

# CHAPTER 9

## HISTORIC AND PRESERVATION PLANNING

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### INTRODUCTION

The Historic Resources and Preservation Planning section of the DEIR addresses the comments of the Massachusetts Historical Commission (MHC) to the Expanded ENF dated September 9, 2011, which were subsequently noted in the Secretary of Energy and Environmental Affairs' Certificate which was issued on September 16, 2011. The MHC's comment letter requested that the Draft EIR include a comprehensive building inventory of the downtown Quincy center, consideration of alternatives to the proposed demolition of many of the existing buildings within the project area, and an analysis of the possible use of state and federal historic tax credits for any proposed rehabilitations of historic buildings.

The Inventory of Historic Assets of the Commonwealth, maintained by the MHC includes thorough documentation of properties in downtown Quincy. A majority of the project area was previously surveyed as part of the research for the Quincy Historic District, a local historic district which is listed in the State Register of Historic Places and encompasses the majority of the project area. In addition, the City of Quincy undertook a comprehensive survey and survey update in 2008-2009 prepared by Gray & Pape, including buildings within the project area. Updated inventory forms were prepared for 75 properties in this survey. Subsequent follow up with the MHC regarding their request for a comprehensive building inventory resulted in the MHC clarifying that additional survey should include updated inventory forms for previously recorded buildings that are not within the Quincy Historic District that are within the project area<sup>1</sup>.

This section provides a description of the project's impacts on historic resources; an alternatives analysis which provides possible alternatives to the level of demolitions proposed in the Expanded ENF; a discussion of the possible use of state and federal historic tax credits; measures to mitigate the adverse effects to historic resources; and updates to the consultation process with MHC and the Quincy Historical Commission (QHC).

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### HISTORIC ASSETS

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The majority of the project area encompasses the Quincy Historic District, a local historic district which is listed in the State Register of Historic Places (Figure 9.1). Table 9.1 and Figures 9.2 and 9.4 present a detailed accounting of the historic resources in the project area

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<sup>1</sup> Phone conversation between Rita Walsh, Vanasse Hangen Brustlin, Inc. s Senior Preservation Planner with Ryan Maciej, MHC project reviewer on November 10, 2011.

and the proposed project impacts to each of the resources within the project area. Within the local historic district are numerous individually inventoried and individually listed buildings. Only two buildings in the project area that are over 50 years old lie outside of this district, but both were inventoried in the 2008-2009 Gray & Pape survey. The buildings are 24 Cottage Avenue (QUI.1421, (#9 on Figure 9.2) and 17-19 Chestnut Street (QUI.1416), (#1 on Figure 9.2). Neither building was recommended eligible for the National Register of Historic Places at that time.

The vast majority of the buildings are proposed for demolition in this project. Most of the buildings in the project area south of Granite Street proposed for demolition are one-story, early to mid-20th century commercial taxpayer blocks. The project area's existing buildings reflect late 19th century and early to mid-20th century redevelopment of this section of Quincy's downtown commercial district. The one-story tax payer blocks, erected to cover the taxes on a property while awaiting more intensive development at an opportune time, themselves replaced older wood frame residences and a variety of light industrial and commercial buildings built in the 19th century. A small number of two, three, and five-story commercial buildings are also located in the project area, most dating from the first three decades of the 20th century.

The former Granite Trust Company at 1400 Hancock Street, (#13 on Figure 9.2) individually listed in the National Register of Historic Places, dominates the area, because of its much taller nine-story height, sophisticated Art Deco styling, and prominent corner location at the multi-street intersection of Hancock, Granite, and Chestnut streets. The area north of the project area displays the most cohesive architectural grouping of significant buildings, several of which are also individually listed in the National Register.

In the southern section, south of the Greenleaf Building (#25 on Figure 9.2) at the corner of Granite Street and Hancock Street and the main block of the Granite Trust Company building (#13 on Figure 9.2), there are no buildings listed individually in the National Register. In a 2008-2009 historic building survey conducted for the City of Quincy by Gray & Pape, Inc., four buildings within the project area in this southern section were recommended individually eligible – Guay's System Bakery (1453 Hancock Street, #30 on Figure 9.2); Quincy Trust Company Building (now Alba) (1486 Hancock Street; #17 on Figure 9.2); and 1548 (45) Hancock Street, built 1948 and occupied until 1997 by the Woolworth Department Store (#37 on Figure 9.2). The fourth building - the building at 39R Parking Way (#43 on Figure 9.2) was also recommended eligible in this survey - but MHC has issued an opinion that it is not eligible for the National Register. MHC has not yet provided an opinion on the other three buildings' individual National Register eligibility.

The level of alteration to the buildings in the project area ranges from minimal to fairly extensive. The alterations are mainly represented by more recent storefront design and materials, window and door replacements, new materials on the façades, and modernization attempts on some buildings in the form of mid-20th to late 20th century façade screens. The south end of the local historic district has also been impacted by the recent removal of some buildings for the Mayor Hannon Parkway along the former Revere Street, at the intersection with Hancock Street.

As noted above, four buildings in the project area were recommended eligible for the National Register as a result of a survey of 75 properties in Quincy Center in 2008-2009 by Gray & Pape for the City of Quincy. The criteria used in selecting properties were: architectural integrity, visual access, and relationship to other buildings, so it is assumed that the best candidates for National Register eligibility were documented in this survey. In the 2008-2009 survey, many buildings within the project area were either inventoried for the first time or updated continuation sheets were prepared for those that were previously inventoried.

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## PROPOSED REDEVELOPMENT

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### Proposed Impacts

Figure 9.4 provides a graphic depiction of the impact to each individual building in the project area. Table 9.1, which presents each building's historic designation status – whether individually inventoried, located within the local historic district, individually listed in the National Register, or not documented on an individual inventory form – is also noted, along with a brief description of each building, estimated or actual construction date, and the proposed impact. Some of the buildings have been assigned a series of addresses as the address physically noted on the building or its reference in other sources of information differ in some cases; all addresses by which the buildings are listed are provided to help avoid misunderstandings on building identification. Photographs of each building were provided in the Expanded ENF.

The proposed impacts to historic buildings will be rehabilitation, demolition, retention of certain building elements, and no work proposed as part of this project. These impacts are discussed in more detail below.

#### *Rehabilitation*

*The Granite Trust Company, 1400 Hancock Street* (#13 on Figure 9.2), individually listed in the National Register and located within the local historic district, will be rehabilitated by the project Proponents for office and commercial use. The use of historic tax credits for this rehabilitation is being strongly considered and the project Proponents will reach out to the MHC to further discuss this possibility.

The proposed rehabilitation will involve the retention of the Art Deco banking room on the ground floor, which is proposed for a single retail use (possibly a single restaurant user); retention of the 9th floor board room, which features wood panels on the walls and ceiling; and restoration of the granite exterior. The existing office floors on 2-8 have been extensively altered in their floor plan and original doors, baseboards and other trim. These floors will experience a thorough removal of all existing partitions, doors, etc. and will be fitted out to suit future office tenants. The building only has a single stairway currently; a second egress will be added as part of the rehabilitation. The current proposal is to retain all of the lower-story sections of the building on both Hancock and Chestnut Streets. A multi-story building will be erected south of the two-story section on Hancock Street. A narrow pedestrian way will be built between this

multi-story building and the buildings proposed to the south. The rear east side of the bank building, which is visible from Chestnut Street, will be re-designed to convert it to a front entrance to the banking room/ possible new restaurant space. The design of this elevation has not been conceived yet, but its design will strive to meet the Secretary of the Interior's Standards for Rehabilitation if state and federal historic tax credits are pursued.

*The Greenleaf Building, 1419 Hancock Street* (#25 on Figure 9.2), will not be purchased by the project Proponents and no work is proposed for this building in this project by the project Proponents or others. This building lies within the Quincy Center Local Historic District and was officially determined individually eligible for the National Register in 1981.

### *Demolition*

As noted above, the majority of existing buildings in the project area will be demolished. Most of these buildings are a single story in height with a very small footprint and are not suitable for reuse in this development, which plans for much higher heights throughout the project area. Their roof structures cannot accommodate any additional floors nor can their small footprints be expanded due to the density of the development. Demolition of individual buildings will be carried out in the assigned step in which they are located. The buildings will be retained until the onset of the assigned step commences. Figure 9.3 depicts these steps and Figure 9.4 specifies which buildings will be demolished.

It is to be determined if the *Old Town House – School House building at 1357-1359 Hancock Street*, (#23 on Figure 9.2) just south of Hancock Cemetery, will be demolished and replaced with a new residential high rise building erected on the same footprint.

### *Building elements retention*

Although reuse of the entire collection of buildings south of the Granite Trust Company building and the Greenleaf Building is not feasible, the project Proponent propose to remove certain elements from buildings prior to their demolition that possess interesting details and incorporate them into some of the new buildings. The project Proponents will need to further assess the feasibility of salvaging and reusing these elements, depending on their condition and the final costs of choosing such an option.

Façade only retention, or Facadectomies, have been considered for two buildings – the Quincy Trust Company Building at 1486 Hancock Street (#17 on Figure 9.2) and the Adams Arcade at 1479-1489 Hancock Street (#33 on Figure 9.2). There are, however, several issues with the costs of such an option. The primary cost driver of preserving existing façades is structural stabilization. In order to maintain an existing façade while the building behind it is demolished, the façade must be supported both vertically and laterally within very precise tolerances to limit deflections that could cause cracking or other damage. These temporary measures are often quite expensive due to the painstaking approach required for both the installation and the subsequent removal. For example, structural steel used in new construction can cost \$3000 per ton installed but the same exact steel used to support an existing façade can cost two to three times as much because the delicate nature of the work has a significant impact on labor productivity.

The building demolition effort becomes surgical in nature so as to minimize any impact on the existing façade and accommodating this requirement is directly correlated to increases in pricing. Demolition costs are generally a function of time so additional levels of care that add to the duration of the work, for example needing to dismantle portions of the structure by hand rather than by machine, can be expected to result in a more expensive job.

The temporary façade supports also have a negative effect due to their interference with other elements of the work. The bracing is usually substantial and the obstruction it creates often requires re-sequencing of adjacent installations and/or additional temporary measures to allow personnel access, material deliveries or provide protection from the weather. Other tradesmen forced to work in and around the temporary supports often find their own productivity negatively impacted as well.

Historic façade maintenance is often deferred or ignored in favor of interior improvements that have a more direct impact on rental income and construction plans or as-built drawings are not often available for older buildings which may have changed hands several times over the years. These realities often result in a situation where accurate details of the façade installation are unknown until the actual demolition is underway. Unforeseen façade deterioration, unusual connection details, or other latent conditions can result in anything from dramatic cost increases to redesign fees to address broad changes in the design.

In summary, maintaining an existing façade can have a ripple effect across a significant portion of a project and create a substantial amount of cost and schedule risk.

*Adams Arcade, at 1479-1489 Hancock Street, (#33 on Figure 9.2)* was not recommended individually eligible for the National Register in the 2009 Gray & Pape survey. The project Proponents may consider the retention of the 1928 granite Art Deco front elevation in place, but remove the rest of the existing building. At issue are the costs for façade reinforcement and support during construction and rehabilitation, as well as how the façade could mesh with the as yet undetermined building design here. Salvage and retention of portions of the façade will likely be found to be more feasible.

*Quincy Trust Company Building at 1486 Hancock Street, (#17 on Figure 9.2)* at the intersection with Cottage Avenue was recommended individually eligible for the National Register in the 2008-2009 Gray & Pape survey. The project Proponents may consider the retention of some parts of the façade of this granite-faced building. At issue are the costs for façade reinforcement and support during construction and rehabilitation, as well as how the façade could mesh with the as yet finalized building design here. Figure 9.5 shows a proposed rendering with the building's façade retained.

The two-story *Guay's System Bakery, at 1453 Hancock Street, (#30 on Figure 9.2)* features a façade that dates to 1929 when the older building at this location was remodeled. The building was recommended individually eligible for the National Register in the 2009 Gray & Pape survey. The building, however, is presumed to no longer contain the bakery ovens that contribute to its stated significance. The project Proponents will consider the salvage of the cast stone or stucco panels on the façade that display a stylized sunburst and plumes or leaves motif behind a loaf of bread, indicating the building's original use as a bakery. These panels would likely be re-set on a new building at the north end of Hancock in the vicinity of the Guay's System Bakery building location.

*Sully's Tavern, at 28 Chestnut Street, (#4 on Figure 9.2)* a well-known sign that dates to as early as 1935 when John A. Sullivan purchased the building, which was originally an Italianate townhouse similar to the ones on either side of it, and began his family's operation of a bar and restaurant. The building was already altered to an Art Deco appearance by 1930 and then received subsequent major alterations in the mid-20th century. The project Proponents will consider the salvage and reuse of the sign somewhere in the development, but the possible new location of the sign is unknown at this time.

#### *No work proposed by project Proponents*

A small number of buildings that are located within the project area will not be impacted in any manner by the project Proponents. These buildings are noted in Figure 9.2 and Figure 9.4.

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## ALTERNATIVES

The project Proponents considered the possible retention of a small number of larger multi-story (3 to 5 stories) existing buildings. These buildings, however, presented a number of challenges due to their structural column layouts and ceiling heights, as well as their overall condition and need for improvements related to safety and other code issues and weatherization.

The consideration of state and federal historic tax credits for the rehabilitation of these buildings was an important factor in the reuse considerations. It would be infeasible to rehabilitate these buildings without the benefit of the state tax credit, which offers up to a 20% credit, and the federal tax credit, which provides a 20% credit.

The use of these credits, however, is constrained by the reality that the buildings that can take advantage of the credits need to be listed in the National Register<sup>2</sup>, and they would need to be listed as individual buildings. With the planned removal of the south end of the local historic district (south of the Greenleaf Building and the Granite State Bank Building, it is presumed that this southern end of the existing district will be officially removed from the district's boundaries. Should that action be taken, any buildings considered for reuse in this section south of these buildings have to be individually eligible for, and ultimately listed in, the National Register. Their rehabilitation could not utilize state and federal historic tax credits as contributing buildings to a historic district, as there would be no historic district remaining due to the proposed demolitions. The 10% credit for non-historic buildings placed in service prior to 1936, for which many of the buildings would qualify as there is no official National Register district here, has been judged to be an insufficient financial incentive to retain these buildings in the development.

A brief discussion of the individual National Register eligibility of the candidate buildings examined for their possible reuse employing state and federal historic tax credits is presented below:

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<sup>2</sup> Buildings determined eligible for the National Register by the MHC can take advantage of the state historic tax credits, but use of the federal tax credit requires that the building be listed in the National Register, whether individually or as part of a district.

The 1887 *Durgin & Merrill Building, 1431-1439 Hancock Street* (#27 on Figure 9.2), is one of the few multi-story late 19th century commercial buildings in this section of Quincy's commercial district. Its 1948 storefront alterations and the paneled Modern screen added in 1963 to completely cover the façade, however, have significantly impacted this statement. The building was not recommended individually eligible for the National Register in the 2008-2009 Gray & Pape survey. The building's commercial history as the location of Durgin's pharmacy and Merrill's grocery business in the late 19th century (especially because the building does not retain its 19th century appearance) is not sufficiently important to consider the building individually eligible for the National Register.

The three-story *Norfolk Building at 1452-1462 Hancock Street* (#29 on Figure 9.2) dates from before 1919<sup>3</sup> and served as the location for a number of local businesses. The buildings' Classical Revival appearance is typical of many other early 20th century commercial buildings in Quincy and, like most buildings in the project area, has received storefront alterations and window replacements. The building was not recommended individually eligible for the National Register in the 2008-2009 Gray & Pape survey. The building is not a significant representative of its architectural style nor does its history rise to a level of significance for which it could be considered individually eligible.

The *Kincaide Building at 1495 Hancock Street* (#18 on Figure 9.2) originally dates to 1896, but in 1971 its façade was covered with a Neo-Formalism screen. The side and rear elevations remain exposed. It is unknown what remains of the original façade's integrity, either as a result of the screen's installation or if the 1933 alterations completely changed its appearance. The building was not recommended individually eligible in the 2008-2009 Gray & Pape survey. The building's association with Henry Kincaide, a local entrepreneur and developer, who sold the building in 1930, is not sufficiently strong to consider the building as individually eligible for its history.

The four-story building at *1517 Hancock Street (the Cliveden Building)* (#36 on Figure 9.2) dates to 1915, but received substantial alterations in 1954, which included the fourth story addition. Other alterations include window replacements, new materials on the façade, and an updated storefront. The building, re-inventoried in 2009 in the Gray & Pape survey, was not recommended individually eligible, clearly because the building has sustained too many alterations to meet the integrity requirement for National Register eligibility.

*Alpha Hall, at 1-13 Cottage Avenue*, (#34 on Figure 9.2) is a three-story building that dates to 1909 and renovated in 1925 to serve as a hall, commercial space, and rental rooms. It appears that the two west bays were built in 1925. The building was not recommended individually eligible for the National Register in the 2008-2009 Gray & Pape survey. The building's very simple rendition of a typical early 20th century building form is characterized by its central gabled pediment and brick and stone piers and is not a significant example of the form. The building's early 20th use for a variety of commercial and institutional functions is not unusual. The building does not meet the National Register criteria to consider individual listing in the National Register.

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<sup>3</sup> The Gray & Pape inventory form for the building states the building was built in 1935, based on City of Quincy Department of Public Safety, Division of Inspection records. The form, however, contains a photograph of the building which is dated 1919.

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## **REQUIRED PERMITS AND REGULATORY COMPLIANCE**

Any projects that require funding, licenses, or permits from any state agency must be reviewed by the MHC in compliance with Massachusetts General Laws Chapter 9, sections 26-27C, regulated by 950 CMR 71 (commonly known as Chapter 254). The project Proponents began consultation with the MHC through the submittal of the Expanded ENF and will continue consultation with MHC and the Quincy Historical Commission to complete this review.

As there is no federal involvement in the project, the project Proponents do not need to comply with Section 106 of the National Historic Preservation Act of 1966, as amended, which requires that federal agencies take into account the effects of their undertakings on historic properties, and afford the Advisory Council on Historic Preservation a reasonable opportunity to comment.

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## **MITIGATION SUMMARY**

Final mitigation measures are yet to be determined as consultation with the MHC and the Quincy Historical Commission has not been concluded. Possible mitigation measures are the consideration of a rehabilitation of the Granite Trust Company Building at 1400 Hancock Street, employing the use of state and federal historic tax credits; re-use of selected building elements (Adams Arcade front; Sully Theatre sign; panels from Guay's System Bakery building, 1453 (1455) Hancock Street); prohibition of demolition of any building prior to the onset of the relevant phase ("step") in which they are located; interpretive exhibits or other displays as a component of the City's Public Art commitment, and the development and design of a Quincy Heritage Trail, a portion of which would pass through the project area.

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## **UPDATE ON MHC CONSULTATION**

The project Proponents have provided a report to the Massachusetts Historical Commission and the Quincy Historical Commission which discusses possible alternatives to the project, as proposed in the EENF and the consideration of the use of state and federal historic tax credits in the development. A meeting with MHC and the Quincy Historical Commission to discuss the alternatives is anticipated after the submittal of these reports.

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## **CONCLUSION**

The project Proponents will continue consultation with the MHC and the Quincy Historical Commission to comply with Chapter 254 to find ways to mitigate the proposed actions that affect historic properties in the project area.

The project Proponents have considered alternatives to the proposed adverse effects to the historic resources in the project area. Alternatives include the potential salvage and reuse of



selected building elements and the possible use of state and federal historic tax credits for the rehabilitation of the Granite Trust Company Building at 1400 Hancock Street.

The project Proponents have also considered the potential use of state and federal historic tax credits for rehabilitation of various buildings, but has concluded that only the Granite Trust Company Building at 1400 Hancock Street is a suitable candidate. The specific plans for this building are not yet determined, but the rehabilitation plans will strive to meet the Secretary of the Interior's Standards for Rehabilitation, as required to obtain these credits.



QUINCY CENTER HISTORIC DISTRICT BOUNDARY

NEW QUINCY CENTER REDEVELOPMENT PROJECT LIMITS

NOTES:

1. AERIAL MAPPING FROM THE OFFICE OF GEOGRAPHIC AND ENVIRONMENTAL INFORMATION (MassGIS). COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF ENERGY AND ENVIRONMENTAL AFFAIRS.
2. HISTORICAL DISTRICT BOUNDARY FROM CITY OF QUINCY GIS.



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Land Development  
Environmental Services  
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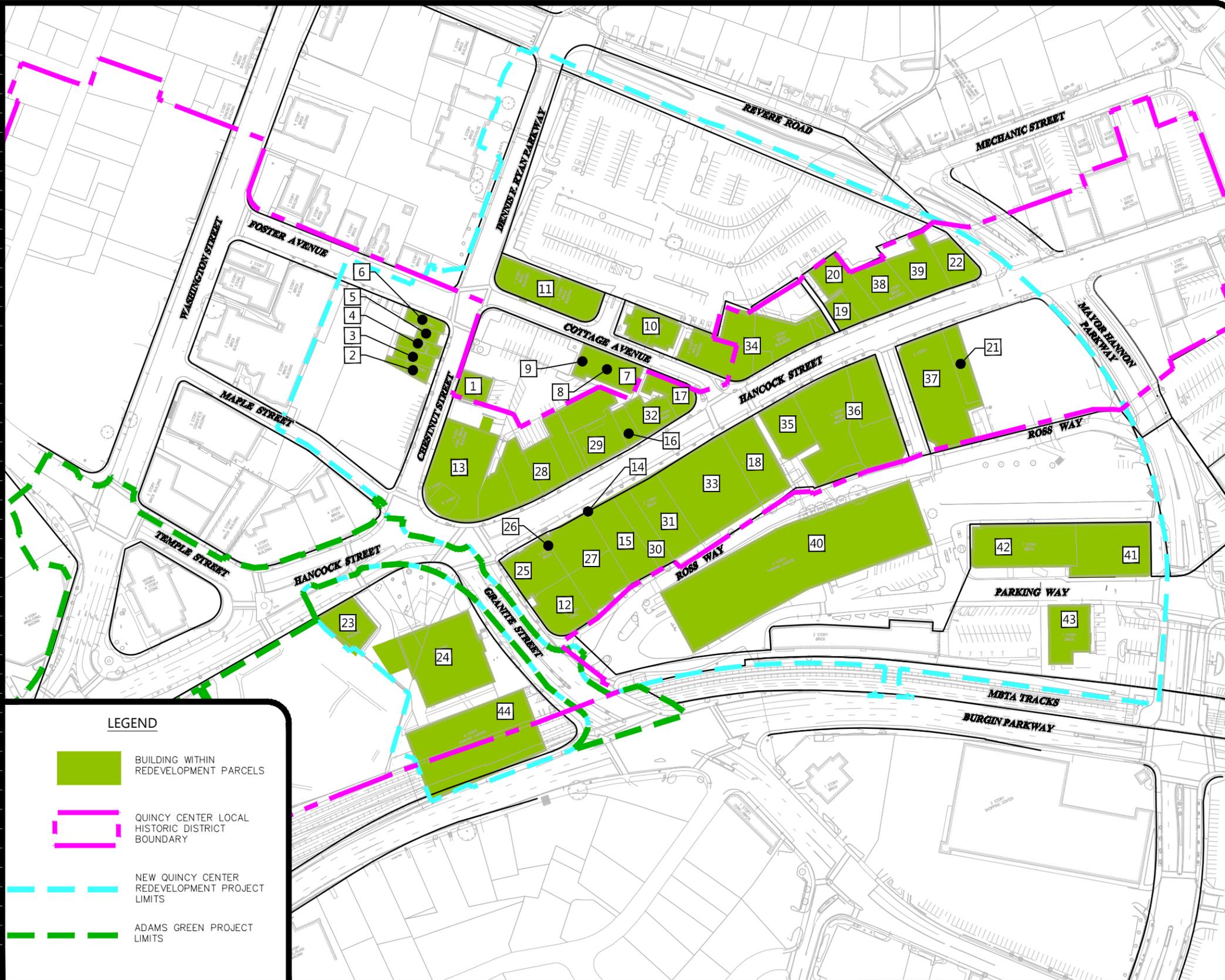


Stephenson  
Design Group  
51 Sleeper Street  
Suite 600  
Boston, MA 02210

Figure 9.1 April 30, 2012

Relationship of the Project Area within the Quincy Center Local Historic District  
Draft Environmental Impact Report  
New Quincy Center Redevelopment  
Quincy, Massachusetts

ID	ADDRESS	MHC ID	PROPERTY NAME (ON MHC FORM)
1	17-19 Chestnut Street	QUI. 1416	Loran Smith Barbershop
2	24 Chestnut Street	QUI. 232	
3	26 Chestnut Street	QUI. 233	Faxon Town House
4	28 Chestnut Street	QUI. 234	Sully's Tavern
5	30 Chestnut Street	QUI. 235	Faxon Town House
6	32 Chestnut & Foster St.	QUI. 236	
7	16(14) Cottage Avenue	N/A	
8	22 Cottage Avenue	N/A	
9	24 Cottage Avenue	QUI. 1421	George Richards Building
10	15 Cottage Avenue	N/A	
11	27-39(33) Cottage Ave.	QUI. 1417, 1420	
12	10(8) Granite Street	N/A	
13	1400 Hancock Street	QUI. 171	Granite Trust Company
14	1441 Hancock Street	QUI. 1431	Fanny Farmer
15	1445 Hancock Street	QUI. 1432	Kresge Building
16	1464 Hancock Street	N/A	
17	1486 Hancock Street	QUI. 174	Quincy Trust Company Building
18	1495 Hancock Street	QUI. 1436	Henry L. Kincaide Block
19	1534 Hancock Street	N/A	
20	1546 Hancock Street	QUI. 1441	Morris Asper Building
21	1563 Hancock Street	QUI. 1443	
22	1576(1570) Hancock St.	N/A	
23	1359(1342) Hancock St.	QUI. 165	Town House/School House
24	1385(1381) Hancock St.	QUI. 169	Quincy Center Plaza
25	1419(1415) Hancock St.	QUI. 172	Greenleaf Building
26	1429 Hancock Street	QUI. 1429	Anastos Building
27	1431-1437 Hancock St.	QUI. 1430	Durgin and Merrill Block
28	1442-1446 Hancock St.	N/A	
29	1450-1462 Hancock St.	QUI. 1433, 1434	Norfolk Building
30	1453(1455) Hancock St.	QUI. 1435	Guay's System Bakery
31	1459-1461 Hancock St.	N/A	
32	1468-1472 Hancock St.	N/A	
33	1469-1479 Hancock St.	QUI. 173	Adams Arcade
34	1500-1518 Hancock St.	QUI. 1437, 1438	Alpha Hall/Kincaide Block
35	1505-1511 Hancock St.	N/A	
36	1513-1517 Hancock St.	QUI. 175, 1439	Remick's of Quincy/H.M. Faxon
37	1545-1555 Hancock St.	QUI. 1440	Woolworth's
38	1550-1554 Hancock St.	N/A	
39	1562-1568 Hancock St.	QUI. 1442	
40	0 Parking Way	N/A	
41	100 Parking Way	N/A	
42	115(119-151) Parking Way	N/A	
43	69-79(37R) Parking Way	QUI. 1449	Grossman Building
44	Thomas Burgin Parkway	N/A	



**LEGEND**

- BUILDING WITHIN REDEVELOPMENT PARCELS
- QUINCY CENTER LOCAL HISTORIC DISTRICT BOUNDARY
- NEW QUINCY CENTER REDEVELOPMENT PROJECT LIMITS
- ADAMS GREEN PROJECT LIMITS

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0 100 200 Feet

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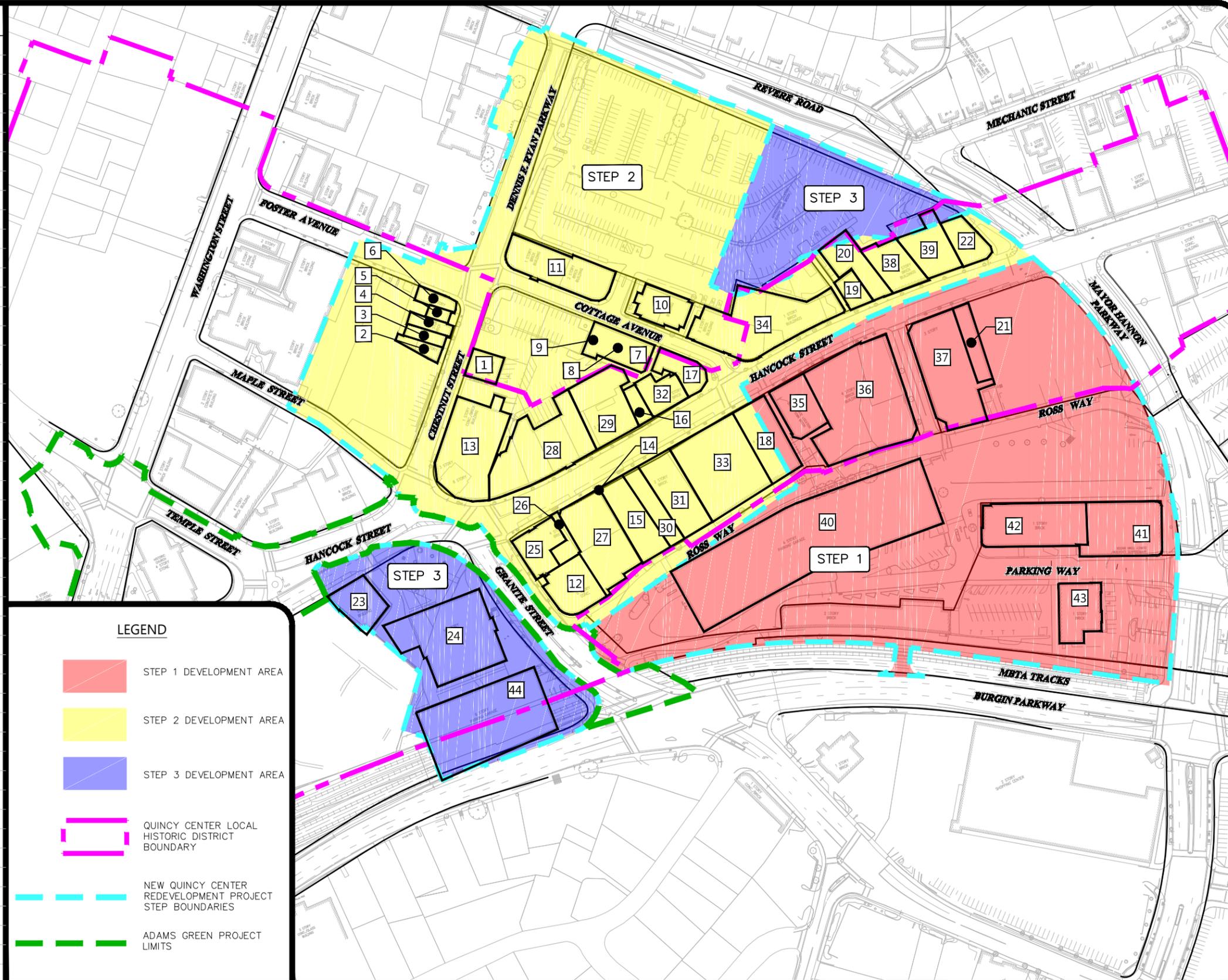
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617 924 1770 • FAX 617 924 2286

SDG  
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Figure 9.2 April 30, 2012

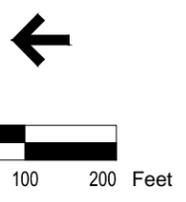
Buildings within Project Area  
Draft Environmental Impact Report  
New Quincy Center Redevelopment  
Quincy, Massachusetts

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15	1445 Hancock Street	QUI. 1432	Kresge Building
16	1464 Hancock Street	N/A	
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28	1442-1446 Hancock St.	N/A	
29	1450-1462 Hancock St.	QUI. 1433, 1434	Norfolk Building
30	1453(1455) Hancock St.	QUI. 1435	Guay's System Bakery
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32	1468-1472 Hancock St.	N/A	
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34	1500-1518 Hancock St.	QUI. 1437, 1438	Alpha Hall/Kincaide Block
35	1505-1511 Hancock St.	N/A	
36	1513-1517 Hancock St.	QUI. 175, 1439	Remick's of Quincy/H.M. Faxon
37	1545-1555 Hancock St.	QUI. 1440	Woolworth's
38	1550-1554 Hancock St.	N/A	
39	1562-1568 Hancock St.	QUI. 1442	
40	0 Parking Way	N/A	
41	100 Parking Way	N/A	
42	115(119-151) Parking Way	N/A	
43	69-79(37R) Parking Way	QUI. 1449	Grossman Building
44	Thomas Burgin Parkway	N/A	



**LEGEND**

- STEP 1 DEVELOPMENT AREA
- STEP 2 DEVELOPMENT AREA
- STEP 3 DEVELOPMENT AREA
- QUINCY CENTER LOCAL HISTORIC DISTRICT BOUNDARY
- NEW QUINCY CENTER REDEVELOPMENT PROJECT STEP BOUNDARIES
- ADAMS GREEN PROJECT LIMITS



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Transportation  
Land Development  
Environmental Services  
101 Walnut Street, P.O. Box 9151  
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617 924 1770 • FAX 617 924 2286

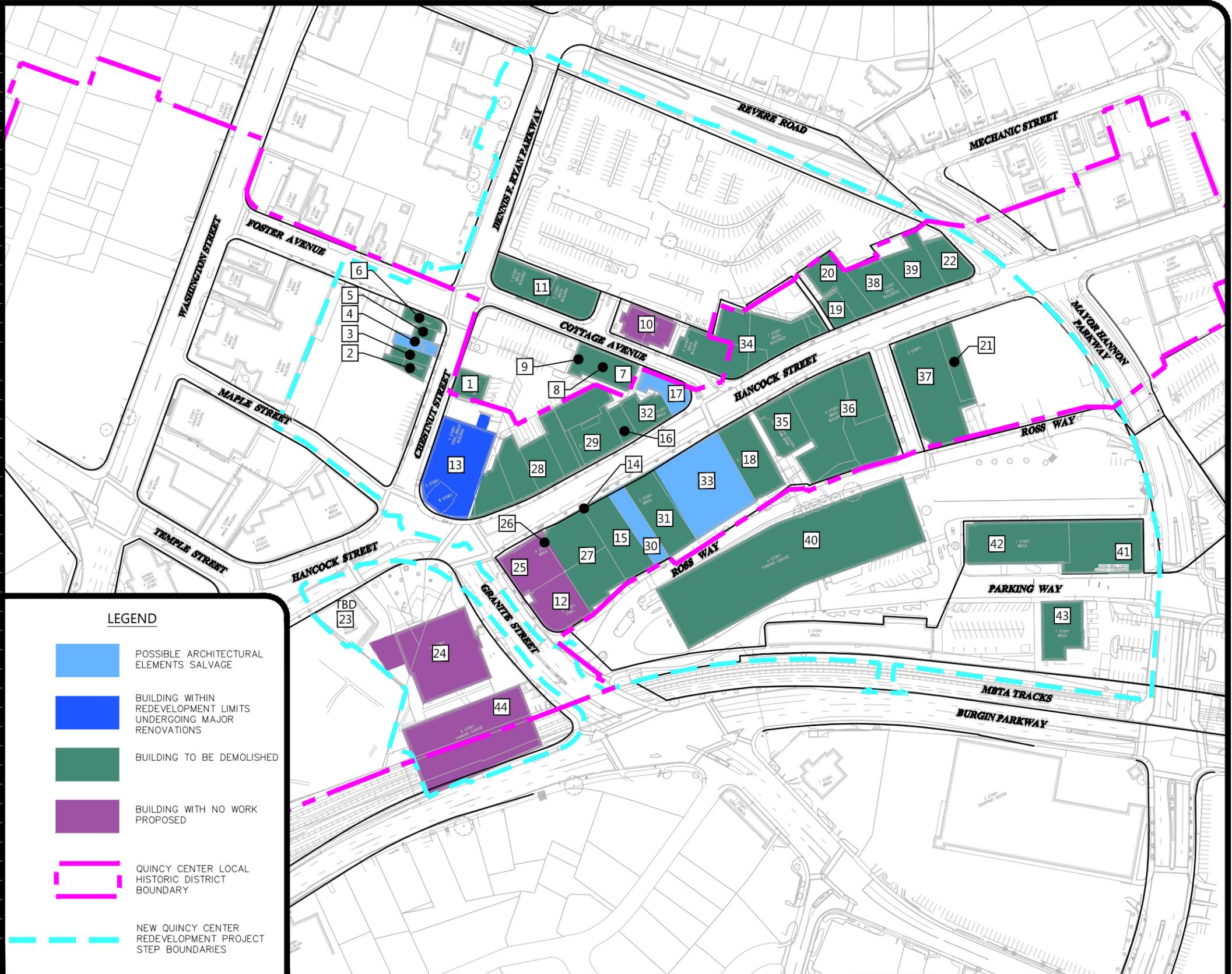


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Figure 9.3 April 30, 2012

Buildings  
Steps within the Project Development  
Draft Environmental Impact Report  
New Quincy Center Redevelopment  
Quincy, Massachusetts

ID	ADDRESS	MHC ID	PROPERTY NAME (ON MHC FORM)
1	17-19 Chestnut Street	QUI. 1416	Loran Smith Barbershop
2	24 Chestnut Street	QUI. 232	
3	26 Chestnut Street	QUI. 233	Faxon Town House
4	28 Chestnut Street	QUI. 234	Sully's Tavern
5	30 Chestnut Street	QUI. 235	Faxon Town House
6	32 Chestnut & Foster St.	QUI. 236	
7	16(14) Cottage Avenue	N/A	
8	22 Cottage Avenue	N/A	
9	24 Cottage Avenue	QUI. 1421	George Richards Building
10	15 Cottage Avenue	N/A	
11	27-39(33) Cottage Ave.	QUI. 1417, 1420	
12	10(8) Granite Street	N/A	
13	1400 Hancock Street	QUI. 171	Granite Trust Company
14	1441 Hancock Street	QUI. 1431	Fanny Farmer
15	1445 Hancock Street	QUI. 1432	Kresge Building
16	1464 Hancock Street	N/A	
17	1486 Hancock Street	QUI. 174	Quincy Trust Company Building
18	1495 Hancock Street	QUI. 1436	Henry L. Kincaide Block
19	1534 Hancock Street	N/A	
20	1546 Hancock Street	QUI. 1441	Morris Asper Building
21	1563 Hancock Street	QUI. 1443	
22	1576(1570) Hancock St.	N/A	
23	1359(1342) Hancock St.	QUI. 165	Town House/School House
24	1385(1381) Hancock St.	QUI. 169	Quincy Center Plaza
25	1419(1415) Hancock St.	QUI. 172	Greenleaf Building
26	1429 Hancock Street	QUI. 1429	Anastos Building
27	1431-1437 Hancock St.	QUI. 1430	Durgin and Merrill Block
28	1442-1446 Hancock St.	N/A	
29	1450-1462 Hancock St.	QUI. 1433, 1434	Norfolk Building
30	1453(1455) Hancock St.	QUI. 1435	Guay's System Bakery
31	1459-1461 Hancock St.	N/A	
32	1468-1472 Hancock St.	N/A	
33	1469-1479 Hancock St.	QUI. 173	Adams Arcade
34	1500-1518 Hancock St.	QUI. 1437, 1438	Alpha Hall/Kincaide Block
35	1505-1511 Hancock St.	N/A	
36	1513-1517 Hancock St.	QUI. 175, 1439	Remick's of Quincy/H.M. Faxon
37	1545-1555 Hancock St.	QUI. 1440	Woolworth's
38	1550-1554 Hancock St.	N/A	
39	1562-1568 Hancock St.	QUI. 1442	
40	0 Parking Way	N/A	
41	100 Parking Way	N/A	
42	115(119-151) Parking Way	N/A	
43	69-79(37R) Parking Way	QUI. 1449	Grossman Building
44	Thomas Burgin Parkway	N/A	



**LEGEND**

- POSSIBLE ARCHITECTURAL ELEMENTS SALVAGE
- BUILDING WITHIN REDEVELOPMENT LIMITS UNDERGOING MAJOR RENOVATIONS
- BUILDING TO BE DEMOLISHED
- BUILDING WITH NO WORK PROPOSED
- QUINCY CENTER LOCAL HISTORIC DISTRICT BOUNDARY
- NEW QUINCY CENTER REDEVELOPMENT PROJECT STEP BOUNDARIES

←

This Figure Prepared in Coordination With:

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City Hall  
1305 Hancock Street  
Quincy, MA 02169

Hancock Adams Associates  
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Figure 9.4 April 30, 2012

Proposed Impacts to Buildings within the Project Area  
Draft Environmental Impact Report  
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Quincy, Massachusetts



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Quincy, MA 02169

 *Hancock Adams Associates*  
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Figure 9.5 April 30, 2012  
Streetscape Rendering  
Cottage Avenue at Hancock Street  
Draft Environmental Impact Report  
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Quincy, Massachusetts