

FORM A - AREA

MASSACHUSETTS HISTORICAL COMMISSION
80 Boylston Street, Boston, MA 02116

Form numbers in this area	Area letter
281-285, 288-294	D

Photo (3x3" or 3x5")
Staple to left side of form

Photo number _____

Town North Adams MRA

Name of area (if any) _____

Blackinton Historic District

General date or period _____

1830-1917

Sketch map. Draw a general map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets (including route numbers, if any) and indicate north. (Attach a separate sheet if space here is not sufficient)

Williamstown Quadrangle

UTM References:

(A) 18/650730/5739340

(B) 18/650670/4729250

(C) 18/650350/4729280

(D) 18/650230/4729220

(E) 18/650000/4729260

(F) 18/650350/4729450

Approximate acreage; 240

Recorded by Betsy Friedberg

Organization Mass. Historical Commission

Date July, 1985

(Staple additional sheets here)

OCT 25 1985

ARCHITECTURAL SIGNIFICANCE of area. (Describe physical setting, general character, and architecturally significant structures).

The Blackinton Historical District is an essentially linear district located on the north side of the Hoosac River, at the western edge of the city of North Adams, near the Williamstown line. The district includes an unusual concentration of early 19th century buildings and remains the best-preserved mill community in North Adams. The Blackinton Mill, a focal point of the community, is situated along the Troy & Greenfield railroad tracks on the north bank of the river. The present mill is a late 19th-early 20th century structure, a replacement of the ca. 1822 industrial building that had originally stood on the site. Opposite the mill, across Massachusetts Avenue, is a small hill on which stand four substantial residences built for mill owners. On both sides of Massachusetts Avenue to the west of the mill, and on the south side to the east, are smaller homes built for employees. Many of these houses have been altered, and the district only includes the core of architecturally intact buildings near the mill - a total of 20 structures. Also part of the district are two Blackinton-built (see continuation sheet)

HISTORICAL SIGNIFICANCE of area. (Explain development of area, what caused it, and how it affected community; be specific).

The Blackinton Historic District is historically significant as an important mill community founded by Sanford Blackinton, a leading citizen of North Adams during the nineteenth century. Moreover, this area is the only section of the city that retains much of its original early nineteenth century character and is the best-preserved mill community in North Adams.

Sanford Blackinton, Rufus Wells, and J. L. White built a store mill here in 1822 for the manufacture of woolen goods. The Blackinton Woolen Mill expanded and prospered in the erratic manner typical of nineteenth century industry. Fires and economic depressions brought financial reverses, but the Civil War and military orders for wool left Sanford Blackinton the wealthiest man in North Adams. As in other early New England mill towns, both Blackinton and his cofounder, Wells (White left early on), built homes across from the mill. Wells' home was built in 1832. He died in 1844 and the house was eventually purchased by Sanford Blackinton's nephew John, who enlarged it in 1863. He then rented to O. A. Archer, an important official of the Blackinton Mill. The history of the first Sanford Blackinton House and the William Blackinton House is more obscure. Both houses have been remodeled several times; but, in their present form, they appear to date from around 1850.

During the 1840s and 1850s, housing for the Blackinton mill workers was constructed on Massachusetts Avenue. Four of these Greek Revival style residences, (see continuation sheet)

BIBLIOGRAPHY and/or REFERENCES

- History of Berkshire County, Mass., F. W. Beers, NY, 1885
History of North Adams, 1746-1885, W. F. Spear, No. Adams, 1885
Atlas of the Towns of Adams, No. Adams and Williamstown, D. L. Miller, NY 1894

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: North Adams	Form No: D
Property Name: Blackinton Historical District	

Indicate each item on inventory form which is being continued below.

Architectural Significance; continued

churches and a company store.

The oldest building in the district is the Wells-Archer House, 1443 Massachusetts Avenue (294) It is a Federal-style building, built ca. 1832, which was substantially enlarged with Italianate-style additions some twenty years later. The building's original oval leaded glass window in one gable end is unique in North Adams.

Four virtually identical buildings on the south side of Massachusetts Avenue (1414, 1422, 1428, 1434), adjacent to the mill, were built ca. 1840 to house mill workers. All are three bays wide and feature enclosed pedimented front-facing gables, corner pilasters, and trabeated entrance surrounds. They are in a fine state of preservation.

Beside them stands the former Blackinton Company Store, 1438 Massachusetts Avenue (1839, # 284), which also retains Greek Revival-style details, including narrow corner pilasters, and front-facing gable defined by a broken pediment. The building retains a first-story storefront probably added in the late 19th century. Despite the application of artificial brick facing in the 1950s, and the boarding-up of all windows following the store's closure in the mid 1960s, the building continues to retain much of its 19th century appearance. It is presently used as a warehouse.

Two stylish residences, on the north side of the street, the William Blackinton House, 1391 Massachusetts Avenue (ca. 1832, #291), and the First Sanford Blackinton House, 1431 Massachusetts Avenue (ca. 1850), are five-bay-wide Greek Revival-style buildings with deep, closely paired Italianate-style brackets. Single-story, single-bay porticoes shelter the central entryway, which are framed by sidelights and a transom. Both houses are part of a group of buildings in North Adams that together are a regional variation of a transitional form: a traditional five-bay plan with both Greek Revival and Italianate detailing. The William Blackinton House is additionally noteworthy for its cast-iron balconies and porch ornamentation, which were added at a later date.

Marking the eastern edge of the district are the Monroe Temple House, 1315 Massachusetts Avenue, (1858, #288) and similarly, though more modestly styled, Monroe Temple Cottage, 1337 Massachusetts Avenue (ca. 1856). The former building is an elaborately detailed board-and-batten house, small in scale, and clearly derivative from the works of Andrew Jackson Downing. The building bears a strong resemblance to Design XVI, a Gothicized "Bracketed Farm House of Wood," in Downing's 1850 publication, The Architecture of Country Houses. The siting of the house, high on a wooded hillside above the road, and its naturalistic, romantic landscaping, are features recommended by Downing in his books.

The W. A. Hopkins House, 1349 Massachusetts Avenue (1872, #289) is a three-bay, square-plan Italianate-style building. With a shallow-hipped roof, bracketed entry porch, and a two-story polygonal bay on one side facade, the Hopkins House closely resembles a number of other dwellings scattered throughout North Adams that together form a regionally significant cluster. At 1379 Massachusetts Avenue, the Union Church (#290), a fine, stick-style Gothic Revival structure, was built by the Blackinton Company in 1871. Of frame construction, the building features Gothicized

(continued)

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INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: North Adams	Form No: D
Property Name: Blackinton Historic District	

Indicate each item on inventory form which is being continued below.

Architectural Significance, continued

windows surrounded by crosses, heavily buttressed and bracketed corners, and a large recessed panel in its integral steeple, on which is inscribed the date of construction. The Union Church has been attributed to Troy, New York, architect Marcus Fayette Cummings, who was responsible for a number of significant properties in North Adams, including several designed for the Blackinton family.

St. Andrew's Chapel, at 1436 Massachusetts Avenue (1905, #285), was also built by members of the Blackinton family. The church's stucco exterior, with applied timbering in the gable and porch peaks, suggests both Tudor and Gothic antecedents.

While the present Blackinton Mill's core was built in 1872, the majority of the mill, at 1476 Massachusetts Avenue, is of early 20th century construction (1908, 1917, #284½). In a city where mills were traditionally only modestly ornamented, Blackinton's mill, with its cast-stone pilasters and crenelated parapets rising above a flat roof, is an exception. A Tudor Revival crenelated tower dominates the facade. The 1872 wood-frame wing to the south is now sheathed with asbestos siding. A cluster of small outbuildings near the railroad tracks at the rear of the mill lot were also built in 1917. Nothing remains of the original, early 19th century stone mill.

Housing construction continued in the district into the 1880s, with one member of the Blackinton family, John P., building a large Stick Style/Queen Anne house at 1413 Massachusetts Avenue (1880, #292), across from the mill. Other more modest Queen Anne-style houses were built at 2,3, and 5 Church Hill behind the mill owners' residences.

Historical Significance, continued

and the company store, are included in the historic district. The store, which was built in 1839, also housed the post office, the community telephone, and the first library. Both the Union Church and the Episcopal Chapel were also constructed with Blackinton money.

Sanford Blackinton left the small mill community after the Civil War to move to a far grander mansion in the center of North Adams. His departure signified the end to the closeknit, paternalistic mill communities that typified North Adams' industrial life at mid century.

In 1880, John P. Blackinton built the fourth and last mansion on the hill. In that same decade several houses were built on the hill behind Union Church. They were owned by a mixture of skilled workers and people not associated with the mill. Although a mill community essentially controlled by one family, Blackinton attracted other residents wishing to locate outside the industrial center of North Adams.

Until 1900, the western half of the village was considered part of the town of Williamstown, and attracted residents from both communities. Two builders, William A. Hopkins from North Adams and Monroe Temple from Williamstown, constructed their homes here. The Hopkins House, 1349 Massachusetts Ave, is an Italianate-style residence erected in 1872. Temple's picturesque cottage was built farther up the hill in 1858 (1315 Massachusetts Avneue). On the corner of Massachusetts Avenue and Doanes Lane

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INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: North Adams	Form No: D
Property Name: Blackinton Historic District	

Indicate each item on inventory form which is being continued below.

Historical Significance, continued

is a small Gothic Revival cottage built by Temple as his home while his larger residence was being constructed on the hillside above.

Criteria for Evaluation

The Blackinton Historical District, the most intact 19th century mill community in North Adams, with well-preserved examples of residential, industrial, and ecclesiastical architecture, retains integrity of setting, design, location, materials, workmanship, feeling, and association with a leading North Adams industrialist, *San*. The district thus fulfills Criteria A, B, and C of the National Register of Historic Places.

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INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: North Adams	Form No: D
Property Name: Blackinton Historical District	

Indicate each item on inventory form which is being continued below.

Verbal Boundary Description and Justification

The boundaries of the Blackinton Historic District were drawn to include a grouping of intact mill-related structures along Massachusetts Avenue in western North Adams. Together, the single mill, two churches, company store, stylish housing for mill owners and managers and more modest dwelling for workers reflect the type of cohesive industrial community that characterized 19th century North Adams. See attached sketch map. (Scale: 1" = 200')

Specifically, beginning at the intersection of Ashton Avenue and the Boston & Maine Railroad and traveling northeasterly along the eastern side of Ashton Avenue (the western lot line of the Blackinton Mill, 1476 Massachusetts Avenue), thence turning right onto Massachusetts Avenue and following the southern curb line to the intersection of Massachusetts Avenue and Wood Street; thence crossing Massachusetts Avenue and following the eastern curb line of Wood Street to the northern (rear) lot line of 1443 Massachusetts Avenue; thence turning at the northern (rear) lot line of 1443 Massachusetts Avenue and traveling to the rear lot line of 1391 Massachusetts Avenue. Then turning at a right angle and traveling northeasterly along the western (side) lot line of One Church Hill; turning at a right angle and traveling easterly along the rear lot lines of properties on the north side of Church Hill to the northern (side) lot line of 25 Doanes Lane and crossing to the northern (side) lot line of Four Doanes Lane, thence turning and proceeding northeasterly along the west (side) lot line of 1315 Massachusetts Avenue; thence turning at a right angle and proceeding along the rear lot line of 1315 Massachusetts Avenue to the east (side) lot line of same; traveling south along the east (side) lot line of 1315 Massachusetts Avenue to the northern curb line of Massachusetts Avenue; thence turning at a right angle and proceeding northwesterly along the northern curbline of Massachusetts Avenue to the southwestern corner of 1413 Massachusetts Avenue; thence crossing Massachusetts Avenue to the north-eastern corner of 1422 Massachusetts Avenue; proceeding to the southeastern (rear) corner of 1422 Massachusetts Avenue, turning at a right angle and proceeding along rear lot lines to the southwestern corner of 1434 Massachusetts Avenue; thence turning at a right angle and traveling southwesterly along the eastern (side) lot line of 1476 Massachusetts Avenue to the tracks of the Boston & Maine Railroad. Then turning and following the northern tracks of the railroad along the back lot line of 1476 Massachusetts Avenue to Ashton Avenue.

Staple to Inventory form at bottom

NORTH ADAMS MRA
DISTRICT DATA SHEET
BLACKINTON HISTORIC DISTRICT

<u>MHC #</u>	<u>Map #</u>	<u>Historic Name</u>	<u>Street Address</u>	<u>Date of Construction</u>	<u>Style</u>
303	1	George Hopkins House	1 Church Hill	1888	Italianate
	2		2 Church Hill	1888	Queen Anne
	3		3 Church Hill	ca. 1880-1890	Queen Anne
	B	Temple House barn	4 Doanes Lane	ca. 1870, with mid 20th c. alterations	NC
	4		25 Doanes Lane	ca. 1880-1890	Queen Anne
	5	Davies House	5 Church Hill	ca. 1880-1890	Queen Anne
288	6	Monroe Temple House	1315 Mass. Ave.	1858	Italianate
	7	Monroe Temple Cottage	1337 Mass. Ave.	ca. 1856	Gothic Revival
289	8	W. A. Hopkins House	1349 Mass. Ave.	1872	Italianate
	A		1361 Mass. Ave.	ca. 1960-1970	NC
290	9	Union Church	1379 Mass. Ave.	1871	Gothic Revival
291	10	William Blackinton House	1391 Mass. Ave.	ca. 1850	Greek Revival
292	11	John P. Blackinton House	1413 Mass. Ave.	1880	Stick Style
293	12	First Sanford Blackinton House	1431 Mass. Ave.	ca. 1850	Greek Revival
294	13	Wells-Archer House	1443 Mass. Ave.	1832	Federal/Italianate

NORTH ADAMS MRA
DISTRICT DATA SHEET
BLACKINTON HISTORIC DISTRICT

<u>MHC #</u>	<u>Map #</u>	<u>Historic Name</u>	<u>Street Address</u>	<u>Date of Construction</u>	<u>Style</u>
281	14		1422 Mass. Ave.	ca. 1840	Greek Revival
282	15		1428 Mass. Ave.	ca. 1840	Greek Revival
283	16		1434 Mass. Ave.	ca. 1840	Greek Revival
285	17	St. Andrew's Chapel	1438 Mass. Ave.	1905	Gothic
284	18	Blackinton Company Store	1446 Mass. Ave.	1839	Greek Revival
	19	Blackinton Mill	1476 Mass. Ave.	1872 with 1908 and 1917 additions	Italianate Industrial
	C	Blackinton Mill Office	1476 Mass. Ave.	mid 20th c.	NC

85003384

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Blackinton Historic District (North Adams
MRA)
Bershire County
MASSACHUSETTS

SEP 12 1985

Working No. _____

Fed. Reg. Date: 2/3/87

Date Due: 10/10/85 - 10/27/85

Action: ACCEPT 10-25-85

_____ RETURN _____

_____ REJECT _____

Federal Agency: _____

Entered in the
National Register

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____

Reviewer _____

Discipline _____

Date _____

_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition

- excellent
- good
- fair
- deteriorated
- ruins
- unexposed

Check one

- unaltered
- altered

Check one

- original site
- moved date _____

Describe the present and original (if known) physical appearance

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

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

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: _____



59
Blackinton Historic Dis.
North Adams^{MA}, Mass.
Mass. Ave., south side.
Photo by R.Reed, 1981.
Negative at NAHC

#1422,1428,1434,1446 Mass Avenue



Blackinton Historic Dis.
North Adams, ^{MA} Mass.
Blackinton Mill.
Photo by R.Reed, 1983.
Negative at NAHC



39
Blackinton Historic Dis.
North Adams, Mass.

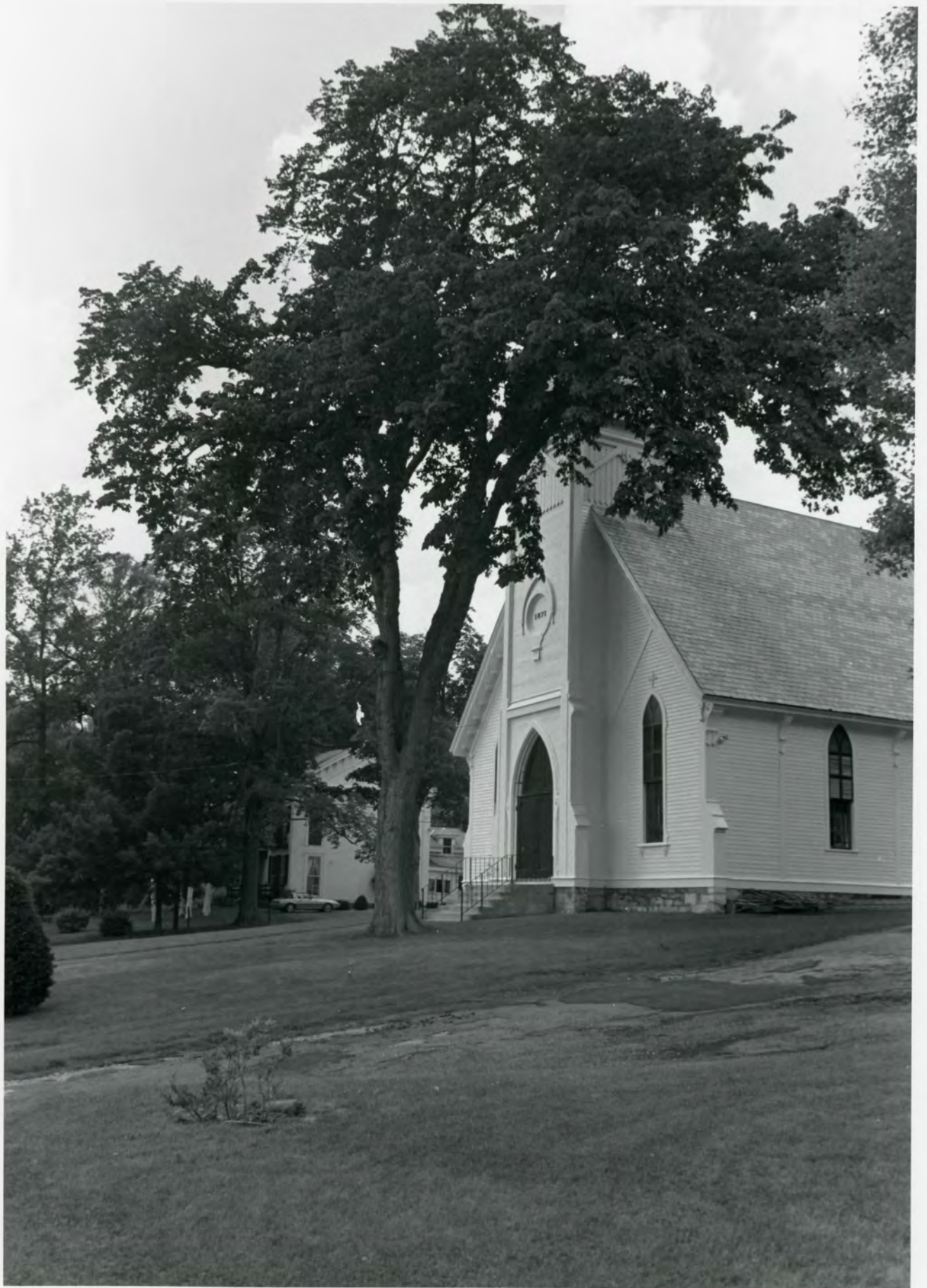
MPA
1391 Mass. Ave.

Photo by R.Reed, 1981.

Negative at NAHC



1391 Massachusetts Avenue
Blackinton Historic District
North Adams MRA, North Adams, Mass.
Photographer: Richard Hamblin
Date of Photograph: August 1985
Location of Negative: North Adams
Office of Community Development
Photo #4 of 7

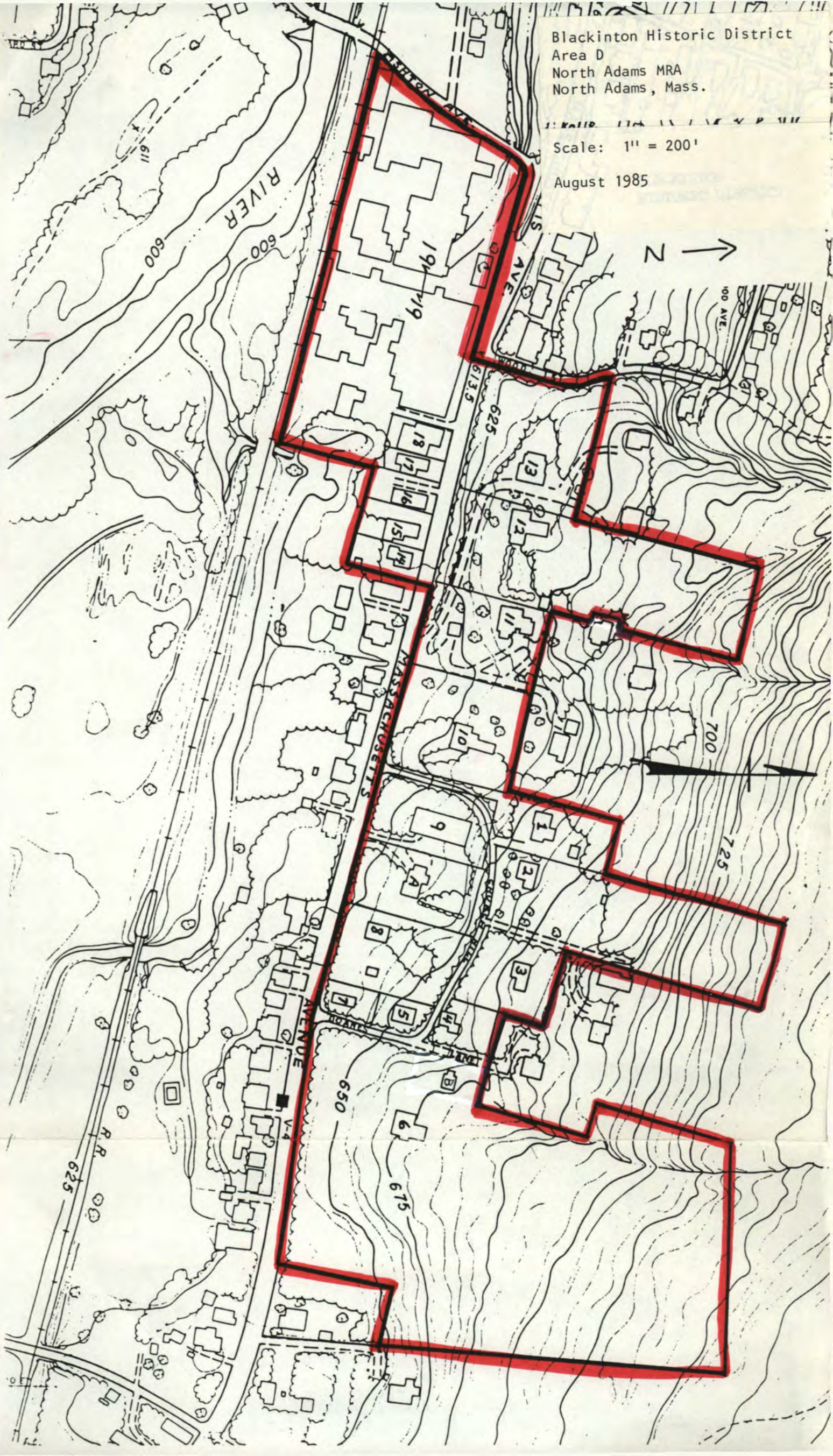


Union Church
Blackinton Historic District
North Adams MRA, North Adams, Mass.
Photographer: Richard Hamblin
Date of Photograph: August 1985
Location of Negative: North Adams
Office of Community Development
Photo #5 of 7

Blackinton Historic District
Area D
North Adams MRA
North Adams, Mass.

Scale: 1" = 200'

August 1985

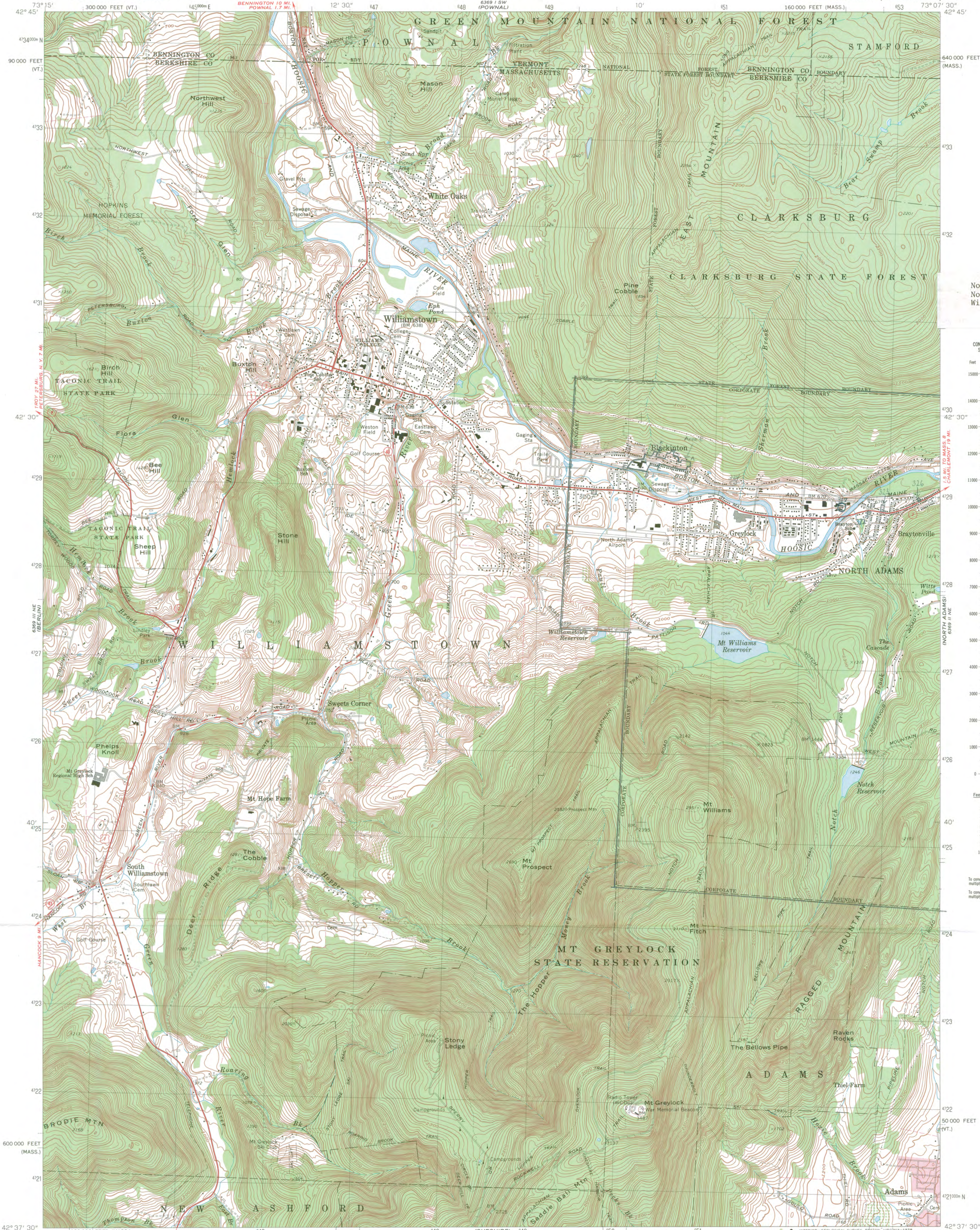


North Adams MRA
 North Adams, Mass.
 North Adams Quadrangle

Area D:
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 B 18/655580/4787945
 C 18/655515/4787800
 D 18/655385/4787965
 E 18/655330/4788080

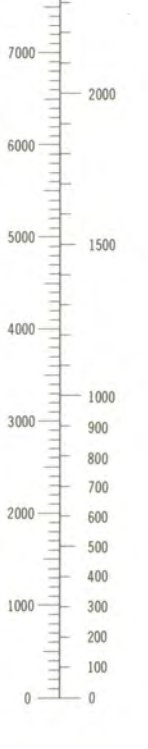
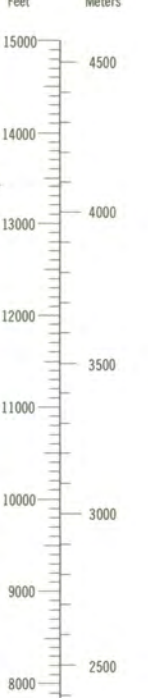


Mapped, edited, and published by the Geological Survey Control by USGS, USC&GS, and Massachusetts Geodetic Survey Planimetry by photogrammetric methods from aerial photographs taken 1942. Topography by planetable surveys 1944. Revised from aerial photographs taken 1972. Field checked 1973. Polyconic projection. 1927 North American datum 10,000-foot grids based on Massachusetts coordinate system, mainland zone, and Vermont coordinate system 1000-meter Universal Transverse Mercator grid, zone 18. UTM GRID AND 1973 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET. 14° 24' 9" N 111° 23' 11" W 249 MILES 23 MILES. THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST. ROAD CLASSIFICATION: Primary highway, hard surface; Secondary highway, hard surface; Interstate Route; U. S. Route; State Route; Light-duty road, hard or improved surface; Unimproved road. NORTH ADAMS, MASS.-VT. N4237.5-W7300/7.5 1973 AMS 6369 II NE-SERIES V814



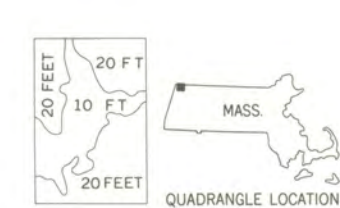
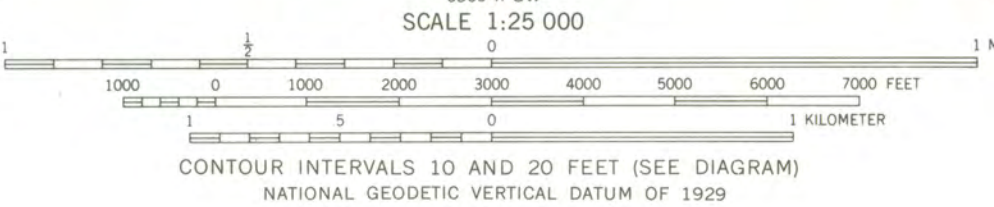
North Adams MRA
North Adams, Mass.
Williamstown Quadrangle

CONVERSION
SCALES



To convert feet to meters
multiply by 3.048
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 photogrammetric methods from aerial photographs
taken 1942. Field checked 1944. Revised from aerial
photographs taken 1972. Field checked 1973
Polyconic projection. 1927 North American datum
10,000-foot grids based on Massachusetts coordinate system,
mainland zone, and Vermont coordinate system
1000-meter Universal Transverse Mercator grid,
zone 18
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked
Red tint indicates areas in which only landmark buildings are shown



ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route U.S. Route State Route

WILLIAMSTOWN, MASS.-VT.
N4237.5—W7307.5/7.5

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

✓ 82
BF

Prime TANNING CO., INC.

BERWICK · MAINE 03901

TELEPHONE
Area Code 207 - 698-1100
TELEX NO. 94-4494

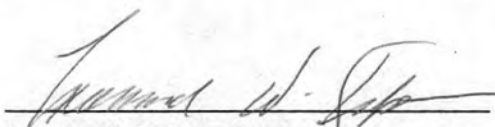
June 10, 1985

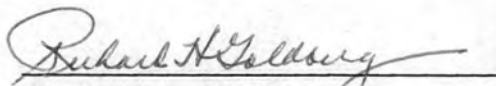
Ms. Vallerie A. Talmage
Executive Director
State Historic Preservation Officer
80 Boylston Street
Boston, MA 02116

Dear Ms. Talmage:

We hereby certify that Berkshire K.G. Associates is the owner of the property located at 1476 Massachusetts Avenue, Blackington H.D., North Adams, Massachusetts. This property is located within the North Adams Multiple Resource Area.

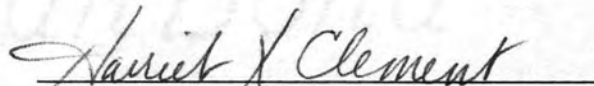
In addition, we hereby object to inclusion of this property in the National Register in accordance with the National Historic Preservation Act Amendments of 1980 and Federal Regulations 36 CFR Part 60.


Leonard D. Kaplan
General Partner


Richard H. Goldberg
General Partner

STATE OF MAINE
COUNTY OF YORK

Witness that on this the 10th day of June 1985, that Leonard D. Kaplan, General Partner and Richard H. Goldberg, General Partner, did appear before me.


Notary Public

MY COMMISSION EXPIRES

3/7/87