COUNTY) - HAYES IS. #1

CHARLES H. HAYES BLDGS.

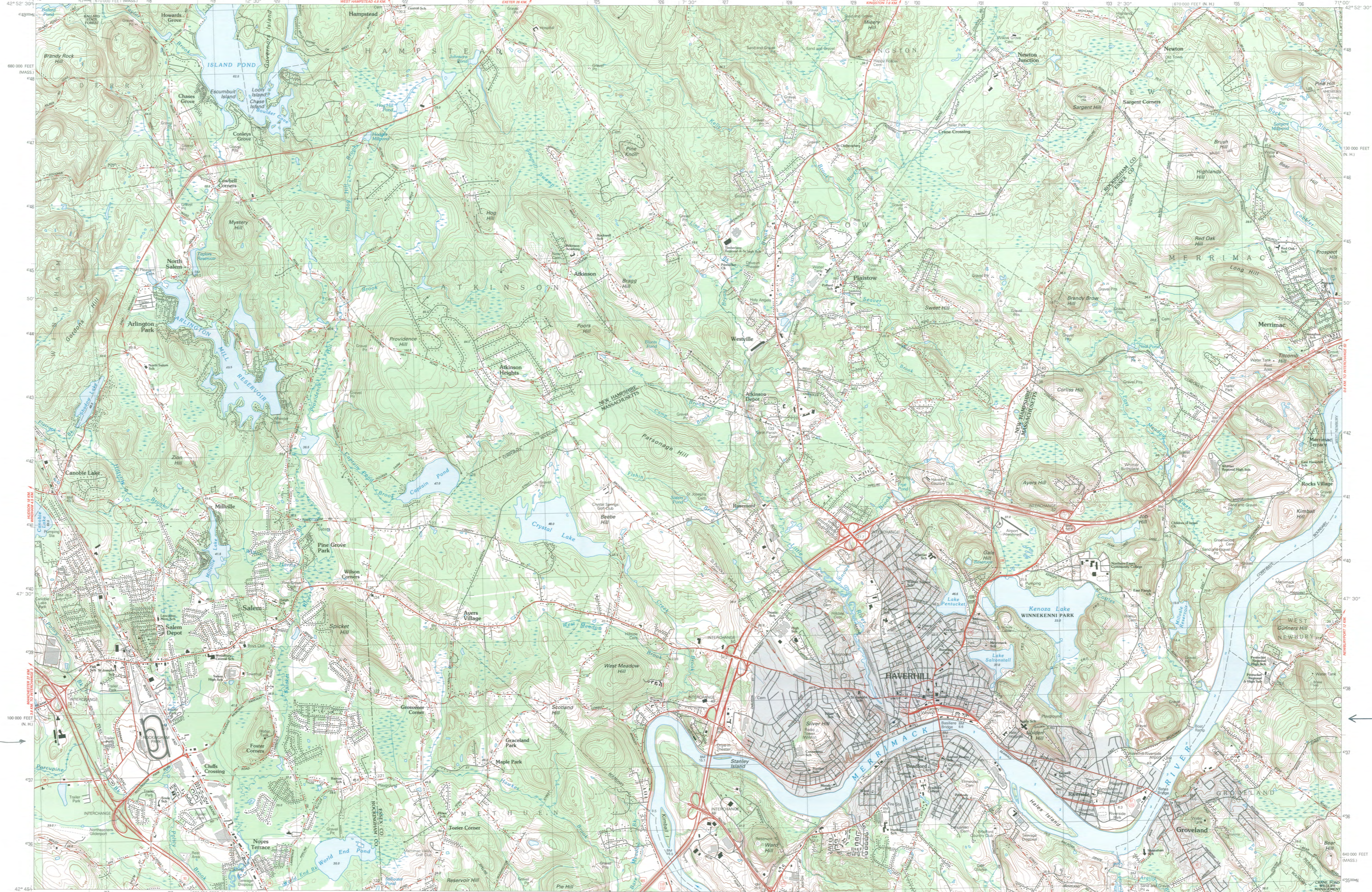
HAVERHILL (ESSEX) MA

KATE MATSON PHOTO

AUG 2010

INTERIOR ENTRANCE VIEW TO GRANITE ST

PHOTO 15



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

42071-G1-TM-025

CHARLES H. HAYES BUILDING
14-14 BRANT STREET
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

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 (1982). This information is not intended for navigational purposes
Projection and 1000-meter grid, zone 19
Universal Transverse Mercator
11 000-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 landholdings 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 0.3 METER
OTHER ELEVATIONS SHOWN TO THE NEAREST 0.3 METER
SCALED IN METERS
DATUM IS MEAN LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
SHOULDER SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER

THIS MAP COMPLIES 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
Meters	Feet	1 2 3
2	6.5617	4 5
3	9.8425	6 7 8
4	13.1234	
5	16.4042	
6	19.6850	
7	22.9658	
8	26.2467	
9	29.5275	
10	32.8084	

To convert meters to feet multiply by 3.2808
To convert feet to meters multiply by 0.3048

UTM grid convergence (km) and 1987 magnetic declination (MN) at center of map
Diagram is approximate

ISBN 0-607-23451-2
9 780607 234510

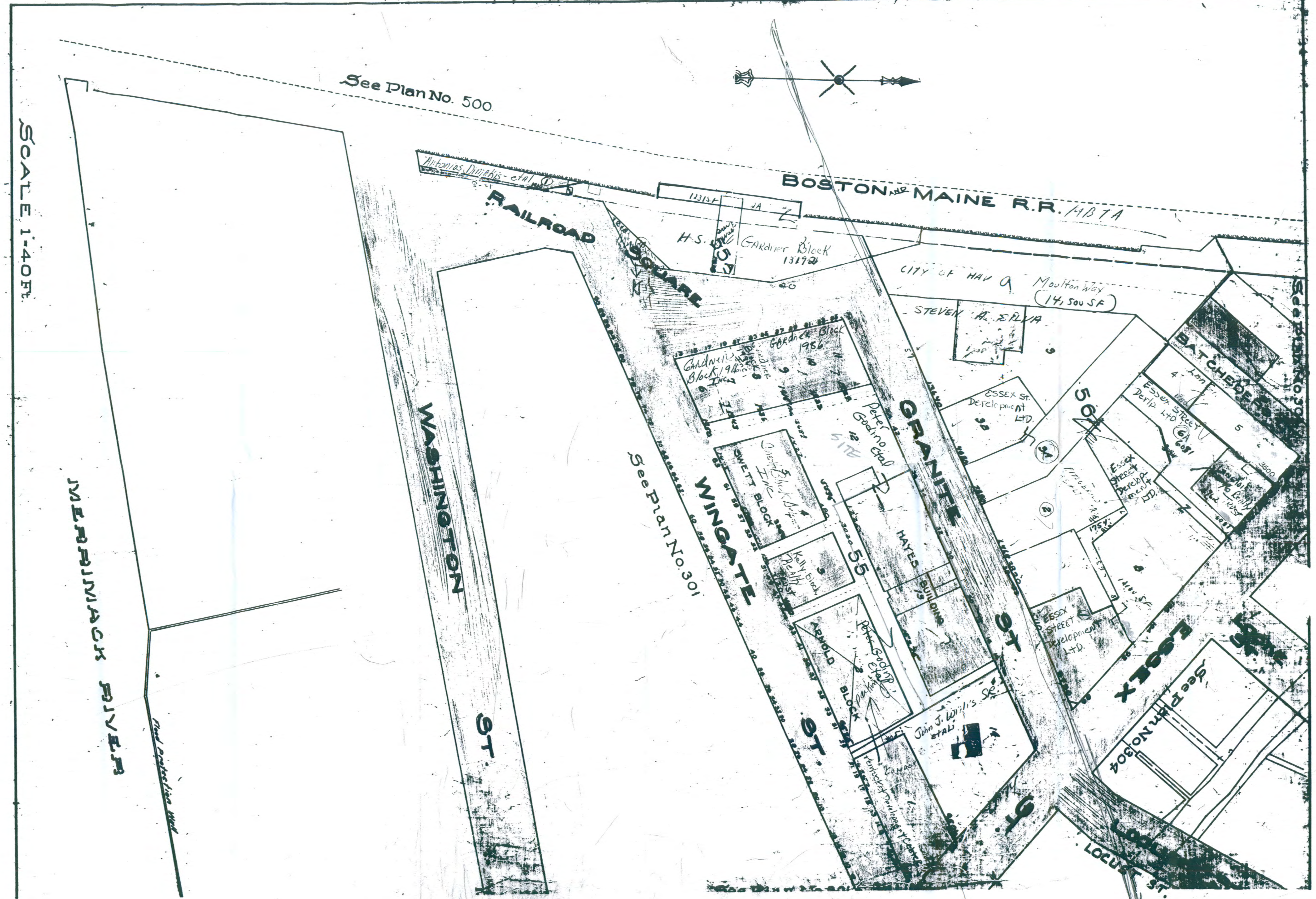
Topographic Map Symbols

Primary highways, hard surface	.....
Secondary highway, hard surface	.....
Light-duty road, hard or improved surface	.....
Unimproved road, trail	.....
Route marker: Interstate; U. S. State	.....
Railroad: standard gage; narrow gage	.....
Bridge: drawbridge	.....
Fourbridge; overpass; underpass	.....
Built-up area: only selected landmark buildings shown	.....
Houses; barn; church; school; large structure	.....
Boundary	.....
National, with monument	.....
State	.....
County, parish	.....
City, township, precinct, district	.....
Incorporated city, village, town	.....
National or State reservation; small park	.....
Land grant with monument; found 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	.....
Windmill; water well; spring	.....
Mine shaft; prospect; shaft or ore	.....
Contour: horizontal station; vertical station; spot elevation	.....
Contours: index; intermediate; supplementary; depression	.....
Distorted surface: strip mine, lava; sand	.....
Scouring deep cuts	.....
Perennial lake and stream; intermittent lake and stream	.....
Rapids, large and small; falls, large and small	.....
Saltwater marsh; marsh, swamp	.....
Land subject to controlled inundation; woodland	.....
Scrub; mangrove	.....
Orchard; vineyard	.....

6/17/74
3/17/74

CHARLES H. HAYES BLOCK
HAVERHILL (ESSEX) MA
14-44 GRANITE ST
Parcel 302-55-13

SCALE 1"=40 FT.





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

October 25, 2010

Mr. J. Paul Loether
National Register of Historic Places
Department of the Interior
National Park Service
1201 Eye Street, NW, 8th floor
Washington, DC 20005

Dear Mr. Loether:

Enclosed please find the following nomination form:

Charles H. Hayes Buildings, 14-44 Granite Street, 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 properties were notified of pending State Review Board consideration 30 to 45 days before the meeting and were afforded the opportunity to comment.

We request an expedited review of this nomination.

Sincerely,

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Leslie Donovan, Tremont Preservation Services, consultant
William H. Grogan, Planning Office for Urban Affairs, Inc.
James J. Fiorentini, Mayor, City of Haverhill
Richard Raiche, Haverhill Historical Commission
William Pillsbury, Planning & Economic Development