

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

For NPS use only

received SEP 30 1985

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections**1. Name**

historic 8-22 Graves Avenue

and or common (same)

2. Location

street & number 8-22 Graves Avenue

N/A not for publication

city, town Northampton

N/A vicinity of

state Massachusetts

code 025

county Hampshire

code 015

3. Classification

Category	Ownership	Status	Present Use	
☐ district	☐ public	☐ occupied	☐ agriculture	☐ museum
☒ building(s)	☒ private	☒ unoccupied	☐ commercial	☐ park
☐ structure	☐ both	☒ work in progress	☐ educational	☐ private residence
☐ site	Public Acquisition	Accessible	☐ entertainment	☐ religious
☐ object	☐ N/A in process	☒ yes: restricted	☐ government	☐ scientific
	☐ being considered	☐ yes: unrestricted	☐ industrial	☐ transportation
		☐ no	☐ military	☒ other: Vacant

4. Owner of Property

name R.S. and Lorraine W. Bogartz; Donald J. and Kathyleen E. Teagrio

street & number Amity Real Estate, Inc. 274 No. Pleasant Street

city, town Amherst

N/A vicinity of

state Massachusetts

5. Location of Legal Description

courthouse, registry of deeds, etc. Hampshire County Registry of Deeds

street & number King Street

city, town Northampton

state Massachusetts

6. Representation in Existing SurveysInventory of Historic and Prehistoric
title Assets of the Commonwealthhas this property been determined eligible? ☐ yes ☒ no

date 1980 Inventory #834

☐ federal ☒ state ☐ county ☐ local

depository for survey records Massachusetts Historical Commission, 80 Boylston Street

city, town Boston

state Mass

7. Description

8-22 Graves Avenue, Northampton, Mass

Condition

☐ excellent
☒ good
☒ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☒ unaltered
☐ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

8-22 Graves Avenue is a two-and-a-half story brick rowhouse, twenty-four bays long by two bays deep. The plan is rectangular and contains eight single-family dwellings. The building is Queen Anne/Panel Brick in style. It occupies a level, unlandscaped lot along the north side of Graves Avenue, a dead-end street running in an east-west direction perpendicular to Market Street. Graves Avenue is located just outside the northwest corner of the Downtown Northampton Historic District. Other buildings on Graves Avenue are late 19th century residences, among which are single and multiple-family structures, including double houses, three deckers and two other rowhouses, both smaller and of more recent construction than 8-22 Graves and both of frame construction.

8-22 Graves Avenue is constructed of red brick, some of it in deteriorated condition. The building rests on a half-story brick basement capped with a three-brick-wide water table course. The dominant feature of the facade is the repeated rhythm of projecting window bays and porches breaking out of the plane of the front wall. The walls are laid up in common bond and are ornamented at the first and second floor levels with a double band of tar-dipped bricks. The end gable walls incorporate a sawtoothed course of angled brick between the tar-dipped bands. The roof of the building is a shallow gable with a plain wooden-boxed cornice and short gable returns. The roof contains five chimneys, centered on the ridge and evenly spaced, one on each of the end walls and the remainder at the party walls of the interior units.

To the rear of the building are four large projecting ells each four bays wide and two bays deep. These are constructed of brick laid in common bond with no other ornament. The ells are capped with low pyramidal hip roofs, each containing a single chimney rising from the peak of the hip.

The windows throughout the building are set within segmental-arched openings, the arches composed of a double row of header bricks. On the principal facades, the uppermost course is of tar-dipped brick and the arch rests on brownstone footings; the sills also are of brownstone. Elsewhere, the window surrounds are of plain brick construction. The windows themselves are double-hung wooden sash of 1/1 or 2/2 configuration; the windows are set within wooden enframements topped with carved scrolled ornament filling the span of the arch.

The plan of the building is organized into four six-bay wide units. Each of these contains two single-family dwellings. Each six-bay unit contains two

Continued

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Continuation sheet 8-22 Graves Avenue, Northampton Item number 7

Page 1

central entrance bays flanked by a pair of projecting two-bay pavilions with shallow gable roofs. Within each gable is a small round window. Shed-roofed wooden porches fill the two central bays of each unit and shield the entrances. The doors are panelled below with glazing above; the glazing consists of a central pane surrounded by multiple lights of colored glass. Porch stoops and entrance thresholds are of brownstone.

The interior of each single-family dwelling originally contained three rooms per floor with a narrow hallway and straight-run flight of stairs. The first floor plan consisted of a front entry, a hallway flanked by a parlor, a central dining room and a kitchen at the back. On the second floor, the hallway ran the length of the house with two rooms in the front and a third in the rear; the bathroom occupied the north end of the hallway. Only two of the original eight units have retained their floor plans and details.

During the 1950s, six of the eight rowhouse units were altered to accommodate separate apartments on each floor. This resulted in the loss of the original staircases and in the conversion of north facade second floor windows to exterior doorways. In 1982, a public housing grant was used to upgrade the building and, at that time, panelling was applied to the interior plaster walls and the original wood trim was removed. At present, only the units at 12 and 22 Graves Avenue retain their original floor plans.

The only exterior alterations took place in 1982, when eight metal bulkheads were added to the rear (north) wall. The buildings are currently undergoing rehabilitation in accordance with the Secretary of the Interior's Standards for Rehabilitation, taking advantage of the tax incentives set up in the 1981 Economic Recovery Tax Act, as amended in 1984.

8. Significance

8-22 Graves Avenue, Northampton, Mass

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☐ community planning	☐ landscape architecture	☐ religion
☐ 1400-1499	☒ archeology-historic	☐ conservation	☐ law	☐ science
☐ 1500-1599	☐ agriculture	☐ economics	☐ literature	☐ sculpture
☐ 1600-1699	☒ architecture	☐ education	☐ military	☐ social/
☐ 1700-1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☒ 1800-1899	☐ commerce	☐ exploration/settlement	☐ philosophy	☐ theater
☐ 1900-	☐ communications	☐ industry	☐ politics/government	☐ transportation
		☐ invention		☒ other (specify)
				community development

Specific dates ca. 1887 Builder Architect unknown

Statement of Significance (in one paragraph)

8-22 Graves Avenue possesses integrity of location, design, setting, materials, workmanship and association. The rowhouses at 8-22 Graves Avenue were constructed ca. 1887 during a period of tremendous growth and development in Northampton, Massachusetts: rail transportation and population figures both expanded significantly in the period from 1870-1915. 8-22 Graves Avenue is typical of the speculative multiple-family tenement housing that grew up in close proximity to rail and industrial corridors. However, it is unusual in its rowhouse form and brick construction, brick rowhousing never having been a common form of workers' housing in the Connecticut Valley. 8-22 Graves Avenue meets National Register criteria A and C as a well preserved Queen Anne/Panel Brick style rowhouse and an excellent example of late 19th century speculative housing related to the development of Northampton as a commercial and transportation center.

8-22 Graves Avenue was built on one of twelve lots laid out in 1884. The land originally comprised the Elisha Graves Homestead and was the last of the neighborhood's homesteads to be subdivided. The subdivision plan is a good example of late 19th century planning and development. As the attached "Plan of a New Street and Lots Belonging to H.B. Graves" indicates, the lots were regularly laid out squares averaging 75'x80'. The property at 8-22 Graves occupies a portion of Lot 1 and Lots 3 and 5.

The first owner of the building was Silas Cooley, who bought the property from H.B. Graves shortly after the subdivision was platted. Cooley, a young entrepreneur in real estate and the tobacco business, was responsible for the construction of the Graves Avenue building. By the end of the century, Cooley, a native of nearby Sunderland, Massachusetts, had established himself as one of Northampton's leading citizens and a major landowner. The property at 8-22 Graves Avenue was one of Cooley's earlier real estate ventures and was constructed for rental purposes, as were most of the houses built along Graves Avenue.

The Graves Avenue neighborhood is located just north and east of a mixed commercial/retail/warehouse area along Market Street. Two hundred feet west of the property is the raised (15 feet) railroad bed of the New York, New Haven and Hartford Railroad, formerly the Connecticut River Railroad. With the arrival of the railroad in 1845, Northampton's influence as a regional market and industrial center expanded. In the period from 1870-1915, Northampton's population rose by 113.1%; immigrants constituted some 24-25% of the city's population in that period. Many of the city's new citizens either could not afford to purchase housing or were transient workers, staying only as long as there was work. As this segment of the population became more

Continued

9. Major Bibliographical References

See attached #9

10. Geographical Data

Acreeage of nominated property 7396 s.f. (1.6 acres)

Quadrangle name Easthampton

Quadrangle scale 1:25000

UTM References

A

1	8
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6	9	5	3	8	0
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4	6	8	8	0	2	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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H

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Verbal boundary description and justification

See attached #10

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state N/A code county code

11. Form Prepared By

name/title Sarah J. Zimmerman with Joan R. Wiegel, Consultant

organization Massachusetts Historical Commission date August 1985

street & number 80 Boylston Street telephone 617-727-8470

city or town Boston state Massachusetts

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

Valerie A. Taenage

title Director, Massachusetts Historical Commission

date 9/23/85

~~State Historic Preservation Officer~~
For NPS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register

date 11-7-85

Robert Byer
Keeper of the National Register

Attest:

date

Chief of Registration

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

**National Register of Historic Places
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date entered

Continuation sheet 8-22 Graves Avenue, Northampton

Item number

8

Page 1

numerous, tenement housing was constructed to serve their needs. Locations close to transportation, industrial and commercial areas were favored. Thus, tenement housing for Northampton's working class is found today on the eastern and southern edges of the city, where the railroad lines and small industries had developed.

The tenants of 8-22 Graves Avenue were members of Northampton's growing working class. Included among them were a photographer, railroad telegraph operator, a printer, lumber dealer, milk contractor and two widows.

Architecturally, 8-22 Graves Avenue reflects the lifestyle of the working class. The floor layout is simple and functional with small rooms (12'x13') that met basic needs. Very little outdoor space was provided, however, the building does display a concern for the architectural modes of its day in the elements of Queen Anne/Panel Brick styling it incorporates. These elements include polychromed tar-dipped brick in bands at the first and second floor and within the relieving arches above the segmental windows; sawtoothed angled brick trim in the end walls; scrolled trim within the window enframements; wooden porches with routed and sawn Eastlake style detail; and a lively, repetitive facade enlivened with projecting porches and gable-roofed window bays. The architect and builder of 8-22 Graves Avenue is unknown.

Regionally, the rowhouse tenement was an unusual house form for the period. More typical in heavily-industrialized cities, like Holyoke, were multi-story brick tenement blocks, while in communities with a more mixed commercial/industrial economy, such as Northampton and Springfield, frame two-family and three decker housing predominated. Brick housing was concentrated in industrial "villages" and tended to be of double house form. Rowhousing, of either brick or frame construction, was unusual in the Connecticut Valley. 8-22 Graves Avenue is an exceptional example of this regionally rare multiple family housing.

As a neighborhood, the Graves Avenue building and its setting exist today much as they did in 1895, when a Daily Hampshire Gazette article (November 30, 1895) described Graves Avenue as one of Northampton's "most citified streets."

ARCHAEOLOGICAL SIGNIFICANCE

Given the small amount of open space within the parcel, it is unlikely that significant prehistoric or pre-1887 archaeological sites are present. There may, however, be occupation related features, especially refuse features, which can help to document the evolution of this early urbanized neighborhood and the social, cultural, and ethnic changes which accompanied it.

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Continuation sheet 8-22 Graves Avenue, Northampton Item number 9

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Daily Hampshire Gazette, Northampton, microfilm, Forbes Library, Northampton, MA
Northampton Atlas; 1873, 1895, 1915.

Northampton: The Meadow City, Northampton 1894.

Picturesque Northampton, Easthampton, Amherst and Florence, New York, Mercantile
Illustrating Co., 1894.

Registry of Deeds, Plan of a New Street and Lots Belonging to H. B. Graves, Book 389,
p. 471, 1884.

Trumbull, James R., History of Northampton, Vol I & II, Northampton, MA, Gazette
Printing Co., 1902.

The Tercentenary Committee, The Northampton Book, A New England Town, 1654-1954,
Brattleboro, Vermont, Alan S. Browne, Inc., 1954.

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date entered

Continuation sheet 8-22 Graves Avenue, Northampton Item number 10

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Beginning at a point on Graves Avenue eighty (80) feet from the intersection of the Northwestern side of Graves Avenue and the easterly side of Market Street, said point being S. $7\frac{1}{2}^{\circ}$ W. from the southwesterly corner of the brick block on the premises from the southwesterly corner of the brick block on the premises hereby conveyed, thence N. $58\frac{1}{2}^{\circ}$ E. along said Graves Avenue one hundred eighty (180) feet to a bound stone; thence northwesterly seventy-eight (78) feet and three (3) inches to a corner; thence southwesterly sixty-seven (67) feet and six (6) inches to a corner; thence northwesterly ten (10) feet to a corner; thence S. $59\frac{1}{2}^{\circ}$ W. one hundred twelve (112) feet and six (6) inches to land now or formerly of Avon Matthews and Henry Matthews; thence southeasterly along land now or formerly of said Matthews eighty-six (86) feet to the place of beginning.

The above described premises are SUBJECT TO a common passageway fifteen (15) feet in width as set forth in the conveyance from Silas R. Cooley to said Avon C. Matthews and Henry Matthews, dated March 13, 1980, and recorded in Book 431, Page 409.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REF#
85002784

Building at 8--22 Graves Avenue
Hamshire County
MASSACHUSETTS

Working No. SEP 30 1985
Fed. Reg. Date: 2/3/87
Date Due: 11/7/85 - 11-14-85
Action: 1 ACCEPT 11-7-85
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
☐ excellent	☐ deteriorated	☐ unaltered
☐ good	☐ ruins	☐ altered
☐ fair	☐ unexposed	☐ 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

Acreage of nominated property _____

Quadrangle name _____

UTM 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: _____



8-22 Graves Avenue
Northampton, MA 01060

#1 Of 4

Kathyleen Teagno
Plumtree Rd. Sunderland, MA 01375

Victorian rowhouse looking NE down Graves Ave.
showing Graves Avenue streetscape



8-22 Graves Avenue
Northampton, MA 01060

#2 of 4

Kathyleen Teagno
Plumtree Rd. Sunderland, MA 01375
SE corner of property showing SE end of south
facade and east facade



8-22 Graves Avenue
Northampton, MA 01060

#3 of 4

Kathyleen Teagno

Plumtree Rd, Sunderland, MA 01375

units #1 (SW corner of south facade) s
showing 2 story bay and 1 story porch



8-22 Graves Avenue
Northampton, MA 01060

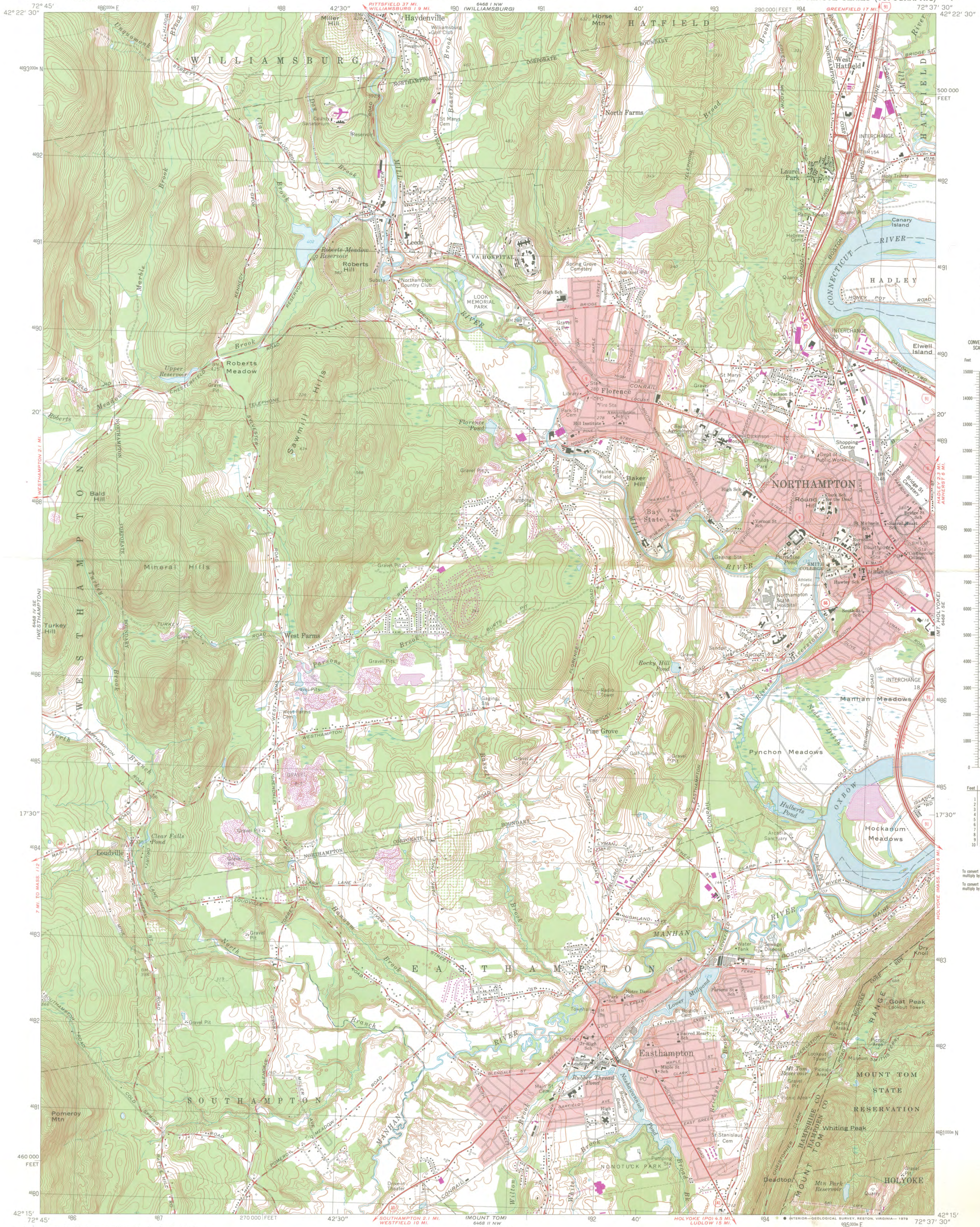
#4 of 4

Kathyleen Teagno
Plumtree Rd. Sunderland, MA 01375

north facade (rear) looking southeast



6468 1 SW
MT. 70871



8-22 Graves Avenue
Northampton, MA
UTM Reference
18/695380/4688020

CONVERSION
SCALES

Feet Meters

15000 4500

14000 4000

13000 3500

12000 3000

11000 2500

10000 2000

9000 1500

8000 1000

7000 500

6000 0

5000 0

4000 0

3000 0

2000 0

1000 0

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Feet Meters

1 3048

2 6096

3 9144

4 12192

5 15240

6 18288

7 21336

8 24384

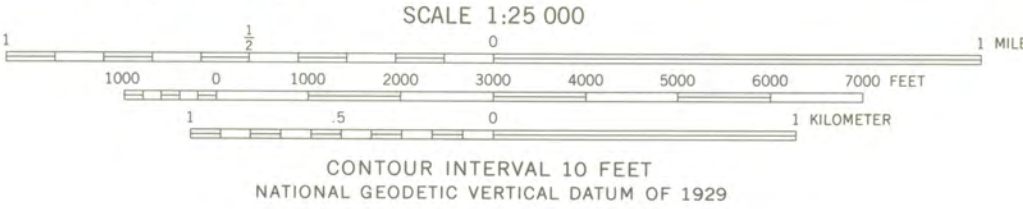
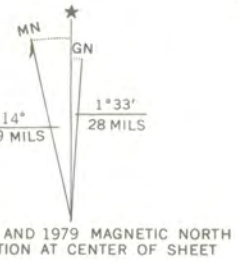
9 27432

10 30480

To convert feet to meters
multiply by 0.3048

To convert meters to feet
multiply by 3.2808

Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and Massachusetts Geodetic Survey
Topography by planetable surveys 1935. Revised 1964
Polyconic projection. 1927 North American datum
10,000-foot grid based on Massachusetts coordinate system, mainland zone
1000-meter Universal Transverse Mercator grid,
zone 18
Red tint indicates areas in which only landmark buildings are shown
There may be private inholdings within the boundaries of
the National or State reservations shown on this map
Revisions shown in purple compiled in cooperation with the State of
Massachusetts agencies from aerial photographs taken 1975 and other
source data. This information not field checked. Map edited 1979



ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
Interstate Route U.S. Route State Route

EASTHAMPTON, MASS.
N4215—W7237.5/7.5

1964
PHOTOREVISED 1979
AMS 6468 1 SW—SERIES V814

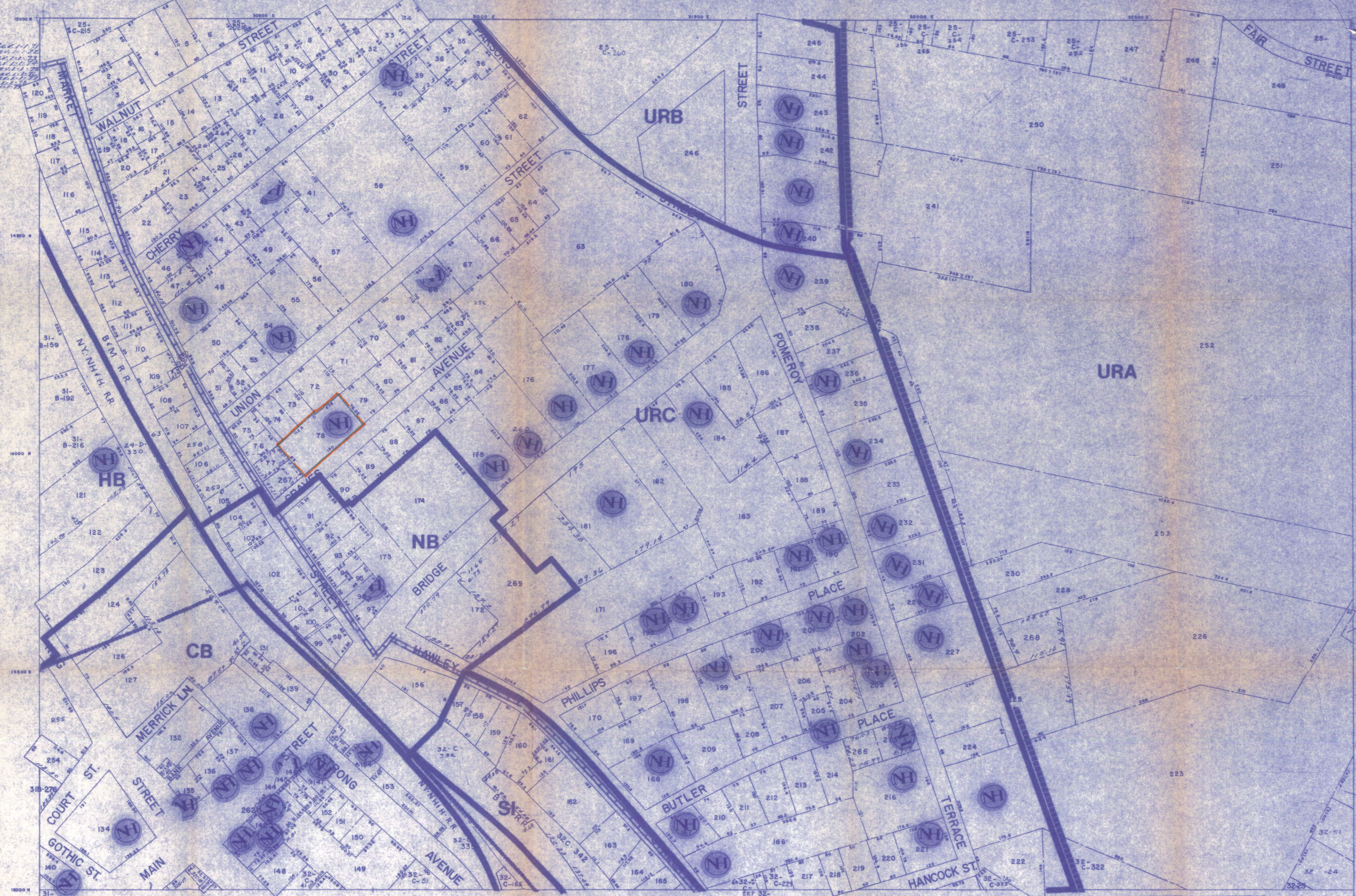
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REV. 10-24-68
REV. 1-1-69
REV. 1-1-70

32A

32A

32A

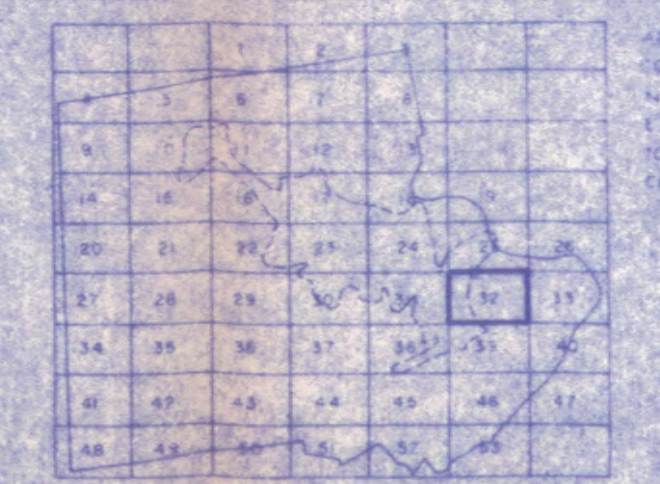
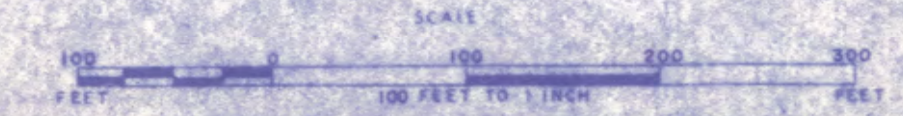
REV. 1-1-71
REV. 1-1-72
REV. 1-1-73
REV. 1-1-74
REV. 1-1-75
REV. 1-1-76
REV. 1-1-77
REV. 1-1-78
REV. 1-1-79
REV. 1-1-80



PREPARED BY
ALMER HUNTLEY JR. & ASSOCIATES, INC.
REGISTERED LAND SURVEYORS & CIVIL ENGINEERS
NORTHAMPTON, MASSACHUSETTS



**CITY OF NORTHAMPTON
MASSACHUSETTS**
ASSESSORS PLAN
JANUARY 1, 1966
SCALE
100 FEET TO 1 INCH



ADD TO NON-HAMPTON
COORDINATE SYSTEM
NUMBER 100
TO OBTAIN STATE
COORDINATE SYSTEM
SHEET
NO
32

ZONING MAP

H.B. Graves.

S 30° 30' E

C. H. Pierce.

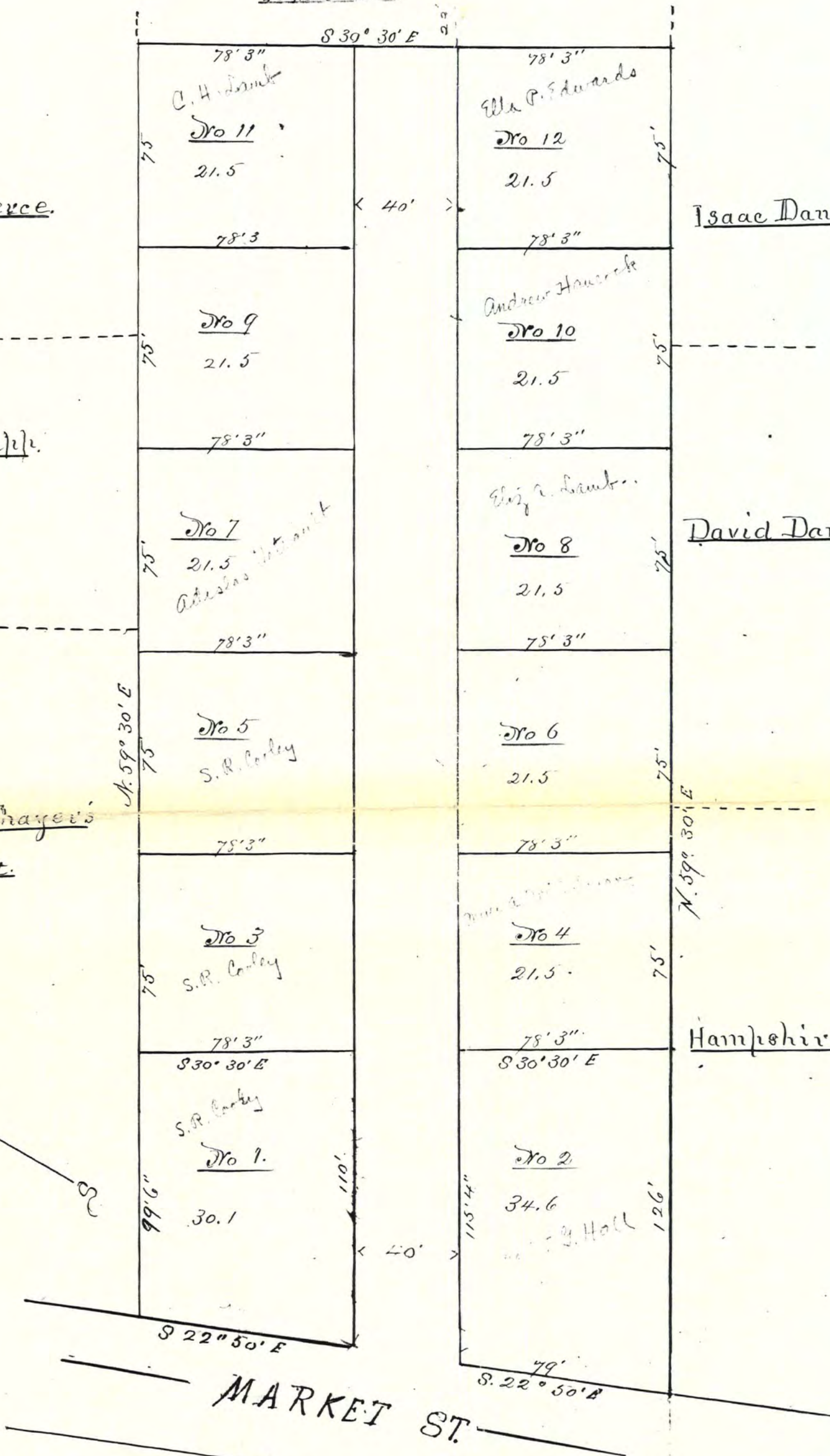
Isaac Damon's Est.

E. I. Clapp.

David Damon's Est.

Mary Thayer's Est.

Hampshire Co. Bank.



Plan of a New Street and Lots
Belonging to
H. B. Graves

Northampton Mass 1824

Scale 1" = 40'

Cert. mail # P284 880
639



The Commonwealth of Massachusetts

Office of the Secretary of State
Michael Joseph Connolly, Secretary

Massachusetts Historical Commission

Valerie A. Talmage

Executive Director

State Historic Preservation Officer

September 25, 1985

Carol Shull
Keeper of the National Register
National Register of Historical Places
Department of the Interior
National Park Service
P.O. 37127
Washington, DC 20013-7127

Dear Ms. Shull,

Enclosed please find the following nomination forms:

Mills/Hale/Owen Blocks, 959-991 Main Street, Springfield, MA
HPCA Pending: #078-85-MA-85-0249

8-22 Graves Avenue, Northampton, MA HPCA Pending: #0762-85-MA-85-0784

All have been voted eligible by the State Review Board and have been signed by the State Historic Preservation Officer. Owners were notified of pending State Review Board Consideration 30-75 days before the meeting and were afforded the opportunity to comment. Comments received to date are attached to the nomination forms.

Sincerely,

A handwritten signature in cursive script that reads "Sarah Zimmerman".

Sarah Zimmerman
Director of Preservation Planning
Massachusetts Historical Commission

SEP 30 1985