

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**DATA SHEET**

FOR NPS USE ONLY  
 RECEIVED **MAY 10 1977**  
 DATE ENTERED **JAN 31 1978**

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

Charles O. Clapp Block

AND/OR COMMON

Upper H.H. Hay Block

**LOCATION**

STREET & NUMBER

Congress Square

\_\_NOT FOR PUBLICATION

CITY, TOWN

Portland

CONGRESSIONAL DISTRICT

\_\_ VICINITY OF 1st Hon. David Emery

STATE

Maine

CODE

23

COUNTY

Cumberland

CODE

005

**CLASSIFICATION**

**CATEGORY**

**OWNERSHIP**

**STATUS**

**PRESENT USE**

\_\_DISTRICT

BUILDING(S)

\_\_STRUCTURE

\_\_SITE

\_\_OBJECT

\_\_PUBLIC

PRIVATE

\_\_BOTH

**PUBLIC ACQUISITION**

\_\_IN PROCESS

\_\_BEING CONSIDERED

OCCUPIED

\_\_UNOCCUPIED

\_\_WORK IN PROGRESS

**ACCESSIBLE**

\_\_YES: RESTRICTED

YES: UNRESTRICTED

\_\_NO

\_\_AGRICULTURE

COMMERCIAL

\_\_EDUCATIONAL

\_\_ENTERTAINMENT

\_\_GOVERNMENT

\_\_INDUSTRIAL

\_\_MILITARY

\_\_MUSEUM

\_\_PARK

\_\_PRIVATE RESIDENCE

\_\_RELIGIOUS

\_\_SCIENTIFIC

\_\_TRANSPORTATION

\_\_OTHER:

**OWNER OF PROPERTY**

NAME

Harry M. Schwartz

STREET & NUMBER

10 Congress Street

CITY, TOWN

Portland

\_\_ VICINITY OF

STATE

Maine

**LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Cumberland County Registry of Deeds

STREET & NUMBER

142 Federal Street

CITY, TOWN

Portland

STATE

Maine

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

DATE

\_\_FEDERAL \_\_STATE \_\_COUNTY \_\_LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

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## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Located on the busy intersection of Congress, Free and High Streets, the Charles Q. Clapp Block consists of 3 adjoining buildings. Due to its site, the block is almost triangular with its narrowest end facing southwest on High Street. The structure has served a commercial use since its construction in 1826. Named for its architect and builder, it is now referred to as the H.H. Hay Block after the pharmacists who have occupied it since the mid-1800's. It was also referred as the "Flat-Iron" building by Portland residents of the period.

The block consists of three buildings: a three-story, triangular building, with two smaller, two-story rectangular buildings at its rear. (Dimensions are 67' 6" along Free Street, 73' 3" on High Street, and 71' 11" on Congress.)

Building material is brick and masonry with wood trim. The exterior brick is painted beige in imitation of stone. The street floor and trim are painted dark green, as are the bay windows facing High Street and the roof cornice.

The Federal style of the building is especially evident in the window treatment along Congress Street.

The smallest building, at the northeast end of the block, is two and a half stories. At the second floor level a trio of rectangular windows are separated by pilasters. Directly above these are smaller, recessed eye-brow windows just under the roof cornice. The cornice protrudes slightly.

The middle building is three full stories. Windows at both levels are tall, four-over-four, narrow, and recessed, with stone lintels. The cornice is protruding.

The triangular building contains the most characteristically Federal window arrangement, in this case **assymetrical**. The 7 windows at the second floor level are recessed and arched, with wood louvered fans in each arch. Smaller rectangular brick recessed panels separate the second story window arrangement.

The third story of the triangular building was added in 1922 and was designed by John Calvin Stevens. A dripstone stringcourse, once below the roof cornice, separates the second story from the third. Five narrow rectangular windows are separated by larger recessed brick panels. The roof cornice is heavy and protruding. the roof is flat and supported by six steel beams and covered with galvanized iron.

At the time of the addition, the second floor was reframed. Stairs to the second floor were built to provide access to a restaurant in the rear of the triangular building. Doorways were opened up between the firewalls separating the three buildings, at the second story level. The kitchen was on the third floor of the middle building. The other floors were used for offices or storage.

The narrowest wall of the block faces southeast and is articulated by the clock in the broken pediment of the roof cornice added by Stevens. Directly below

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CONTINUATION SHEET

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is a large-paned two-over-two window, and just underneath is a large display bay window, hung with steel brackets. Originally, the main entrance to the store was at this end, on street level. The fluted columns, still attached to the building's corners, are believed to have come from the First Parish Church.

Window arrangement on the Free Street side is comparatively random. Doorways are recessed, with moulded entablatures, pilasters and key stones.

The structural system is that of wood joist and beam ceiling, on masonry bearing walls. The bearing walls are situated between the three individual buildings, and act as fire walls. Further support is obtained through the use of brick or stone piers at end walls, and lally columns (added after 1922) visible at basement level. The foundation is a combination of stone and masonry. Floors are supported by post and beam construction.

The interior at the first floor level can be entered by seven doorways, four of which are not in present use. The existing drugstore utilizes all three buildings. Two stairways to the second floor, an elevator to all floors, and a stairway to the basement are accessible from this level. The ceiling is oppressed tin, painted a cream color and peeling. The floor is tiled.

The second and third floors of the triangular building house offices and work rooms. A central corridor runs the length of the building. The rear portion of this building was once a restaurant called the "Courtyard". The third floor was removed to illuminate the space with two levels of windows. The upper windows have attached interior shutters, a cashier cage and some gull work still remain.

The second floor of the middle building was also part of the restaurant, and now houses chemicals in large storage cabinets.

The rear building contains restaurant equipment, and printing equipment in storage.

The basement is six ft. high, and is used also for storage of chemicals and restaurant equipment.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

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SPECIFIC DATES	1826	BUILDER/ARCHITECT	Charles Quincy Clapp
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## STATEMENT OF SIGNIFICANCE

Built in 1826 in the Federal style, the Charles Q Clapp Block (H.H. Hay) remains as one of the oldest Commercial buildings in Portland. Originally named after its architect, Charles Q. Clapp, it has become better known as the H.H. Hay block.

The druggist H.H. Hay opened several successful pharmacies in Portland during the 1800's. The Byron Greenough Block (1848) on Middle and Free Street was another H.H. Hay Pharmacy, similar in its unusual shape, servicing the Monument Square end of Congress Street.

The Congress and Free Street Hay Block has continuously housed a pharmacy since Hay's occupancy in 1841.

The architect Charles Quincy Clapp (1799-1868) was a prominent Portland building and land speculator, as well as self-taught architect. The H.H. Hay Block was one of his earliest designs, followed by his own home (1832) designed in the Greek Revival style which is now the Portland School of Art on Spring Street. Also by Clapp is the Park Place Row Houses (1848), the Italianate J.B. Carrol Mansion on Park Street (1851), The Seaman's Club Building in the Gothic Style (1866) on Fore Street, and numerous other commercial buildings after the fire of 1866 on Market, Exchange and Commercial Streets.

Positioned between Congress and Free Streets, the Block faces the busy intersection of High and Congress Streets in the heart of downtown Portland. Its unique triangular shape, dictated by its site, its Federal detailing, and its location in a major vehicular and pedestrian thoroughfare contributes a landmark character to the area.

A third level was added to the block in 1922 by John Calvin Stevens. This added height and the addition of a large clock emphasizes its architectural presence on Congress Square.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Goold, William, Old Houses and Their Builders in William Goold Scrapbook, Maine Historical Society, Portland, Maine.

John Calvin Stevens Drawings, Maine Historical Society

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1/2

UTM REFERENCES

A 

1	9	3	9	8	1	5	5	4	8	3	4	0	3	5
ZONE		EASTING				NORTHING								

B 

ZONE		EASTING				NORTHING									

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE Nance Monaghan

ORGANIZATION

Greater Portland Landmarks

DATE

April, 1977

STREET & NUMBER

165 State Street

TELEPHONE

774-5561

CITY OR TOWN

Portland

STATE

Maine

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Carol S. Fittlerworth, Jr.

TITLE

S.H.P.O.

DATE

5/5/77

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

W. M. ...

DATE

1/31/78

DIRECTOR, OFFICE OF ARCHITECTURE AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST:

Charles ...

DATE

1/31/78

KEEPER OF THE NATIONAL REGISTER