

*Mini Reports:  
City of Quincy  
Historic Survey Update  
Quincy Center Zoning District  
Quincy, Massachusetts  
2008-2009*



**GRAY & PAPE, INC.**  
ARCHAEOLOGY • HISTORY • HISTORIC PRESERVATION

JUNE 20, 2009

**LEAD AGENCY:**

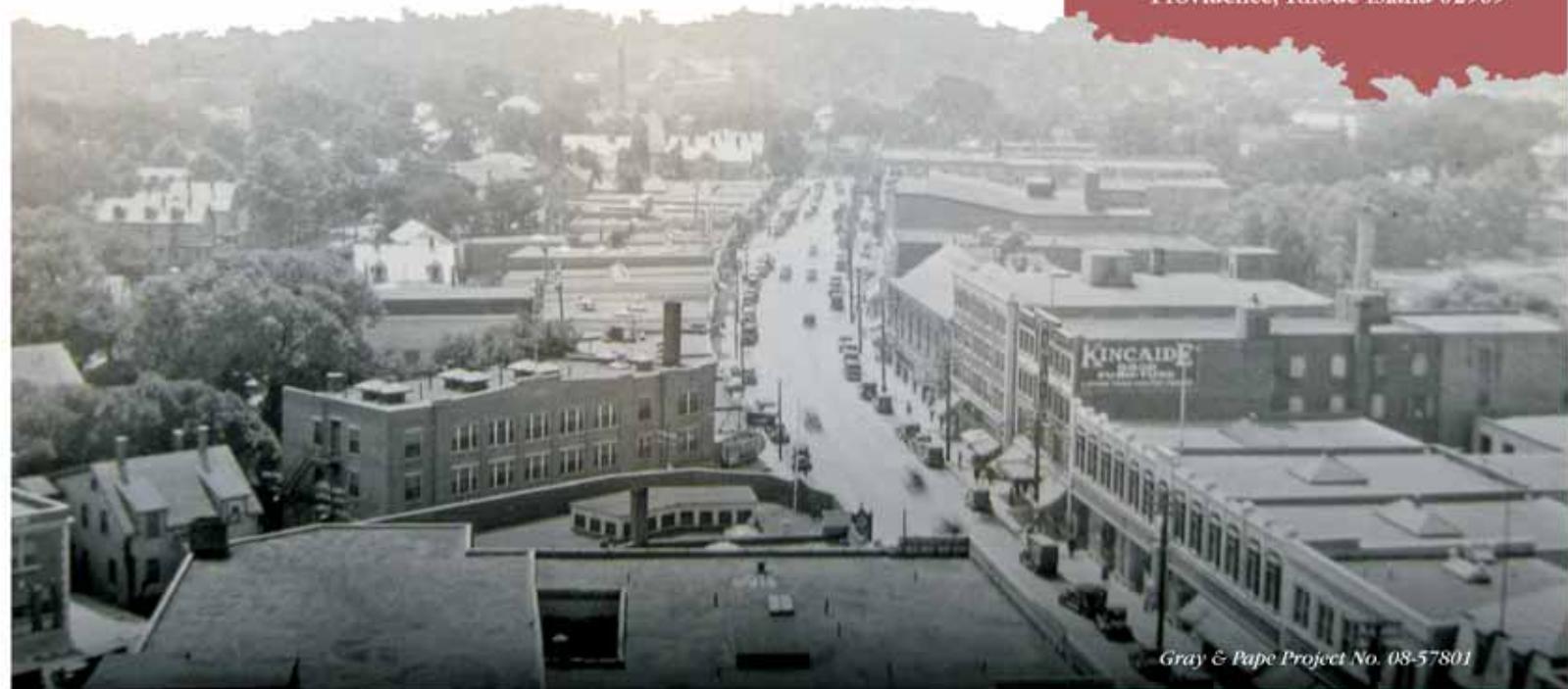
The Massachusetts Historical  
Commission  
Massachusetts Archives Facility  
220 Morrissey Boulevard  
Boston, Massachusetts 02125

**PREPARED FOR:**

City of Quincy Planning Department  
1305 Hancock Street  
Quincy, Massachusetts 02169

**PREPARED BY:**

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**GRAY & PAPE, INC.**  
ARCHAEOLOGY • HISTORY • HISTORIC PRESERVATION

**MINI-REPORTS FOR THE  
QUINCY CENTER ZONING DISTRICT**

*Presented to*  
***Purchasing Department***  
***City Hall***  
***1305 Hancock Street***  
***Quincy, MA***  
***02169***

***June 30, 2009***

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**Bigelow Street, 39-41** –Richard D. Chase Apartments

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## 25 BIGELOW STREET



### **ARCHITECTURAL DESCRIPTION**

This is a side gable residence. It is 2 ½-stories tall, rests on a raised foundation of cut granite, is clad with aluminum siding, and has a slate tile roof. There are two projecting front dormers on the roof. The building is 3-bays wide, with replacement 1/1 windows. Replacement board between the first and second floor indicates that a front porch was removed (atlases show a former porch in the building footprint). New entry porches have been added to the north and south elevations of the house. The southern one has been enclosed. This structure sits at the edge of the Quincy Center Historic District in one of its few remaining residential areas. It has undergone alterations which detract from its overall integrity, but enough original material remains that it is possible to envision the house in its original configuration.

### **HISTORICAL NARRATIVE**

The current location of both Miller Stile Road and Bigelow Street was first mentioned in 1655 in the Braintree Town Records. The road itself did not exist as Miller Stile until at least 1923, and

was previously regarded as Bigelow Street (when the existing Bigelow Street was known as Cherry Avenue). The land was originally the property of Benjamin and Dorothy Veasey. According to the Braintree Town Records of 1727 they sold the 86,000 square foot property to the Reverend Ebenezer Miller (the first Rector of what is now Christ Church), that included a “dwelling house, barn and four acres of land, bounded northerly on ‘Mr. Baxter’s land, easterly on John Saunders and John Ruggells, and southerly and westerly on land of James Brackett.”

The land passed on to Reverend Miller’s son, Charles Miller, upon his death in 1763. The property later descended from Charles Miller to his son Edward, who constructed the 23-room building later known as the Miller Stile Inn at 36 Miller Stile Road. The last male in the Miller family died in 1873 and the property (for the first time since 1727) passed from the Millers to a nephew, George T. Bigelow, although, according to the 1876 Atlas of Norfolk County, the land continued to be regarded as the estate of C. E. Miller.

By 1907, Cherry Avenue, Bigelow Street and Revere Road were established. Parcels of the property that once belonged in full to the Miller family were purchased by the city to implement new roadways and by residents of Quincy to construct private dwellings.

The two-family house and stable with a loft (now removed) located at 25 Bigelow Street was constructed in 1894 and owned by Charles W. and Mary H. Miller. The couple lived in South Amherst, Massachusetts, where they operated a fruit farm. Charles had inherited the property and built and rented out the units until 1945, when the house was sold to Edwin B. Ruggles of the Brook Realty Trust.

In 1946 the property was purchased by Frederick J and Elizabeth E. Murphy, who then sold the house and property in 1947 to Albert and Minnie L. Raymond. That same year, it was sold to James W. Bruce, who retained ownership for eight years. He sold it to Charles J. and Dorothy C. Diggins in 1955. The Diggins sold the property two years later in 1957 to Otmar and Ann B. Praznik. The Prazniks sold the property to Dorothy Keller in 1960. She retained ownership until 1969, when the property was purchased by George E. George, a trustee of Franklin Trust Realty. George sold the property in 1974 to Lawrence J. Falvey Jr. and Eugene B. Koylion. Brookview Realty Trust purchased the property in 1979 and sold it to Robert W. and Patricia E. Savage in 1984. Robert W. Savage continues to retain ownership of the property.



25 Bigelow Street

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## 33-35 BIGELOW STREET



### **ARCHITECTURAL DESCRIPTION:**

This is a front gable twin residence. It is 2 stories tall, rests on a raised foundation of cut granite, is clad with aluminum siding, and has an asphalt shingle roof. The roof has deep eaves that are supported by brackets. The house is 3 bays wide with an entrance in the easternmost bay. The windows are all 1/1 replacements with the exception of 1 original 6/1 in the attic story. The center bay on the façade and on the western elevation is composed of a 3-part bay window topped by a shallow shed roof. The house has a flat-roofed concrete porch addition. There is access to the roof of the porch from the second floor. This structure is very similar to its neighbor at 39-41 Bigelow Street but whereas those twin units are side by side, these are stacked 1 floor above the other. This structure sits at the edge of the Quincy Center Historic District in one of its few remaining residential areas. It is a somewhat altered example of its style and a contributing component to its neighborhood.

### **HISTORICAL NARRATIVE**

The current location of both Miller Stile Road and Bigelow Street was first mentioned in 1655 in the Braintree Town Records. The road itself did not exist as Miller Stile until at least 1923, and was previously regarded as Bigelow Street (when the existing Bigelow Street was known as

Cherry Avenue). The land was originally the property of Benjamin and Dorothy Veasey. According to the Braintree Town Records of 1727 they sold the 86,000-square-foot property to the Reverend Ebenezer Miller (the first Rector of what is now Christ Church), that included a “dwelling house, barn and four acres of land, bounded northerly on ‘Mr. Baxter’s land, easterly on John Saunders and John Ruggells, and southerly and westerly on land of James Brackett.”

The land passed on to Reverend Miller’s son, Charles Miller, upon his death in 1763. The property later descended from Charles Miller to his son Edward, who constructed the 23-room building later known as the Miller Stile Inn at 36 Miller Stile Road. The last male in the Miller family died in 1873 and the property (for the first time since 1727) passed from the Millers to a nephew, George T. Bigelow, although, according to the 1876 Atlas of Norfolk County, the land continued to be regarded as the estate of C. E. Miller.

By 1907, Cherry Avenue, Bigelow Street and Revere Road were established. Parcels of the property that once belonged in full to the Miller family were purchased by the City to implement new roadways and by residents of Quincy to construct private dwellings.

The two-family house located at 33-35 Bigelow Street was constructed in 1915 by Richard D. Chase, who was the head of the Quincy real estate and insurance firm of Richard D. Chase & Co. Chase’s own residence was located on President’s lane (MHC #77). According to historic maps of Quincy, there were no buildings on the property in 1907. By 1923, the property was owned by John T. Coyle, although the garage did not appear on record until the 1940’s. According to City assessor records, the property was in possession of John and Anna Looby in 1930. The couple sold the property to Anthony L. and Frances A. Centrella in 1957. It was then sold to Americo P. and Phyllis M. Volpe in 1974. The Volpe’s maintained the property for 30 years, before selling it to Jeanne and Eugene P. Moore, Jr., in 2004. The Moore’s retain ownership of the property.

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## 39-41 BIGELOW STREET



### **ARCHITECTURAL DESCRIPTION:**

This is a front end gable twin residence. It is 2 stories tall, rests on a raised foundation of cut granite, is clad with vinyl siding, and has an asphalt shingle roof. The house is 3 bays wide, with 6/1 replacement windows. The center bays on the first and second floor are comprised of 3-part shallow, square bay windows, which is typical of this style. The bay window on the second floor is protected by a narrow shed roof. Very deep eaves are supported by knee braces. The entrances to the 2 residences are through original, 8-light panel doors. The entries are protected by end pedimented roofs. Access to the doors is by matching poured concrete entry porches with brick risers and bluestone steps. This structure is very similar to its neighbor at 33-35 Bigelow Street but whereas those twin units are stacked 1 floor above the other, these are side by side. This structure sits at the edge of the Quincy Center Historic District in one of its few remaining residential areas. It is a fairly well-preserved example of its style and a contributing component to its neighborhood.

## **HISTORICAL NARRATIVE**

The current location of both Miller Stile Road and Bigelow Street was first mentioned in 1655 in the Braintree Town Records. The road itself did not exist as Miller Stile until at least 1923, and was previously regarded as Bigelow Street (when the existing Bigelow Street was known as Cherry Avenue). The land was originally the property of Benjamin and Dorothy Veasey. According to the Braintree Town Records of 1727, they sold the 86,000-square-foot property to the Reverend Ebenezer Miller (the first Rector of what is now Christ Church), that included a “dwelling house, barn and four acres of land, bounded northerly on ‘Mr. Baxter’s land, easterly on John Saunders and John Ruggells, and southerly and westerly on land of James Brackett.”

The land passed on to Reverend Miller’s son, Charles Miller, upon his death in 1763. The property later descended from Charles Miller to his son Edward, who constructed the 23-room building later known as the Miller Stile Inn at 36 Miller Stile Road. The last male in the Miller family died in 1873 and the property (for the first time since 1727) passed from the Millers to a nephew, George T. Bigelow, although, according to the 1876 Atlas of Norfolk County, the land continued to be regarded as the estate of C. E. Miller.

By 1907, Cherry Avenue, Bigelow Street and Revere Road were established. Parcels of the property that once belonged in full to the Miller family were purchased by the city to implement new roadways and by residents of Quincy to construct private dwellings.

The 2-family house located at 39-41 Bigelow Street was constructed in 1915 by Richard D. Chase, who was the head of the Quincy real estate and insurance firm of Richard D. Chase & Co. Chase’s own residence was located on President’s Lane. According to historic maps of the City of Quincy, 39-41 Bigelow and 33-35 Bigelow were owned by Richard D. Chase in 1907, followed by Roy Prout in 1923. By 1924 the property was in possession of Joseph and Anna Aja. City directories indicate that Joseph Aja was a stonecutter at the yard of N.M. Lecount & Son. The couple owned the property for 41 years, before selling it to Anna M. Aja and Marie C. Heath in 1963. In September of 1966 it was sold to Richard M. Ryan of the Ryan Realty Trust, and sold again in December of 1966 to Philomena Najim. In 1992, the property was purchased by Tony Najim and Antoinette Paris Simonetti. The 2 retain ownership of the property.

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## 17-19 CHESTNUT STREET



### ARCHITECTURAL DESCRIPTION

This is a 1-story, 3-bay wide, flat-roofed, commercial building. It rests on a poured concrete foundation, is clad with brick with a granite veneer on the facade, and has a slight parapet. The entrance is recessed in the center bay and is through plate glass doors with metal frames. The plate glass windows in the outer bays also have metal frames. A wide aluminum cornice with a standing rib pattern spans the façade. This structure is situated near the heart of the Quincy Center Historic District. It is a much altered example of a very common commercial building type that was found in Quincy during the early twentieth century.

### HISTORICAL NARRATIVE

The location of the current structure at 17-19 Chestnut Street was originally on property owned by the Orthodox Church of Quincy, circa 1876. The original 2-story wooden dwelling which stood at 17-19 Chestnut Street was constructed in 1888. It was owned by Dr. George R. England until at least 1907. By 1923, historic maps illustrate that it was owned by Elizabeth J. Rendles. By 1930, the residence had been razed, and a commercial structure able to accommodate 3 stores was erected in its place. In 1933, occupants included Loran Smith, Barber (13 Chestnut Street)

and Mrs. Charlotte A. Brown's Gift Shop (17 Chestnut Street). As of 1934, the building was owned by Edward A. Weiner and the property included 5,464 square feet of land.

By 1946, the Mohican Market was located at 19 Chestnut Street. By 1957, the property was owned by the Maurice Kresner Realty Company. In September 1957, Kresner removed the 2 partitions inside the building, thus altering the interior make-up to accommodate space for 1 business. In 1958, "Kay's Delicatessen" began leasing the building. The fine food store remained here until 1968, when the property was purchased by the South Shore National Bank for additional office space. Today, the structure remains vacant, and is owned by the Village Place Incorporated.



View of Chestnut Street facing south, with the structure at 17-19 Chestnut Street located at the far right, circa 1931. Photograph courtesy of the Thomas Crane Public Library Collection, Quincy.



View of 17-19 Chestnut Street, circa 1960. City of Quincy, Assessors Records for Ward 1, Plan 1140, Plot 4 (23 Chestnut Street).

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## 28 CHESTNUT STREET



### ARCHITECTURAL DESCRIPTION

Since it was last surveyed in 1986, the Art Deco-style additions to the front of the original building have matured and now have come to be recognized as a legitimate alteration and an example of changes in architectural style and tastes. The Art Deco alterations have undergone little changes since last surveyed other than having the original windows on the second and third floors replaced with insulated units. A 2-story aluminum, neon-lit sign, reading “Sully’s”, is affixed to the right side of the façade. The letters in the name are outlined by standing aluminum edges and illuminated by paired neon tubes. The first floor of the building is protected by an aluminum-edged, cantilevered flat roof. Below it, are 2 aluminum framed glass doors. One originally led into the bar area, and the other lead to the restaurant upstairs. The outermost projecting walls of the first floor façade are comprised of polished black granite, while the panels between the 2 doors are comprised of black Carrere glass panels. A black granite planted box is located on the ground between the 2 doors. The building is unique in the Quincy Center Historic District as a sole example of the Art Deco style. While the original townhouse façade has been obliterated by this addition, it is an excellent example of an architectural style not often found in Quincy Center.

## **HISTORICAL NARRATIVE**

The property located at 28 Chestnut Street is the third section of a block of 5 town houses, on a total of 11,600 square feet of land, built by Dr. William Lyman Faxon (first cousin of Henry Hardwick Faxon) in 1874. Besides being active in Quincy real estate, Faxon studied medicine under Dr. Henry M. Saville and was appointed Assistant Surgeon to the Fourth Regiment, Massachusetts Volunteers in 1861. He graduated from Harvard Medical School in 1862 and was appointed Assistant Surgeon of the Thirty-second Regiment, Massachusetts Volunteers, in June 1862. He was promoted to Surgeon within 1 year and served “with distinction” until the end of the Civil War.

Faxon established, and was chief officer of, the Fifth Corps Hospital at City Point, Virginia during the last part of his service. In 1871, he accepted the position of Superintendent of the National Sailors’ Home in Quincy, where he also helped establish the Quincy Board of Health and the Quincy Water Works.

The 1876, 1888, and 1897 Atlases of the City of Quincy show Faxon as the owner of the entire townhouse block on Chestnut Street (originally Sea Street). Lucy Faxon Washburn, the sister of William Lyman Faxon, was listed as owner of the same block in 1907. As of 1924, the block had been divided into 5 separate ownerships and 28 Chestnut Street (considered 26 Chestnut Street until at least 1934) was owned by Abraham Needle. It was sold in 1926 to Rose and Jacob Asnes, who owned and operated a laundry service on the first floor. The unit was transferred 5 years later in March 1931 to Meyer W. Asnes. The property was sold immediately after it was transferred in May 1931 to Mary A. Hibbett, owner of the Hibbett Plumbing Company, Incorporated. At some point between 1931 and 1934, the individual townhouse was altered to accommodate a restaurant.

John A. Sullivan purchased the property in 1935 and opened the first-floor space as a bar and restaurant, known for 75 years as “Sully’s Spa.” It is the oldest continuously operating bar in the City, managed by 3 generations of Sullivans. Interior alterations were made to the restaurant in 1950, prior to John’s death in 1951. “Sully’s” was then taken over by his son Robert J. Sullivan. Robert has since retired and his sons, Brian and Richard Sullivan, currently own the establishment.



1930 view of 28 Chestnut Street (center) with adjoining townhouses. Photograph courtesy of the Thomas Crane Public Library Collection, Quincy.

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## 31-39 CHESTNUT STREET



### ARCHITECTURAL DESCRIPTION

This is a 1-story, 5-bay wide, flat roofed, multi-unit commercial building. It rests on a concrete foundation, is clad with yellow brick, with glazed white tiles at the cornice line. The building has a curved façade as it wraps the corner of Chestnut and Cottage Streets. The individual shop fronts have large plate glass windows that are set at an angle to the street back to the entrance doors. Other architectural details include a small aluminum drip roof across the length of the façade and ribbed aluminum panels over the store front windows and next to the entrance doors. This commercial block represents a well planned architectural unit with its unifying repetitive upper panels and angled unit façades. There are few other such cohesive multi-unit structures in Quincy Center.

### HISTORICAL NARRATIVE

The property located at 31-39 Chestnut Street was owned by a Mrs. M. Hall in 1858 and a Mrs. Hall in 1876. It contained a 2-family residence on 8,546 square feet of land. Between 1876 and

1897 the structure was transferred to John Whitney Hall and a second 2-family residence was built. As of 1907 and 1923, the property had been transferred to Sarah F. Parker Hall, widow of John Whitney Hall. John was at one time Chief of the Quincy fire department, and among his “outstanding achievements (he) was at the Boston fire in 1872 when he helped to save the store of the C. E. Hovey Co., which was one of the very few left standing in Boston.”

As of 1934, the title of the property had been transferred to Charles W. Hall, who resided at 207 Arlington Street. The title was renamed in 1941 to include Edna Florence Hall, wife of Charles W. Hall. He passed away in 1944 and the property remained solely under Edna Hall.

In 1946, the property was sold to Homard S. Cosgrove. It was purchased in 1948 by Arthur T. and Gertrude L. Nelson, trustees of the Investment Realty Company. That same year, in 1948, both two-family houses were razed and a 1-story brick and frame commercial building was constructed in its place.

The occupants of 31-39 Chestnut Street in 1976 included the Miller Studio and John J. Percy. The property was sold to Charles and Bernard C. Rosenblum, trustees of the Interim Realty Trust in 1977, and again in 1982 to James M. Sullivan, trustee of the 31 Cottage Avenue Trust. Tenants of the building in 1985 included the 20<sup>th</sup> Century Hairstyles Salon. Sullivan continues to retain ownership of the store building.



31-39 Chestnut Street

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## 6-10 CHESTNUT STREET



### ARCHITECTURAL DESCRIPTION

This is a 3-story, flat roofed, triangular-shaped structure which sits at the intersection of Chestnut and Maple Streets. It rests on a poured concrete foundation, is clad with brick and is topped by a rubber membrane roof. It houses a combination of commercial and office space with 4 commercial units on the ground floor and office space on the upper floors. The commercial unit that sits facing the intersection is clad with brick face on the first floor and has a wide frieze band above the doors and windows with the business name affixed. Evenly spaced, down-turned electric lighting illuminates the façade. Windows and the doorway are comprised of contemporary, large plate glass panes set in simple metal frames. The remaining 3 businesses are located on the Maple Street elevation and have mid-twentieth century era plate glass windows, recessed entrances, and metal frames and panels.

The upper floors of the building are clad with running bond red brick. Windows on the upper floors are replacement 1/1 units which rest on concrete sills covered with metal flashing. A soldier course of brick spans the façade and sits directly atop the window frames on both the second and third floors. The roof line of the building is demarcated by a granite moulding band set on corbelled brick with brick dentils underneath. Above this moulding is a brick parapet topped with copper flashing and granite coping. The parapet has two steps at the corner of

Chestnut and Maple Streets and has an inset sandstone plaque which reads “Bradford Building 1919”

### **HISTORICAL NARRATIVE**

The property located at 6-10 Chestnut Street was originally on 16,449 square feet of land that was owned by Dr. Charles S. French in 1876. Dr. French (1815-1895) was born and educated in Chesterville, Maine. He lived in Lowell, Massachusetts for a period of time before moving to Quincy in 1855 and “establishing himself (there) in the dentistry business.”

His property on Chestnut Street contained a house that was built by George Mears in 1790 and a wooden commercial structure capable of accommodating 2 stores. In 1853, they included Johnson Bros. market and Kennedy’s store. As of 1885 they included Hardwick Furniture and a Grocery and Provisions Store. The building was sold between 1885 and 1897 to Frank F. Crane, auctioneer. As of 1897, the office of the Cyrus Patch & Son, Coal and Wood Company was located at 4 Chestnut Street and the home of the Quincy Advertiser (issued by Fred F. Green) was at 8 Chestnut Street. In 1905, the City of Quincy extended Maple Street southwest to Chestnut Street. The commercial structure and house were demolished.

Between 1907 and 1909 a 1-story \$3,000 building was constructed at 6-10 Chestnut Street. It was owned by the Quincy Investments Trust and designed by A. H. Wright. Wright was a popular Boston architect who had already designed the Gridley Bryant School (1896) and Cranch School (1900) in Quincy. In 1910, the structure was purchased by William A. Bradford (1873-1961), a descendant of Governor William Bradford and former mayor of Quincy from 1921-1922.

Bradford founded a plumbing, heating, gas fitting and sheet metal working firm in Quincy at the turn of the century, and was the publisher of Bradford’s Price Book, a plumber’s buyer’s guide. Both enterprises were located in the Bradford Building at 6-10 Chestnut Street. In addition to his plumbing and publishing businesses and political career, Bradford was a leader in the fight to end the pollution of Quincy Bay, a strong supporter of public trade schools and at one time was the treasurer of the Dennison Airport, president of Hyannis Airport, vice president of Hyannis Land Associates, and former owner of the Strand Theater and 6-10 Chestnut Street, later renamed the Bradford Building. In 1957, Bradford received a bronze plaque highlighting his service to the City from leading Quincy residents and was cited as one of the City’s 5 leading citizens.

In 1919, Bradford financed the \$20,000, 2-story addition made to the existing building. The addition was designed by architect William J. Freethy and the builder for both phases of the site was the well-known Quincy contractor Edward H. Sears. At the time of construction in 1920, the building was known as the “Bradford Hall.” As of 1933, the name had been modified to the “Bradford Building Mall.”

In 1944, the property was owned by Edward F. and Augusta E. Barker. The business’ that were leasing the property from the Barker’s as of 1946 included a barber shop (9 Maple Street), a shoe shop (7 Maple Street), and vacant office space (5 Maple Street). It was purchased in 1977 by

Russell and Annette M. Affsa, trustees of the Affsa Realty Trust. In 2001, the building was listed as the property of Affsa, LLC, which retains ownership.

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View of the Bradford Building (Hall), circa 1920. Photograph courtesy of the Thomas Crane Collection, Thomas Crane Public Library, Quincy.



View of the Bradford Building (Halls), circa 1933. Photograph courtesy of the Thomas Crane Public Library Collection, Quincy.

## 52 CODDINGTON STREET



### ARCHITECTURAL DESCRIPTION

This is a 4-story, 11-bay wide, flat-roofed structure. It rests on a poured concrete foundation, is clad with poured concrete slabs and yellow brick, and is topped by 2 full length saw tooth roof monitors. Plate glass windows with metal frames and sash are arranged in horizontal bands across each floor. Main access to the building is via a concrete stair and ramp as well as an enclosed walkway connecting to the high school to the west. A 2-story, flat-roofed addition, constructed of the same materials, is located at the northwest corner of the main structure.

This structure, slated for upcoming demolition, is unique as it is one of only a few buildings in Quincy Center built in the Brutalist style of architecture. While this style is often seen by many as simple functional and utilitarian, it has a starkness that is coming to be recognized and appreciated.

### HISTORICAL NARRATIVE

The Quincy Vocational-Technical School, located on the east side of Woodward Avenue at Coddington Street, is the second official trade school in Quincy. The first formal industrial

training program began in 1895 in the high school building off Hancock Street (the present Central Middle School). As enrollment grew, the school was moved to the Adams School on Phipps Street in 1913. In 1924, the industrial school moved into the new high school building on Coddington Street and was renamed the Quincy Trade School in 1930.

In 1963, a Committee was formed to discuss a new vocational-technical school building, as well as educational policies and curricula. Mr. Robert Faxon and the Committee discussed the site adjacent to the Quincy High School, which had been given to the City for recreational purposes by the late Henry M. Faxon. The Mayor gave permission to the State Legislature to authorize the transfer of title from Recreation to School and Recreation.

Construction of the new 5-million-dollar vocational-technical school began in 1964, and it opened in September of 1967. The 5-story, cast-in-place concrete building was designed by the architectural firm of Caudill Rowlett and Scott and contains approximately 202,000 gross square feet. The associate firm hired was Kenneth Parry and Associates of Quincy. Caudill Rowlett Scott, later known as CRS, was started in 1946 by Texas A & M professors John Rowlett and William Caudill. In 1948, they took on a new partner, Wallie E. Scott Jr., a former graduate student, and expanded the firm's name to Caudill Rowlett and Scott.

Caudill Rowlett Scott received the American Institute of Architects Architecture Firm Award in 1972. It is considered the highest honor the AIA can bestow upon a firm and is granted annually to those "consistently producing distinguished architecture."

In 1983, J.E. Serrine, an industrial engineering firm, became part of the company and the company's name was changed to CRSS. The "Serrine" branch continued to pursue engineering work, while the architecture group continued to focus primarily on architecture-related work.

Eventually, the corporation also developed a core group that focused on businesses related to both architecture and industrial engineering. "CRS Capital" became involved in reinsurance for A/E-related firms and became involved in development of power-generation facilities.

In 2005, CRS was named "Firm of the Century" by Texas A & M University College of Architecture. They are known for buildings such as the Chrysler Technology Center in Michigan, the Fullbright Tower and One Houston Center in Houston, and Cypress College in Cypress California.

A concrete pedestrian bridge over Woodward Avenue connected the new Vo-Tech school to the Quincy High School to the west so that the 2 could share resources and expertise. Enrollment grew to over 1000 students majoring in the traditional trades, as well as electronics, culinary arts, and allied health.

By 1989, due to a severe drop in enrollment in the technical programs, a committee was formed to develop a new Technical Education Plan. The plan was approved and put into effect in 1990. It called for increased hands-on experiences in the middle schools and an overview of manufacturing, construction, communication and transportation technologies. The Quincy Vocational-Technical School and Quincy High School were merged into 1 comprehensive high

school renamed Quincy High School and the Center for Technical Education (QHS/CTE). This model insured that all students enrolled in technical programs could have access to high-level academic subjects and allowed all students, no matter their academic level, equitable access to the technical programs.

In 2002 the City of Quincy proposed the construction of a new high school at the site of the existing Quincy high school, due to a lack of space and parking. The project includes the construction of a new f4-story building approximately 320,000 square feet, the demolition of the Industrial Arts (vocational) wing on the rear of the existing high school, the demolition of the Center for Technical Education building and reconstruction of the existing parking area. The new high school will span from the site of the existing Industrial Arts and Business wings and across Woodward Avenue and onto the site of the CTE.



View looking west of Faxon Field, circa 1919. Photograph courtesy of the Thomas Crane Public Library Collection, Quincy.



52 Coddington Street



52 Coddington Street

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## 1-13 COTTAGE AVENUE



### ARCHITECTURAL DESCRIPTION

This is a 3-story, flat-roofed, 8-bay wide mixed commercial/residential building. It rests on a stone foundation and is clad with red brick. The ground floor has been divided into 4 stores. The storefronts are a combination of plate glass and metal frame. Only 1 retains its original wood paneling, picture window and recessed entrance. A marble band spans the façade just above the store windows. Resting on this band are narrow brick pilasters that demarcate the bays on the upper floors. Windows above have marble sills and lintels and are replacement 1/1 sash in a combination of single, paired, and 3-part units. There are slightly recessed panels above the topmost windows. A pitched parapet with a flat center section rises from the building roof line, trimmed with copper flashing. A marble or granite date stone inscribed with "1909" is located in the center. It is a typical example of the early twentieth-century mixed commercial and residential structures found in Quincy Center.

## **HISTORICAL NARRATIVE**

The 3 original structures located at 1-13 Cottage Avenue, on 6,880 square feet of land, were owned by Patrick Gallagher as of 1876 (included a dwelling and a boot and shoe shop). Gallagher (1826-1896) was a blacksmith by trade and employed by Charles P. Tirrell at Tirrell & Sons for many years. Between 1876 and 1885, a second dwelling and rear stable were constructed on the property. Between 1897 and 1907, the property was purchased by Henry L. Kincaide, who also purchased the adjacent property at 1500-1530 Hancock Street in 1914.

Kincaide (1867-1929) was a remarkably successful businessman in Quincy, Massachusetts, and the first to open an “emporium” in the City. In 1896, the 4-story business block known as H. L. Kincaide & Company opened 1495 Hancock Street. It allowed the “enterprising firm to carry a larger and more extensive line of furniture, carpeting’s, interior decorations, draperies, upholstery goods and kitchen furnishings.” Kincaide also campaigned as the candidate for the U.S. Representative from Massachusetts in 1912, 1914 and 1916, before receiving the Republican nomination when a new senatorial district was organized by the state legislature in 1927. Furthermore, Kincaide was a delegate to the Republican National Convention from Massachusetts in 1916, a member of the Boston Chamber of Commerce and a commander of the 14<sup>th</sup> Regiment in the 14<sup>th</sup> district during the Spanish-American War.

The 4 original buildings that remained on the property as of 1909 were razed, and a 3-story brick structure was erected in their place. It was named the “Kincaide Building,” and was designed by Hurd & Gore to be used as a hall and commercial space. In 1925, the building was altered by architect G. H. Eggleton, to accommodate stores, a hall and a lodging area (28 rooms total). It was renamed “Alpha Hall.”

Kincaide owned the property at 1-13 Cottage Avenue and 1500-1530 Hancock street until his death in 1929, when the title of both properties was transferred to the heirs or developers of the Estate of Henry L. Kincaide (between the years 1924 and 1978 there are no remaining assessor records pertaining to ward 1, plan 1142, plot 7 on 6,880 square feet of land at 1-13 Cottage Avenue). According to the 1946 Nirenstein Map of Quincy Center, Kincaide’s R. E. Storage was located at 1 Cottage Avenue, the entrance to the Ritz Apartments was located at 3 Cottage Avenue, the Marvel Beauty Shop was located at 5 Cottage Avenue, Pettengill’s Jeweler was located at 11 Cottage Avenue and Crout’s Bicycles was located at 13 Cottage Avenue. The available building inspection records of the property note that in 1957, the interior of 7-9 Cottage Avenue was altered, the 2 storefronts were remodeled and Andreas Flower Shop was leasing store space at 13 Cottage Avenue.

The recent assessor records of 1500-1530 Hancock Street indicate that this property was purchased by Yoram Katz, trustee of the Dassex Realty Trust, in 1976. He bought an additional 3,886 square feet of land from plan 1142, plot 9 (1-13 Cottage Avenue) in 1978, 6,880 square feet of land from plan 1142, plot 7 (1-13 Cottage Avenue) in 1983, and 5,942 square feet of land

from plan 1142, plan 23 in 1992. The property was transferred to the Dassex Limited Partnership in 1994, and Dassex continues to retain ownership of the building.



Late 1920's view of 1-13 Cottage Avenue. Photograph courtesy of the Thomas Crane Public Library Collection, Quincy.

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## 23-29 COTTAGE AVENUE



### ARCHITECTURAL DESCRIPTION

This is a 2-story, flat-roofed commercial building. It rests on a poured concrete foundation and is clad with yellow brick. The first floor has plate glass windows and doors with aluminum sash and frames set at an angle to the street. Other details include an aluminum drip band across the width of the first floor, a brick soldier course across the full width of the second floor at the sill and lintel levels of the windows, and ribbed aluminum covers over the pilasters dividing the businesses. Ribbed aluminum panels and flagstone pavers also decorate the entranceways. The façade of the building curves at its south end around the corner of Cottage Street and a small roadway connecting to parking in the rear. This commercial block represents a well planned architectural unit with its unifying façade of angled units. There are few other such cohesive multi-units in Quincy Center.

### HISTORICAL NARRATIVE

A 1-family house and rear stable that formerly stood at 23-29 Cottage Avenue was owned by T. B. Hall as of 1858 and 1876. As of 1885, the stable had been razed. As of 1897 and 1907, the residence and property were owned by Dennis Connelly. As of 1923, the property was transferred to the heirs of Dennis Connelly. It was transferred once again in 1928 to Julia E. Connelly.

In 1945, the property was purchased by Max Miller, who sold it that year to Henry J. Shea. Shea hired the John J. Duane Company to demolish the structure in April 1947. In November 1947, Shea hired architect Herman L. Feer to design and build a 1-story brick commercial building on the property, for the cost of \$40,000. Feer was a Boston-based architect who was most known for his design of apartment buildings in Boston's Back Bay and Beacon Hill neighborhoods in the 1930s and 1940s. In 1948, the property was sold to Arthur T. and Gertrude L. Nelson, trustees of the Investment Realty Company. The commercial space was occupied by the Hanlon Shoe Store as of 1959, until at least 1964. The building remained with the Investment Realty Company until 1977, when it was sold to Charles Rosenblum and Bernard C. Cohen, trustees of the Interim Realty Trust. It was sold again in 1982 to James M. Sullivan, trustee of the 23 Cottage Avenue Trust. Sullivan continues to retain ownership of the property.



23-29 Cottage Avenue, rear

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## 24 COTTAGE AVENUE



### ARCHITECTURAL DESCRIPTION

This is a 2-story, 3-bay wide, flat-roofed commercial building. It rests on a poured concrete foundation and is clad with brick, parged with smooth stucco on the façade. The first floor is dominated by a large, four-paned plate glass window that curves at its end to meet the doorway into the establishment. Ornamental black glass tiles form a band just below the window. A modern canvas awning spans the façade. The windows on the upper floor are narrow, horizontal, fixed pane windows. Each bay is divided by a narrow projecting pilaster that stops short of the top of the parapet cornice line. This building is unique in that it is one of the few Art Moderne-style buildings in Quincy Center.

### HISTORICAL NARRATIVE

The property located at 24 Cottage Avenue was a Lead Factory, adjacent to an Ink Factory, owned by Colonel A. B. Packard in 1876. Colonel Packard was the son of William Packard, original owner and operator of the Hardwick quarry. He founded Packard & Co., a linotype and

stereotype metal manufacturing firm, as well as the first ink manufacturing firm in Quincy (used by shoemakers) in the early 1850's. In 1857, Packard was commissioned colonel of the "Guards of Liberty Company" (attached to the 4<sup>th</sup> regiment). This regiment was among the first to respond to the call of war made by President Lincoln in 1861. Colonel Packard was also a director of the Mount Wollaston Bank and the Quincy Electric Light Company, before passing away suddenly at the age of 81 in 1902.

In 1888, the manufacturing firms located on the property were transferred to A. C. Packard. Between the years of 1907 and 1923, the property on which the Packard & Co. manufacturing buildings were located was divided and sold. The property at 32-40 Cottage Avenue was transferred to Lucy Packard, 24-30 was transferred to Frank C. Packard, and 16-22 was purchased by Mary A. Harnedy. Frank Packard, son of Colonel A. B. Packard, also was involved in the "ink and blacking business" and was the district engineer of the steamer fire company for 13 years, before being promoted to chief in 1898.

In 1924 the 2-story and 6-store/office building (then known as 16-22 Cottage Avenue) was owned by George A. Richards of Somerville, Massachusetts. Richards sold the property to Bertha J. Kennedy in 1925. It was purchased again by George A. Richards in 1927, followed by William H. Dyer, Stanley Ward, Abraham Cohen, and Frederick J. Mahoney of the Brookline Real Estate & Investment Co. of Brookline, Massachusetts in 1937.

As of 1945, a portion of the commercial space at 24 Cottage Avenue was occupied by Bobbie's Beauty Shoppe. The business was owned by Mary Patterson, wife of Robert Patterson, both of Braintree, Massachusetts. The couple founded the Bobbie's Hair Styling Salon in the early 1930's. As of 1965, the name of the business had changed to the Hanover Beauty Academy, but continued to remain at 24 Cottage Avenue.

In 1948, the building was sold to Isabel Akstin, in 1951 to Helen Carver, in 1959 to Julius P. and Samuel Rosen of the Rosaline Investment Trust, in 1970 to Montilio Realty, Incorporated and in 1995 to Paul Cleary, trustee of the Cleary Realty Trust. In 1995, the 6-store structure was divided and sold to 6 independent proprietors. Between March and April of 1995, the deed was purchased by Tomahawk Realty, Incorporated.



24 Cottage Avenue window detail

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## **1 DENNIS RYAN PARKWAY**



### **ARCHITECTURAL DESCRIPTION**

This is a 2-story, 5-bay wide, flat-roofed building with an exposed basement level. It rests on a poured concrete foundation and is clad with red brick. It has plate glass windows and no sills. The building is entered via a recessed, glass and metal entryway, accessed by a central concrete ramp. The building is fairly devoid of ornament other than a brick soldier course at the first and second floor levels and at the cornice line. This building is 1 of only a few in Quincy Center that is designed in the Brutalist style, and the only one constructed entirely of brick.

### **HISTORICAL NARRATIVE**

The Dennis F. Ryan Parkway was established in 1981, and named after a beloved public servant of Quincy, Massachusetts. Ryan was a captain with the Army Third Air Division during World War II, before marrying Caroline Kennedy in 1927. He was an attorney in Quincy from 1937-1951, and was appointed clerk of the Quincy District Court by the late Governor Paul A. Dever in 1951. Ryan was also a member of the Quincy City Hospital board of managers, served on the

Red Cross board of directors, was a former president of the Quincy Bar Association and a member of the Massachusetts Bar Association, before his death in July 1981.

The property located at 1 Dennis F. Ryan Parkway, current location of the Quincy County Courthouse, is composed of 3 separate plots of land that were purchased by the city in 1970. They included 50, 58, and 64-66 Chestnut Street (map 1137, plots 19, 15, and 14, respectively). As of 1876, the 2-story granite and wood dwelling and 1-story wooden stable at 50 Chestnut Street was owned by Charles Henry Hardwick. The 1-family wooden dwelling at 58 Chestnut Street was owned by Mrs. O. M. Pope and the 2-family wooden dwelling at 64-66 Chestnut Street was owned by T. Baxter.

As stated above, the Hardwicks owned the property at 50 Chestnut Street as of 1876. They were a prominent family in Quincy that immigrated to the city from Germany in 1752. Charles Henry Hardwick, a fourth generation Hardwick born in 1824, purchased quarry property in the North Common or Quarry Street area of Quincy from the Mitchell Granite Company in 1868. C. H. Hardwick & Company became a highly successful quarrying operation for 38 years. Charles Theodore Hardwick and his brother, Henry Everett Hardwick, were admitted as partners of C. H. Hardwick & Company in 1887. Charles Theodore eventually became half owner and general director of the properties, as well as a director of the National Mt. Wollaston Bank of Quincy. He married Emma Leslie Baldwin in 1888 and had 3 children by her; Lyndon Baldwin, Thomas Chandler and Huntington Reed.

As of 1923, the property at 50 Chestnut Street had been transferred to Charles Theodore. It was transferred once again in 1938 to his 2 sons, Huntington and Lyndon Hardwick. In 1951, the property was divided and transferred as follows: plan 1137, plot 23, lot 1A, 34,044 square feet of land at 50 Chestnut Street were transferred to Huntington R. Hardwick; and plan 1137, plot 24, lot 1B, 8,296 square feet of land at rear of 50 Chestnut Street were transferred to Robert A. and Charlotte F. Hardwick. The property at 50 Chestnut Street was transferred once again in 1953 to Manuela P. Hardwick. In 1954, it was purchased by the Mutual Building Corporation, then combined as follows: plan 1137, plot 23, lot 1A, with 34,044 square feet of land combined with plan 1137, plot 15, lot parts 2 and 3, with 16,864 square feet of land. The property was reassessed as plan 1137, lot 23, parts 1A, 2 and 3, with 50,926 square feet of land. In 1961, the property was purchased by Harold Slate, Albert Slate and Donald Edelstein.

The 1-family wooden residence located at 58 Chestnut Street was owned by the Pope family until at least 1907, when it was in possession of Charles Theodore Hardwick. Between 1907 and 1923, the property was sold to Elizabeth H. Alden, secretary of the Quincy Historical Society. As of 1938, the property returned to the Hardwick family, under Huntington R. and Lyndon B. Hardwick, trustees for C. T. Hardwick and Leslie B. Hardwick.

As of 1940, the house served as the Quincy Adams Private Hospital, before it was converted to the Oar & Anchor Restaurant/Tea Room in 1946. In 1951, the property title was transferred to Manuela P. Hardwick, of Gosnold, New York.

The 2-family wooden rooming house located at 64-66 Chestnut Street remained in the Baxter family until at least 1888, when it was the property of the Crane family. As of 1907, the house was owned by Elizabeth H. Alden, Henry E. Hardwick, and Charles Thomas Hardwick. By 1923, it was owned solely by Elizabeth Alden.

Alden retained the property until 1938, when it was purchased by Charles H. Hardwick. In 1957, the property title was transferred to Robert A. and Charlotte F. Hardwick.

In 1969, all 3 properties were purchased by the County of Norfolk for the purposes of building a new courthouse. The Norfolk County Courthouse, originally located on Coddington Street, was relocated to 50 Chestnut Street (currently 1 Dennis Ryan Parkway) in 1971, and reassessed the plot and lot areas from 50-70 Chestnut Street. The new brick structure was designed by Joseph A. Donahue, of the Quincy architectural firm Donahue Associates. The firm was established by Donahue in 1958, and also was responsible for the design of the Quincy Hospital and the Wollaston Golf Club in Milton. Prior to establishing himself as an architect, Donahue served in World War II, and chronicled his experiences in a diary that later was published as "Tin Cans and Other Ships." The book featured his accounts of the destroyer USS Niblack's maneuvers in the North Atlantic and Mediterranean. Donahue passed away in 1999, at the age of 77. The building continues to house the Norfolk County Courthouse.



1 Dennis Ryan Parkway

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## 15 FOSTER STREET



### ARCHITECTURAL DESCRIPTION

This is a 3 ½-story, 3-bay wide, end gable, T-plan structure. It rests on a granite foundation, is clad with vinyl siding and is topped by an asphalt shingle roof. The first floor has been converted to a commercial space with plate glass windows and a contemporary entrance to the south. Other alterations include a shed-roofed, enclosed porch on the north elevation. Original architectural features include a 2-story bay on the south elevation, dentils and scrolled brackets in the gable end and under all the eaves. Windows are framed by a combination of simple sills and lintels and others with heavy, detailed flat lintels and peaked lintels. An arched Palladian window under the gable eave is decorated with a molded eyebrow lintel with a keystone. This is a well preserved example of a combined residential and first floor commercial structure in the Italianate style.

## **HISTORICAL NARRATIVE**

The 1-family house located at 15 Foster Street was the property of the Reverend James H. Robinson in 1876. As of 1897, the 8,500 square feet of land and residence were owned by Henry E. Flint. In 1907, the title was held by the Heirs of Mrs. Henry E. Flint. By 1911, the residence and newly-constructed garage were property of Walter and Mary A. Deacon.

Walter Deacon was most likely the son of William H. Deacon, born in 1861 in Princetown, England. William and his brother, also named Walter, learned the trade of stone-cutting from their father. Upon their arrival in Massachusetts in the early 1880's, the Deacons were involved in the quarrying of Quincy granite. By 1884, William was employed with Adam Vogel & Sons before establishing the Cole & Deacon cutting yards on Centre Street with John Cole. Within 18 months, Deacon bought Cole's interest and joined his brother Walter in business under the firm name of the Deacon Brothers. In 1906, William bought Walter's interest and continued the business alone. It was regarded as one of Quincy's best, "embracing cutting sheds (and) polishing and sawing shops...(William) cuts all kinds of monumental, cemetery and building stones, which are shipped to all parts of the United States."

In 1935, Walter and Mary Deacon hired William R. Lofgren to alter the layout of the first floor of their home, so as to accommodate a "cast stone and brick show room" to display choice monuments from the cutting yard. Lofgren, a well-known architect and building contractor, immigrated to the United States from Gefle, Sweden in 1882. He arrived in Quincy in 1886 from Niantic, Connecticut. Lofgren first worked as a carpenter, then a builder, contractor and architect, establishing his construction firm in Quincy in 1890. He was head of the William R. Lofgren General Building Contractor company for 57 years, which specialized in the design of "churches, first-class residences and business blocks, and of large structures," and successfully executed many Quincy commissions. The residential buildings include the Arthur Alden home at 24 Whitney Road (on the National Register of Historic Places as of 1989), the James Craig home on Franklin Street, the George Taylor home on Elm Street, the James H. and George F. Elcock home on Copeland Street and the Finnish Temperance Hall on Nelson Street in West Quincy (built in 1898, destroyed by a fire in 1973). Lofgren also designed the John Hall Funeral Home at 19 Cottage Street in 1927, the Quincy Police Station in 1925, the Georgian apartment house in 1929, the Glenwood Hall in Wollaston and the Salem Lutheran Church on the Rock, of which he was a charter member and honorary deacon. Lofgren lived in Quincy for 63 years and died at the age of 80 on November 22, 1947.

The show room, or monumental display, was demolished on September 15, 1944 by the City of Quincy in order to widen Foster Street. Deacon applied for a permit with the City to rebuild the storefront on the basement of her home on September 27, 1944. She remained in possession of the property until 1959, when it was transferred to her daughter, Christine E. Deacon. Christine Deacon sold the property in 1963 to Olindy J. Mezzetti, who then sold it to Dominick and David E. Notarangelo in 1964, followed by Armando W. and Lawrence G. Notarangelo in 1965.

According to a permit application to erect or alter signs, the Notarangelo's were using the commercial space on the first floor as a Frigidaire appliance store.

In 1968, Elia P. Centofanti purchased the property and altered the layout so it could accommodate a rooming house, known as the Foster House Lodgings. She sold it to Louis E. and Barbara M. D'Andrea in 1972.

Joseph P. Clancy and John J. Tullish of TINC bought the property from the D'Andrea's in 1977. They also altered the layout of the building, in order to accommodate a real estate office. In 1985, Anne Morrison of the Foster Realty Trust gained ownership of the title. She hired John M. Shesky and Associates, Inc., in January of 1985 to renovate the second and third floors for office space, install a new heating system, new toilets and erect new stairs from the ground floor to the second floor. The property was sold to Leonard G. Pepe, trustee of Pennant Realty Trust in 1988, who sold it again to Daniel W. O'Malley, trustee of Tom Realty Trust in 1994. Tom Realty Trust currently retains ownership of the property.



15 Foster Street

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## 25 FOSTER STREET



### ARCHITECTURAL DESCRIPTION

This 2 ½-story, end gable, cross plan residence sits on a slight rise above the street level. It is 3 bays wide, rests on a cut granite foundation, is clad with vinyl siding, and is topped by an asphalt roof. The original door has been replaced by a contemporary steel door with sidelights. All the original windows have been replaced with 1/1 storm windows. An opening for an arched Palladian window sat directly under the gable eave, but was covered over with vinyl siding in January, 2009 (see second page). A porch wraps the façade and north elevations and is protected by a shed roof. This is a plain example of residential architecture that is increasingly being lost in Quincy Center to commercial development.

### HISTORICAL NARRATIVE

The 2 ½ story wood structure located at 25 Foster Street was owned by John. H. Veazie in 1876 (included 17-25 Foster Street) who was one of only 4 apothecaries in Quincy at the time. The Veazies were a prominent Anglican family in Quincy that founded Christ Church in 1689, the

oldest Episcopal Parish in Massachusetts. In 1897, the property was owned by H. G. Hitchcock. A structure first appears on the property in a 1923 Atlas and is shown as owned by the Benevolent and Protective Order of the Elks Lodge, No. 943. One year later, in 1924, the building was purchased by the Knights of Columbus, Civic Institute (Knights of Columbus Educational Home and Recreational Hall).

In 1992, the William R. Caddy Detachment #124 Marine Corps League signed a 10-year lease to use the building. The Marine Corps League of Quincy was named after William R. Caddy at its inception in 1946. During the seizure of Iwo Jima in 1945, Private First Class Caddy threw himself over a Japanese grenade and absorbed the exploding charge with his body. This act protected his platoon leader and comrades from serious injury and earned Caddy the Medal of Honor in September of 1946.

Due to the increased membership of the League during the 10-year lease, the members were able to renovate the interior of the building to accommodate their needs. They had a small bar, kitchen, member's lounge, and a meeting room located on the second floor. In 1999, before the League's lease of the building expired, they were asked to vacate the premises, when the property was sold to John W. Spillane, Trustee of Massachusetts State. In 2001, the building was sold to Edward F. and Ann M. Percy. The Percy's retain ownership of the property.



25 Foster Street

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## 29 FOSTER STREET



### ARCHITECTURAL DESCRIPTION

This structure is a 1-story, flat-roofed, 4-bay wide building. The building rests on a poured concrete foundation, is clad with brick on the upper portion of the façade and parapet. Side walls are comprised of concrete block. All the windows are original with metal sash and frame. The lower portion of the façade has a stone veneer applied between the windows. An Art Deco-style extruded aluminum frame surrounds the entrance door and spans the façade. The "Central Baptist Center" lettering rests centered atop this molding. This is a fine example of a handful of buildings in Quincy Center that have the same Art Deco-style drip roof spanning their façade.

### HISTORICAL NARRATIVE

The property and original residence located at 29 Foster Street was owned by Edward B. Souther in 1876. In 1884, Souther razed the structure and built a 1-family house (and subsequent 2-car garage), which he owned in 1888 and 1897. Souther, a prominent Quincy citizen during the mid- to late-nineteenth century, owned a retail establishment at 1 Granite Street. He sold

“newspapers, periodicals, stationary, cutlery and cigars” as well as the yearly city directory. By 1907, the property title had been transferred to Edward W. Souther.

The property was owned by Harlow H. Rogers in 1916. Rogers sold the house and garage to Alma M. Wester in November 1918. In 1943, the City of Quincy widened Foster Street and, therefore, “took” 1750 square feet of Wester’s property, including her house. She relocated to 154 Otis Street in Hingham, Massachusetts, but retained ownership of the property until 1953, when it was purchased by the Mutual Building Corporation. They demolished the remaining garage, and hired E. H. Wood to design and construct a 1-story brick office building in its place. It was then leased to the Metropolitan Life Insurance Company for a period of 10 years. In 1961, the building was purchased by Harold Slate, Albert Slate, and Donald and Harriet Edelstein. The 4 maintained the property until 1975, when it was sold to the Central Baptist Church of Quincy and utilized as a multi-purpose meeting space.



29 Foster Street

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## 154-164 GRANITE STREET



### ARCHITECTURAL DESCRIPTION

This is a series of 3 connected twin structures with front gables. The end units have a Dutch gable side. The buildings rest on a granite foundation, are clad with vinyl siding, and topped by asphalt shingle roofs. All the original windows have been replaced by 1/1 storms. Each of the 3 entrances is comprised of 2 separate doorways, protected by a hipped roof supported by fluted columns. Two shed roof dormers project from the street-side roof slope. The photograph on the front of this form was taken while the old vinyl siding was being removed and replaced with a new application. The original wooden shingles are still intact. This complex is unique in Quincy Center as being one of the only free-standing, multi-family workers' housing remaining.

### HISTORICAL NARRATIVE

The property located at 154-164 Granite Street was owned by George Veazie in 1858, and constructed by him in the early 1820's. By 1876 it was owned by Mrs. D. Veazie and contained 3 structures. The Veazie family was among the oldest in Quincy, Massachusetts, dating back to the mid to late seventeenth century. William Veazie (1616-1681), born in Leicestershire, England, appears on the earliest town records and was buried in Hancock Cemetery. George Veazie (1790-1873), son of Deacon and

Lieutenant Elijah Veazie and Beulah Weston, and great, great, great grandson of William Veazie, was a carpenter on Granite Street as of 1850. George, married to Sarah Hardwick (daughter of the late John Henry Hardwick), was best known for his interest in the anti-slavery and temperance movements of the mid-nineteenth century. He was on the Board of the School Committee, “was twice called by his fellow townsmen to fill the office of Selectman,” and for nearly 30 years held office in the religious society connected with the Episcopal Church in Quincy.

In 1891, the original 3 buildings that were on the property were demolished, and a 2 ½ story, 12-family apartment building was constructed. It was owned by Francis “Frank” A. Veazie (grandson of George Veazie) as of 1907. Between 1907 and 1923 a 1-story, 2-car garage was constructed and owned by Sarah E. Veazie (half-sister of Francis “Frank” Veazie). In 1925, the property was sold to Theophilus J. Craig, who lived at 178 Water Street in Quincy. Craig sold the apartment building to Mary L. Bielli of the H & J Realty Corporation in 1942. Frele H. and Julia A. Royer purchased the property in 1948. In 1960, the title of the property was transferred solely to Frele H. Royer, probably due to the death of his wife. Royer sold the apartment building to James W. Gabaree in 1964. He sold it in 1973 to Stanley R. A. and Anne U. Campbell. In 1978, the property was transferred solely to Anne U. Campbell, probably due to the death of her husband. In 1986, the property officially belonged to Anne U. Campbell, trustee of the Allen-Campbell Realty Trust. She retains ownership of the property.

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## 166 GRANITE STREET



### **ARCHITECTURAL DESCRIPTION**

This is a 2-story, 2-bay wide residence. It rests on a granite foundation, is clad with wood shingles, and topped with an asphalt shingle clad pyramidal hipped roof with a hipped dormer. The original 6/1 windows remain, with modern storm windows installed over them. Entry to the building is via a door which sits in an enclosed, hipped roof porch that spans the façade. While not architecturally impressive, this structure represents 1 of only a handful of free-standing residential structures remaining in Quincy Center.

### **HISTORICAL NARRATIVE**

A 1-family house located at 166 Granite Street was owned by Francis P. Loud in 1876, until at least 1907. Loud was a boot maker from Weymouth, Massachusetts, who belonged to the Regimental Band of the Second Massachusetts Infantry during the Civil War. Maps from 1923 show the structure and property were owned by St. Paul's Swedish Methodist Church

(incorporated in 1888) when it was used as a rectory, and occupied by St. Paul's pastor, Ludwig Pehrson.

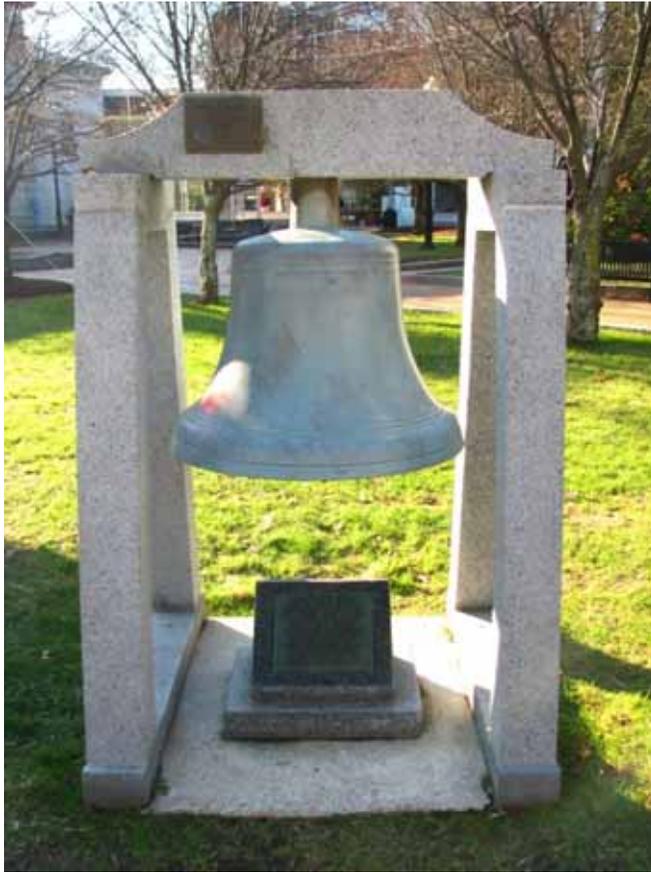
The Trustees of the Swedish Methodist Episcopal Church owned the property in 1930, and in 1935 pastor Charles E. Simpson was the resident. In 1964 the building was renamed "The Quincy Centre Methodist Church."

In 1984, the building was purchased by Arthur E. Simons, trustee of Fort-Granite Realty. Mary MacKenzie, trustee of the RFM Realty Trust purchased the building in 1987. In 2000, the title of the property was transferred to Richard F. MacKenzie and Mary C. MacKenzie, trustees of the Granite Street Realty Trust. In 2007, the title was transferred once again to Robert E. MacKenzie, who retains ownership of the property.

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## 1267- 1299 HANCOCK STREET



### **DESIGN ASSESSMENT**

This object is a statue/memorial located in the park in front of Quincy City Hall. It consists of a brass bell salvaged from the USS Quincy suspended from a granite brace and truss. The memorial is approximately 6 feet tall, 4 feet wide and 3 1/2 feet deep. A small, flat plaque is affixed to the top. "The City of Quincy, In honor of USS Quincy CA-71, 1975, Mayor Walter J. Hannon". A cast bronze plaque is mounted on an angled piece of granite at the base of the memorial. The monument is a fitting tribute to Quincy's past military commitments and reflects Quincy's long heritage of granite quarrying with its hewn frame.

### **HISTORICAL NARRATIVE**

The USS Quincy (CA-39), a 9,735-ton New Orleans class heavy cruiser, was the second ship to carry the Quincy name. It was constructed by the Bethlehem Shipbuilding Company, Shipbuilding Division, in Quincy, Massachusetts on November 15, 1933 and launched on June 19, 1935. It was sponsored by Mrs. Henry S. Morgan and commissioned on June 9, 1936 in Boston, with Captain William Faulkner Amsden in command.

While on patrol on August 9, 1942 in the channel between Florida Island and Savo Island (east of New Guinea in the Pacific Ocean), the *Quincy* was attacked by a large Japanese naval force, whose objective was to eject the Marines from Guadalcanal. To evacuate meant disaster, as it would cause a breach in the line of communication and supply to U.S. forces and allies in the South Pacific. At the Battle of Savo Island, considered to be the worst United States naval defeat ever in a fair fight, a total of 1,270 men and 3 heavy cruisers of the USS New Orleans-class were destroyed in 10 minutes: USS Vincennes (CA-44); USS Quincy (CA-39); and USS Astoria (CA-34). They sank in an area that was later named the Ironbottom Sound. The *Quincy* earned 1 battle star during World War II.

The third USS Quincy (CA-71), a 13,600-ton Baltimore class heavy cruiser, also was constructed by the Bethlehem Steel Company, Shipbuilding Division, in Quincy, Massachusetts in 1940. It was named the *Saint Paul* on October 9, 1941, and renamed the *Quincy* on October 16, 1942, to perpetuate that name after the destruction of the second *Quincy*. She was launched on June 23, 1943, sponsored again by Mrs. Henry S. Morgan, and commissioned at the United States Naval Drydock, South Boston, Massachusetts, on June 23, 1943, with Captain Elliot M. Senn in command.

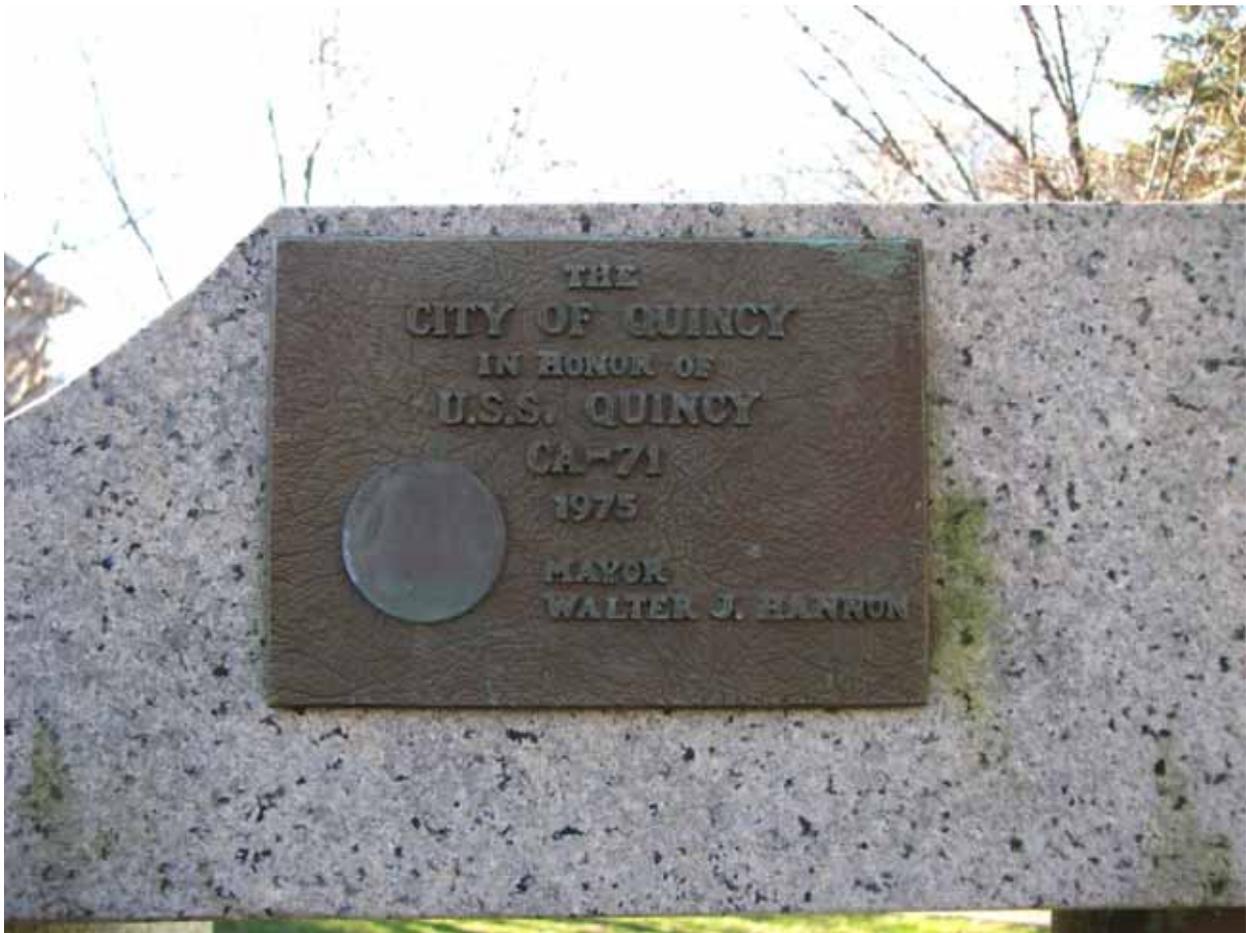
In May 1944, she reposted to the 12<sup>th</sup> Fleet for service in European waters, following a Caribbean shakedown cruise and training in the North Atlantic. On June 6, 1944, the *Quincy* was the first ship to open fire at the Normandy Invasion and bombarded German positions around Cherbourg, France. After steaming to the Mediterranean, the cruiser participated in the invasion of Southern France in August. She returned to the U.S. shortly thereafter.

In January and February 1945, *Quincy* transported President Franklin D. Roosevelt and his party most of the way to and from the Yalta Conference. When the conference was completed, she was the site of meetings between the President, King Farouk of Egypt, Emperor Haile Selassie of Ethiopia and King Ibn Saud of Saudi Arabia. Upon her arrival back in the United States, *Quincy* was transferred to the Pacific, where she escorted the fast carriers as they conducted air strikes on targets in the Ryukyus and the Japanese Home Islands during the last 5 months of World War II. In mid-July, she used her own 8-inch guns to bombard an iron plant at Kamaishi, Japan. After Japan's capitulation in August, *Quincy* supported occupation efforts.

*Quincy* was decommissioned at Bremerton, Washington, in October 1946. However, the coming of the Korean War brought a need for more active gunships and *Quincy* was recommissioned in January 1952. She made 1 Western Pacific deployment, arriving in July 1953, just as the conflict was negotiated to an end, and remained in Asiatic waters until December. She was again decommissioned in July 1954 and spent nearly 2 decades in "mothballs" at Bremerton. USS *Quincy* was stricken from the Naval Vessel Register in October 1973 and sold for scrapping in August 1974. The USS *Quincy* received 4 battle stars for World War II service.

### **ENTIRE INSCRIPTION**

"This Bell from the USS Quincy CA-71 was given to the City of Quincy through the efforts of Mayor Walter J. Hannon and shipmates of the USS Quincy. Both USS Quincy CA-39 and CA-71 were built in the Quincy Shipyard at Fore River. The USS Quincy CA-39 fired the first shot supporting the Guadalcanal landing on August 7, 1942. CA-39 was sunk on August 9, 1942 losing over 400 of her valiant crew and officers. The USS Quincy CA-71 was the first ship to open fire at the Great Invasion of Normandy, France June 6, 1944. Re-set on Quincy granite by Mayor Francis X. McCauley in 1989, this bell hangs in lasting memory of the gallant crew and officers of the USS Quincy CA-39 and USS Quincy CA-71."



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## 1429 HANCOCK STREET



### ARCHITECTURAL DESCRIPTION

This is a 1-story, flat-roofed, 1-bay structure with an open floor plan. It rests on a concrete foundation and is clad with painted metal sheeting, perhaps installed over brick. The business has a central, recessed entrance set between 2 large plate glass and metal framed picture windows. A wide panel above the entrance has the name of the business, the Boar's Nest Deli, illuminated by 3 downward facing electric lights. A simple moulded metal cornice sits below a wide plain frieze. The building has simple metal flashing at the roof line. This structure is one of a few on Hancock Street that are typical of early twentieth century alterations to existing small buildings.

### HISTORICAL NARRATIVE

The property located at 1429 Hancock Street was originally a part of an estate owned by Lloyd Goodnough in the mid-eighteenth century. Goodnough, a botanic doctor, built a wooden block on the corner of Hancock and Granite Streets known as the Central House. In August 1875, the

block succumbed to fire. Joseph W. Robertson purchased the property in 1876 and constructed the Robertson House, later known as the Greenleaf Hotel. The 1-story wooden commercial structure, located adjacent to the Greenleaf Hotel, was constructed between 1888 and 1896. Prior to its construction, the space was used as a passageway for wagons to access the rear wagon house and carriage shed on the Greenleaf property.

Theodore H. Anastos purchased the property (1415-1429 Hancock Street) between 1907 and 1923. It is most likely Anastos who made the architectural alterations to the previous structure to give the building its present appearance. The 8 x 10 structure was used as both office space and leased as store space. As of 1946, the Boston Linen Store was housed here.

In 1967, the property was transferred to Anna Anastos, Ernest F. & Achilles Anastos and the heirs of Theodore H. Anastos. Paul Ricciardi, trustee of the Greenleaf Realty Trust, purchased the property in 1980. It was transferred in 1992 to the Greenleaf Building Limited Partnership, and sold for a final time in 1999 to M. & J. Realty L. L. P.

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## 1431-1439 HANCOCK STREET



### ARCHITECTURAL DESCRIPTION

This is a 3-story, 9-bays wide, flat-roofed commercial building. The building shows evidence of construction and alteration at 3 periods. It now rests on a concrete foundation, is clad with metal panels and is topped with a flat roof. The first floor is divided into 4 commercial bays. These each have polished granite panels at the base, plate glass and metal framed picture windows, and recessed entrances. These alterations date from 1948. The second and third floors are clad with painted metal panels and regularly spaced fenestration is comprised of plate glass windows set in metal frames with operable louvers in the lower portion. A simple aluminum cornice line marks the edge of the roof. This skin on the façade dates from alterations made in 1963. If one looks at the north and south sides of the building that have not been covered, one can see that the building is clad with brick and has carved sandstone fans, sills, and lintels over the windows. This original portion of the building dates from 1900. This building is typical of a number in Quincy Center that have been altered over the years where those changes are distinct and visually apparent.

## **HISTORICAL NARRATIVE**

The property located at 1431-1439 Hancock Street was built and owned by Josiah Adams in 1815. Adams was born in 1792 to Deacon Josiah and Esther Wesson Adams, and later married to Sarah P. Hardwick. Positioned on the property at that time was a large dwelling and rear stable. Adams was considered a 'jack of all trades,' and continued to alter the structure for his convenience between the years 1815 and 1880. When the property was sold to Durgin and Merrill in 1885, "it contained eighteen rooms with floors of different levels and fifty-six doors."

In 1887, the residence was moved to the rear of the property and a 3-story brick building was erected. In 1888, 1901, and 1907 the building was the home of the Durgin & Merrill Block, accommodated 3 separate businesses, and was owned by Alonzo G. Durgin and John F. Merrill.

Durgin, a "prescription and manufacturing druggist," moved to Quincy from Natick in 1876. Here, he opened a pharmacy, first on Chestnut Street and later in the Greenleaf Building. Durgin became one of the best known pharmacists in Quincy, and was also the treasurer and manager of the Quincy Real Estate Trust, as of 1899.

Merrill came to Quincy from Boston in 1878, after leaving the firm of Cobb, Bates & Yerxa Grocers. He was the founder and proprietor of the original Boston Branch Grocery, also housed in the Greenleaf Building. In addition, Merrill was instrumental in organizing the Quincy Street Railway, and served as its treasurer and president. He was also president of the Braintree Street Railway and was "connected with several land improvement enterprises."

Durgin and Merrill most likely met in the Greenleaf Building, where they were both leasing business space. After the completion of their commercial building at 1431-1439 Hancock Street, Durgin's pharmacy occupied the right block, equipped with a laboratory in the rear and the basement. Merrill's grocery business was located in the left block, and he used the basement and rear stable for storage. The staples of the Boston Branch Grocery included fine grades of teas, coffees, spices, and 'King Arthur Flour.'

The center block was home to the Granite Clothing Company, owned by Mr. A. R. French. Men's "hats, caps, trunks, traveling bags (and) umbrellas" were sold here, as were the "noted Lamson and Hubbard hats." As of 1897, the second and third floors were leased by the Mutual Life Insurance Company of New York (room 1), Swithin Brothers Real Estate, Presidents Hill Real Estate Trust, the Cranch Hill Real Estate Trust (all in rooms 3 and 4), Fred H. Lord, instrument dealer (room 8), and the Blue Hill Granite Company (room 12).

In 1923 the structure was owned by Clarence E. Fitzpatrick. Fitzpatrick leased the commercial space to Carlton Howorth Sr., proprietor of Lincoln Stores, in 1924. Howorth also served as executive director of the W. T. Grant Company, F. W. Woolworth's Enterprise Stores, J. M. Fields Department Store, and King's Department Store. In 1930, the title of the property was transferred to the Heirs of Clarence E. Fitzpatrick. It was leased again in 1948 to the Lincoln Stores Incorporated (proprietor of Howorth & Company) for a period of 20 years beginning in 1949 and was known as the Lincoln Store & Fanny Farmer Candy Shop.

In 1963, the property was purchased by William P. Smith and Ernest G. Smith, trustees of the Smith Building Realty Trust, who added the current façade. In 1966, it was leased to Hub Carriage, Incorporated until 1976. Thomas B. Gillis and Irving E. Levy, trustees of the Gile Realty Trust purchased the property in 1967. It was sold in 1983 to Paul, Stephen C. and Paul F. Ricciardi of the Sevelen LLC and again in 2004 to the Hancock Salomon LLC. Hancock Salomon LLC continues to retain ownership of the property.

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## 1441 HANCOCK STREET



### **ARCHITECTURAL DESCRIPTION**

This is a 1-story, flat-roofed, 1-bay structure with an open floor plan. It rests on a concrete foundation and is clad with a stucco finish on its knee walls. It has a slightly recessed entrance on the right of the façade, next to a large plate glass picture window held in an aluminum frame. A thin strip of black, Carrere glass remains to the left of the picture window. A shallow, pent roof drip line of moulded aluminum spans the façade. The original upper portion of the façade was most likely clad with black Carrere glass, but is now covered by painted plywood with the company name, Congress Insurance Agency, affixed. A simple band spans the width of the building at the roof line. This structure is one of a few on Hancock Street that are typical of post-WWII commercial infill construction.

### **HISTORICAL NARRATIVE**

The original structures located at 1441 Hancock Street were built and owned by Josiah Adams in 1815. Adams was born in 1792 to Deacon Josiah and Esther Wesson Adams, and later married to Sarah P. Hardwick. Positioned on the property at that time was a large dwelling and rear stable. Adams was considered a 'jack of all trades,' and continued to alter the structure for his

convenience between the years 1815 and 1880. When the property was sold to Durgin and Merrill in 1885, “it contained eighteen rooms with floors of different levels and fifty-six doors.”

In 1887, the residence was moved to the rear of the property, and the 3-story Durgin and Merrill building was erected at 1431-1439 Hancock Street. The adjacent brick structure located at 1441 Hancock Street (on the same property as 1431-1439 Hancock Street) was not added until at least 1923, when the property was owned by Clarence E. Fitzpatrick.

Fitzpatrick leased the Durgin and Merrill building to Carlton Howorth Sr., proprietor of the Lincoln Stores, in 1924. Howorth also served as executive director of the W. T. Grant Company, F. W. Woolworth’s Enterprise Stores, J. M. Fields Department Store and King’s Department Store. In 1930, the title of the property was transferred to the Heirs of Clarence E. Fitzpatrick. As of 1931, the Fanny Farmer Candy Shop was located at 1441 Hancock Street, and remained there for 50 years. In 1941, the property was leased to the Lincoln Stores Incorporated (proprietor of Howorth & Company) for a period of 20 years, and was known as the Lincoln Store & Fanny Farmer Candy Shop.

In 1963, the property was purchased by William P. Smith and Ernest G. Smith, trustees of the Smith Building Realty Trust. Thomas B. Gillis and Irving E. Levy, trustees of the Gile Realty Trust purchased the property in 1967. It was sold in 1983 to Paul, Stephen C. and Paul F. Ricciardi of the Sevelen LLC and again in 2004 to the Hancock Salomon LLC. Hancock Salomon LLC continues to retain ownership of the property.

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## 1445-1455 HANCOCK STREET



### ARCHITECTURAL DESCRIPTION

This is a 2-story, 5-bay wide, flat roofed commercial building which rests on a concrete foundation. The first floor has had all of its original architectural elements removed and is now comprised of brick veneer and plate glass, fixed pane windows with metal frames. The entrance to the business is through a recessed door. The upper floors of the structure have escaped alteration. The upper floor is clad with brick. Fenestration is comprised of 4 -panel, glass and metal window units placed between projecting, paneled piers. A marble cornice supported by block modillions spans the façade and supports a brick parapet with projecting pier ends and a concrete cap. Below the cornice and between each pier are recessed panels with herringbone pattern brick work and square tiles in the center. The piers are each ornamented with a marble panel with a diamond lozenge pattern in the center. A blank plaque is located in the centermost bay just below the parapet cap. This structure is typical of alterations that one finds along Hancock Street in which original architectural details remain visible only on the upper stories. While some structures have undergone alterations that are readily reversible, others have had all original elements removed during reconstruction.

## **HISTORICAL NARRATIVE**

The property located at 1445-1455 Hancock Street was owned by George F. Wilson in 1876 (the property included 1445-1457 Hancock Street). Positioned on the property at that time was Wilson's grocery store, located immediately off Hancock Street, and a residence located behind the store. The dwelling was constructed by Charles Hall in the 1820's, proprietor of a boot manufactory.

George F. Wilson owned and operated a popular grocery business in Quincy that opened in 1843. He began delivering groceries to customers throughout Quincy, Weymouth, and Braintree, while renting various commercial spaces on Hancock Street. Wilson established a permanent location in 1881, when he built his own store at 108 Hancock Street (1453-1455 Hancock Street). His grocery store occupied the first floor, and he rented the upper stories as office space. By 1894, the business was regarded as George F. Wilson & Co., managed primarily by his son, George H. Wilson.

By 1885, the property at 1445-1451 Hancock Street included the Wilson grocery provisions and office building, a rear carriage house and dwelling and an adjacent commercial structure on 15,650 square feet of land. As of 1898 the buildings were owned under the title of the trustees of William A. Hodges (husband of Annie M. Wilson and second mayor of the City of Quincy). As of 1901, the adjacent commercial structure housed a Chinese Laundromat and tailor. The Wilson building continued to accommodate the grocery store on the first floor and office space on the second floor.

By 1920, the property was divided and sold to 2 owners. The two-story brick building at 1445-1451 Hancock Street, previously Wilson's grocery store, was purchased by Louis P. Polelis. The 2-story stucco and brick structure at 1455 Hancock Street was purchased by Napoleon J. and Elmer J. Guay, and their daughter Beatrice E. Priest. The S. S. Kresge Company of Detroit, Michigan procured 1445-1451 Hancock Street in 1924. In June 1924, they sold 744 square feet of that property to Guay. As of July 1924, the Kresge Company received a permit from the City of Quincy to demolish the old Wilson building and remaining structures on the property. In August 1924, the Company hired a Mr. Burriel and A. W. Lord to design and build a 2-story brick, concrete and stone commercial structure, able to accommodate 2 stores and 10 offices.

The S. S. Kresge Company, later Kmart and now known as the Sears Holding Corporation, was founded by Sebastian Spering Kresge in 1899. Kresge founded the company with Charles J. Wilson, and the 2 men invested in 2 five-and-ten-cent stores known as Kresge & Wilson, similar to those operated by Frank Woolworth. In 1907, the title was changed to S. S. Kresge and by 1912 the S. S. Kresge Corporation administered 85 stores around the country.

In 1973 the property was sold to Rite Aid of Massachusetts, Incorporated. It was sold again in 1998 to Lygeia M. Ricciardi, trustee of the 1445 Hancock Street Realty Trust, who retains ownership of the property.



View southwest of 1445-1451 Hancock Street, circa 1931.  
Photograph courtesy of the Thomas Crane Public Library Collection, Quincy.

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## 1450 HANCOCK STREET



### ARCHITECTURAL DESCRIPTION

This is a simple 1-story, 1-bay wide, flat-roofed commercial building. It rests on a cement and granite foundation, and has polished black granite at its base. The entrance is through a central, recessed doorway set between large plate glass windows held in metal frames. There is a slight parapet that is clad with black Carrere glass panels. This structure is one of a few on Hancock Street that are typical of post-WWII commercial infill construction.

### HISTORICAL NARRATIVE

The property located at 1450 Hancock Street was owned by Colonel Abner B. Packard in 1876 and was the site of his residence until at least 1907 (included 64,758 square feet of land off both Hancock Street and Cottage Avenue). Colonel Packard, son of William and Lucy Turner Packard, founded Packard & Co., a linotype and stereotype metal manufacturing firm, as well as the first ink manufacturing firm in Quincy (used by shoemakers) in the early 1850's. In 1857, Packard was commissioned colonel of the "Guards of Liberty Company" (attached to the 4<sup>th</sup> regiment). This regiment was among the first to respond to the call of war made by President Lincoln in 1861. Colonel Packard was also a director of the Mount Wollaston Bank and the Quincy Electric Light Company, before passing away suddenly at the age of 81 in 1902.

In 1888 the property was transferred to A. C. Packard, and by 1907 the title had been transferred to the heirs of Abner C. Packard. As of 1923 the Packard Estate had been divided and sold, and the residence razed. Mary A. Harnedy was in possession of the property at 1450 and 1452-1462 Hancock Street, followed by Helen M. Murray in 1934.

From 1941-1946, the Adelle Millinery leased the commercial space at 1450 Hancock Street from the Brookline Real Estate Investment Company. The Twohig Bessie Hat Shop followed the millinery shop, from at least 1951-1965. The Wig Village replaced the hat shop until at least 1970. The space remained vacant as of 1980. In 1985, the Oriental Merchandise store moved in, followed by Michael's Salon in 1993. In 1986, Steven B. Koenig and Rocco J. Salvatore, trustees of the 1450 Hancock Realty Trust, purchased the property. From 1990-2005, the space operated as Michaels Salon.

The title was transferred in 1992 to the 1450 Hancock Street Corporation, and sold that year to Michael Kiley, Steven S. Corey, Fred Erlich, and Louis Katz, trustees of the E.K. & K. Realty Trust. Linda Lan Nguyen and Sau H. Cai purchased the property in 2004, and they continue to retain ownership of the property.

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## 1452-1462 HANCOCK STREET



### ARCHITECTURAL DESCRIPTION

This is a 3-story, 5-bay wide, flat-roofed commercial structure. It rests on a concrete foundation and is clad with yellow brick. The first floor has had some alterations to the original store fronts. It has been divided into 4 commercial units, each with a brick knee wall, plate glass and metal framed picture windows. Two are built to the plane of the façade; the 2 southernmost bays have had recessed entrances built. The main entrance to the upper floors of the building is via the center bay. The plate glass and metal frame door is recessed behind a stylized arch and Tuscan pilaster surround. This arch is set into a ribbed aluminum frieze band that spans the façade of the building just above the first floor display windows. The upper floors are lit by evenly spaced 3-part replacement windows. Ornamentation includes brick soldier courses between the windows at the sill and lintel level, and recessed panels between the second and third floors with diamond-shaped granite medallions in the center of each panel. A wide, concrete frieze band with dentils spans the façade at the cornice line. It is capped by simple aluminum flashing. This structure is typical of many in Quincy Center that were built early in the twentieth century with commercial

businesses on the first floor and office space above to accommodate Quincy's growing population and its work force.

### **HISTORICAL NARRATIVE**

The property located at 1452-1462 Hancock Street was owned by Colonel Abner B. Packard in 1876 and was the site of his residence until at least 1907 (included 64,758 square feet of land off both Hancock Street and Cottage Avenue). Colonel Packard, son of William and Lucy Turner Packard, founded Packard & Co., a linotype and stereotype metal manufacturing firm, as well as the first ink manufacturing firm in Quincy (used by shoemakers) in the early 1850's. In 1857, Packard was commissioned colonel of the "Guards of Liberty Company" (attached to the 4<sup>th</sup> regiment). This regiment was among the first to respond to the call of war made by President Lincoln in 1861. Colonel Packard was also a director of the Mount Wollaston Bank and the Quincy Electric Light Company, before passing away suddenly at the age of 81 in 1902.

In 1888, the property was transferred to A. C. Packard, and by 1907 the title had been transferred to the heirs of Abner C. Packard. As of 1923, the Packard Estate had been divided and sold, and the residence razed. Mary A. Harnedy was in possession of the property now known as 1452-1462 Hancock Street, containing 12,616 square feet of land.

Between 1923 and 1934 the property was divided into two lots: B1 with 5,991 square feet of land and B2 with 6,625 square feet of land. Both lots were owned by Helen M. Murray.

In 1935, the Bristol County Savings Bank purchased the property from Murray and architect Frederick W. Mahony designed a three-story concrete and brick commercial building able to accommodate 4 stores. It was known as the Norfolk Building. As of 1936, occupants of the structure included Andre's Beauty Salon (# 207, 1458 Hancock Street), the Norfolk County Sheriff's Department (# 209, 1458 Hancock Street), the Boston Mutual Life Insurance Company (# 210, 1458 Hancock Street), J. W. Burke, Jr. Real Estate (# 215, 1458 Hancock Street), the A. Malnati & Company (# 215, 1458 Hancock Street), and the International Drug Company (# 311, 1458 Hancock Street).

Mahony sold the building in 1969 to the Exchange Realty Corporation. In 1951, occupants of the structure included Rembrandt Studios (# 205, 1454 Hancock Street), Andre's Beauty Shoppe (# 207, 208, 209, 1454 Hancock Street), Anderson & McIntyre, Insurance and Real Estate (# 210, 1454 Hancock Street), Maurice E. Maher, Lawyer (# 210-211, 1454 Hancock Street), Nathaniel Sherman (# 210-211, 1454 Hancock Street), John W. Burke, Real Estate and Insurance (# 212-213, 1454 Hancock Street), William R. Brennan, Chiropodist (# 215, 1454 Hancock Street), the Retail Clerk's Union (# 304, 1454 Hancock Street), the Sample Shoe Company (# 307, 1454 Hancock Street), the Hancock Plastic Company (# 308, 1454 Hancock Street), the E. A. Parlee Window Company (# 309, 1454 Hancock Street) the Quincy Mail Advertisement Service (# 312-313, 1454 Hancock Street), the Allied American Photographic Lab (rear of third

floor, 1454 Hancock Street), Arthur L. Lebaron, Engineer (# 314-315, 1454 Hancock Street), and the Quincy Cleaning Company (# 316, 1454 Hancock Street).

The building was sold again in 1976 to Jason S. Rosenberg and Max Feinerman of the Norfolk Realty Company. Occupants that year included Spinning Wheel Fabrics (1454 Hancock Street) and the Beauty Pavilion and Beauty Time (1460 Hancock Street). As of 1985, occupants of the Norfolk building included the Massachusetts and City Welfare Offices, Electronic Catalog Systems, the United States Agriculture Department (1452 Hancock Street), Eileen's Specialized Sizes (1454 Hancock Street), South Shore Uniforms (1456 Hancock Street), H & R Block and Toni's NY Express (1460 Hancock Street) and Dunkin' Donuts (1462 Hancock Street).

In 1986, Steven B. Koenig and Rocco J. Salvatore, trustees of the 1450 Hancock Realty Trust, purchased the property. The title was transferred in 1992 to the 1450 Hancock Street Corporation, and sold that year to Michael Kiley, Steven S. Corey, Fred Erlich, and Louis Katz, trustees of the E.K. & K. Realty Trust. Linda Lan Nguyen and Sau H. Cai purchased the property in 2004, and they continue to retain ownership of the property.



1919 view south on Hancock Street, with Norfolk Building on the left.  
Photograph courtesy of the Thomas Crane Collection, Thomas Crane Library, Quincy.

## 1453 HANCOCK STREET



### ARCHITECTURAL DESCRIPTION

This is a tall 2-story, single-bay wide, flat-roofed building. It rests on a concrete foundation, has a stuccoed façade, and is capped by a stepped parapet with 2 inset diamond patterns. The first floor has been altered to accommodate a commercial enterprise with metal panels set below large plate glass windows in metal frames and a recessed, central entrance. The second floor is marked by 5 vertical window openings set slightly recessed between piers. This fenestration consists of 12 panel lights with operable 6 pane center sections. A yellow, cast stucco panel sits above each of the windows with a stylized sunburst and feather motif behind a loaf of bread. An inset cornice line rests just below the parapet with a stylized zigzag pattern. There is also visual evidence of a former awning or marquee with scarring in the wall finish and rust stains where the support rods used to connect to the front of the building. This structure represents an early twentieth century commercial use structure in Quincy Center, and one of the only ones to graphically represent with ornament the business contained within.

### HISTORICAL NARRATIVE

The property located at 1445-1455 Hancock Street was owned by George F. Wilson in 1876 (the property included 1445-1457 Hancock Street). Positioned on the property at that time was Wilson's grocery store, located immediately off Hancock Street, and a residence located behind

the store. The dwelling was constructed in the 1820s by Charles Hall, the proprietor of a boot manufactory.

George F. Wilson owned and operated a popular grocery business in Quincy that opened in 1843. He began delivering groceries to customers throughout Quincy, Weymouth and Braintree, while renting various commercial spaces on Hancock Street. Wilson established a permanent location in 1881, when he built his own store at 108 Hancock Street (1453-1455 Hancock Street). His grocery store occupied the first floor, and he rented the upper stories as office space. By 1894, the business was regarded as George F. Wilson & Co., managed primarily by his son, George H. Wilson.

By 1885, the property at 1445-1451 Hancock Street (considered 1445-1453 Hancock Street) included the Wilson grocery provisions and office building, a rear carriage house and dwelling and an adjacent commercial structure on 15,650 square feet of land. As of 1898 the buildings were owned under the title of the trustees of William A. Hodges (husband of Annie M. Wilson and second mayor of the City of Quincy). As of 1901, the adjacent commercial structure housed a Chinese laundry-mat and tailor. The Wilson building continued to accommodate the grocery store on the first floor and office space on the second floor.

By 1920, the property was divided and sold to 2 owners. The 2-story brick building at 1445-1451 Hancock Street, previously Wilson's grocery store was purchased by Louis P. Polelis. The 2-story stucco and brick structure at 1453 Hancock Street was purchased by Napoleon J. and Elmer J. Guay, and their daughter Beatrice E. Priest. The S. S. Kresge Company of Detroit, Michigan procured 1445-1451 Hancock Street in 1924 and subsequently sold 744 square feet of that property to Guay in June 1924. Guay, previously in the wood, coal and ice business in Laconia, New Hampshire, entered the bakery business because his daughter was "fascinated by the Baker and Federal systems of window bakeries and felt there was a real future in the industry." Guay's tremendous success within his first few years of opening in Quincy led to the establishment of 8 additional stores located in Dorchester, Wollaston, Weymouth Landing, Hingham, Nantasket, Allerton, and Scituate. The Guay's System Bakeries became incorporated in 1925.

The demands for Guay's products, such as cherry, squash, and mince meat pies, grew so fast that in 1929 the bakery location at 1453 Hancock Street in Quincy expanded. The previous building was remodeled by architect J. Williams Beal of Boston and the updated plant became equipped with the foremost facilities, including wood-fired brick and Fish brand rotary ovens (the first producers of rotary ovens).

In 1936, the building was purchased by the Granite Trust Company. Guay, alongside Spencer Shoes, rented out the necessary space from the Granite Trust. By 1949, Guay bought the building back, before closing their doors in 1954 after 34 years in business. All interior fixtures were sold and the building was leased to the S. S. Kresge Company to be used as an additional

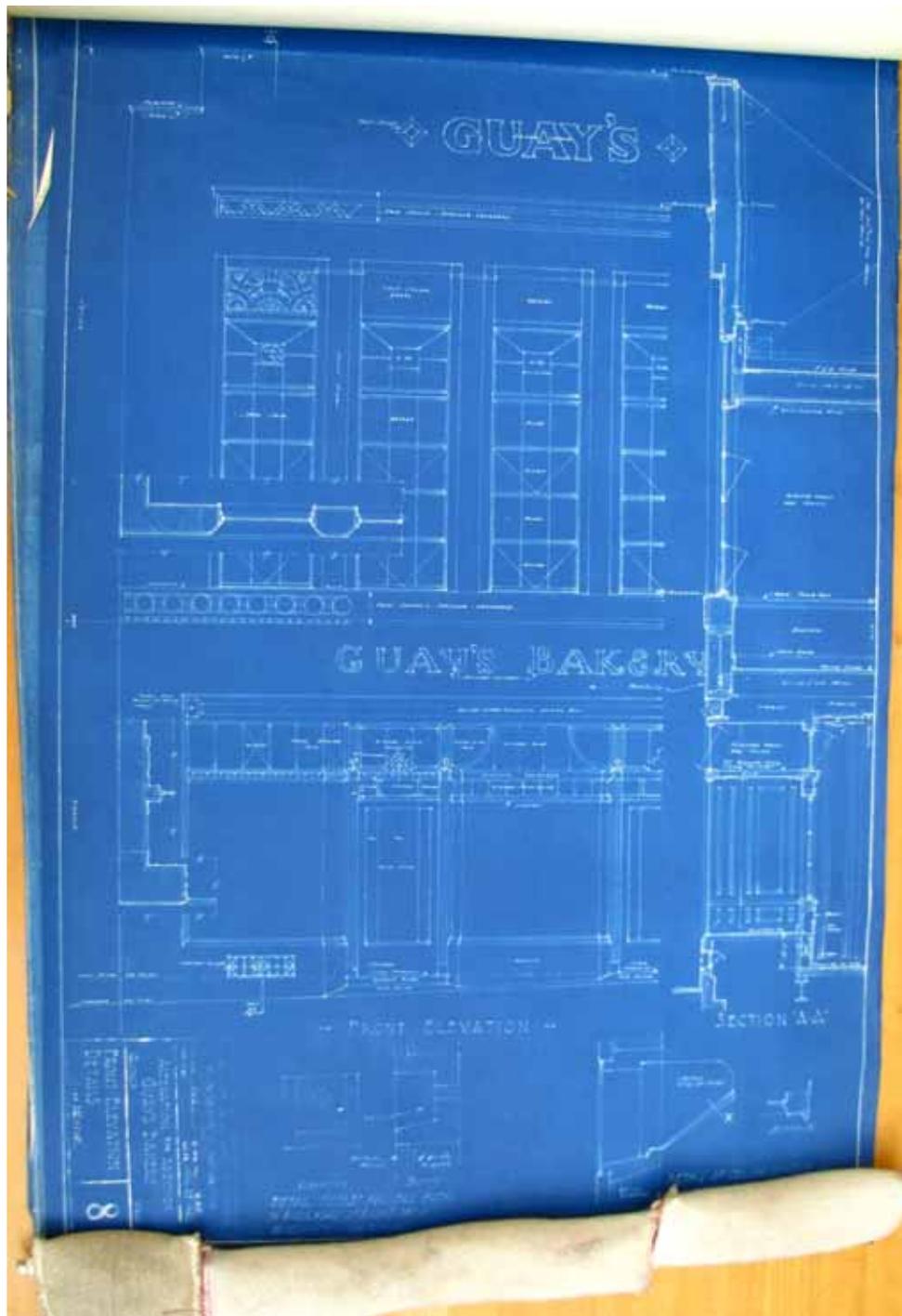
space for the adjacent Kresge Dollar Store at 1445 Hancock Street. In 1956, half of the title of the building was sold to the Granite Trust Company and half remained with Beatrice Priest. In 1986, the property was purchased by Eddie and Isaac Sitt, trustees of the E-Z Realty Trust.



Detail of terracotta insert above second floor windows.



Example of Fish Brand Rotary Oven. <http://www.fishoven.com/history.html>



Original architectural blueprints of 1929 alterations showing elevation.  
Courtesy of the Massachusetts Historical Commission.

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## 1469-1489 HANCOCK STREET



### ARCHITECTURAL DESCRIPTION

This is a 2-story, 13 bay wide, flat-roofed commercial structure. It rests on a poured concrete foundation. The ground floor has undergone alterations to the original store fronts: it has been divided into four commercial units, each with plate glass and metal framed picture windows and entryways. The two southernmost bays have recessed entrances.

A single, wide panel across the façade has been installed in an attempt to unify the structure and its businesses. The names of the individual businesses now occupying the first floor are set in that panel and illuminated with down-facing lamp fixtures placed every 6 feet. In addition, a canvas awning spans the façade above the shop front windows. A projecting string course with moulded dentils, located above the awning, visually separates the first and second floors.

The second story is marked by thirteen evenly spaced windows with clipped top corners. The windows are supported visually below by scroll-shaped brackets. The windows are set between alternating piers, on plain and one fluted, that rise above the parapet edge. A stylized volute motif is centered in a horizontal band above each window. A second projecting string course with dentil moulding sits at the cornice line. The centermost bay has a stepped, raised parapet that is inscribed “Adams Arcade.”

## **HISTORICAL NARRATIVE**

The property located at 1469-1489 was a part of the Tirrell estate (67,000 square feet) as of 1840. The ‘Tirrell & Sons’ Carriage and Harness Manufactory and Carriage Painting’ plant was constructed in 1868 by “Henry G. Pratt, Jr., ‘Master Builder,’ (and was completed) in a thorough and womanlike manner.” The first floor housed the wheelwright and saddle and harness makers’ shop, and the second floor served as a paint shop. The blacksmith shop was located in the rear. During the mid to late nineteenth century, Tirrell & Sons’ was considered the “largest and handsomest carriage manufactory in the vicinity.” As of 1876, it included the C.P. Tirrell & Sons bicycle shop, carriage factory, and residence. The residence was no longer located on Hancock Street in 1888. By 1923, a large portion of the Tirrell estate was divided and sold, although 1463-1481 Hancock Street was known as “Tirrell Court.”

In 1928, “Tirrell Court” was razed and Henry L. Kincaide built the Adams Arcade from 1469-1489 Hancock Street. Kincaide (1867-1929) was a remarkably successful businessman in Quincy, Massachusetts. He was the first to open an “emporium” in the city and was the proprietor of the large and prosperous furniture store, Henry L. Kincaide & Co., founded in 1892. Besides his furniture business, Kincaide ran one of the largest and most successful bicycle depots in the state.

The 2-story sandstone, brick, and cement commercial structure known as the Adams Arcade was designed by the Boston architectural firm of Blackall, Clapp & Whittemore. This firm, which originally consisted of partners Clarence Blackall, James Ford Clapp, and Charles A. Whittemore, was founded in 1915. It expanded in 1932 and operated under the name Blackall, Clapp, Whittemore & Clark until 1942. The firm is responsible for the design of numerous buildings in Boston, including the Tremont Temple, the Colonial, the Wilbur and Exeter theaters, the Copley Plaza Hotel, and the Winthrop Building.

As of 1933, the building was owned by the Enterprise Realty Company. It was able to accommodate 4 stores and 6 offices. The property was purchased by Boylston Properties, Incorporated, in 1940. As of 1946, Cumming’s Ladies Wear (1469), the Grand-Silver Department Store (1473), the Kinney Shoe Store (1477), Sallinger’s Clothing (1481) and the Enterprise Department Store (1485) were housed in the Arcade. In 1969, the structure was purchased by the Walcott Corporation, a Massachusetts-based real estate corporation offering commercial real estate leasing and management services since 1964, and development and investment since 1946. They continue to retain ownership of the property.



View north, circa 1919, from Kincaide's store at 1495 Hancock Street to the Greenleaf Building at the corner of Hancock and Granite Streets. On the west side of Hancock Street, the central wooden building with the side gabled roof, was a part of the Tirrell & Sons' Carriage and Harness Manufactory and Carriage Painting plant, constructed in 1868. Photograph courtesy of the Thomas Crane Public Library Collection, Quincy.



The old Cumming's Woman's Clothing Store, located at 1469 Hancock Street, 1994.  
Photograph courtesy of the Patriot Ledger Collection.

## 1486 HANCOCK STREET



### ARCHITECTURAL DESCRIPTION

This is a 1-story, flat-roofed commercial structure with a modified U-shape footprint. It is constructed of cast stone blocks in the Classical Revival style and sits diagonally at the corner of Hancock Street and Cottage Avenue. The central three bays of the building are located under a closed pediment and divided by two Doric columns. These bays face the intersection, while the wings of the building facing Hancock Street and Cottage Avenue each comprise three bays also. It rests on a poured concrete foundation. The original windows have been recently replaced with single pane units set in metal frames, with simple awnings positioned over each. They are separated by a series of pilasters that line the façade of the building. The main entrance is accessed via newly-installed metal and frosted glass double doors located in the central bay. A simple, bowed sign identifying the restaurant has been installed over the entrance. Gas lamps have been fastened on the columns that flank the entryway. The architrave is incised with the words “Quincy Trust Company,” an attribute of the original building that has been revealed due to the removal of former signage. A dentiled moulding band below the frieze spans the facade. The frieze is engraved with four laurel wreathes, also a recently revealed feature of the original structure. The projecting pediment and cornice line are trimmed with copper flashing. The

original deposit box is still located on the Hancock Street facade and the original vault alarm is located on the Cottage Avenue facade.

### **HISTORICAL NARRATIVE**

In 1836, Quincy's first bank, the Quincy Stone Bank, was organized under the laws of the state and incorporated with a capital of \$100,000. Lemuel Brackett, a Quincy merchant who had served the Town of Quincy as Constable, Surveyor of Highways, Town Clerk and Treasurer, served as the bank's first President from 1836- 1852. The first shareholders meetings were held at French's Tavern (a part of the Hancock House Hotel at 1267-1299 Hancock Street) until 1839.

The majority of bank loans granted by the Quincy Stone Bank were business loans to local merchants and businessmen. As a commercial bank, it granted few mortgages, which were generally under the realm of Savings Banks. In 1845, Brackett, Josiah Brigham, and Thomas Greenleaf formed the Quincy Savings Bank, and thus began a close working relationship between the 2 banks.

In 1852, Brackett retired and Josiah Brigham was elected to serve as the Stone Bank's second President. From 1854-1863, Brigham was President of both the Quincy Stone Bank and the Quincy Savings Bank. As of 1855, both banks shared quarters at the Elisha Turner Estate, located at the corner of Saville Avenue and Hancock Street.

Brigham retired in 1863 and was replaced by Charles Marsh, who also served as president of both the Stone Bank and the Quincy Savings Bank, until his death in 1886. In 1865, the Quincy Stone Bank changed from a state-chartered bank to a federally-chartered bank, as a result of the National Currency Act of 1863 and the National Banking Act of 1864. These acts encouraged state banks to seek national charters, because the value of the notes they issued consistently varied. To facilitate the war effort, the currency had to be stabilized and regulated by the government. The Quincy Stone Bank qualified for this change and became the National Granite Bank.

Theophilus King was elected president of the National Granite Bank in 1886. As a young man, King worked as a leather merchant in Boston, before becoming the Vice-President of the Redemption Bank of Boston. By 1907, King held a controlling share of the National Granite Bank, was the president of the Quincy Quarries Company, the Novelty Manufacturing Company, and served on the Board of Directors of the Quincy Cooperative Bank, the Shipbuilders Bank, and the Quincy Mutual Fire Insurance Company.

The bank was moved in 1887 from the Elisha Turner Estate to the Greenleaf Building, on the corner of Hancock and Granite Streets. The Quincy Savings Bank also moved to this new location and remained there until 1897, when the Savings Bank moved into its new building on

Hancock Street. By 1904, the National Granite Bank needed larger quarters as well, and joined the Savings Bank, where it opened the first Safe Deposit Vault in Quincy.

In 1912, Congress was in the process of passing the Federal Reserve Act, that required national banks to join the Federal Reserve System and to purchase Federal Reserve stock in proportion to their capital and surplus, whereas state-chartered banks had the option of joining or not. The stockholders of the National Granite Bank (with the King family owning or controlling 95% of the stock) decided to revert back to a state charter to avert the Federal System, and became the Granite Trust Co. The Granite Trust Co. did not choose to join the Federal Reserve System until 1942. The Trust Department also was opened in 1912 to provide more flexibility in investments under the increasing federal directives. King created the 'King Family Fund' in December of 1912 that was to be annually distributed among all the churches of Quincy, regardless of their denomination.

In 1918, the Quincy Trust Company erected their new bank building at 1486 Hancock Street for the cost of \$40,000. Sometime around World War II, the façade was altered to its current Classical Revival appearance. The 10,000 square foot building continued to be occupied by the Quincy Trust until the 1980's. It became home to various retail and restaurant operations until it was sold to Leo Keka in 2008, as the new location of his restaurant, *Alba*.



Quincy Trust Company, circa 1919.

Photograph courtesy of the Thomas Crane Collection, Thomas Crane Library, Quincy.



Quincy Trust Company, circa 1929.  
Photograph courtesy of the Thomas Crane Public Library Collection, Quincy.

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## 1495 HANCOCK STREET



### ARCHITECTURAL DESCRIPTION

This is a 5-story tall, 5-bay wide structure with a flat roof. The original building appears to have been built in the late nineteenth-century, with its current façade comprised of additions from the late 1950s, and 1980s. It rests on a concrete foundation. The original wall material is brick and can still be seen on the north and south sides of the building. Alterations on the first floor from the 1950s include cladding with polished black granite panels, and a recessed entrance on the north end of the façade with aluminum trim. The upper stories also were clad, but with concrete panels. Other alterations to the first floor include the construction of a restaurant in the center 3 bays with wood paneling and glass picture windows on the street face. The restaurant façade is protected by a square, cantilevered roof. The overall façade of the building is dominated by a 7-part, 4-story window treatment with arched tops that rise slightly above the roof line. Slightly projecting frames of concrete hold mirrored plate glass windows with metal sash. Still visible on

the north elevation is the old advertising for "Sheridan's Dept. Store". This building is typical of a number in Quincy Center that have been altered over the years where those changes are distinct and visually apparent.

### **HISTORICAL NARRATIVE**

The property found at 1495 Hancock Street was originally the location of a tannery and currying shop. It was first owned by Benjamin Webb in 1700. Anthony Baxter purchased the estate from the Webb family in 1816, followed by Francis Williams in 1823, John Mulford in 1831, and finally William Panton, who owned the property as of 1858, 1876, and 1888. The current 4-story cement and brick structure located at 1495 Hancock Street was built in 1896 by Colonel and Senator Henry L. Kincaide (1867-1929).

Kincaide, a remarkably successful businessman in Quincy, Massachusetts, was the first to open an "emporium" in the city. Kincaide's furniture store was founded in 1892 at 96 Hancock Street (1477 Hancock Street). After outgrowing these small quarters, the 4-story business block known as H.L. Kincaide & Company was constructed in 1896 at 1495 Hancock Street. It allowed the "enterprising firm to carry a larger and more extensive line of furniture, carpeting's, interior decorations, draperies, upholstery goods and kitchen furnishings." The first 3 floors held "medium and better grades of parlor, office and household furniture of all kinds." The fourth floor was a large upholstering department, and in 1898, an electric carpet beater was erected at the rear of this floor. The former department building at 1477 Hancock Street functioned as a bicycle depot during the spring and summer months.

Kincaide also campaigned as a candidate for U.S. Representative from Massachusetts in 1912, 1914, and 1916, before receiving the Republican nomination when a new senatorial district was organized by the state legislature in 1927. Furthermore, Kincaide was a delegate to the Republican National Convention from Massachusetts in 1916, a member of the Boston Chamber of Commerce, and a commander of the 14<sup>th</sup> Regiment in the 14<sup>th</sup> district during the Spanish-American War.

Kincaide owned the structure until 1930, when it was purchase by John W. Kapples. In 1932, Henry J. Hickey became part-owner of the building with Kapples, and the commercial space was leased to Sheridan's Department Store. Kapples and Hickey altered the front of the structure in 1933, and made additional alterations and 1 addition to the building in 1941, to reinvent the structure that had been associated with Kincaide's for over 30 years. In 1966, the title of the building was transferred to John W. Kapples and then transferred to his son, John W. Kapples, Jr. in 1980. The Bank of New England purchased the property from Kapples in 1984 and converted the interior space to accommodate a bank. It was sold again in 1992 to Antonio Politano, Mario N. Gratta, and Malia Dellarocca, trustees of the 1495 Hancock Trust. Within 3 years the property was sold again to James J. Ferrera, trustee of the Daniel James Realty Trust, in

1995, and to Daniel J. Flynn III, trustee of the Daniel James Realty Trust, in 2006. In 2007, the title was transferred to the Daniel James Realty LLC.



View northwest of the Kincaide Building, circa 1923.  
Photo courtesy of the Thomas Crane Collection, Thomas Crane Library, Quincy.

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## 1504 HANCOCK STREET



### ARCHITECTURAL DESCRIPTION

This is a narrow, 1-story, 1-bay wide commercial structure with an open floor plan. It rests on a concrete foundation and is clad with brick. The entrance is recessed between 2 picture windows. The original door and window surrounds have recently been replaced with riveted metal sheeting. Spanning the façade above the doorway is a contemporary metal and cloth awning. Visible above this awning are the remnants of decorative brick work: a double header brick

course, enclosed by blue glazed tiles at its corners, forms an ornamental panel above the entrance. Small, rectangular, green glazed tiles form a border around a concrete field decorated with diamond and square tiles. Above this is visual evidence of former ornamentation on a parapet roof line that has been removed: the bottom third of a circular motif is centered at the cornice and scarring in the mortar on either side indicates that further architectural ornament has been removed. This structure is unique in that it is 1 of only 2 examples of Mission-style commercial architecture represented in Quincy Center.

### **HISTORICAL NARRATIVE**

The property located at 1500-1530 Hancock Street was owned and operated by James Q. A. Wild as the site of his carriage manufacturing plant, J. Q. A. Wild & Co., as of 1876. After James Q. A. Wild's death in 1877, the business was transferred to his son, James R. Wild. As of 1901 and 1907, 1500-1508 Hancock Street was the Henry E. Emerson Carriage Factory. In 1913, Henry L. Kincaide purchased 1500-1526 Hancock Street and received permission from the City of Quincy to demolish the manufacturing building, homes and barn on the property. In October 1913, Kincaide hired Abbot H. Wright to build a 1-story brick commercial structure that was able to accommodate 11 stores, for the cost of \$19,000.

Kincaide (1867-1929) was a remarkably successful businessman in Quincy, Massachusetts, and the first to open an "emporium" in the City. In 1896, the 4-story business block known as H. L. Kincaide & Company opened 1495 Hancock Street. It allowed the "enterprising firm to carry a larger and more extensive line of furniture, carpeting's, interior decorations, draperies, upholstery goods and kitchen furnishings." Kincaide also campaigned as a candidate for U.S. Representative from Massachusetts in 1912, 1914, and 1916, before receiving the Republican nomination when a new senatorial district was organized by the state legislature in 1927. Furthermore, Kincaide was a delegate to the Republican National Convention from Massachusetts in 1916, a member of the Boston Chamber of Commerce and a commander of the 14<sup>th</sup> Regiment in the 14<sup>th</sup> district during the Spanish-American War.

Kincaide owned the property at 1500-1528 Hancock Street until his death in 1929, when the title was transferred to the heirs or developers of the Henry L. Kincaide properties. As of 1936, until at least 1965, the commercial business that rented space at 1504 Hancock Street was The Sweater Shop.

In 1956, Kincaide purchased land from Percy S. Yerxa, who owned 19,555 square feet of vacant land east of his property. After the sale closed, Kincaide's lot was modified. New facing and parking were added to the structure in 1964. In 1976, the property was purchased by Yoram Katz, trustee of the Dassex Realty Trust. He bought an additional 3,886 square feet of land from plan 1142, plot 9 (1-13 Cottage Avenue) in 1978, 6,880 square feet of land from plan 1142, plot 7 (1-13 Cottage Avenue) in 1983, and 5,942 square feet of land from plan 1142, plan 23 in 1992.

As of 1983, the commercial building was enlarged and contained 25 rooms. The property was transferred to the Dassex Limited Partnership in 1994, and Dassex continues to retain ownership of the building.



View northeast of the Kincaide Block, Hancock Street, circa 1920. 1504 Hancock is the first store on the left end of the block with its awning extended. Photograph courtesy of the Thomas Crane Library, Quincy.

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## 1515 HANCOCK STREET



### ARCHITECTURAL DESCRIPTION

Since it was last surveyed in 1986, this structure has undergone some dramatic changes. The original business, Remick's, was closed in July 1987. The building was renovated in 1988 by the Quincy architectural firm Shesky & Associates to accommodate a wide variety of commercial enterprises. The first floor had new window treatments installed, reconfigured entranceways, and most dramatic was the addition of 2 new floors. Visual evidence of the placement of the former windows is shown by brick infill. The wide, modillioned cornice line was moved from just below the original roof line to between the new third and fourth floors. The original roof line and copper finials were reconstructed as close to the original style as possible, with the addition of 2 end gable dormers with half-round windows in them. The rear of the building, facing Ross Way, had a 2-story brick addition, as designed by Sheskey Associates at the same time, added to accommodate additional office space. While the additional floors change the scale of the original building, they do not distract from the original visual appearance. The rear of the building was dominated by a 4-story, classical Art Moderne-style façade, built as an addition to the original store in the 1930s. The 2-story brick addition built in 1988 has obliterated the original ground floor entrance, picture windows, and signage. Only the upper two floors with the central clock tower and streamlined details remain visible. This elevation is best viewed from the rooftop of the adjacent parking garage located on Parkingway to the rear.

## **HISTORICAL NARRATIVE**

The property located at 1517 Hancock Street was originally the location of a tannery and currying shop. It was first owned by Benjamin Webb in 1700. Anthony Baxter purchased the estate from the Webb family in 1816, followed by Francis Williams in 1823, John Mulford in 1831 and finally William Panton, who owned the property as of 1858 and 1876.

Between 1885 and 1897, the property was purchased by the Quincy Real Estate Syndicate. Panton's tannery and currying shop were razed. In 1897, the Real Estate Syndicate hired architect Earnest G. Boyden to design the 3-story brick and cement Music Hall Building, located at 1515-1527 Hancock Street. The annex to the Hall was also designed by Boyden and added in 1907.

In 1904, Alfred and Frank E. Remick leased the first floor of the Music Hall from the Quincy Real Estate Syndicate and opened their second retail establishment. Their first, a men's clothing store, opened in Charlestown, Massachusetts in 1896 and was deemed Remick Brothers, the "Wide Awake Store" for the workingman. In 1910, a major fire damaged the 30- x 40-foot store. It was repaired and enlarged and as of 1915, George A. and William F. Remick joined their brothers in administering the retail enterprise.

In 1918, the Remick's purchased the building from the Quincy Real Estate Trust. Between 1920 and 1930, Remick's expanded into 4 neighboring stores and a 50-foot addition was made across the entire width of the back. Remick Brothers soon became the city's "most tasteful retail emporium," and before his death in 1930, Alfred bought out his brothers and became the sole proprietor.

Frank Remick acquired the business after his father's death. To match the steady pace of business, he modernized the front of the store in 1931. In 1936, the entire store was installed with modern light fixtures and 1,075 square feet from the adjacent 3-story brick and cement block building was purchased by Remick, owned by the Faxon Trust. The additional store space was designed by Paul A. and Carroll Colitti of Boston, and was used to accommodate the new women's department.

In 1941, Remick's underwent its most substantial remodeling; the area of the store was increased by 300 percent, making it the largest department store on the South Shore. "Remick added a full line of boys' wear, woman's accessories, shoes, hats, furnishings, work clothes and student clothing." The first and third floors were utilized by Remick's, and the second floor was leased to the State Theatre.

At the age of 70, in 1979, Frank Remick retired. During the 50 years that he owned and operated the store, it was estimated that Remick's grew an average of 1 expansion for every 4 years of its business life. Frank sold the store to Daniel Shechtman and Louis Hayman, proprietors of the

Rogers Peetmen's clothing store in Manhattan. They agreed to remain in Quincy Square and kept the store's 100 employees. Frank passed away in March 1983.

Shechtman and Hayman also purchased 1517 (1533-1537) Hancock Street in 1981. They closed Remick's in 1987 and sold the combined property to Arthur E. Kiley and Ferdinand J. Simmons III, principals of the A. & S. Development Company of Quincy, for \$1.6 million. Kiley and Simmons hired the Quincy architectural firm Shesky & Associates to refurbish 1515 Hancock Street and alter the layout in 1988, in order to accommodate office space.

In 1992, the buildings were sold to the Philco Finance Corporation, in 1998 to the Oak Bridge Limited Partnership and in 2000 to the 1515 Hancock Street LLC of the Quincy Limited Partnership. The 1515 Hancock Street LLC continues to retain ownership of the property.



1987 view of 1515 Hancock Street. Photograph courtesy of the Patriot Ledger Collection.



Rear view, facing east, 1515 Hancock Street, 2009.

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## 1517 HANCOCK STREET



### ARCHITECTURAL DESCRIPTION

This is a 4-story, 3-bay wide, flat-roofed structure. It rests on a brick foundation, is clad with light brick on the first floor and sandstone on the upper floors. Each of the floors rests on a sandstone plinth and is set back slightly from the floor below it, giving the building a stacked "wedding cake" look. The first floor has granite panels at the base and in the frieze panel above the windows. The frieze is supported by columns with yellow and tan brick piers. The commercial space has plate glass windows set in metal frames with a recessed entrance. The upper floors have had the sandstone scored to look like horizontal block. The upper floors also have projecting pilasters between the bays. On the second floor, they are stylized with a simple bead molding in the center. On the third floor they are capped with florid Corinthian columns. These pilasters support a heavy cornice between the third and fourth floors with a wide frieze band ornamented with egg and dart molding and grape pendants. Above the cornice is what appears to have been a former parapet line. It is decorated with quatrefoils. The fourth floor of the building is almost devoid of ornament other than a simple, double cornice line. This building is unique in Quincy Center as it is the only one with Gothic tracery ornamentation.

## **HISTORICAL NARRATIVE**

The original house located at 1517 Hancock Street was built by Micajah Adams in the late eighteenth century. As of 1858 and 1876, it was owned by John A. Newcomb, the proprietor of a shoe shop that was located on the southern portion of the property. The shop was moved at some point between 1876 and 1896 to the head of Granite Street and occupied by Nathaniel Nightingale. As of 1888, the wooden dwelling had been purchased by Alice R. Hersey, followed by Jasper Edwards as of 1907.

By 1915, the property was owned by Henry Munroe Faxon (1864-1949). He was the son of Henry Hardwick Faxon, a prominent proprietor, quarry-man, and supporter of improved fire protection during the mid- to late-nineteenth century in Quincy. H. H. Faxon prompted the first city fire department and believed in fire insurance for as many as possible. Henry Munroe Faxon, following in the footsteps of both his father and grandfather, served as treasurer and was on the Board of Directors of the Quincy Mutual Fire Insurance Company from 1898 to 1948, a period of fifty years. Faxon was also president and manager of the Quincy Electric Light & Power Company, president of the

National Mount Wollaston Bank, president of the Faxon Trust, and was a major supporter of the temperance movement during the latter half of the nineteenth- and early-twentieth centuries.

In June 1915, H. M. Faxon hired Abbott H. Wright to design a 3-story concrete, brick and steel commercial structure. It was able to accommodate stores, offices, and a hall, for the cost of \$30,000. By 1946, the Quincy Electric Light and Power Company and the Cliveden Building offices were located on the second floor of the structure and Arthur L. McGilvray's Drugstore was located on the first floor, accessed at 1537 Hancock Street. The 1-story brick structure located at the rear of the property was used as the central heating plant for the structure. In 1954, a new façade and a fourth floor were added to the commercial structure, designed by C. Francis Roberts of the Granite Trust Building in Quincy, and constructed by the William M. Bailey Company of Boston.

Daniel Shechtman and Louis Hayman, proprietors of the Rogers Peetmen's clothing store in Manhattan, purchased 1515 Hancock Street (Remicks Department Store) and 1517 Hancock Street in 1981. They closed Remick's in 1987 and sold the combined property to Arthur E. Kiley and Ferdinand J. Simmons III, principals of the A. & S. Development Company of Quincy, for \$1.6 million. Kiley and Simmons refurbished the structures and altered their layout in 1988, in order to accommodate office space.

In 1992, the buildings were sold to the Philco Finance Corporation, in 1998 to the Oak Bridge Limited Partnership, and in 2000 to the 1515 Hancock Street LLC of the Quincy Limited Partnership. The 1515 Hancock Street LLC continues to retain ownership of the property.



1920's view of the Cliveden Building, at the corner of Cliveden and Hancock Streets. Photograph courtesy of the Thomas Crane Collection, Thomas Crane Public Library, Quincy.



View northwest of the Cliveden Building, circa 1940's. Photograph courtesy of the Patriot Ledger Collection.



View west towards 1515 and 1517 Hancock Street.  
Photograph courtesy of the Patriot Ledger Collection, Quincy.

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## 1545-1555 HANCOCK STREET



### ARCHITECTURAL DESCRIPTION

This is a 2-story, open floor plan structure with a flat roof. It rests on a concrete foundation and is clad on the Hancock Street elevation with cast stone panels. The one-story extension of the building along Cliveden Place is composed of yellow brick with polished granite panels at the base. The entire first floor is comprised of large plate glass and metal framed display windows. The main entrance to the building is at the corner of Hancock Street and Cliveden Place and is through a recessed entrance flanked by plate glass picture windows set in metal frames. A contiguous band of recessed panels spans the Hancock Street elevation and wraps the corner, sitting just above the display windows. A stepped parapet sits above the corner entry with a repeated, stylized flower design in 3 vertical bands. The fenestration on the second floor consists of narrow, horizontal window bands on the Hancock Street elevation and a short section on the Cliveden Place elevation. The same stylized flower motif is repeated in a horizontal band over each window opening. This structure is one of only a few in Quincy Center that displays strong, simple Art Deco design through both ornamental detail and overall massing.

## **HISTORICAL NARRATIVE**

The current structure located at 1563 Hancock Street (52 Hancock Street) was built on land that originally was owned by J. Brymmett, circa 1858. Henry Hardwick Faxon purchased the property from Brymmett at some point between 1858 and 1876. As of 1876, a dwelling and rear barn were located at 1563 Hancock Street, and were leased by William Allen Hodges as his place of residence.

H. H. Faxon dealt extensively in Quincy real estate during the mid-nineteenth century, and by the 1870's was the largest individual property owner in the city. He also was distinguished as "the most aggressive, independent, practical and tireless temperance reformer in the Commonwealth," before his death in 1905.

Hodges, Quincy's first democratic mayor in 1894, moved to the City in 1866 from California to start his own bakery. The bakery was conducted by Hodges for 37 years at 42 Hancock Street (1585-1587 Hancock Street), before it was purchased by William L. Chase. Hodges was extremely involved in local politics and every year from 1872-1894 was nominated to some official city position.

Henry Munroe Faxon inherited his father's land holdings in 1905. H. M. Faxon was first employed as a real estate manager in 1885, before founding the Quincy Electric Light & Power Company in 1888. He served as president and manager before the company was sold to the New England Power Company in 1928. Faxon also served as president of the National Mount Wollaston Bank, president of the Faxon Trust, was a member of the board of directors of the Quincy Mutual Fire Insurance Company and was a major supporter of the temperance movement during the latter half of the nineteenth and early twentieth centuries.

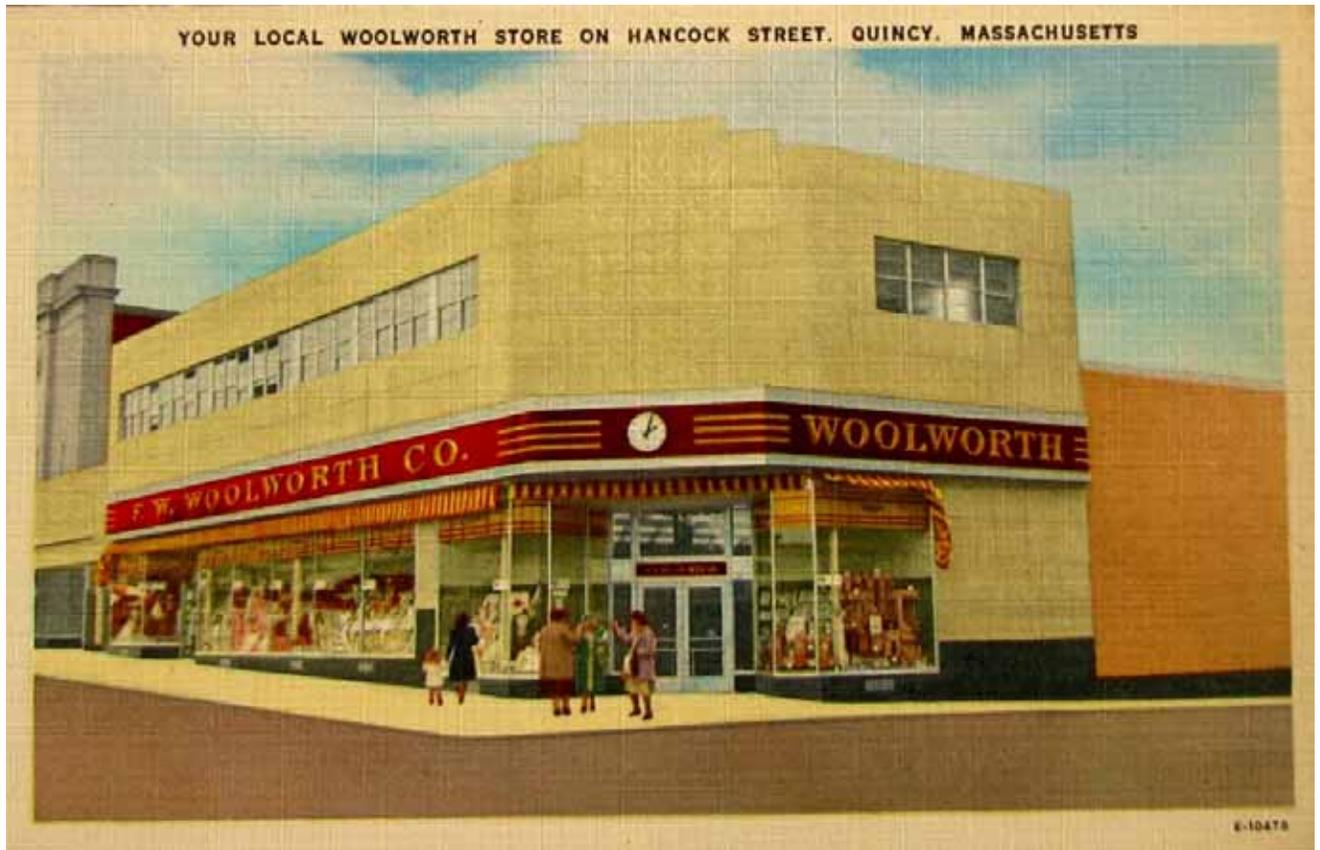
In 1915, Faxon demolished the dwelling and barn at 1563 Hancock Street. He then hired Abbott H. Wright to design and build a 3-story concrete, brick, and steel commercial building for the cost of \$18,000. According to the Application for Permit to Build, completed by Faxon on July 14, 1915, the building "may be built only one story high at present." It was never completed.

Faxon remained the sole owner of the commercial property until 1932, when the title was divided among the trustees of the Faxon Trust; Henry Munroe Faxon and his 2 sons, Dr. Henry Hardwick Faxon and Robert Morrison Faxon. After Henry Munroe Faxon's death in 1949, Alva Morrison (H. M. Faxon's aunt) and Mary F. Bannister (H. M. Faxon's daughter) were added as trustees of the Faxon Trust.

As of 1946, the Faxon trust was leasing the commercial space at 1563 Hancock Street to Fitz Jewelry (1545 Hancock Street), Moorehead's Shoe Store (1547 Hancock Street), Gambles Market (1551 Hancock Street), a bowling alley (1553 Hancock Street), Westland's Hardware Store (1555 Hancock Street), Donaher's Clothing (1559 Hancock Street), and Smith's Dress Goods (1563 Hancock Street).

In March 1948, the Faxon Trust hired the John J. Duane Company to demolish the 1-story stone structure. By April 1948, the Trust had hired architects Shepard & Stearns to construct a 1-story brick and stone commercial structure at 1543 Hancock Street, for the cost of \$200,000.

In March 1949, the Woolworth's Department Store (the '5-and-10') moved from the Adams Block (located at 1362 Hancock Street since 1923) to 1543-1563 Hancock street, and remained there until 1997. In 2000, the property was purchased by Dana D. Ricciardi, trustee of the 1545 Hancock Street Realty Trust. In 2001, Key Realty was hired to transform the downtown Woolworth building into a corporate training center for the San-Francisco-based Landmark Forum. The 1545 Hancock Realty Trust continues to maintain ownership of the building.



Undated postcard. From the collection of Thomas Galvin, Quincy.



View southwest of 1545-1555 Hancock Street, 2009.

6/2009

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## 1548 HANCOCK STREET



### ARCHITECTURAL DESCRIPTION

This is a narrow, 1-story, 1-bay wide commercial structure with a flat roof and an open floor plan. It rests on a concrete foundation and is clad with polished, black Carrere glass panels held in aluminum frames. The outer glass piers project slightly above the cornice line. The entrance to the business is deeply recessed between 2 slightly angled picture windows. The windows are comprised of large plate glass and held in a metal frame. The windows themselves are partially cantilevered over a recessed concrete base, with only 2 slender columns supporting them. A narrow, moulded aluminum drip line roof spans the windows and the entranceway. The floor of the entranceway is of polished concrete and aggregate with the name "Miller" set in brass letters at the edge of the sidewalk. This structure is typical of a number of early twentieth-century commercial buildings in Quincy Center, i.e. a central entrance flanked by picture windows. What is distinctive about this example is the depth of the recessed doorway, the angle of approach, and the partially cantilevered picture windows. No other business in Quincy displays these details.

## **HISTORICAL NARRATIVE**

*Note: Quincy Assessor's records refer to 1548 Hancock Street as 1550-56 Hancock Street.*

The property located at 1550-1556 Hancock Street was the residence of John Adams Green as of 1858. Green (1814-1861) and his business partner Edward Butler Osborne founded the Quincy Patriot in 1837. Osborne withdrew from the partnership after 3 months, in March 1837. Green “soon secured for the paper a circulation of 300 or 400 copies, which for the time was considered good.” As of 1850, the Patriot was an established newspaper in Quincy. Green sold it in 1851 to Mr. Gideon F. Thayer and George White, Esq. Thayer was a teacher in Boston, where he opened the Chauncy Hall School in 1828. White, a lawyer in Boston as of 1851, later was appointed Judge of Probate and Insolvency for Norfolk County in 1858, a position he kept until his death in 1899. In 1852, Thayer sold his interest in the paper to White, who continued it until 1853. All rights and titles to the Patriot were sold that year to its former editor, Mr. Green, who maintained the paper until his death in 1861. The business (1452 Hancock Street) and 2-family dwelling (1550-1556 Hancock Street), were transferred to Mrs. Green. George W. Prescott, an apprentice working for the Patriot at the time of Green’s death, was placed in charge of the office by Green’s widow, Mrs. M. Elizabeth Green, in 1861. Prescott was a foreman for Mrs. Green until 1869, when he purchased one-half interest in the business. A partnership was formed under the firm name of Green & Prescott that lasted for more than 25 years. In 1895, Mrs. Green’s “feeble health obliged (her) to relinquish active duties, and she sold out her interest.”

Before her death in 1897, Mrs. Green added a barn/warehouse to the property at 1550-1556 Hancock Street (between 1876 and 1885). Between 1888 and 1907 a second dwelling, on 5,345 square feet of land, was owned by the Green family at 28 Revere road (originally owned by the Faxon’s) and, as of 1907, the property title had been transferred to Fred F. Green. By 1923, the title was transferred once again, to Edith A. Green, and an additional 2-family dwelling had been constructed at the rear of the property. Edith A. Green sold the property in 1926 to Bielinki Asher and Louis Silverstein. Asher and Silverstein divided and sold portions of the original Green property (26,064 square feet of land) as follows: plan 1142, plot 25, lot A, 1550-1556 Hancock street (6,742 square feet at the front of the property) to Asher and Silverstein; plan 1142, plot 26, lot B (19,322 square feet, included original 3 structures at the rear of the property) to Abraham Needel.

In 1927, Morris Asper purchased 1550-1556 from Asher and Silverstein. Between 1927 and 1930, the 1-story commercial structure that stands today at 1548 Hancock Street was erected, and the property was sold to Henry C. Smalley, Andrew Mauganaro, and George A. Hendricks in 1931. In 1932, the property was sold to the Charlestown Five Cents Savings Bank, that remained there until the building was sold in 1936 to Building Management, Incorporated, of Boston. The building was sold again in 1939 to Anna R. Poorvue and to Jonathan Zonis in 1940. In 1941, 1550 Hancock Street was leased to the Baker Clothing Store for a period of 10 years.

As of 1946, Baker Clothing remained at 1550 Hancock Street, the B. & D. Wallpaper Company was located at 1552 Hancock Street and Williams Clothing was located at 1554 Hancock Street.

The title of the property was transferred from Jonathan Zonis in 1944 to Jonathan and Frances Zonis, trustees of the J. & M. Realty Trust. Between 1961 and 1992, the property was home to Miller Shoes, whose name is set in the entranceway in brass letters. The title was transferred again in 1987 to Melvin and Judith A. Listernick Zonis, trustees of the J. & M. Realty Trust. In 2001, the property was purchased by Demetrios Vardakostas, trustee of the Bostonia Nominee Trust that continues to retain ownership of the property.



Photo of interior of 1548 Hancock Street (then numbered 1550).  
Photograph courtesy of the Tom Galvin Collection.



1548 Hancock Street, entrance detail.

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## 1562 HANCOCK STREET



### ARCHITECTURAL DESCRIPTION

This is a 1-story, 1-bay wide structure with a flat roof. It appears that the unit was originally twice as wide, but a partition wall was built that divided the current business from that to the immediate south. The façade is bordered by a pilaster with a scrolled detail at its base and the partition wall on the south. The entrance is recessed by roughly 1 foot from the façade and faced with contemporary brick veneer. A 3-part casement window is set next to a replacement paneled door with a 3-paned transom above. The door is framed by a Classical Revival-style door frame that has had the right portion of the frame cut off to accommodate the partition wall. Above the entrance is a wide frieze band just below the moulded cornice, divided into 3 recessed panels with a cartouche at the northern end. A painted sign on the facade reads "Community Dentists-Opticians Est. 1937". This building is a typical example of small business infill that took place along Hancock Street beginning in the early twentieth century.

## **HISTORICAL NARRATIVE**

A 2-family dwelling, located at 1562-1568 Hancock Street, was built by Micajah Adams in the mid-eighteenth century. It was owned by Jonathon Newcomb (1796-1877) as of 1876. The Newcomb's were the proprietors of an early Quincy quarry, located in the South Commons and reported to have produced granite used in the Bunker Hill monument. Between 1888 and 1907, the title of the property was transferred to the Heirs of James Newcomb. In August 1923, Sherman demolished the residence and hired architects Stein & Applebaum to design and construct a 1-story brick commercial structure at 1562-1568 Hancock Street for \$27,500. The building was able to accommodate 5 stores and was known as the "Sherman Block."

As of 1952 the property was owned by both Margaret F. and Clarence E. Sherman. According to the assessor records of the property, Margaret passed away in 1959 and the title remained under Clarence E. Sherman. It was transferred to Ella M. E. Sherman in 1979, sold to Mark L. Reed in 1987 and bought back by Margaret Elaine and Edward Sherman that same year. In 1989, the title was transferred once again, to Margaret Elaine Sherman, trustee of the Sherman II Realty Trust. The property was transferred a final time in 2001, to Eileen Frances Robertson, trustee of the Sherman III Nominee Trust, who continues to retain ownership of the property.

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## 1563 HANCOCK STREET



### ARCHITECTURAL DESCRIPTION

This is a 1-story, 3-bay wide, flat-roofed structure. It rests on a concrete foundation, is clad with poured concrete panels. It has a central, recessed entrance comprised of a double glass door set in a metal frame with a transom above. The 2 outer bays have 6-paned, fixed windows. Each window is framed by plain pilasters, each ornamented with a single escutcheon, which support a wide frieze band across the façade. The roof line is marked by a dentate parapet. This building is a typical example of small business infill that took place along Hancock Street beginning in the early twentieth-century.

### HISTORICAL NARRATIVE

The current structure located at 1563 Hancock Street (52 Hancock Street) was built on land that originally was owned by J. Brymmett, circa 1858. Henry Hardwick Faxon purchased the property from Brymmett at some point between 1858 and 1876. As of 1876, a dwelling and rear barn were located at 1563 Hancock Street, and were leased by William Allen Hodges as his place of residence.

H. H. Faxon dealt extensively in Quincy real estate during the mid-nineteenth century, and by the 1870's was the largest individual property owner in the city. He also was distinguished as "the most aggressive, independent, practical and tireless temperance reformer in the Commonwealth," before his death in 1905.

Hodges, Quincy's first democratic mayor in 1894, moved to the City in 1866 from California to start his own bakery. The bakery was conducted by Hodges for 37 years at 42 Hancock Street (1585-1587 Hancock Street), before it was purchased by William L. Chase. Hodges was extremely involved in local politics and every year from 1872-1894 was nominated to some official city position.

Henry Munroe Faxon inherited his father's land holdings in 1905. H.M. Faxon first was employed as a real estate manager in 1885, before founding the Quincy Electric Light & Power Company in 1888. He served as president and manager before the company was sold to the New England Power Company in 1928. Faxon also served as president of the National Mount Wollaston Bank, president of the Faxon Trust, was a member of the board of directors of the Quincy Mutual Fire Insurance Company, and was a major supporter of the temperance movement during the latter half of the nineteenth and early twentieth centuries.

In 1915, Faxon demolished the dwelling and barn at 1563 Hancock Street. He then hired Abbott H. Wright to design and build a 3-story concrete, brick and steel commercial building for the cost of \$18,000. According to the Application for Permit to Build, completed by Faxon on July 14, 1915, the building "may be built only one story high at present." It was never completed.

Faxon remained the sole owner of the commercial property until 1932, when the title was divided among the trustees of the Faxon Trust; Henry Munroe Faxon and his 2 sons, Dr. Henry Hardwick Faxon and Robert Morrison Faxon. After Henry Munroe Faxon's death in 1949, Alva Morrison (H. M. Faxon's aunt) and Mary F. Bannister (H. M. Faxon's daughter) were added as trustees of the Faxon Trust.

As of 1946, the Faxon trust was leasing the commercial space at 1563 Hancock Street to Fitz Jewelry (1545 Hancock Street), Moorehead's Shoe Store (1547 Hancock Street), Gambles Market (1551 Hancock Street), a bowling alley (1553 Hancock Street), Westland's Hardware Store (1555 Hancock Street), Donaher's Clothing (1559 Hancock Street) and Smith's Dress Goods (1563 Hancock Street).

In March 1948, the Faxon Trust hired the John J. Duane Company to demolish the 1-story store building at 1563 Hancock Street for the cost of \$4,000. By April 1948, the Trust received permission to erect the Woolworth's building, designed by Shepard & Stearns. The small, one-story concrete structure adjacent to the Woolworth's building was erected in 1949, and for 31 years remained home to the Touraine Store.

The Touraine store began at the turn of the last century by the Ehrlich family as a small kiosk that sold fine gloves. It was located in the lobby of the Hotel Touraine in Boston, Massachusetts. By the 1940's it had evolved into a large-scale business with 9 locations that carried women's clothing and accessories. The Touraine in Quincy, located between the Sears and Woolworths department stores, opened on May 12, 1949. "The all-glass front gives shoppers a full view of the interior. The store has sound proof ceilings, indirect lighting, terrazzo flooring, an air-cooling system and chrome fixtures, including railings set with chipped glass." The layout of the store was "unusual." It was divided into 3 sections; the first section was painted a deep and light aqua, with peach-colored showcases located along the sides and gray framed shadow boxes with ivory interiors found high on the walls and used for display; the second section was a "rotunda where cotton dresses and negligees (were) sold; the third section (was) the shoe department." The downstairs store, or basement, featured boy's and girl's clothes, as well as suits, dresses, and coats for women. According to the president of the Touraine stores in 1949, "Touraine caters to everyone's purse. Their buyers like low prices, but no merchandise enters the store just because it's cheap. Style, quality and wearability must be present, no matter how low the price."

The Touraine store was purchased by the Outlet Company of Providence in 1969. It enjoyed more than 30 years of business at its Hancock Street location. Unfortunately, after Sears relocated to the South Shore Plaza in 1980, Touraine lost a significant amount of business and was forced to close in October of that year.

In 1984, the property was sold to Francis X. Messina of F.X. Messina Enterprises. The building was sold to Dana D. Ricciardi, trustee of the 1545 Hancock Street Realty Trust in June 2000, followed by Nedo V. Mannai and Adam W. Devine, trustees of the 1563 Hancock Street Realty Trust in August 2000. The Galvin Commercial Holdings, L.L.C. purchased the property in 2007.



Hancock Street, looking northerly from Revere Road, circa 1919. Faxon's store is the one-story structure located in the center of the photograph. Photograph courtesy of the Thomas Crane Public Library Collection, Quincy.



View of a parade along Hancock Street, 1919, Faxon's store located in the background. Photograph courtesy of the Thomas Crane Public Library Collection, Quincy.



1960's view of the Touraine Store, looking north along Hancock Street.  
Photograph courtesy of the Thomas Crane Public Library Collection.



Partial view of 1563 Hancock to right. Photograph courtesy of the Patriot Ledger Collection, Quincy.

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## 1627-1637 HANCOCK STREET



### **ARCHITECTURAL DESCRIPTION:**

This is a 1-story, 8-bay wide, flat-roofed structure. It rests on a concrete foundation, and is clad with cast stone over brick. Raised metal panels rest below plate glass picture windows held within metal frames. The bays are divided by piers with slender Tuscan columns at the edges and rosettes at their top. A wide frieze band spans the façade at the cornice line. Just below this band are regularly spaced, down-turned light fixtures. Three evenly spaced stepped parapets above the cornice are each ornamented with a shield and cornucopia detail. This building is unique in that it is one of the few commercial blocks that have retained its original use since its construction.

## **HISTORICAL NARRATIVE**

*Note: Quincy Assessor's records refer to 1627-1637 Hancock Street as 1625-1639 Hancock Street.*

The property located at 1627-1637 Hancock Street was owned by Ensign S. Fellows as of 1858 and 1876, and included a wood house, adjacent building and rear stable. Fellows (1816-1887) was born in Canterbury, New Hampshire and worked as a tinsmith in Boston, Massachusetts, before relocating to Quincy in 1840. He was the proprietor of a blacksmith shop located next to his home at 1627 Hancock Street, and also was named chief fireman of the Quincy Fire Department in 1858. Fellows' town offices included City Constable in 1845, 1848, 1849 and Selectman, Assessor, Overseer of the Poor, and Surveyor of Highways in 1855. After Fellows passed away in 1887, his estate and business were transferred to his son, D. Fellows. Between the years 1887 and 1897, the estate was sold to a Mr. Edward. Edward demolished the rear stable and erected a 1-family dwelling and a 2-family dwelling at the rear of the property. As of 1901, the original blacksmith shop was operating as a Chinese laundry service and considered a part of the Edward Estate until at least 1907.

Between 1907 and 1922 the property was purchased by Nathan Sternberg, and the 2 structures that lined Hancock Street were razed. Sternberg hired architect J. Winthrop Pratt to design the 1-story brick and cement commercial building, and local builders Stein & Applebaum to construct it. This investment may have helped to account for Sternberg's rise from a junk dealer in Boston at 285 Washington Street in 1922, to a dealer in real estate and investments with a downtown office at 27 Temple Street. J. Winthrop Pratt worked on numerous projects with builders Stein & Applebaum in Quincy, including the Beth Israel Temple at 33 Grafton Street in 1918 and the Dimmock Building at 1143-1163 Hancock Street. As of 1925, Norman's Dry Goods and Edward's Stove Supply were located at 1635 and 1637 Hancock Street, respectively.

In 1940, the title of the property was transferred to Harry C. Barron, trustee of the Nathan Sternberg estate. Barron altered the storefront in 1945, before the title was transferred in 1946 to Norman N. and Elizabeth G. Pitnof. As of 1946, the businesses that were leasing the commercial space in the building included Richman's Clothing (1625 Hancock Street), Pitnof's Stoves & Furniture (1627 Hancock Street), the City Café (1631 Hancock Street), a fruit store (1635 Hancock Street), the Puritan Coffee Shop (1637 Hancock Street), and the Deluxe Shoe Repair shop (1639 Hancock Street). The property was sold to MACA Realty Corporation in 1982, and they continue to retain ownership of the building.



View southwest of 1627-1637 Hancock Street circa 1923.  
Photograph courtesy of the Thomas Crane Public Library Collection, Quincy.



View of the northern portion of the structure located at 1627-1637 Hancock Street, circa 1925.  
Photograph courtesy of the Thomas Crane Public Library Collection, Quincy.



View of northern portion of 1627-1637 Hancock Street, 2009.



Cartouche detail.

## 1657 HANCOCK STREET



### ARCHITECTURAL DESCRIPTION

This is a 1-story, flat-roofed commercial structure. The façade of the structure has undergone extensive remodeling in the past few years and very little of the original architectural features are visible except for a metal cornice molding with modillions and a brick soldier course immediately below. There is a slight brick parapet with a metal cap. Evidence of past architectural detail can still be found on the Hancock Court elevation, including a cast stone base, rustic red bricks with heavily recessed mortar joints, and visual evidence of the original window openings with soldier course sills and lintels. These openings have been infilled with rustic brick. A moulded sandstone cornice with roping detail is supported by 2 remaining piers on the Hancock Court elevation. The piers are edged with carved sandstone roping, and are now filled with polished granite, a contemporary alteration. Two such piers still are visible on the main façade. Two panels with escutcheons remain atop the 2 piers on the Hancock Court elevation. This structure is a typical example of the extensive remodeling of buildings in Quincy Center that has left very little of the original structure visible or intact.

## **HISTORICAL NARRATIVE**

*Note: Quincy Assessor's Office records refer to 1657 Hancock as 1647-53 Hancock Street*

The original wood structure located at 1647-1653 Hancock Street was on 27,690 square feet of land owned by Charles R. Mitchell (comprising today's 1-15 School Street and 1647-1661 Hancock Street) from 1876 until at least 1888. Mitchell was the proprietor of the Mitchell Granite-Works with Amos Churchill during the mid-nineteenth century. Mitchell's quarry property was purchased by Henry Hardwick Faxon in 1868, and later renamed the C. H. Hardwick & Company.

Between 1876 and 1885 the commercial structure was enlarged and known as "Pierces Block." As of 1885, a cigar shop and drugstore were housed in the structure. Between 1907 and 1923, 1-15 School Street and 1649-1661 Hancock Street were sold to D. W. Webb Realty. Between 1923 and 1934, the property was divided as follows: 1649-1657 Hancock Street, plot 5, lot A, 4,383 square feet; 1-5 School Street, plot 7, lot B, 4,379 square feet; and 7-15 School Street, plot 6, Lot C, 16,422 square feet.

The property was owned by John F. Walsh and James H. Maloney as of 1924. Between the years 1924 and 1934, the original wood building was demolished and the current 1-story brick commercial building was constructed. It was able to accommodate 3 stores and 1 restaurant. In 1928, the property was sold to Postal Realty,

Incorporated, followed by Alfred H. Douglas and Edward E. Wendell, trustees of the Quincy Savings Bank and owners of the Port Adams Real Estate, in 1935. As of 1946, the Oyster House Restaurant was located at 1657 Hancock Street, a tailor was located at 1655 Hancock Street, and the Bever Schapp Co. was located at 1647 Hancock Street. The building was sold to Thomas Spiro, trustee of the Thomson Investment Trust, in 1961; to Arthur and George Ciampa, trustees of the Ciampa Realty Trust, in 1972; to James A. Hession, trustee of the 1657 Hancock Realty Trust, in 1984; and finally to Elias Emmanouilidis in 2008. Emmanouilidis retains ownership of the property.



View of the rear of 1657 Hancock Street, facing south, 2009.

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## 1500 HANCOCK STREET



### ARCHITECTURAL DESCRIPTION

This is a 1-story, 2-bay wide structure with an open floor plan. It rests on a concrete foundation with brick side walls. The façade is dominated by large, plate glass display windows. Below these windows are low knee walls, one of brick on the north end of the elevation, and one of wood paneling on the south end. Above the southernmost bay window is a 3-part transom composed of rippled glass, square panes. A moulded band rests above the windows and just below a low hanging eave resting on exposed rafters with scrolled ends. These rafters support a terracotta-tiled, false mansard roof capped with metal flashing. This structure is unique in that it is 1 of only 2 examples of Mission-style commercial architecture represented in Quincy Center.

### HISTORICAL NARRATIVE

The property located at 1500-1530 Hancock Street was owned and operated by James Q. A. Wild as the site of his carriage manufacturing plant, J. Q. A. Wild & Co., as of 1876. After James Q. A. Wild's death in 1877, the business was transferred to his son, James R. Wild. As of 1901 and 1907, 1500-1508 Hancock Street was the Henry E. Emerson Carriage Factory. In

1913, Henry L. Kincaide purchased 1500-1526 Hancock Street and received permission from the City of Quincy to demolish the manufacturing building, homes and barn on the property. In October 1913, Kincaide hired Abbot H. Wright to build a 1-story brick commercial structure that was able to accommodate 11 stores, for the cost of \$19,000.

Kincaide (1867-1929) was a remarkably successful businessman in Quincy, Massachusetts, and the first to open an “emporium” in the City. In 1896, the 4-story business block known as H. L. Kincaide & Company opened at 1495 Hancock Street. It allowed the “enterprising firm to carry a larger and more extensive line of furniture, carpeting’s, interior decorations, draperies, upholstery goods and kitchen furnishings.” Kincaide also campaigned as a candidate for U.S. Representative from Massachusetts in 1912, 1914 and 1916, before receiving the Republican nomination when a new senatorial district was organized by the state legislature in 1927. Furthermore, Kincaide was a delegate to the Republican National Convention from Massachusetts in 1916, a member of the Boston Chamber of Commerce, and a commander of the 14<sup>th</sup> Regiment in the 14<sup>th</sup> district during the Spanish-American War.

Kincaide owned the property at 1500-1528 Hancock Street until his death in 1929, when the title was transferred to the heirs or developers of the Henry L. Kincaide properties. As of 1933, there were 2 commercial businesses located in the store space at 1500 Hancock Street. The Clear Weave Hosiery Store was located at 1500 Hancock Street, and remained there until at least 1945. As of 1951, the My Lady Clothing Shop was located at 1500 Hancock Street. The Morris Pactovis Shoe Shop was located at 1502 Hancock Street as of 1936. By 1945, the business name was changed to the Quincy Reliable Shoe Store. It remained at this location until at least 1951.

In 1953, 1500 Hancock Street was adjusted to accommodate 1 commercial business. In 1956, the heirs/developers of the Kincaide properties purchased land from Percy S. Yerxa, who owned 19,555 square feet of vacant land east of his property. After the sale closed, Kincaide’s lot was modified. New facing and parking were added to the structure in 1964 and occupants that year included the Capadonna’s News and Book Stand. In 1976, the property was purchased by Yoram Katz, trustee of the Dassex Realty Trust. He bought an additional 3,886 square feet of land from plan 1142, plot 9 (1-13 Cottage Avenue) in 1978, 6,880 square feet of land from plan 1142, plot 7 (1-13 Cottage Avenue) in 1983, and 5,942 square feet of land from plan 1142, plan 23 in 1992. As of 1983, the commercial building was enlarged and contained 25 rooms. The property was transferred to the Dassex Limited Partnership in 1994, and Dassex continues to retain ownership of the building.



View of 1500 Hancock Street, date unknown.

Photography courtesy of the Thomas Crane Collection, Thomas Crane Public Library, Quincy.

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## 11 McGRATH HIGHWAY



### **ARCHITECTURAL DESCRIPTION**

This is a 2-story, 5-bay wide, flat-roofed structure. It rests on a concrete foundation and is clad with brick and concrete slabs. Windows are large plate glass with concrete sills and lintels. The entrance is in the center and is accessed by a concrete ramp. The most notable feature of the façade is a stepped parapet comprised of concrete panels. The building has a sun room addition on the west elevation. This is a singular example of a commercial health care facility in Quincy Center.

### **HISTORICAL NARRATIVE**

The Mayor Thomas J. McGrath Highway was originally the eastern portion of Revere Road. In 1959, Mayor DellaChiesa of Quincy and a “special committee” proposed that Canal Street and Revere Road be widened to form the main cross-town highway connecting Quincy Square with the Southern Artery. The sections of the 2 streets that would be known as the McGrath Highway

are Canal Street from the Artery to Washington Street and Revere Road from Washington to Chestnut Street.

A residence and stable located at 11 McGrath Highway were owned by Edward Turner, former president of the Quincy Savings Bank, in 1876. In 1907, the property was owned by Eunice A. Adams, followed by Antonio Petrilli in 1923. The 4-family house was in possession of John F. Hunt in 1934, followed by Hardy W. Haslett in 1941. The property was sold in 1955 to Nellie Cote. It was purchased from Cote in 1961 by Frank H. Foy of the Society of the Divine Word. Foy received permission from the Quincy Department of Building Inspection to demolish the dwelling in 1961, then sold the property 1 year later to the Exchange Realty Company. The property was used as a parking lot in 1964, and then purchased by Dr. Ivan Minkin in 1965 of Newton, Massachusetts. Minkin bought the property in order to construct a nursing home, designed by Joseph A. Donahue of Quincy, Massachusetts and built by FOS. Inc. of Brighton, Massachusetts. The 2 ½- story brick nursing home and accompanying 34 parking spaces was sold to Hillhaven Hallmark Nursing Home, Inc., in 1984. Hillhaven, a national company that owned almost 40 nursing homes in Massachusetts in the 1990's, merged with Vencor Incorporated in 1995, a company that specializes in intensive care hospitals across the country. The building was sold in 1998 to the Ventas Realty Limited Partnership. Currently known as Ventas, Finance I, LLC, the company continues to maintain ownership of 11 McGrath Highway.



11 McGrath Highway, view southeast of side addition.



11 McGrath Highway, view northwest of rear.

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## 1-3 McGRATH HIGHWAY



### **ARCHITECTURAL DESCRIPTION**

This is a front end gable residence. It is 2 ½ stories tall, rests on a granite foundation (parged with concrete), is clad with wood clapboard on the first floor and wood shingle on the upper floors, and has an asphalt shingle roof. The façade is marked by a 2-story porch with turned balusters and newel posts, a 2-story bay window, and a broken pediment with a Palladian arch window under the gable end. This structure sits at the edge of the Quincy Center Historic District in one of its few remaining residential areas. It is a fairly well-preserved example of its style and a contributing component to its neighborhood.

### **HISTORICAL NARRATIVE**

The Mayor Thomas J. McGrath Highway was originally the eastern portion of Revere Road. In 1959 Mayor DellaChiesa of Quincy and a “special committee” proposed that Canal Street and Revere Road be widened to form the main cross-town highway connecting Quincy Square with the Southern Artery. The sections of the 2 streets that would be known as the McGrath Highway

are Canal Street from the Artery to Washington Street and Revere Road from Washington to Chestnut Street.

The 3-family residence and 1-car garage located at 1-3 McGrath Highway was constructed in 1892. The original owner was John Hall, proprietor of Quincy's first undertaking business, the John Hall funeral home. The funeral home officially was founded in 1856 and was located at 51 Hancock Street (today's 1179 Hancock Street). Hall was a carriage painter turned undertaker, who had been keeping burial records since 1842. His son, the second of many John Halls, also learned carriage painting but soon established the first actual undertaker business in Quincy. John Hall II located the funeral home at 90-92 Hancock Street (today's 1485 Hancock Street) and simultaneously carried on a lively hack and boarding stable business at the same location. John Hall III gained control of the business in 1905 and continued at the same site for many years before moving into a new \$25,000 brick building at 19 Cottage Street on February 2, 1928. Upon the death of John Hall III in 1931, the business was carried on by Mrs. Grace G. Bigelow Hall. From the 1890's through the 1930's the Hall family continued their personal residence in this house, which had been convenient to their place of business.

In 1932, the property was transferred to Grace G. Hall, and in 1942 it was transferred to the heirs of Mrs. Grace G. Hall. That same year, the property was purchased by Nellie M. Peters, who owned it for 31 years. Peters sold it to Hikmet Abraham in 1973. Tracey Campbell purchased the property from Abraham in 1999, and sold it in 2007 to Rajpatie and Neashwar Doodnauth Balram. The Balrams maintain ownership of the property.



1-3 McGrath Highway

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## 12 MECHANIC STREET



### ARCHITECTURAL DESCRIPTION

This is a 2 ½-story, 3-bay wide, end-gable structure with slight returns. It rests on a granite foundation, is clad with wood clapboard, and is topped by an asphalt tile roof. A wooden front porch spans the façade. It is protected by a slightly hipped roof supported by square columns. A clapboarded knee wall encloses the porch. Other porch details include scrolled brackets and a pendant motif under the eave. Entry to the multi-unit residence is through a 4-panel door with a fan light. A 2 ½-story, end gable, 3-part bay window rises on the south elevation. All original windows have been replaced by 1/1 in simple frames. This structure sits at the edge of the Quincy Center Historic District in one of its few remaining residential areas. It is a fairly well-preserved example of its style and a contributing component to its neighborhood.

### HISTORICAL NARRATIVE

The property located at 12 Mechanic Street was a part of the C. E. Miller Estate in 1876 and 1888. The land was originally the property of Benjamin and Dorothy Veasey. According to the

Braintree Town Records of 1727 they sold the 86,000 square foot property to the Reverend Ebenezer Miller (the first Rector of what is now Christ Church). The property included a “dwelling house, barn and four acres of land, bounded northerly on ‘Mr. Baxter’s land, easterly on John Saunders and John Ruggells, and southerly and westerly on land of James Brackett.’”

The land passed on to Reverend Miller’s son, Charles Miller, upon his death in 1763. The property later descended from Charles Miller to his son Edward. The last male in the Miller family died in 1873 and the property (for the first time since 1727) passed from the Millers to a nephew, George T. Bigelow, although, according to the 1876 Atlas of Norfolk County, the land continued to be regarded as the estate of C. E. Miller.

Between 1876 and 1888 the Miller estate was divided and sold. The property from 12-18 Mechanic Street was purchased by William Wild Baxter and George Lewis Baxter. George was the son of William, a butcher in Quincy, the grandson of Captain William Baxter and great-nephew of Daniel Baxter. Daniel was one of the first directors of the Quincy Savings Bank, and remained in that position for over 40 years.

As of 1897 and 1907 the property from 12-18 Mechanic Street was owned by Gershom B. Thomas. The property at 12 Mechanic Street (5,817 square feet) remained vacant, although there was 1 structure at 16 Mechanic Street (16 and 18 Mechanic Street were considered one lot at this time).

Between 1907 and 1923, a 2-family residence was constructed at 12 Mechanic Street and was owned by Bryan D. and Mary Everett. It was purchased 1 year later in 1924 by Cornelius R. and Mary Hunt. In 1943 it was purchased by Donat J. and Florina R. Parenteau. Anthony J. and Mary Isaac purchased the property in 1969 and sold it in 1986 to William P. LaRaia, trustee of the Mechanic Realty Trust. In 2007 the structure was purchased by Chris Carbone, trustee of the Black Rock Realty Trust, who continues to retain ownership of the property.



View east of 12 Mechanic Street

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## 15 MECHANIC STREET



### ARCHITECTURAL DESCRIPTION

This is a 2-story, 3-bay wide, Four Square-style multi-unit structure. It rests on a granite foundation, is clad with wooden shingles, and is topped by an asphalt tile, pyramidal hipped roof with deep eaves. A hipped roof dormer projects from the east slope of the roof. The building is entered by a central doorway framed by sidelights. The approach to the door is via side steps of cut granite block. It is protected by a flat-roofed porch supported by smooth Doric columns and ornamented with lattice work panels. Windows on the façade are original, 3-part units with no sills but heavily molded lintels. A 3-bay garage sits to the rear of the residence. It is constructed of concrete block and is topped by an asphalt tiled hipped roof. This property sits at the edge of the Quincy Center Historic District in one of its few remaining residential areas. It is a fairly well-preserved example of its style and a contributing component to its neighborhood.

### HISTORICAL NARRATIVE

The property located between 15 and 23 Mechanic Street (including 1588-1608 Hancock Street) was in possession of Thomas Adams Whicher (included 4 buildings on 39,200 square feet of

land) in 1876 and 1888. Whicher was the son of John D. Whicher (1825-1877), a previous director of the National Granite Bank, former member of the House and Senate and the founder of the Old Colony Boot and Shoe Company, established in 1847. At the time of John's death, "he was in possession of a greater amount of property than any other person engaged in the boot and shoe business in this town." Thomas Whicher inherited the company in 1877 and was also a director of the National Granite Bank, "having succeeded his brother, John D. Whicher in that capacity." As of 1899, Thomas Whicher had retired from all active business, although he remained president of the Old Colony Boot and Shoe Company.

Whicher sold this substantial property at some point between 1888 and 1897 to Charles E. Bigelow, the general manager of Whicher's boot and shoe company and a likely descendant of George Tyler Bigelow (1810-1878), former justice of the Supreme Court of Massachusetts. Bigelow divided the property and sold the lots to private owners. In either 1923 or 1924, Henry L. Kincaide purchased 15 Mechanic Street from Bigelow, although the lot remained vacant. Colonel and Senator Kincaide (1867-1929) was a remarkably successful businessman in Quincy and the first to open an "emporium" in the City. In 1896, the 4-story business block known as H. L. Kincaide & Co. opened on Hancock Street. It allowed the "enterprising firm to carry a larger and more extensive line of furniture, carpeting, interior decorations, draperies, upholstery goods and kitchen furnishings." Kincaide also campaigned as a candidate for U.S. Representative from Massachusetts in 1912, 1914 and 1916, before receiving the Republican nomination when a new senatorial district was organized by the state legislature in 1927. Furthermore, Kincaide was a delegate to the Republican National Convention from Massachusetts in 1916, a member of the Boston Chamber of Commerce, and a commander of the 14<sup>th</sup> Regiment in the 14<sup>th</sup> district during the Spanish-American War.

In 1926, the property at 15 Mechanic Street was sold to Bertha Pactovis. In 1928, a 3-family home (converted to a 4-family by 1940) and 4-car garage was constructed on the property. In 1968, the property title was transferred to Alfred Pactovis. In 1988, ownership of the property was divided among Alfred and Edythe Ruth Pactovis and Thomas J. and Joanne Bedore, all of whom continue to retain ownership.

## 16 MECHANIC STREET



### ARCHITECTURAL DESCRIPTION

This is a 1 ½-story, 3-bay wide, end gable structure. It rests on a granite foundation parged with stucco, is clad with wood clapboards, and topped by an asphalt roof. A wooden porch with a hipped roof spans the façade and is supported by fluted Doric columns. A shed roofed dormer window projects from the south slope of the roof. This structure sits at the edge of the Quincy Center Historic District in one of its few remaining residential areas. It is a fairly well-preserved example of its style and a contributing component to its neighborhood.

### HISTORICAL NARRATIVE

The 1-family residence located at 16 Mechanic Street first appears on an 1858 map as the property of William Wild Baxter. William Wild Baxter, a butcher in Quincy, was the son of Captain William Baxter and nephew of Daniel Baxter. Daniel was one of the first directors of the Quincy Savings Bank, and remained in that position for over 40 years. Between 1888 and 1897, Gershom B. Thomas purchased the property from 12-18 Mechanic Street, and owned it until at least 1910. Between 1907 and 1923 the lot at 16 Mechanic Street was divided to form 2

lots. A second structure and rear outbuilding were built in 1910 at 18 Mechanic Street (MHC 1470) by Gershom Thomas and in 1923 both properties were owned by Ida L. Thomas.

In 1927, the property was sold to Donald H. and Marjorie A. Murray. Half of the title was transferred to Dorothy Q. Murray in 1961, due to the death of Donald Murray. In 1965, the property was purchased by John A. and Margaret G. Marshall. It was sold to Guy and Josephine Consoli in 2001, in 2002 to Kelley M. Ekas, and in 2005 to David and Kelly Ekas Jenkins.

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## 18 MECHANIC STREET



### **ARCHITECTURAL DESCRIPTION**

This is a 2 -story, cross-plan Dutch gable structure. It rests on a granite foundation, is clad with vinyl siding, and topped by an asphalt roof. An enclosed porch addition on the façade rests on a poured concrete foundation. A bay window with a hipped roof sits under the gable end. All of the original windows in the structure have been replaced with 1/1 storms. This structure sits at the edge of the Quincy Center Historic District in one of its few remaining residential areas. It is a fairly well-preserved example of its style and a contributing component to its neighborhood.

### **HISTORICAL NARRATIVE**

The property located at 18 Mechanic Street originally was considered a part of ward 1, plan 1143, plot 36, 16 Mechanic Street. Mrs. William Wild Baxter owned this property in 1876. William Wild Baxter, a butcher in Quincy, was the son of Captain William Baxter and nephew of Daniel Baxter. Daniel was one of the first directors of the Quincy Savings Bank, and remained in that position for over 40 years. Between 1888 and 1897, the property from 12-18

Mechanic Street was purchased by Gershom B. Thomas. Thomas built the 1-family house and rear outbuilding in 1910. As of 1923 the property had been transferred to Ida L. Thomas.

Ida L. Thomas maintained the property until 1966, when it was purchased by Mitchell F. and Gladys A. George. In 2000 the title was transferred to Gladys A. and Theodore A. George. The Federal Home Loan Mortgage Corporation gained ownership of the property in April 1995, before selling it to Peiling and Kiet V. Luong in October 1995. The Luong's sold the residence in 2005 to AP3 Management LLC, who continues to retain ownership of the property.



Rear shed, located at eastern edge of 18 Mechanic Street

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## 2 MECHANIC STREET



### ARCHITECTURAL DESCRIPTION

This is a 2-story, flat-roofed building with half of the first floor partially below grade. The building rests on a concrete foundation, is clad with red brick, and has an asphalt shingle false mansard roofline. A concrete band demarcates the first and second floor line, windows and entry doors are replacement plate glass and metal frame. The primary entrance to the building is located on the second floor and is via a central entrance on the façade protected by a pyramidal roof, supported by Doric columns. The entry is approached by flanking stair runs with low knee walls and aluminum railings. This is an example of 1 of only a few fraternal/social structures left in Quincy Center, and is all the more unique that it sits squarely in a residential portion of the City Center. In the 1980s the building suffered a fire. Repairs to the building included the construction of the existing false mansard roof.

## **HISTORICAL NARRATIVE**

*Note: Quincy Assessor's records also refer to 2 Mechanic Street as 27 Revere Road.*

The property located at 2 Mechanic Street was a part of the C. E. Miller Estate in 1876 and 1888 (included 2-10 Mechanic Street). The land was originally the property of Benjamin and Dorothy Veasey. According to the Braintree Town Records of 1727 they sold the 86,000 square foot property to the Reverend Ebenezer Miller (the first Rector of what is now Christ Church). The property included a “dwelling house, barn and four acres of land, bounded northerly on ‘Mr. Baxter’s land, easterly on John Saunders and John Ruggells, and southerly and westerly on land of James Brackett.’”

The land passed on to Reverend Miller’s son, Charles Miller, upon his death in 1763. The property later descended from Charles Miller to his son Edward, who constructed the 23-room building later known as the Miller Stile Inn at 36 Miller Stile Road. The last male in the Miller family died in 1873 and the property (for the first time since 1727) passed from the Millers to a nephew, George T. Bigelow, although, according to the 1876 Atlas of Norfolk County, the land continued to be regarded as the estate of C. E. Miller.

Between 1888 and 1897 the Miller estate was divided and sold. William E. Brown purchased the property located at 2-10 Mechanic Street (13,300 square feet) and constructed a 3-family house and barn in 1893. Brown was a funeral director in Quincy and opened his business there in 1883. His services were well-known by 1899 and extended to Milton, Dorchester, Neponset, Braintree, and North Weymouth. Brown’s property was divided between 1897 and 1907, establishing 2 Mechanic Street (barn) and 6-8 Mechanic Street (residence). The title of both properties was owned by Mary J. Brown in 1907. As of 1923, Rose B. Barrett owned the structure and land located at 2 Mechanic Street. In 1934 the property was owned by Leo Cutler. (9) In 1934, Cutler sold the building to the American Legion, Quincy Post # 95. The Legion razed the structure located on the property in October that year and hired engineer Wallace S. Carson to design the 1-story brick structure that remains there today. It originally was used as a banquet hall and auditorium by the Legion, and continues to be maintained by the American Legion Building Association, Incorporated.



North view of the front entrance of the 2 Mechanic Street.

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## 28 MECHANIC STREET



### ARCHITECTURAL DESCRIPTION

This is a 2-story, 5-bay wide multi-unit residence. It rests on a granite foundation, is clad with wood shingle, and is topped by an asphalt tiled, pyramidal hipped roof with a central dormer. The entrance to the building is through the center bay. It is protected by a projecting, hipped roof bay on the second floor, supported by slender columns. The original 2/1 windows remain on the first floor, but the upper floor has had all of its original windows replaced with 1/1 storms. This structure sits at the edge of the Quincy Center Historic District in one of its few remaining residential areas. It is a fairly well-preserved example of its style and a contributing component to its neighborhood.

### HISTORICAL NARRATIVE

The two-family house located at 28 Mechanic Street was built in 1870 and owned by “Mrs. Hardwick” in 1876 and 1888. The Hardwick’s were a prominent family in Quincy that immigrated to the City from Germany in 1752. Charles Henry Hardwick, a fourth generation

Hardwick born in 1824, purchased quarry property in the North Common or Quarry Street area of Quincy from the Mitchell Granite Company in 1868. C. H. Hardwick & Company became a highly successful quarrying operation for 38 years. It was later run by the Hardwick's 2 sons, Theodore Charles Hardwick and Henry Everett Hardwick, who was murdered at the quarry in July of 1910 by Louis Restelli.

Between 1888 and 1897, the residence was sold to Jessie H. and Warren T. Arnold. The 2-car garage and picture framing manufacturing plant located on the rear of the property was constructed by the Arnolds between 1907 and 1923.

The property was sold to Mark E and Mary L. Carrigan in 1942, but transferred solely to Mary L. Carrigan that same year. In 1962 the property was purchased by Edward L. and Mary Cyr. The Title was transferred to Mary Cyr in 1966, and she continues to retain ownership of the property.

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## 6-8 MECHANIC STREET



### ARCHITECTURAL DESCRIPTION

This is a 2 ½-story, 3-bay wide, end gable structure with slight returns. It rests on a granite foundation, is clad with vinyl siding, and is topped by an asphalt roof. The original windows have been replaced by 1/1 storms. A formerly open wrap porch has been enclosed on the north elevation and part of the front. The porch is protected by a hipped roof supported turned columns and scrolled brackets. Other notable architectural details include gabled dormers on both the north and south roof slopes. This structure sits at the edge of the Quincy Center Historic District in one of its few remaining residential areas. It is a fairly well-preserved example of its style and a contributing component to its neighborhood.

### HISTORICAL NARRATIVE

The property located at 6-8 Mechanic Street was a part of the C. E. Miller Estate in 1876 and 1888 (included in 2-10 Mechanic Street). The land was originally the property of Benjamin and Dorothy Veasey. According to the Braintree Town Records of 1727 they sold the 86,000-square-foot property to the Reverend Ebenezer Miller (the first Rector of what is now Christ

Church). The property included a “dwelling house, barn and four acres of land, bounded northerly on ‘Mr. Baxter’s land, easterly on John Saunders and John Ruggells, and southerly and westerly on land of James Brackett.’”

The land passed on to Reverend Miller’s son, Charles Miller, upon his death in 1763. The property later descended from Charles Miller to his son Edward. The last male in the Miller family died in 1873 and the property (for the first time since 1727) passed from the Millers to a nephew, George T. Bigelow, although, according to the 1876 Atlas of Norfolk County, the land continued to be regarded as the estate of C. E. Miller.

Between 1888 and 1897, the Miller estate was divided and sold. William E. Brown purchased the property located at 2-10 Mechanic Street (13,300 square feet) and constructed a 3-family house and barn in 1893. Brown was a funeral director in Quincy and opened his business there in 1883. His services were well-known by 1899 and extended to Milton, Dorchester, Neponset, Braintree and North Weymouth. Brown’s property was divided between 1897 and 1907, establishing 2 Mechanic Street (barn) and 6-8 Mechanic Street (residence). The title of both properties was owned by Mary J. Brown in 1907. As of 1923, Brown had sold 2 Mechanic Street, but remained in possession of 6-8 Mechanic Street. Brown sold the 3-family structure in 1924 to William G. and Mary A. Duggan. Assessor records suggest that William Duggan passed away in 1934, leaving the property to Mary Duggan and Margaret A. O’Brien. The property was sold to Michele and Maria Marin in 1945 and to Antonio and Addolorata Lelio in 1950. In 1964, the structure was converted to a 2-family residence by the Lelios. It was sold in 1985 to Caritas Communities Incorporated. Caritas continues to retain ownership of the property.



View east of 6-8 Mechanic Street

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## 16-18 MILLER STILE ROAD



### ARCHITECTURAL DESCRIPTION

This is a front end gable residence with a closed pediment. It is 2 ½-stories tall, rests on a cut granite foundation, is clad with vinyl siding, and has an asphalt shingle roof. It is 3 bays wide, with a combination of 1/1 replacement and 2/1 original windows in the upper stories. The entrance is in the center bay from a wooden porch covered by a pent roof, supported by Tuscan columns. There are bay windows on the front and side elevations, and small scrolled eave brackets. This structure sits at the edge of the Quincy Center Historic District in one of its few remaining residential areas. It is a fairly well-preserved example of its style and a contributing component to its neighborhood.

### HISTORICAL NARRATIVE

The 2-family house and 1-car garage (that also can be accessed via Bigelow Street) was constructed in 1905. According to historic maps of Quincy, the property was owned by Mary E. Williams in 1907. Occupants of the house in 1909 included Ralph C. Currier (teacher) and Joshua Monroe (clergyman). By 1923, the house and property belonged to Henry and Eliza L.

Williams. As stated in the Assessor's records, 16-18 Miller Stile Road was purchased by Doris E. Warmington and Ethel M. Collins in 1929. It was sold again in 1944 to Nels S. and Norman R. Gundersen. The couple sold the property in 1956 to Alfred G. and Rose M. Raymondi, who retain ownership.



16-18 Miller Stile Road

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## 8-12 MILLER STILE ROAD



### ARCHITECTURAL DESCRIPTION

This is a front end gable residence. It is 2 ½-stories tall, rests on a granite foundation, is clad with wood shingles, and has an asphalt shingle roof. Most of the windows have been replaced with 1/1, although an original diamond-paned and a 6/1 window remain on the west elevation. The entrance to the building is through an enclosed front porch. Other features of the façade include a projecting turret-style bay window, and a large broken pediment end gable with a Palladian arched window under the eave. This structure sits at the edge of the Quincy Center Historic District in one of its few remaining residential areas. It is a fairly well-preserved example of its style and a contributing component to its neighborhood.

### HISTORICAL NARRATIVE

The current location of both Miller Stile Road and Bigelow Street first was mentioned in 1655 in the Braintree Town Records. The road itself did not exist as Miller Stile until at least 1923, and previously was regarded as Bigelow Street (when the existing Bigelow Street was known as Cherry Avenue). The land was originally the property of Benjamin and Dorothy Veasey.

According to the Braintree Town Records of 1727 they sold the 86,000-square-foot property to the Reverend Ebenezer Miller (the first Rector of what is now Christ Church), that included a “dwelling house, barn and four acres of land, bounded northerly on ‘Mr. Baxter’s land, easterly on John Saunders and John Ruggells, and southerly and westerly on land of James Brackett.’”

The land passed on to Reverend Miller’s son, Charles Miller, upon his death in 1763. The property later descended from Charles Miller to his son Edward, who constructed the 23-room building later known as the Miller Stile Inn at 36 Miller Stile Road. The last male in the Miller family died in 1873 and the property (for the first time since 1727) passed from the Millers to a nephew, George T. Bigelow, although, according to the 1876 Atlas of Norfolk County, the land continued to be regarded as the estate of C. E. Miller.

By 1907, Cherry Avenue, Bigelow Street, and Revere Road were established. Parcels of the property that once belonged in full to the Miller family were purchased by the city to implement new roadways and by residents of Quincy to construct private dwellings. The area south-east of Cherry Avenue (currently Bigelow Street) that included the residence built by Edward Miller, was purchased by Dr. William Everett, headmaster of Adams Academy and son of Edward Everett. It stayed in his possession for a short period of time before reverting back to the Bigelow estate. This same property was purchased by Henry M. Faxon in 1912 who converted the large home into the Miller Stile Inn.

This multi-family house was constructed in 1903. The first known owner of the residence was Ellen F. Ricker, who sold the property to Roscoe R. and Williamina L. Ricker in 1930. The couple sold it 14 years later to Margaret H. Folley in June of 1944, who sold it less than 1 year later in May of 1945 to Marian and Carmine Pasqualina. According to the assessor record of the property, Carmine died in 1964, leaving the residence to his wife, Mariano, who passed away in 1974. The property was left to Luigi J. Mariano, who sold it to Tony DePalma in 1984. DePalma maintains ownership of the property.



6-8 Miller Stile Road

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## 169-191 PARKINGWAY



### ARCHITECTURAL DESCRIPTION

This is a 1-story, 9-bay wide, flat-roofed commercial structure. The building rests on a concrete foundation, is clad with red brick, with customer parking on the roof. The building is marked by a wide, wooden cornice with drip molding across the full facade. The original entrance to the building was through the easternmost bay and marked by an oversized Classical Revival-style broken pediment surround. This end of the structure has a simple parapet roof. The building now has been subdivided into 3 units, with recessed entrances and large picture windows set within metal frames. This structure was constructed at a time when Quincy was undergoing rapid commercial development.

## **HISTORICAL NARRATIVE**

*Note: Quincy Assessor's records refer to 169-191 Parkingway as 153-205 Parkingway.*

The street currently known as Parkingway was laid in 1947, and was an extension of Franklin Street “leading into the parking area...extending from the Bobby Burns monument to the Gilchrist store.”

In 1876, the location of the current Parkingway (west of Hancock Street) was the property of James Edwards (1829-1896). Edwards was a prominent Quincy citizen during the nineteenth century, and built his estate at the previous site of the Cranch house (location of the first post office in Quincy) on School Street. He became involved in the leather business, and began his career at the Boston firm of Rodgers, Johnson & Thompson in the early 1860's. In 1864, Edwards “became associated in partnership with William Querin, under the firm name of Querin & Edwards.” In 1876, Edwards allied his interests in the leather trade with George A. Brackett, under the firm name of Edwards & Brackett, until his retirement in 1884. Edwards also did much for the development of the Back Bay district of Boston, “where he became extensively interested in real estate, and was instrumental in the beginning and building up of that beautiful section.”

The 1-story concrete commercial structure with roof parking, located at 169-191 Parkingway was constructed in 1957 by the Hia-Pearl Corporation, a real estate business owned and operated by the Grossman family during the 1940's and 1950's. The name Hia-Pearl can be traced back to Hia Pearl Grossman, wife of Louis Grossman and mother of Reuben, Jacob, Joseph B. and Sidney Grossman. The Grossmans were a prominent family in the city of Quincy during the twentieth century, due to their successful lumber and coal company that grew to become a builders supply store known as L. Grossman's Sons, Incorporated. With the combination of a real estate business and builders supply store, the Grossman's were able to purchase property in the city and construct their own buildings.

Also known as the Parkingway Realty Trust, the Hia-Pearl Corporation leased the structure to Raymond's Incorporated Department Store (“Where U Bot-The-Hat”) from 1957-1980. In 1997, the Parkingway Associates Limited Partnership sold the property to Atlantic-Quincy Realty LLC, who retains ownership of the building.

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## 200 PARKINGWAY



### ARCHITECTURAL DESCRIPTION

This is a 1-story, 3-bay wide, flat-roofed structure with a triangular floor plan. The front portion of the structure rests on a concrete slab foundation that is raised off the ground and held with iron I-beams. The rear portion of the structure rests on a poured concrete foundation that rests on the ground. The bays of the building are divided by vertical I-beams, with black glazed brick below rectangular picture windows that span the façade. Entry to the business is via a corner entrance through plate glass and metal framed doors. The building has copper flashing at the roof line and a molded aluminum cornice line. The rear portion of building is constructed of concrete block that is set with a slightly projecting checkerboard pattern. There is a single metal entrance door into the addition. This building is unique in that it was designed and built to maximize the building's footprint on an odd-shaped lot.

## **HISTORICAL NARRATIVE**

The street currently known as Parkingway was laid in 1947, and was an extension of Franklin Street “leading into the parking area...extending from the Bobby Burns monument to the Gilchrist store.”

In 1876, the location of the current Parkingway (west of Hancock Street) was the property of James Edwards (1829-1896). Edwards was a prominent Quincy citizen during the nineteenth century. He became involved in the leather business, and began his career at the Boston firm of Rodgers, Johnson & Thompson in the early 1860’s. In 1864 Edwards “became associated in partnership with William Querin, under the firm name of Querin & Edwards.” In 1876, Edwards allied his interests in the leather trade with George A. Brackett, under the firm name of Edwards & Brackett, until his retirement in 1884. Edwards also did much for the development of the Back Bay district of Boston, “where he became extensively interested in real estate, and was instrumental in the beginning and building up of that beautiful section.”

The property located at 200 Parkingway was owned by Joseph Catler in 1954 (resided at 65 School Street). Catler’s 2-family house and stable were constructed in 1900, when the property was owned by Ethel Catler. Both structures were demolished in 1951 and Catler sold the property to the Hia-Pearl Corporation in 1954. They subsequently constructed the 1-story concrete block building in 1958. The building was leased to the Beacon Way Fabric Center in 1961. It was purchased by the Mansfield Realty Co., Inc., in 1967 and leased to Mansfield Beauty Schools, Inc., a private for-profit beauty school that was founded in 1909 in Boston. The founder, Dr. Katherine Mansfield, was a practicing chiropodist who was exposed to innovative hair design while on vacation in Paris, France. Upon her return, she opened the first Mansfield Beauty School at 125 Tremont Street, Boston.

In 1984, the building was purchased by Daniel K. and Helene Dorian. The 2 retain ownership of the property.



200 Parkway

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## 37-93R PARKINGWAY



### ARCHITECTURAL DESCRIPTION

This is a 2-story, 14-bay wide, flat-roofed commercial structure. The bays are divided into groups of 4, separated by 2-story tall, recessed entryways. It rests on a concrete foundation, is clad with cut stone on the first floor and yellow brick on the upper floor. Storefronts are located on the first floor with access to office space on the upper floor through the recessed entrance ways. Ornamentation includes concrete banded sills and lintels that span the full façade on the upper floors with square, concrete panels evenly spaced across the façade just below the roof line. Windows on the second floor are 1/1 paired units. The original storefronts on the first floor are constructed of large, single plate glass windows set at a pitched angle in metal frames, with slightly recessed glass entrance doors to the side. Only the 5 northernmost storefronts retain the original fenestration. The central 4 bays have had their original fenestration replaced with vertical plate glass windows, otherwise are unchanged. The 5 southernmost bays (4 storefronts and the 2nd story entryway), have been obliterated by the alteration and expansion addition of a restaurant. This is 1 of only a few Art Moderne structures in Quincy Center and is unique in that it has undergone very little alteration, and that which has been done is relatively easily reversed.

## **HISTORICAL NARRATIVE**

The street currently known as Parkingway was laid in 1947, and was an extension of Franklin Street “leading into the parking area...extending from the Bobby Burns monument to the Gilchrist store.”

In 1876, the location of the current Parkingway (west of Hancock Street) was the property of James Edwards (1829-1896). Edwards was a prominent Quincy citizen during the nineteenth century. He became involved in the leather business, and began his career at the Boston firm of Rodgers, Johnson & Thompson in the early 1860’s. In 1864, Edwards “became associated in partnership with William Querin, under the firm name of Querin & Edwards.” In 1876, Edwards allied his interests in the leather trade with George A. Brackett, under the firm name of Edwards & Brackett, until his retirement in 1884. Edwards also did much for the development of the Back Bay district of Boston, “where he became extensively interested in real estate, and was instrumental in the beginning and building up of that beautiful section.”

The commercial development located at 37-93 Parkingway was constructed 2 years later, in 1949. The plot was purchased by the Hia-Pearl Corporation from The Old Colony Railroad Company, the City of Quincy, Howard S. Palmer, James Lee Loomis, and Henry P. Sawyer of the New York, New Haven, and Hartford Railroad Company in 1942, 1943, and 1944, respectively.

The Hia-Pearl Corporation was a real estate business owned and operated by the Grossman family during the 1940’s and 1950’s. The name Hia-Pearl can be traced back to Hia Pearl Grossman, wife of Louis Grossman and mother of Reuben, Jacob, Joseph B. and Sidney Grossman. The Grossman’s were a prominent family in the city of Quincy during the twentieth century, due to their successful lumber and coal company that grew to become a builders supply store known as L. Grossman’s Sons, Incorporated. With the combination of a real estate business and builders supply store, the Grossman’s were able to purchase property in the city and construct their own buildings. In 1948 they received permission from the city of Quincy to construct a 2-story, brick, steel, and wood, store and office building at 37-93 Parkingway. The architect was Manning Waters of 101 Tremont Street in Boston.

Original occupants of the structure in 1951 include the John Hancock Mutual Life Insurance Corporation (67), Associated Investment Homes, Incorporated (67), the Hia Pearl Real Estate Corporation (67), Harry’s Snack Bar, the House of Television (75), Case Edwin Shoes (77), the United Utilities & Specialty Corporation (77), Avon Products (77), Irving J. Koffman, optometrist (77), Mrs. Anna P. MacDonald (77), Bausch and Lomb (77), the Boston Mutual Life Insurance (77), and Coronet Cleansers & Launderers (79). In 1955, occupants included the John Hancock Mutual Life Insurance Corporation (67), Francis Bellott, lawyer (67), Carlos F. Hill, lawyer (67), the Public Loan Corporation (67), the Blackwell Studio (67), the Onyx Beauty Shoppe (67), the Hia Pearl Real Estate Corporation (67), Raymond’s Incorporated (67), Harry’s

Snack Bar (71), Play-Time (77), American Art in Stone (77), Robert M. Gordon, dentist (77), Irving J. Koffman, optometrist (77), Avon Products (77), Mrs. Anna F. MacDonald (77), Beauty World (77), Bausch and Lomb (77), the Boston Mutual Life Insurance (77), the Coronet Building (79) and Sparkle Cleaners (79).

According to city assessor records, the property was purchased by Carl H. Miranda et al. Trees MDM Realty Trust in 1986. At present, MDM Realty Trust maintains ownership of the property.



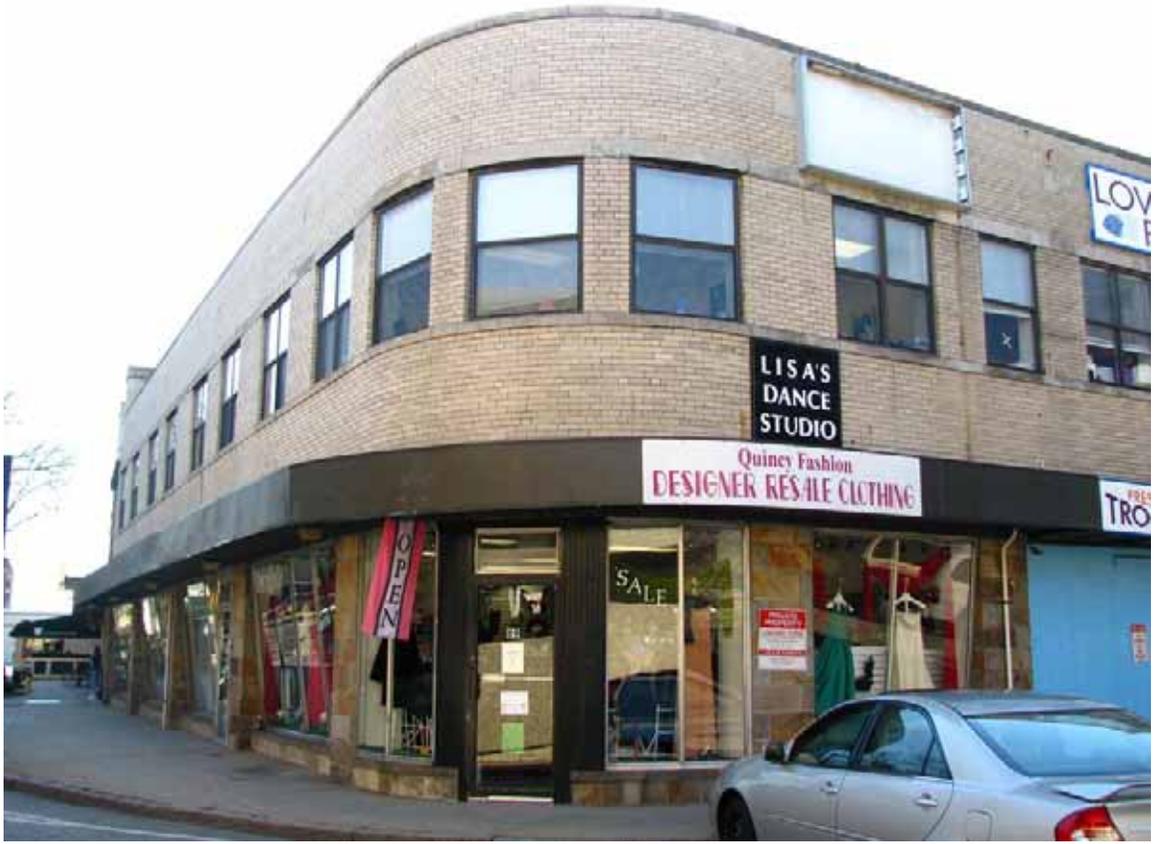
View of Parkway prior to construction of the current building by the Grossman's, circa 1940's.  
Photograph courtesy of the Thomas Crane Public Library Collection.



View of north end of 37-93 Parkway.



View northwest to northern entrance of 37-93 Parkway.



Southeast corner, at rear, of 37-93 Parkway.



Northern entrance to 37-93 Parkway.

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## 31-33/35-37 REVERE ROAD



### **ARCHITECTURAL DESCRIPTION**

31-33 Revere Road is a 2 ½-story, 5-bay wide, multi-unit residential building. It rests on a granite foundation, is clad with wood shingles and is topped by a slate tile, hipped roof. All of the original windows have been replaced. Notable architectural details include shed roofs with heavy, scrolled brackets and lattice work over the various entrance ways. The main entrance is through a central, 2-story bay projection. This building was constructed at the same time as its neighbor at 35-37 to form a small complex. The building at 35-37 Revere Road features the same architectural details as 31-33 Revere Road, but is only 2-stories tall. These 2 buildings have the potential to be nominated for the National Register of Historic Places based on their architectural uniqueness and integrity. This is a unique example in Quincy of a twin residential structure and also an example of the work of a prominent local architect.

### **HISTORICAL NARRATIVE**

The property at 31-33 and 35-37 Revere Road originally was owned by Augusta and William R. Lofgren. William Lofgren, a well-known architect and building contractor, immigrated to the

United States from Gefle, Sweden in 1882. He arrived in Quincy in 1886 from Niantic, Connecticut. Lofgren first worked as a carpenter, then a builder, contractor, and architect, establishing his construction firm in Quincy in 1890. He was head of the William R. Lofgren General Building Contractor company for 57 years, which specialized in the design of “churches, first-class residences and business blocks, and of large structures,” and successfully executed many Quincy commissions. The residential buildings include the Arthur Alden home at 24 Whitney Road (on the National Register of Historic Places as of 1989), the James Craig home on Franklin Street, the George Taylor home on Elm Street, the James H. and George F. Elcock home on Copeland Street, and the Finnish Temperance Hall on Nelson Street in West Quincy (built in 1898, destroyed by a fire in 1973). Lofgren also designed the John Hall Funeral Home at 19 Cottage Street in 1927, the Quincy Police Station in 1925, the Georgian apartment house in 1929, the Glenwood hall in Wollaston, and the Salem Lutheran Church on the Rock, of which he was a charter member and honorary deacon. Lofgren lived in Quincy for 63 years and died at the age of 80 on November 22, 1947.

In addition to the above buildings, Lofgren designed and constructed the 3--family home and 6-car garage at 31-33 Revere Road in 1900, and the 3-family home at 35-37 Revere Road in 1924. In 1925, residents of 31-33 Revere Road included William G. Conner, 44 (carpet cleaner), and his wife Helen, 34; Michael Guess, 72 (handyman); Charles F. Pettengill, 77 (jeweler); George E. Gage, 76 (clerk), and his wife Emma, 62; Lottie C. Barron, 45 (homemaker); Harry G. March, 32 (salesman); Clarence B. Barron, 21 (draftsman); and Charles Barron, 51 (superintendent of the post office). Residents of 35-37 Revere Road included Leroy J. Learned, 33 (manufacturer), and his wife Emma, 53; George S. Keyes, 53 (custom official), and his wife Sarah, 48; Gertrude Carroll, 36, (bookkeeper); and Mary J. Carroll, 75 (homemaker).

In 1954, both properties were sold to his children, Hjalmar E. and Ivar W. Lofgren, Anna W. Ericson, Rudolph A. Lofgren, and M. Verner Lofgren. Nine years later in 1963, the properties were sold once again to Carl Goodman, who continues to retain ownership.



View south towards Revere Road, 1956. Photograph courtesy of the Patriot Ledger Collection.



31-33 Revere Road



31-33 Revere Road



35-37 Revere Road (MHC 1473), view south.



35-37 Revere Road (MHC 1473), view east.



31-33 Revere Road (MHC 1472), garage.

## 39 REVERE ROAD



### ARCHITECTURAL DESCRIPTION

This is a side gable structure. It is 2 stories tall, rests on a granite foundation, is clad with asbestos shingles and topped with an asphalt shingle roof. The building has a projecting end gable bay that is 2 stories tall. A pedimented dormer with an appliqué foliage and urn motif projects from the front roof slope. This same decorative pattern is found on the lintel above the bay window on the first floor. The front door is reached by a wooden porch with turned columns. Other notable architectural details include a stained and leaded glass window next to the front door, a Palladian arched window on the east elevation, and a 2-story bay window on the west elevation. This building has potential to be nominated for the National Register of Historic Places based on its architectural uniqueness and integrity. This structure sits at the edge of the Quincy Center Historic District in one of its few remaining residential areas. It is a fairly well-preserved example of its style and a contributing component to its neighborhood.

## **HISTORICAL NARRATIVE**

Revere Road first appears as a named street in 1907 maps of Quincy. Parcels of the property that once belonged in full to the Charles Miller family were purchased by the City to implement new roadways and by residents of Quincy to construct private dwellings.

The 1-family residence located at 39 Revere Road was constructed in 1901. The original owner of the house was John F. Johnson. Johnson sold the property in 1934 to Annie N. Johnson, who converted the house into a 2-family structure in 1966, before selling it to Alton R. Johnson and Adolph F. Johnson in 1967. According to the Poll Tax Assessment of 1970, Fernand R. Barra (pipefitter), Rachel M. Barra (sales), Alton R. Johnson, Jeanne V. Johnson, and Paul F. Johnson (army) lived in the structure shortly after it became a 2-family residence.

Alton Johnson bought the entire property from Adolph in 1969 and maintained it with his wife, Jeanne V. Johnson. Assessor records suggest that Alton passed away in 1975, and left the house to his wife. Upon her death in 1994, the property was left to Richard R. Johnson, trustee of the Johnson Family Trust. John E. Nelson, the current Trustee of the 39 Revere Road Realty Trust, retains ownership.

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## 43 REVERE ROAD



### ARCHITECTURAL DESCRIPTION

This is a 2 ½-story front end, pedimented gable residence. It rests on a granite foundation parged with concrete, is clad with wood shingles, and topped with an asphalt shingle roof. It is 3-bays wide with a center entrance topped by a flat roof entrance portico with copper trim, Tuscan columns, and lattice sides. The door is 6-panel with side lights and a fan, and is accessed from a granite and concrete step entrance. This structure sits at the edge of the Quincy Center Historic District in one of its few remaining residential areas. It is a fairly well-preserved example of its style and a contributing component to its neighborhood.

### HISTORICAL NARRATIVE

The property at 43 Revere Road originally was owned by Benjamin and Dorothy Veasey. According to the Braintree Town Records of 1727 they sold the 86,000 square foot property to the Reverend Ebenezer Miller (the first Rector of what is now Christ Church). The property included a “dwelling house, barn and four acres of land, bounded northerly on ‘Mr. Baxter’s land, easterly on John Saunders and John Ruggells, and southerly and westerly on land of James

Brackett.” The land passed on to Reverend Miller’s son, Charles Miller, upon his death in 1763. It was regarded as the C.E. Miller Estate until at least 1876.

As of 1891, the property at 43 Revere Road was considered a part of 47 Revere Road and was owned by George H. Wilson, son of George F. Wilson. It contained 1, 1-family structure. George F. Wilson owned and operated a popular grocery business in Quincy that opened in 1843. He began delivering groceries to customers throughout Quincy, Weymouth, and Braintree, while maintaining a small store on Hancock Street. Wilson relocated in 1881, when he built his own store at 108 Hancock Street (1453-1455 Hancock Street), in which he occupied the first floor, and rented the upper stories for office space. By 1894 the business was regarded as George F. Wilson & Co., and was managed primarily by his son, George H. Wilson.

By 1923, the house was in possession of L. Maria Wilson. According to the assessor records of the property, Wilson sold the house to Frank G. Smith in 1928. It was sold again in 1930 to William R. Lofgren.

William Lofgren, a well-known architect and building contractor, immigrated to the United States from Gefle, Sweden in 1882. He arrived in Quincy in 1886 from Niantic, Connecticut. Lofgren first worked as a carpenter, then a builder, contractor and architect, establishing his construction firm in Quincy in 1890. He was head of the William R. Lofgren General Building Contractor company for 57 years, which specialized in the design of “churches, first-class residences and business blocks, and of large structures,” and successfully executed many Quincy commissions. The residential buildings include the Arthur Alden home at 24 Whitney Road (on the National Register of Historic Places as of 1989), the James Craig home on Franklin Street, the George Taylor home on Elm Street, the James H. and George F. Elcock home on Copeland Street, and the Finnish Temperance Hall on Nelson Street in West Quincy (built in 1898, destroyed by a fire in 1973). Lofgren also designed the John Hall Funeral Home at 19 Cottage Street in 1927, the Quincy Police Station in 1925, the Georgian apartment house in 1929, the Glenwood Hall in Wollaston and the Salem Lutheran Church on the Rock, of which he was a charter member and honorary deacon. Lofgren lived in Quincy for 63 years and died at the age of 80 on November 22, 1947.

After Lofgren’s death in 1947, the property became a part of the Granite Trust Company, Trustee of the William R. Lofgren Estate. The Company constructed a second 4-family residence on the property in 1954 and in 1964 the property was divided and 43 Revere Road was established. It was sold in 1978 to Robert J. MacInnis. Steven W. MacInnis and David D. MacInnis owned the property in 1995. In 2002 it was owned solely by Steven W. MacInnis, Trustee of the Revere Road Realty Trust. MacInnis currently retains ownership of the property.

## 47 REVERE ROAD



### ARCHITECTURAL DESCRIPTION

This is a 2 ½-story, 3-bay, end gable residence with a closed pediment. It rests on a dressed concrete block foundation, and is clad with clapboard siding on the first story. The second story is clad with clapboard siding and wood shingles, and the roof is topped with asphalt shingles. The front entrance is protected by a shed roof that spans the façade, supported by turned columns with scrolled brackets, lattice sides, and a simple railing with square balusters. The first floor retains a square leaded glass window, as well as two 12/1 lead glass windows. The doorway has a wooden frame with 12 panes and is flanked by side lights. The second floor maintains 1/1 replacement windows. The end gable holds the original 9/1 windows, decorated with ornamental tab shingles. Above the gable, the closed pediment is cantilevered with half-timber decor and is supported by a pent roof moulded brace with scrolled brackets. The west side gable is cantilevered over the bay window and contains carved rosettes in the architrave. A two-story pyramid-hipped section is located at the rear.

This building has potential to be nominated for the National Register of Historic Places based on its architectural uniqueness and integrity, as well as its association with a locally notable architect. This structure sits at the edge of the Quincy Center Historic District in one of its few remaining residential areas. It is a well-preserved example of its style and is a contributing component to its neighborhood.

## **HISTORICAL NARRATIVE**

Revere Road first appears as a named roadway on 1907 maps of Quincy. Parcels of the property that once belonged in full to the Charles Miller family were purchased by the city to implement new roadways and by residents of Quincy to construct private dwellings. The residence located at 47 Revere Road was originally a part of the property of the C.E. Miller Estate. The 4-family house was constructed in 1891, as a 1-family structure. The original owner of the residence was George H. Wilson, son of George F. Wilson. George F. Wilson owned and operated a popular grocery business in Quincy that opened in 1843. He began delivering groceries to customers throughout Quincy, Weymouth and Braintree, while maintaining a small store on Hancock Street. Wilson relocated in 1881, when he built his own store at 108 Hancock Street (1453-1455 Hancock Street), in which he occupied the first floor, and rented the upper stories for office space. By 1894 the business was regarded as George F. Wilson & Co., managed primarily by his son, George H. Wilson. By 1923, the house was in possession of L. Maria Wilson. According to the assessor records of the property, Wilson sold the house to Frank G. Smith in 1928. It was sold again in 1930 to William R. Lofgren.

William Lofgren, a well-known architect and building contractor, immigrated to the United States from Gefle, Sweden in 1882. He arrived in Quincy in 1886 from Niantic, Connecticut. Lofgren first worked as a carpenter, then a builder, contractor and architect, establishing his construction firm in Quincy in 1890. He was head of the William R. Lofgren General Building Contractor company for 57 years, which specialized in the design of “churches, first-class residences and business blocks, and of large structures,” and successfully executed many Quincy commissions. The residential buildings include the Arthur Alden home at 24 Whitney Road (on the National Register of Historic Places as of 1989), the James Craig home on Franklin Street, the George Taylor home on Elm Street, the James H. and George F. Elcock home on Copeland Street, and the Finnish Temperance Hall on Nelson Street in West Quincy (built in 1898, destroyed by a fire in 1973). Lofgren also designed the John Hall Funeral Home at 19 Cottage Street in 1927, the Quincy Police Station in 1925, the Georgian apartment house in 1929, the Glenwood Hall in Wollaston and the Salem Lutheran Church on the Rock, of which he was a charter member and honorary deacon. Lofgren lived in Quincy for 63 years and died at the age of 80 on November 22, 1947.

The 1-family house at 47 Revere Road was remodeled by Lofgren in 1933 to become a 2-family structure. As of 1934, occupants of the house included Rodney B. Hackett (machinist), Angelyn

Hackett (housewife), and Emily Barrs (housewife). After Lofgren's death in 1947, the property became a part of the Granite Trust Company, Trustee of the William R. Lofgren Estate. The Company constructed a second 4-family residence on the property in 1954, and in 1964 the property was divided and 43 Revere Road (MHC 1475) was established. It was sold in 1978 to Robert J. MacInnis. Steven W. MacInnis and David D. MacInnis owned the property in 1995. In 2002 it was owned solely by Steven W. MacInnis, Trustee of the Revere Road Realty Trust. MacInnis currently retains ownership of the property.



47 Revere Road

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## 57 REVERE ROAD



### ARCHITECTURAL DESCRIPTION

This is a 2-story residence, 3-bays wide, and resting on a granite foundation, clad with wood shingles and topped by an asphalt-shingled, hipped roof with a central dormer window. Architectural details include dentils and moulding over the first floor windows and a central entrance with side lights. The entrance is protected by a flat-roofed entry portico with projecting end brackets, a Chippendale-style railing on top, and supported by Tuscan columns. This structure sits at the edge of the Quincy Center Historic District in one of its few remaining residential areas. It is a fairly well-preserved example of its style and a contributing component to its neighborhood.

### HISTORICAL NARRATIVE

The current location of both Miller Stile Road and Bigelow Street was first mentioned in 1655 in the Braintree Town Records. The road itself did not exist as Miller Stile until at least 1923, and previously was regarded as Bigelow Street (when the existing Bigelow Street was known as

Cherry Avenue). The land was originally the property of Benjamin and Dorothy Veasey. According to the Braintree Town Records of 1727, they sold the 86,000-square-foot property to the Reverend Ebenezer Miller (the first Rector of what is now Christ Church). The property included a “dwelling house, barn and four acres of land, bounded northerly on ‘Mr. Baxter’s land, easterly on John Saunders and John Ruggells, and southerly and westerly on land of James Brackett.’”

The land passed on to Reverend Miller’s son, Charles Miller, upon his death in 1763. The property later descended from Charles Miller to his son Edward, who constructed the 23-room building later known as the Miller Stile Inn at 36 Miller Stile Road. The last male in the Miller family died in 1873 and the property (for the first time since 1727) passed from the Millers to a nephew, George T. Bigelow, although, according to the 1876 Atlas of Norfolk County, the land continued to be regarded as the estate of C. E. Miller.

Between 1876 and 1888, the City constructed Bigelow Street (currently Miller Stile Road), that cut through the center of the C.E. Miller Estate. As illustrated on the 1923 Atlas of Norfolk County, the vacant property was owned by the Calvary Baptist Church. The Calvary Baptist Church was founded in 1889 and became incorporated on July 15, 1890. The Church building, located on Franklin Street, was not completed until 1895, due to a lack of funds. In 1922, Calvary merged with the Swedish Baptist Church, to form the Central Baptist Church. Joseph and Melanie Prario were 2 of the founding members of the Calvary Baptist Church, and Joseph served as its senior deacon for several years.

The original 1-family house and 2-car garage located at 57 Revere Road was constructed in 1924, and owned by Frederick W. and Signa Parris. The couple altered the layout of the structure in 1925, to create a 3-family house. The first occupants of the converted house include Malinda Murray (housewife), Lemuel G. Murray (druggist), Mary P. Miller (housewife), William N. Miller (draftsman), and Signa and Frederick Parris. The property was sold in 1956 to Nellie Cote. In 1959 the property was purchased by the Quincy United Fund & Community Council, Inc. It was sold again in 1967 to the Massachusetts Bay United Fund, Inc.

The South Shore Mental Health Center, Inc., a community-based behavioral health care organization, purchased the property in 1980. The South Shore Mental Health Center was established in 1926 as the Child Guidance Clinic of Quincy for “normal children who demonstrate problems which may arise in the process of growing up.” The aim of the clinic was to help each child sufficiently adjust to his or her real life, by studying their physical, mental, social, and emotional make-up. The South Shore Mental Health Center, Inc. currently retains ownership of the property.

## 5-9 REVERE ROAD



### ARCHITECTURAL DESCRIPTION

This is a 1-story, flat-roofed commercial structure that is divided into 3 units. It rests on a concrete foundation, is clad with brick with an applied cast stone veneer on the façade. All the businesses have plate glass picture windows and recessed central entrances except the westernmost, which has been altered. The center unit still has its original leaded glass panel over the entranceway. Each of the units has a raised, centered parapet with an urn and swag motif on a panel. This is an example of neoclassical design, which is underrepresented in Quincy Center. This building is slated for demolition to make way for the Concourse roadway expansion.

### HISTORICAL NARRATIVE

*Note: Quincy Assessor's records refer to 5-9 Revere Road as 1586-1594 Hancock Street.*

The property located at 5-9 Revere Road was constructed in 1835 for the Orthodox "society." They worshipped here until their new church was built in 1871. The building then became the second location of the Quincy Public Library in 1874. The first location of the library was in the

Adams Academy building, before moving to the “corner of Hancock Street and Revere road in the building formerly occupied by the so-called Congregational Church.” By 1888, the property was in possession of Thomas Adams Whicher (included 4 buildings on 39,200 square feet of land). Whicher was the son of John D. Whicher (1825-1877), a previous director of the National Granite Bank, former member of the House and Senate and the founder of the Old Colony Boot and Shoe Company, established in 1847. At the time of John’s death, “he was in possession of a greater amount of property than any other person engaged in the boot and shoe business in this town.” Thomas Whicher inherited the company in 1877 and was also a director of the National Granite Bank, “having succeeded his brother, John D. Whicher in that capacity.” As of 1899 Thomas Whicher had retired from all active business, although he remained president of the Old Colony Boot and Shoe Company.

In 1901 and 1907 the structure located at 25 Hancock Street (1588-1592 Hancock Street/5-9 Revere Road) was known as Hancock Hall. As of 1923, the property was owned by William A. Lamb, who chose to raze the building in March 1923. In 1925 Lamb hired a construction firm to build a 6-store cement and block-brick building, accompanied by a 1-car garage in the rear. As of 1936, occupants of the commercial space included the Picadilly Cleansers, Incorporated (1586 Hancock Street), William A. Lamb, Jeweler (1592 Hancock Street), Nathan Newman (5 Revere Road), Laywell Linoleum (7 Revere Road), and Harry A. Smith, Toilet Goods (9 Revere Road). Lamb retained ownership of the property until 1941, when he sold it to John H. Lamb and Davis Stanley. In 1947, the building was purchased by Harold, Albert and Jacob Slate. As of 1951, the establishments that were leasing space at 1586-1594 Hancock Street/5-9 Revere Road included the Quincy Maytag Store (1586 Hancock Street), Sherwin-Williams Paints (1590 Hancock Street), the Spinning Wheel, yarn goods, M. Homonoff, Incorporated, textiles (1592 Hancock Street), the Star Barber Shop (5 Revere Road), Johnnie the Taylor (7 Revere Road), and the Norman Army and Navy Store (9 Revere Road).

It was sold again in 1978 to Bernard M. and Marilyn P. Reisberg. According to the assessor records, it appears that Bernard passed away in 2002, leaving sole possession of the structure to his wife, Marilyn. In 2004 the building was purchased by the Cardinal Asset Acquisitions LLC, then again in 2005 by Rory’s Corner LLC, and finally by the City of Quincy in 2007. The City of Quincy retains ownership of the building.



5-9 Revere Road

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## 6 REVERE ROAD



### ARCHITECTURAL DESCRIPTION

This is a 1-story, 5-bay wide, flat-roofed commercial structure. It rests on a concrete foundation, and is clad with yellow brick. Plate glass windows with metal frames and concrete sills and lintels run the width of the façade. The recessed entrance to the building is at the west end of the façade and is reached by 6 concrete steps with iron rails. An aluminum panel sits above the entryway. Other details include an ornamental brick course at the roof line, just below the rectangular parapet. One can still read "Quincy City garage- Big Values in Used Cars" painted on the façade. This building is slated for demolition to make way for the Concourse roadway extension. At some point, perhaps in the 1950s, the 2 garage bays at the lower street level were altered and enclosed to create 2 discrete business spaces with aluminum window moulding and plate glass panes.

## **HISTORICAL NARRATIVE**

*Note: Quincy Assessor's records refer to 6 Revere Road as 1570-1576 Hancock Street.*

The property located at 6 Revere Road was owned by William Allen Hodges in 1876 and 1888. Hodges, Quincy's first democratic mayor in 1894, moved to the City in 1866 from California to start his own bakery. The bakery was conducted by Hodges for 37 years at 42 Hancock Street (1585-1587 Hancock Street), before it was purchased by William L. Chase. Hodges was actively involved in local politics and every year from 1872-1894 was nominated to an official city position.

The residence owned by Hodges was originally 33 Hancock Street and occupants in 1894 and 1895 included William A. and Frank M. Hodges. In 1924, it became the property of Isaac and Ida Cutler who most likely constructed the existing building. Isaac Cutler, an automobile dealer, owned and operated the Granite City Garage located at 1570 Hancock Street in 1926. The retail space in 1574 Hancock was vacant that year, but the Nathan Feldman Variety Store was in operation at 1576 Hancock. The couple sold the structure in 1936 to the Quincy Savings Bank, established in 1845 by a Board of Trustees led by Thomas Greenleaf.

The cement block and brick structure, large enough to house 3 stores, was purchased in 1938 by the H. & J. Realty Corporation. In 1942, the property was purchased by Katherine G. Daredoon. As of 1945, occupants of the commercial space included the Western Auto Supply Company (1570 Hancock Street), Sawyer's Army, and Navy

Store (1574 Hancock Street), and the Sportlight Tavern (1576 Hancock Street). It was sold in 1947 to Dorothy Bannett, then again in 1951 to Harry H. Byron. Byron sold the property to Julius P. Rosen in 1958. In 1964, the structure became property of Julius P. Rosen et al. Trustees of the Rosaline Investment and was leased to the DeNicola Brothers, Inc., from 1967 to 1976. Additional businesses renting space here in 1964 included the Robinson Home Delivery and Utilities Store (1570 Hancock Street), the Sportlight Tavern (1574 Hancock Street), and Napoli Pizza (1576 Hancock Street).

In 1971 the property was purchased by Harold H. Slate and Albert Slate. As of 1976, the DeNicola Brothers, Inc., (1570 Hancock Street), the South Shore Television and Appliances Store (1570 Hancock Street), and Napoli Pizza (1576 Hancock Street) occupied the store space here. They maintained the structure for 7 years before selling it to Josephine and Gaetano Consoli in 1978. The Consolis continue to retain ownership of the property.



6 Revere Road

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## 65 REVERE ROAD



### ARCHITECTURAL DESCRIPTION

This is a front end gable residence. It is 2 stories tall, rests on a granite foundation, is clad with vinyl siding and has an asphalt shingle roof. It is 3 bays wide, and has had all of its original windows replaced. The façade is marked by a 2-story porch. The porch has a cobblestone foundation, is supported by tapered columns, and has a low knee wall. On the second story, the porch has been enclosed. The rear of the house also has a porch addition with a cobblestone foundation. Outbuildings include a 2-door, pyramidal hipped roof garage. It rests on a poured concrete slab foundation and is clad with lapped clapboard siding and an asphalt shingle roof. This structure sits at the edge of the Quincy Center Historic District in one of its few remaining residential areas. It is a fairly well-preserved example of its style and a contributing component to its neighborhood.

## **HISTORICAL NARRATIVE**

Revere Road first appears as a named roadway in 1907 maps of Quincy. Parcels of the property that once belonged in full to the Charles Miller family were purchased by the city to implement new roadways and by residents of Quincy to construct private dwellings.

The 2-family house and 2-car garage located at 65 Revere Road was constructed in 1886 and owned by the Hersey family. John W. Hersey, named commander of the Paul Revere Post in 1902, was a soldier enlisted in Co. H, 44<sup>th</sup> Mass. V. M. and served in North Carolina under General Foster. His regiment was at the siege of Little Washington and he participated in the battles of Goldsburg, Whitehall and Kingston. For the remainder of his life, Hersey “followed the trade of painter.”

According to assessor records, Christina Anderson owned the property as of 1924. Joseph W. and Cecilia Anderson purchased the home in 1951, and maintained the property together until Joseph’s death in 1974. Cecilia sold the property in 1986 to John E. McGrath Jr., who sold it again in 1987 to Clement and Mary Medeiros. Bee Realty LLC purchased the property in July of 2000 and sold it in August of 2000 to Wai Lan Mak Shum. Calvin and Wai Lan Mak Shum currently retain ownership of the property.



65 Revere Road

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## 40-42 SAVILLE AVENUE



### **ARCHITECTURAL DESCRIPTION**

This is 2 ½-story, end gable, 3-bay wide residence. It rests on a granite foundation, is clad with wood shingles and is topped by an asphalt roof. The end pediment is clad with tab shingles. The house has 6/1 windows. One of the second floor bays has been converted to an enclosed porch. Entrance to the building is from a wooden front porch that is protected by a pent roof with asphalt shingles. This structure sits at the edge of the Quincy Center Historic District in one of its few remaining residential areas. It is a fairly well-preserved example of its style and a contributing component to its neighborhood.

### **HISTORICAL NARRATIVE**

According to historic maps of the City of Quincy, the majority of land on the northeastern portion of Saville Avenue, laid out in 1857, was owned by Henry Hardwick Faxon (1823-1905) in 1876. Henry was an eighth generation descendant of Thomas Faxon, who came to the Braintree area from England in the early 1640s.

Henry H. Faxon entered the workforce in 1843, manufacturing boots and shoes with his brother John. By 1846 he opened a grocery and provision store in Quincy, which he oversaw for 7 years, before becoming a retail grocer for Faxon, Wood & Co. in Boston. Two years later he changed the location of the store and re-named it Faxon Bros. & Co. During the early 1860's, Faxon was engaged in commercial speculation in Boston, and was nominated to the Massachusetts State Legislature in 1864 and again in 1872. It was at this point that Faxon became a member of the committee on liquor laws "and there took a position favoring restrictive measures...(Faxon) soon became distinguished as the most aggressive, independent, practical and tireless temperance reformer in the Commonwealth," before dealing extensively in real estate. By the 1870s Faxon had become the largest individual real estate owner in Quincy and was heavily involved in passing temperance legislation. After his death in 1905, Faxon's land holdings were transferred to his only son, Henry Munroe Faxon (1864-1949). H.M. Faxon was first employed as a real estate manager in 1885, before founding the Quincy Electric Light & Power Company in 1888. He served as president and manager before the company was sold to the New England Power Company in 1928. Faxon also served as president of the National Mount Wollaston Bank, as president of the Faxon Trust, was a member of the board of directors of the Quincy Mutual Fire Insurance Company and was a major supporter of the temperance movement during the latter half of the nineteenth- and early twentieth-centuries.

The 3-family house located at 40-42 Saville Avenue was constructed in 1891. According to historic maps of the City of Quincy, Carl F. Carlson owned 40-44 Saville Avenue in 1907, as well as 34-38 by 1923. Assessor records of the property show that Carl O. Carlson and Hilding N. Carlson were in possession of 40-42 Saville Avenue in 1932. In 1950 the property was divided and transferred to members of the Carlson family: 3,750 square feet as part of lot C – plot 45 – plan 1128 (44 Saville Avenue) to Richard F. and Jeanne D. Carlson and 3,917 square feet (40-42 Saville Avenue), as well as 177 square feet combined with lot B, plot 6, plan 1128 to Hilding N. and Carl O. Carlson. The property was transferred in 1951 to Francis W. and Evelyn C. Shea. In 1984, Robert B. and Ann-Marie Marshall purchased the property. It was transferred to Ann-Marie in 1994, due to the death of her husband, Robert. The property was sold once again in 2006 to Jeffrey P. Kendall of the Saville Trust. Kendall retains ownership of the property.

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## 44 SAVILLE AVENUE



### **ARCHITECTURAL DESCRIPTION**

This is a 2-story residence, and is 2 bays wide. The foundation is hidden from view, it is clad with vinyl siding, and is topped by a hipped roof, clad with asphalt shingles. A single dormer window projects from the roof. The windows are 1/1. The main entrance to the house is protected by a hipped roof porch that spans the façade. A secondary entrance is via a 1-story addition on the west elevation. A contemporary garden/tool shed rests in the front yard. This structure sits at the edge of the Quincy Center Historic District in one of its few remaining residential areas. It is a fairly well-preserved example of its style and a contributing component to its neighborhood.

## **HISTORICAL NARRATIVE**

According to historic maps of the City of Quincy, the majority of land on the north eastern portion of Saville Avenue, laid out in 1857, was owned by Henry Hardwick Faxon (1823-1905) in 1876. Henry was an eighth generation descendant of Thomas Faxon, who came to the Braintree area from England in the early 1640s.

Henry H. Faxon entered the workforce in 1843, manufacturing boots and shoes with his brother John. By 1846 he opened a grocery and provision store in Quincy, which he oversaw for 7 years, before becoming a retail grocer for Faxon, Wood & Co. in Boston. Two years later he changed the location of the store and re-named it Faxon Bros. & Co. During the early 1860s, Faxon was engaged in commercial speculation in Boston, and was nominated to the Massachusetts State Legislature in 1864 and again in 1872. It was at this point that Faxon became a member of the committee on liquor laws “and there took a position favoring restrictive measures...(Faxon) soon became distinguished as the most aggressive, independent, practical and tireless temperance reformer in the Commonwealth,” before dealing extensively in real estate. By the 1870s Faxon had become the largest individual real estate owner in Quincy and was heavily involved in passing temperance legislation. After his death in 1905, Faxon’s land holdings were transferred to his only son, Henry Munroe Faxon (1864-1949). H.M. Faxon first was employed as a real estate manager in 1885, before founding the Quincy Electric Light & Power Company in 1888. He served as president and manager before the company was sold to the New England Power Company in 1928. Faxon also served as president of the National Mount Wollaston Bank, president of the Faxon Trust, was a member of the board of directors of the Quincy Mutual Fire Insurance Company and was a major supporter of the temperance movement during the latter half of the nineteenth- and early twentieth-centuries.

The 1-family house located at 44 Saville Avenue was constructed in 1915. According to historic maps of the City of Quincy, Carl F. Carlson owned 34-44 Saville Avenue in 1923. Assessor records of the property show that Carl O. Carlson and Hilding N. Carlson were in possession of 44 Saville Avenue in 1932. In 1950, the property was divided and transferred to members of the Carlson family: 3,750 square feet as part of lot C – plot 45 – plan 1128 (44 Saville Avenue) to Richard F. and Jeanne D. Carlson and 3,917 square feet (40-42 Saville Avenue), as well as 177 square feet combined with lot B, plot 6, plan 1128 to Hilding N. and Carl O. Carlson. In 1954, the property was purchased by Joseph and Ruth M. Kabatchnick. The title was in sole possession of Ruth Kabatchnick as of 1976, due to the death of her husband, Joseph. In 1983, assessor property records name David J. Kabatchnick as the owner of 44 Saville Avenue. He retains ownership of the property.



44 Saville Avenue, rear view

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## 50 SAVILLE AVENUE



### ARCHITECTURAL DESCRIPTION

This is a 2 ½-story, 2-bay wide, side gabled residence. It rests on a granite foundation, is clad with stucco, and is topped by a slate tile roof that extends from the ridge to the first floor on the eastern end. A shed-roofed dormer projects from the roof. The house has a projecting, end-gable bay in the west end of the façade. This bay is a three-part window on the first floor and squared off on the second floor. There is half-timbering detail in the end gable. Entrance to the building is from a concrete porch protected by the overhanging roof line. The roof is supported by turned columns with scrolled brackets. This structure sits at the edge of the Quincy Center Historic District in one of its few remaining residential areas. It is a fairly well-preserved example of its style and a contributing component to its neighborhood.

## **HISTORICAL NARRATIVE**

According to historic maps of the City of Quincy, the majority of land on the north eastern portion of Saville Avenue, laid out in 1857, was owned by Henry Hardwick Faxon (1823-1905) in 1876. Henry was an eighth generation descendant of Thomas Faxon, who came to the Braintree area from England in the early 1640s.

Henry H. Faxon entered the workforce in 1843, manufacturing boots and shoes with his brother John. By 1846, he opened a grocery and provision store in Quincy, which he oversaw for 7 years, before becoming a retail grocer for Faxon, Wood & Co. in Boston. Two years later he changed the location of the store and re-named it Faxon Bros. & Co. During the early 1860s, Faxon was engaged in commercial speculation in Boston, and was nominated to the Massachusetts State Legislature in 1864 and again in 1872. It was at this point that Faxon became a member of the committee on liquor laws “and there took a position favoring restrictive measures...(Faxon) soon became distinguished as the most aggressive, independent, practical and tireless temperance reformer in the Commonwealth,” before dealing extensively in real estate. By the 1870s Faxon had become the largest individual real estate owner in Quincy and was heavily involved in passing temperance legislation. After his death in 1905, Faxon’s land holdings were transferred to his only son, Henry Munroe Faxon (1864-1949). H.M. Faxon first was employed as a real estate manager in 1885, before founding the Quincy Electric Light & Power Company in 1888. He served as president and manager before the company was sold to the New England Power Company in 1928. Faxon also served as president of the National Mount Wollaston Bank, was president of the Faxon Trust, was a member of the board of directors of the Quincy Mutual Fire Insurance Company, and was a major supporter of the temperance movement during the latter half of the nineteenth- and early twentieth-centuries.

In 1907, the vacant lot located at 50 Saville Avenue was owned by Henry Munroe Faxon. Between 1907 and 1923, a 1-family house was constructed and purchased by Lillian McLean Wright, wife of Albert Hoffman Wright. Albert Wright was a well-known architect in Quincy, who at a young age was awarded the Architectural League of New York’s gold medal for his design of a monumental staircase for the National Library. After the death of her husband, Lillian Wright became the secretary and hostess of the Young Woman’s Community Club of Quincy, before moving to Boston. Wright owned the residence until 1927, when it was sold to Mabel D. Donaher. The title was transferred to Henry W. Donaher in 1949, an Exalted Ruler of the Lodge of the Elks in 1937, and then again in 1976 to Joan B. Donaher. The property was purchased by the City of Quincy in 1977 to serve as office space for Quincy College, and has remained in its possession.

## 58 SAVILLE AVENUE



### ARCHITECTURAL DESCRIPTION

This is a 2 ½-story, pyramidal-hipped residence with four projecting cross-gable sections on the north, south, east and west faces. It rests on a granite foundation, is clad with wood shingles and is topped with an asphalt shingle roof. It is three bays wide, with a decorated and prominent corner tower that is located on the west end of the façade. The entryway is accessed via the hipped-roof front porch that has recently been restored to its original open configuration. It is supported by fluted columns with heavily scrolled brackets. The second story displays an applied ornamental geometric motif, flanked by 2/1 windows, with a moulded pediment above the sill line. The front-end gable holds three 2/1 windows located beneath half-timbering detail. A Greek-style bay window is located on the first story of the western side of the house, topped by a Palladian-style bay window on the second story. There is an ovular-shaped, leaded glass window located beneath the west-end cantilevered side gable that is supported by scrolled brackets. The rear pyramidal-hipped addition was made to the structure following its relocation from Coddington Street to Saville Avenue in 1920. Since it was last surveyed in 1986, a rear fire escape has been removed from this building, and it has been painted in a bold combination of colors to highlight the various architectural components of the structure. This building has

potential to be nominated for the National Register of Historic Places based on its architectural distinctiveness and integrity.

### **HISTORICAL NARRATIVE**

According to historic maps of the City of Quincy, the majority of land on the northeastern portion of Saville Avenue, laid out in 1857, was owned by Henry Hardwick Faxon (1823-1905) in 1876. Henry was an eighth generation descendant of Thomas Faxon, who came to the Braintree area from England in the early 1640s.

Henry H. Faxon entered the workforce in 1843, manufacturing boots and shoes with his brother John. By 1846 he opened a grocery and provision store in Quincy, which he oversaw for 7 years, before becoming a retail grocer for Faxon, Wood & Co. in Boston. Two years later he changed the location of the store and re-named it Faxon Bros. & Co. During the early 1860's, Faxon was engaged in commercial speculation in Boston, and was nominated to the Massachusetts State Legislature in 1864 and again in 1872. It was at this point that Faxon became a member of the committee on liquor laws "and there took a position favoring restrictive measures...(Faxon) soon became distinguished as the most aggressive, independent, practical and tireless temperance reformer in the Commonwealth," before dealing extensively in real estate. By the 1870s Faxon had become the largest individual real estate owner in Quincy and was heavily involved in passing temperance legislation. After his death in 1905, Faxon's land holdings were transferred to his only son, Henry Munroe Faxon (1864-1949). H.M. Faxon first was employed as a real estate manager in 1885, before founding the Quincy Electric Light & Power Company in 1888. He served as president and manager before the company was sold to the New England Power Company in 1928. Faxon also served as president of the National Mount Wollaston Bank, was president of the Faxon Trust, was a member of the board of directors of the Quincy Mutual Fire Insurance Company, and was a major supporter of the temperance movement during the latter half of the nineteenth- and early twentieth-centuries.

In 1907, the vacant lot located at 58 Saville Avenue was owned by Henry Munroe Faxon. In 1920, a majority of this lot was purchased by the City of Quincy for the purposes of constructing a new High School and Industrial School. A Home Making School for teenage girls was a part of the Quincy school system at this time, located in the Arnold house at 38 Coddington Street. This school opened in 1916 and offered a "two years' intensive course in those subjects which go to make a woman efficient in the home...stress (was) laid on cooking, sewing, dressmaking, millinery, laundry, care of children and care of the sick."

According to the Annual Report of the School Committee for 1920, the houses located on Coddington Street were "removed...including the Home Making School." The 1986 Massachusetts Historic Commission form for the property states that a residence on Coddington Street was moved in 1921 by architects Cram & Ferguson, and relocated to 58 Saville Avenue, to be used as the Home Making School. However, the layout of the Arnold house as shown on the

1907 Atlas of the City of Quincy does not coincide with the layout of the house located at 58 Saville Avenue in the 1923 Atlas. The form of the dwelling adjacent to the Arnold home in 1907, owned by Lois K. Wales, clearly corresponds to that of the structure positioned at 58 Saville Avenue. It is possible that the School was located in the Arnold home until the dwellings on Coddington Street were removed between 1920 and 1921. Due to the growing number of students enrolled in the School, a larger building was needed. The City and School Committee might have chosen to demolish the Arnold home, purchase the Wales home, remodel and move it to Saville Avenue.

The Home Making School was discontinued in the early 1960's, due to the foundation of the Quincy Junior College in 1958. The additional space was utilized by the College as an administrative building, later known as White Hall. Today, the structure is vacant, but will be staffed later this year once the construction of the new 3-story Quincy High School is completed by the Gilbane Building Company of Providence, Rhode Island.



58 Saville Avenue, side view.

## 139 SCHOOL STREET



### **ARCHITECTURAL DESCRIPTION**

This is a 2 ½-story, 3-bay wide, end gabled structure. One floor is located below street level against the side of the sloping grade. The building rests on a concrete foundation, is clad with composite material clapboards, with tab and fish tail wood shingle in the gable end, and topped by an asphalt tile roof. This former church building has had all of its original windows replaced with modern 1/1 units with peaked gables. Entrance to the structure is via a side entrance at the street side of the building and protected by an end gable roof supported by simple columns. This building is an example of an adaptive reuse, having been converted from a church building to apartments. It also is one of the few remaining structures remaining on the north side of School Street east of Fort Street.

### **HISTORICAL NARRATIVE**

The property located at 139 School Street was owned by the Wentworth family in 1876 (the vacant property included 153-157 School Street). Between 1876 and 1897 the property was divided and sold. By 1907, the plot located at 139 School Street was owned by Charles H.

White, contained 5,950 square feet of land, and remained vacant. White sold the property to the Swedish Seven Day Advent Church, and the current 1-story wooden structure (with basement) was erected in 1910. At some point between 1910 and 1923, the structure was sold to the Young Men's Hebrew Association (Y.M.H.A). The first American Y.M.H.A was founded in Baltimore, Maryland in 1854 as a counterpart to the Young Men's Christian Association that was founded in London in 1844.

According to a Plan Record for 139 School Street, an addition was made to the structure in 1914 and deemed Ericson Hall, after its architect. Further research is needed regarding whether this addition was made to 139 School Street (Y.M.H.A. building) or 141 School Street (Ahavath Achin Congregational building), as the addresses of both structures have been modified.

The Y.M.H.A. maintained the property until it was purchased by the Quincy Christadelphian Ecclesia in 1946 to be used as a church. Katherine M. Riley purchased the property from the Christadelphian Ecclesia in 2000, and continues to retain ownership of the property.

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## 1-5 SCHOOL STREET



### ARCHITECTURAL DESCRIPTION

This address constitutes the continuation of 1659-1651 Hancock Street. It is a 1-story, flat-roof portion of the building comprising 2 units. It rests on a concrete foundation and is clad with red brick. The shop fronts are comprised of large plate glass and metal frame windows with recessed entrance doors. Raised metal panels decorate the wall space below the windows. Other ornamentation includes a cast stone cornice at the parapet with a yellow brick ornamental band slightly below that. The vertical piers on the façade that indicate the partition walls within the shops are lit with original cast aluminum and plastic light units. It is a fine example of a multi-unit commercial block, the type of which was prevalent at the time in Quincy Center.

### HISTORICAL NARRATIVE

*Note: Quincy Assessor's records refer to 1-5 School Street as 1647-1661 Hancock Street.*

The property located at 1-5 School Street was owned by Charles R. Mitchell in 1876 and 1888 and included 27,690 square feet of land. Mitchell was the proprietor of the Mitchell Granite-

Works with Amos Churchill during the mid-nineteenth century. His quarry property was purchased by Henry Hardwick Faxon in 1868 (later became C. H. Hardwick & Company). Mitchell owned the house and barn that were constructed off the School Street portion of the property (7-15 School Street), and a 3-unit commercial building that was located off the Hancock Street portion of the property.

Between 1907 and 1915, 1-15 School Street and 1649-1661 Hancock Street were sold to D. W. Webb Realty. The brick store building located at 1-5 School Street was constructed in 1915. In 1924, the property was purchased by Edward B. Curry and Dennis S. Sweeney. The businesses/people located within the building at that time included Dennis S. Sweeney, undertaker (1 School Street); Patrick M. DeCoste, grocer (3 School Street); and Thomson's Flower Store (5 School Street).

Between 1923 and 1934, the property was divided as follows: 1649-1657 Hancock Street, plot 5, lot A, 4,383 square feet; 1-5 School Street, plot 7, lot B, 4,379 square feet; and 7-15 School Street, plot 6, Lot C, 16,422 square feet.

Edward Curry and Dennis Sweeney maintained the brick store building until 1963, when Sweeney was bought out by Nora C. Reardon. Reardon and Curry owned the property until it was purchased by Joseph, Angelina, and Frank Raldassini of the J.A.F. Trust in 1970. The building was sold again in 1971 to Norton E. Ellman, trustee of the Ellman Realty Trust, in 1972 to the Third Realty Corporation, and in 1982 to David M. Goldman, trustee of the Third Realty D. Trust. The Tax Man was located at 1659 School Street from at least 1984 to 2009. (7) The Third Realty D. Trust continues to retain ownership of the property.



View of 1-5 School Street, pre-1924.  
Photograph courtesy of the Thomas Crane Collection, Thomas Crane Public Library, Quincy.



The Democratic campaign headquarters in Quincy, October 1984.  
Photograph courtesy of the Patriot Ledger Collection, Quincy.



1-5 School Street



1659-1661 Hancock Street

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## 45 SCHOOL STREET



### **ARCHITECTURAL DESCRIPTION**

The "Hancock House" apartments is an 8-story, 7-bay wide, flat-roofed structure. It rests on a concrete foundation, is clad with brick walls, and is entered through a center-bay entryway constructed of plate glass and aluminum framed doors with side lights. The first, third, and fifth bays are slightly recessed from the plane of the façade with shallow wing walls. These bays hold concrete slab, 2-unit balconies which are separated by aluminum paneled railings and dividers. The balcony bays are parged with stucco. Windows for all the units in the building, and doorways onto the balconies, are comprised of sliding glass windows and doors set in aluminum frames. This building sits at the edge of the Quincy Center Historic District.

### **HISTORICAL NARRATIVE**

The property located at 45 School Street originally consisted of 44,900 square feet and extended from School Street north to the Town Brook. The land was the property of the Adams family from 1732 until the American Revolution, when it was taken over by a man named Verchild. Dr.

James A. Stetson later purchased the property and built a 3-family house and stable with loft in 1850. Stetson, son of Major Amos and Hannah Hunt Stetson and descendant of Cornet Robert Stetson of the English Army, was born in Braintree in 1806. He attended both Columbia College and Harvard Medical School before settling in Quincy in 1830. Stetson served Quincy as its “representative physician...for about half a century” and became the oldest practicing physician in Norfolk County before his death in 1880.

The property was transferred to his son, James Henry Stetson, in 1923. It had been reduced to 43,538 square feet because the City of Quincy extended Hancock Court south to connect with School Street, thus purchasing a large parcel of land from the James Edwards estate and the Stetson estate.

James Stetson was born in 1851 in Quincy. He married Clara M. Boyles in 1883 and worked as a merchant in the Boston area. In 1887 he became connected with the Walker, Stetson Company in Boston and grew to be the company’s vice president. He later was promoted to president after the death of James W. Brown in the 1890’s. Stetson was also a member of the Boston Chamber of Commerce and the Quincy Board of Trade.

In 1926, the property was purchased by Jacob Asnes. It was sold to Benjamin Rappaport in October 1928 and again to Reuben A. Grossman in December 1928 of the Hia-Pearl Corporation. The Hia-Pearl Corporation was a real estate business owned and operated by the Grossman family during the 1940’s and 1950’s. The name Hia-Pearl can be traced back to Hia Pearl Grossman, wife of Louis Grossman and mother of Reuben, Jacob, Joseph B., and Sidney Grossman. The Grossmans were a prominent family in the city of Quincy during the twentieth century, due to their successful lumber and coal company that grew to become a builders supply store known as L. Grossman’s Sons, Incorporated. With the combination of a real estate business and builders supply store, the Grossmans were able to purchase property in the city and construct their own buildings.

In 1958, the 3-family residence and stable at 45 School Street was demolished by the Hia-Pearl Corporation in order to be leased to merchants on Parking Way for additional parking space. Hia-Pearl Corporation continued to own the property (combined with 49 School Street in 1973) until it was purchased by Peter F. and William S. O’Connell in 1972. In 1973 a 9-unit brick apartment house was constructed.

In 1975, the owners of the property modified their title to Peter F. and William S. O’Connell, trustees of the Hancock House Realty Trust. Occupants of the structure in 1976 included E.T. Ahern, Frederick J. Barry, Paul Benedict, M. G. Burke, Mary Burke, Ambrose A. Cash, Adelina A. Chella, F.P. Clifford, M. Connolly, John E. Cosgrove, John Curran, Anna F. Damon, William E. Doherty, Everett C. Duval, Frank R. Emens, B. C. Ermert, Robert J. Ferrante, Albert J. Gilbert, J.N. Gillis, A.J. Grant, Alan M. Greenburg, Andrew Gregory, Joseph A. Gross, R. Hafferty, B. Hamelburg, M. Hoar, M.L. Holland, M. E. Hurley, Elizabeth M. Keeler, D. M.

Keezer, Daniel A. Kehoe, M. Krakowsky, Swaha Kundu, Paul D. Lavache, M. Lindholm, C. H. Long, F. Marchetti, Thomas R. McCone, Jr., Mary G. McGinty, Peter J. McGrath, Thomas F. McManus, Robert F. Miller, M. L. Moran, Marion E. Morgan, A.M. Moynihan, E.C. Mullen, Joseph F. Mulligan, M.E. Murphy, James N. Nealon, Anne M. Nicholson, George J. O'Brien, O'Connell Brothers Construction (business location), E.C.O'Keefe, M.T.O'Malley, Catherine A. O'Neil, Richard P. Pillsbury, Don Polvere, Miss M.L. Powers, M. Purpura, Michael Ray, Eva J. Reardon, Mary Shore, Julius Silverstein, Warren V. Simpson, John Sivacek, Richard T. Sweeney, Jr., Jean S. Tighe, M. V. Traverse, B. J. Troisfontaine, Michael J. Waldron, Jr., M. Walsh and M. G. Walsh. The title was shortened to the Hancock House LLC in 2004.

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## 59 SCHOOL STREET



### ARCHITECTURAL DESCRIPTION

This is a 1-story, 3-bay wide, flat-roofed structure. It rests on a poured concrete foundation, and is clad with concrete block and concrete panel walls. The façade is marked by 2 modern "roll-up" type overhead garage doors, and a plate glass and metal framed office window and entrance door. The eastern end of the façade is topped by a stepped parapet with a large triangular keystone. It is one of only a few examples of the Art Moderne style of architecture left in Quincy Center.

### HISTORICAL NARRATIVE

The property located at 59 School Street was owned by Patrick McDonnell in 1876 and 1888, and included 2 dwellings and a stable (the property consisted of 55-75 School Street). Patrick McDonnell was born in Loobanroe, Ireland in 1817 to Thomas and Mary McDonnell. McDonnell learned the trade of carpentry while serving as an apprentice to his uncle, Patrick Cunniff in the early 1830's. In 1835 the 2 immigrated to the United States and landed in Perth

Amboy, New Jersey, before heading to New York City. McDonnell chose to travel alone to Massachusetts, first stopping in Roxbury before settling in Quincy in 1841.

McDonnell began working for Newcomb & Chapin, at Quincy Point, where he learned the trade of cutting stone. While working for the firm, McDonnell was able to invest in village lots and erected his own tenements. After 11 years, McDonnell began working with Thomas Drake, and the 2 soon became business partners. McDonnell opened his own quarrying business at 251 Water Street in 1857, later deemed McDonnell & Sons. Upon his retirement in 1881, McDonnell “employed seventy hands and probably did a more profitable business than any man in his line in Quincy.” McDonnell & Sons came to be known for the manufacture of (cemetery) monuments, curb-lots and posts, as well as granite polishing.

By 1907 the estate had been transferred to Thomas M. McDonnell. Thomas was the second son of Patrick and Mary Hughes McDonnell, and was born in Quincy in 1848. Upon completing school, Thomas joined his father and brother, Patrick and John Quincy McDonnell, in the granite quarrying industry. Under the direction of Thomas and John, McDonnell & Sons became the “leaders in the granite industry of America.” They owned 20 acres of granite land in Quincy, an extensive quarry in Barre, Vermont, 3 yards in Buffalo, New York and grew to have offices in West Seneca, Albany, Buffalo as well as Indianapolis, Indiana. McDonnell & Sons was also the first firm in Quincy to introduce the American Pneumatic Tool Company’s apparatus for carving and cutting stone, superseding hand labor. In 1894, John died prematurely. His widow, Emily, bought out Thomas’ interest in the company and became president of McDonnell & Sons. During the 1940s, the McDonnell family sold their interest in the company. The next owners retained the McDonnell & Sons company name until 1968, when they sold the interest to the Stone Art Company in Lackawanna, Pennsylvania.

After Thomas left McDonnell & Sons, he went on to become the senior member of the McDonnell & Cook granite firm in South Quincy. He was also one of the promoters of the Quincy & Boston Electric Railway and was a director since its incorporation. He was also one of the originators and first president of the Security Live Stock Insurance Company of Boston. (4) He unexpectedly passed away at 48 years of age on June 26, 1899.

Between 1907 and 1923 55-75 School Street was divided as follows: 55-69 School Street, 59,244 square feet, plot 10, lot C; and 71-75 School Street, 25,026 square feet. The larger residence and barn was located at 55-69 School Street and owned by Ethel Catler. The smaller residence was located at 71-75 School Street and was owned by Annie A. McKenzie.

As of 1924 the 2-family house had been transferred to Joseph Catler. Between 1924 and 1930, Catler removed the rear stable/barn. By 1943, a two-pump service station with 2 100-gallon tanks and 1 lift was erected and in use. Catler leased it to the Sun Oil Company (now Sunoco), care of Samuel P. Coffman of 1356 Hancock Street, for 10 years beginning in February 1941. In

1974, the station was purchased by Arnold R. Swinimer. It was purchased again in 1992 by John Kalpakidis, trustee of the Fifty-Nine School Street Realty Trust.



View north, facing 59 School Street.

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## 65 SCHOOL STREET



### ARCHITECTURAL DESCRIPTION

This is a 1-story, 3-bay wide, flat-roofed structure. It is slightly L-shaped, rests on a concrete foundation, is clad with yellow brick, and has a recessed doorway composed of a plate glass and metal frame door. A large, 30-paned metal frame picture window is located next to the entry door and has a concrete sill and lintel. Two roll-up style garage doors are located in the western portion of the structure. In the 1960s the building was used as "Robert Hall's Clothing Store".

### HISTORICAL NARRATIVE

The property located at 65 School Street was owned by Patrick McDonnell in 1876 and 1888 and included 2 dwellings and a stable (the property consisted of 55-75 School Street). Patrick McDonnell was born in Loobanroe, Ireland in 1817 to Thomas and Mary McDonnell. McDonnell learned the trade of carpentry while serving as an apprentice to his uncle, Patrick Cunniff in the early 1830's. In 1835 the two immigrated to the United States and landed in Perth

Amboy, New Jersey, before heading to New York City. McDonnell chose to travel alone to Massachusetts, first stopping in Roxbury, before settling in Quincy in 1841.

McDonnell began working for Newcomb & Chapin, at Quincy Point, where he learned the trade of cutting stone. While working for the firm, McDonnell was able to invest in village lots and erected his own tenements. After 11 years, McDonnell began working with Thomas Drake, and the 2 soon became business partners. McDonnell opened his own quarrying business at 251 Water Street in 1857, later deemed McDonnell & Sons. Upon his retirement in 1881, McDonnell “employed seventy hands and probably did a more profitable business than any man in his line in Quincy.” McDonnell & Sons came to be known for the manufacture of (cemetery) monuments, curb-lots and posts, as well as granite polishing.

By 1907, the estate had been transferred to Thomas M. McDonnell. Thomas was the second son of Patrick and Mary Hughes McDonnell, and was born in Quincy in 1848. Upon completing school, Thomas joined his father and brother, Patrick and John Quincy McDonnell, in the granite quarrying industry. Under the direction of Thomas and John, McDonnell & Sons became the “leaders in the granite industry of America.” They owned 20 acres of granite land in Quincy, an extensive quarry in Barre, Vermont, 3 yards in Buffalo, New York and grew to have offices in West Seneca, Albany, Buffalo and Indianapolis. McDonnell & Sons was also the first firm in Quincy to introduce the American Pneumatic Tool Company’s apparatus for carving and cutting stone, superseding hand labor. In 1894 John died prematurely. His widow, Emily, bought out Thomas’ interest in the company and became

president of McDonnell & Sons. During the 1940s, the McDonnell family sold their interest in the company. The next owners retained the McDonnell & Sons company name until 1968, when they sold out to Stone Art Company in Lackawanna, across from Holy Cross cemetery.

After Thomas left McDonnell & Sons, he went on to become the senior member of the McDonnell & Cook granite firm in South Quincy. He was also one of the promoters of the Quincy & Boston Electric Railway and was a director since its incorporation. He was also one of the originators and first president of the Security Live Stock Insurance Company of Boston. He unexpectedly passed away at 48 years of age on June 26, 1899.

Between 1907 and 1923, 55-75 School Street was divided as follows: 55-69 School Street, 59,244 square feet, plot 10, lot C; and 71-75 School Street, 25,026 square feet. The larger residence and barn was located at 55-69 School Street and owned by Ethel Catler. The smaller residence was located at 71-75 School Street and was owned by Annie A. McKenzie.

As of 1921 the 3-family house had been transferred to Joseph Catler. The rear stable was remodeled for a private garage in August 1921, designed and built by Catler. The house was razed in November 1950. A 1-story steel and brick commercial building was erected in 1952. Catler sold 3 parcels of the property to Arnold R. Swinimer and 2 parcels of the property to Edwin G. Johnson in 1974. In 1986, James G. Triglia, trustee of the Triglia Realty Trust,

purchased the property as a whole. He continues to retain ownership of the property. The property is used for mixed retail use, with one part for used car sales and the other business selling refrigerator magnets.

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## 7-15 SCHOOL STREET



### ARCHITECTURAL DESCRIPTION

This is a 2-story, 7-bay wide, flat-roofed mixed use structure, with commercial space on the first floor and residential above. It rests on a concrete foundation with brick infill below the first floor windows. The commercial units have plate glass and metal frame windows and recessed, central doors. Concrete piers, with faint overlapping circle detailing, are located between each of the storefronts. These piers support a molded cornice line between the first and second floors. Access to the second floor residences is via the outermost 2 bays through recessed doorways. The façade on the second floor is parged with concrete scored to look like dressed granite block. All the original windows on the second floor have been replaced with 1/1 storms but retain slight crown molding on the lintels. There are recessed decorative panels between each of the windows. A molded cornice with dentils spans the façade and is supported at each end by a stylized Corinthian capitol. The raised, stepped parapet is centered on the building façade and reads "Apthorp Building" with 2 stylized rosettes. Other architectural decoration includes 2 large shield and floral scrolls. This building sits at the edge of the Quincy Center Historic

District and is a fine example of a mixed use structure with commercial units on the first floor and residential units above.

### **HISTORICAL NARRATIVE**

The property that contains 7-15A School Street (that also included 1-15 School Street and 1649-1661 Hancock Street) was owned by Charles R. Mitchell in 1876 and 1888 and included 27,690 square feet of land. Mitchell was the proprietor of the Mitchell Granite-Works with Amos Churchill during the mid-nineteenth century. Mitchell's quarry property was purchased by Henry Hardwick Faxon in 1868 (later became C. H. Hardwick & Company). He owned the house and barn that were constructed off the School Street portion of the property (7-15 School Street), and a 3-unit commercial building that was located off the Hancock street portion of the property.

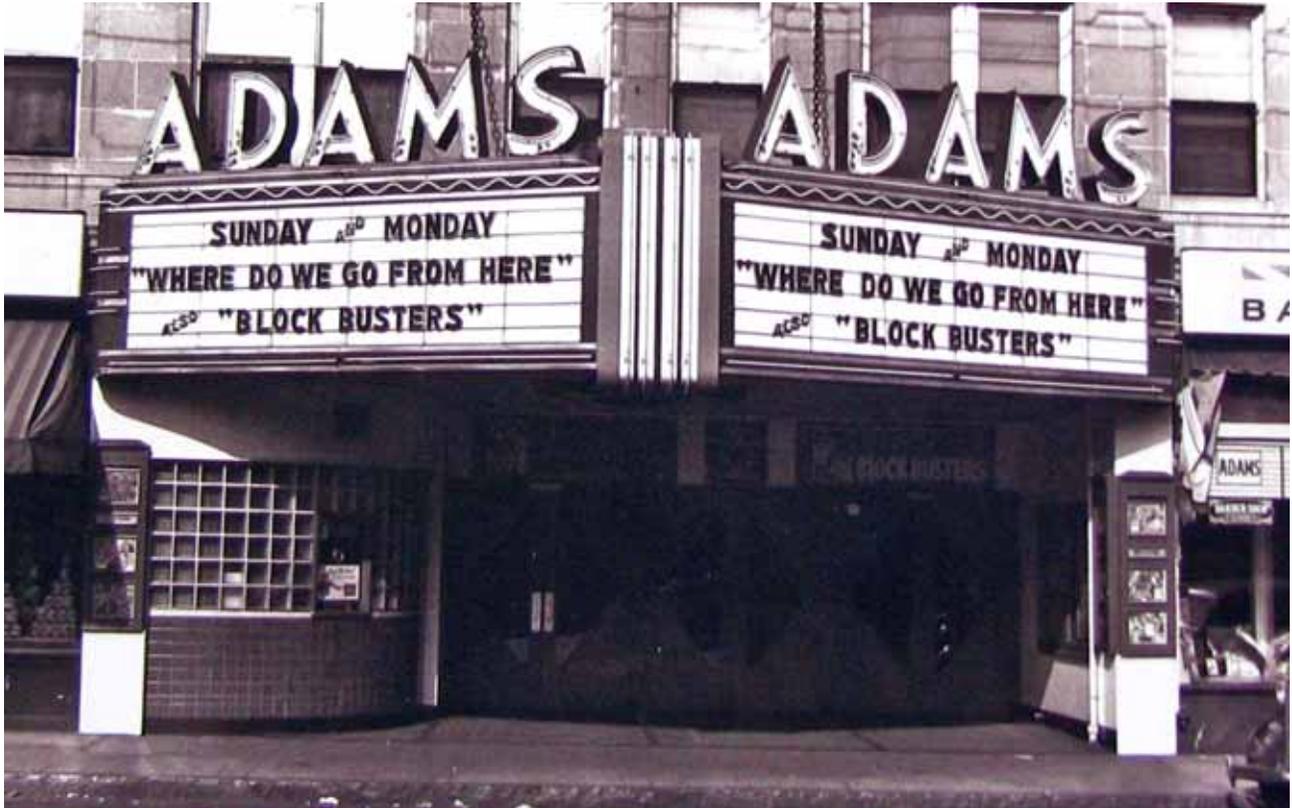
Between 1907 and 1923, 1-15 School Street and 1649-1661 Hancock Street were sold to D. W. Webb Realty. Between 1923 and 1934, the property was divided as follows: 1649-1657 Hancock Street, plot 5, lot A, 4,383 square feet; 1-5 School Street, plot 7, lot B, 4,379 square feet; and 7-15 School Street, plot 6, Lot C, 16,422 square feet.

In 1924, the 2-story, cement-block structure located at 7-15 School Street was built. It was designed by the Winthrop-Stein & Applebaum Company, which also was responsible for the design of Beth Israel Synagogue in Quincy. The building consisted of a 4-store commercial space on the first floor (11-13 and 15 School Street), an arena or roller-skating rink (15 School Street), and a 7-family apartment space on the second floor (from 9-15A School Street), and was named "Apthorp Apartments." According to an essay written in 1896 concerning the history of Hancock Street by Edward H. Dewson, Esq., there was a "peculiar house known as the Apthorp place" located between 17 and 45 School Street from 1750-1860. The house faced School Street and "from the two ends curved one story wings extended to the street with a door in each, directly from the sidewalk. This enclosed a front garden protected from all the cold winds." The Apthorps were among the original families to settle in Quincy, and were suspected of supporting the Crown during the Revolutionary War.

In 1941, the skating rink located at 15 School Street was remodeled by architect Roger G. Rand to accommodate a public hall for "moving pictures." The single-screen movie-house, known as the Adams Theatre, could hold up to 800 patrons. It was closed during the 1960s and reopened as a retail space.

In 1934, the property was owned by the City of Quincy and Aaron Hobartzrd. (8) In 1941, the property was sold to the Lendonsol Realty Corporation, which in turn sold it in 1958 to the Quincy Adams Construction Company, Incorporated. The property was purchased in 1983 by James B. Goodhue, trustee of the Blair Realty Trust, again in 1987 by Carl H. Miranda, Louis A Delpidio, and James A. Luccio, trustees of the J. M. D. Realty Trust, and in 1997 by Katarine

and Michael Koufos, trustees of the 7-15 School Street Realty Trust. The Koufos retain ownership of the property.



View north of the front entrance of the Adams Theater, located in at 15 School Street from the early 1940's to the 1960's. Photograph courtesy of the Collection of Tom Galvin.

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## 40 WASHINGTON STREET-addition



### ARCHITECTURAL DESCRIPTION

The addition to the Thomas Crane Public Library is a roughly rectangular shaped addition 3 stories tall and 5 bays wide. It rests on a grey granite foundation with a first floor of rough cut tan granite. A series of steel arches between columns mark a pedestrian arcade that leads to the new entrance. The upper floors of the addition are comprised of red brick. The windows have aluminum frames and are framed by sandstone sills and lintels. The tops of the gable ends are also of sandstone. Two small porches on the upper floor are enclosed by curved aluminum rails and sheltered by arched aluminum roofs supported by simple poles. A simple 2-story section on the northeast portion of the addition is marked by the same construction materials. It has an arched parapet roof line on its façade.

### HISTORICAL NARRATIVE

Since its original construction in 1882, the Thomas Crane Public Library has undergone 3 major alterations, all created to improve the spatial layout of the structure. The first modification was an addition designed by Boston architect William M. Aiken in 1908 to house a metal stack book

wing. The second was an addition designed by Boston and Quincy architects Paul and Carroll Coletti in 1939 that doubled the size of the library.

The third and most recent addition was designed by Childs, Bertman, and Tseckares, Incorporated, a Boston architecture firm founded in 1967 by Maurice F. Childs, Richard Bertman, and Charles Tseckares. Childs met Tseckares while working at Sasaki Associates, Incorporated, and later introduced Tseckares to Bertman, whom he met while attending the Massachusetts Institute of Technology. CBT is known for their institutional planning and design, residential and hospitality developments, commercial/office mixed-use developments, and historic rehabilitation. Their projects include The Shirley and Alex Aidekman Arts Center at Tufts University, the restoration of the Memorial Hall Tower Spire at Harvard University, the Goddard House, and the Brookline Senior Center, among others.

Construction began in 1996 to restore the Richardson building, design an addition to the 1939 Coletti-designed section, create a supplementary parking area and reorganize the spatial arrangement of the existing buildings. The new construction was intended to stand on its own, while respecting the historic character of the Richardson library, the Coletti and Aiken additions, and the landscaped forecourt park, designed by Frederick Law Olmstead.

Arranged around a 3-story atrium, the 56,000 square foot addition successfully doubled the library space. On the lower level of the addition are the Children's Library, Central Atrium/Meeting Hall, Café/Friends' Bookstore and Technical Services, all accessed via the Washington street entry. The Atrium provides an important link between the Coletti addition and the majority of the new construction.

The main floor houses the main circulation desk, fronting the Central Atrium. Adjacent to the circulation desk is the browsing/media area that displays new books and the media collection. Running along the perimeter of the main floor are special rooms containing the Popular Science Fiction, Westerns, and Mysteries collections. A corridor on the main floor connects to the original H.H. Richardson building and Aiken addition. Both the Richardson building and Aiken wing hold an extensive collection of current periodicals, newsprint and back issues. The bulk of the fiction collection remains in the 2-story, vaulted Coletti reading room.

The upper floor houses the Reference Collection and Reading Rooms, reference desk, non-fiction stacks, Quincy History/Trustees Boardroom, Literacy program, reference workroom, and the administration area. Space also was provided for the micro-computer/micro-film stations. The Arts and Music collections are featured in special rooms located along the perimeter of this floor.

In January 2002, the library was awarded the Massachusetts Architectural Access Board's 2001 Honor Award for Accessible Design in Public Architecture. In May 2002, the library received a Massachusetts Historical Commission 2002 Historic Preservation Award.



Northwest view of expansion of 40 Washington Street.

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## 47 WASHINGTON STREET



### ARCHITECTURAL DESCRIPTION

This is a 2-story, 7-bay structure that rests on a raised granite block foundation. There are three entryways located in the central bay. They are accessed by either a new handicapped ramp that was added since the building was last surveyed in 1986, or a series of granite steps in front of the central bay. The ramp begins on Maple Street and wraps the corner, sloping up to the main entrance on Washington Street. It has a granite base with steel and aluminum rails, and is illuminated by 3 attached street lamps and 9 evenly spaced lighted posts that are integrated with the railing system. Paired Tuscan pilasters frame the central bay and are also found at the corners of the building and between the windows on the east and west sides of the structure. There are four 8/12 recessed window openings on the first story and 8/8 recessed openings on the second. Notable architectural details include moulded panels that contain a tripod table framed by swags, used to separate the first and second story windows. At the second story sill line of each of these windows is a row of dentils. The moulded frieze band located above the three main entryways of the central bay is inscribed with the words “United States Post Office.” The

projecting cornice is lined with cut dentils, surmounted by a stepped parapet with a hipped metal roof.

### **HISTORICAL NARRATIVE**

The City of Quincy's Federal Post Office, located at 47 Washington Street, has undergone new construction twice since it was built in 1909. In 1927, a \$100,000 addition to the building was in discussion, as Superintendent Barron obtained the assessed value of the adjoining lot on Maple Street, then owned by Henry M. Faxon, as well as the assessed value of the land on which the "so-called" Chamber of Commerce building on Temple Street stood. The building finally was enlarged in 1933, designed by F. H. Andrews and built by the Jonwell construction company.

Renovations included two additional entryways in the central bay, as well as an altered arrangement of the building's fenestration. The original first-story windows were shortened to allow space for a series of windows at the second-story level, as well as to inscribe moulded panels of swags that separated the first and second story openings. Also, an entryway that was originally located on the east side of the building was replaced with windows, and a large addition was made to the rear.

In 1996, the United States Postal Service hired The Boston Partnership, Inc., to alter the layout of the Quincy Post Office to bring it into compliance with the Handicapped Accessible Code of the State Architectural Barriers Board and to create an additional parking area. The existing conditions in 1996 included 18 parking spaces with no provision for handicapped parking and no access to the interior of the Post Office for handicapped patrons. The Post Office was utilizing a drive up doorbell system at the employee's parking driveway. A USPO clerk would come to the stair landing outside at this area, ask what is needed and the person would wait in their car while the postal clerk attended to their needs. During this period, the driveway was blocked and USPO vehicles could not travel around the building.

Phase I of the alteration included adding a handicapped accessible ramp at the corner of Washington and Maple Streets and to make the entry and vestibule doors automated. Phase II entailed modification of the existing toilets to make them handicapped accessible and relocating the lock box expansion to the opposite end of the main lobby. This move extended the main service window to the exterior driveway wall and allowed for the addition of a wicket door. Alterations of the building were completed in 1996.



47 Washington Street, circa 1919.  
Photograph courtesy of the Thomas Crane Public Library Collection, Quincy.

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## 57-61 WASHINGTON STREET- addition



### ARCHITECTURAL DESCRIPTION

Two additions have been added to this structure since it was last surveyed in 1986. The first was a 1992 addition designed by John M. Sheskey Associates. This addition extends along Maple Street to the rear of the original 1930s portion of the building. A second addition, also designed by Sheskey's office, was built in 2001 and extends from the rear of the building eastward towards Foster Street. Both additions were designed to complement the original architecture of the office. Both Neoclassical additions are 3 stories tall, rest of concrete foundations, are clad with red brick, and are topped by hipped, slate (possibly composite) tile roofs. Windows are 12/12 with flat sills and lintels with brick keystones on the first and third floors, and with arched lintels on the second floor. Other architectural details include dentils under the eaves and in pedimented, projecting bays. The bays are supported by scrolled brackets. Brick quoins articulate the corners of the building, and a brick water shelf on the first floor and between the first and second floors are other details that define the structure. Ventilators in the form of eyebrow dormers project from the roof.

## **HISTORICAL NARRATIVE**

The Quincy Mutual Fire Insurance Company was established in 1851 and located at 40 Washington Street, on the corner of the library grounds. In 1924 it moved to the Mount Wollaston National Bank building (currently the Norfolk County Trust building) and in 1931 built its own home at 57 Washington Street on the eve of its 80<sup>th</sup> anniversary.

The property located at 57 Washington Street was purchased by the Mutual Fire Insurance Company from Henry Munroe Faxon (1864-1949) in 1930. Henry Munroe Faxon's father, Henry Hardwick Faxon, was a principal supporter of improved fire protection in the City of Quincy during the mid to late nineteenth century. He prompted the first city fire department and believed in fire insurance for as many as possible. Israel Munroe, Faxon's father-in-law, was associated with the firm from 1851 to 1884 and was on the first board of directors. He held the offices of both treasurer and president at the time of his death in 1884. Henry Munroe Faxon, following in the footsteps of both his father and grandfather, served as treasurer and was on the board of directors of the firm from 1898 to 1948, a period of over 50 years. Faxon was also president and manager of the Quincy Electric Light & Power Company, president of the National Mount Wollaston Bank, president of the Faxon Trust, and was a major supporter of the temperance movement during the latter half of the nineteenth- and early twentieth- centuries.

The 2-story, \$50,000 brick building was designed by George F. Shepard, Jr. (1865-1955) and partner Frederick Baldwin Stearns of Shepard & Stearns, located at 65 Franklin Street in Boston. It was constructed by the George B. H. Macomber Company, a building and construction manager in the Boston area since 1904. Shepard & Stearns were well-known in Quincy by 1931, having completed commissions for the Neighborhood Club at 27 Glendale Avenue in 1917, the addition to the Field Street power station in 1925, the Ray E. Sterling Middle School at 444 Granite Street in 1927, and the Munroe Building at 1227-1249 Hancock Street in 1929.

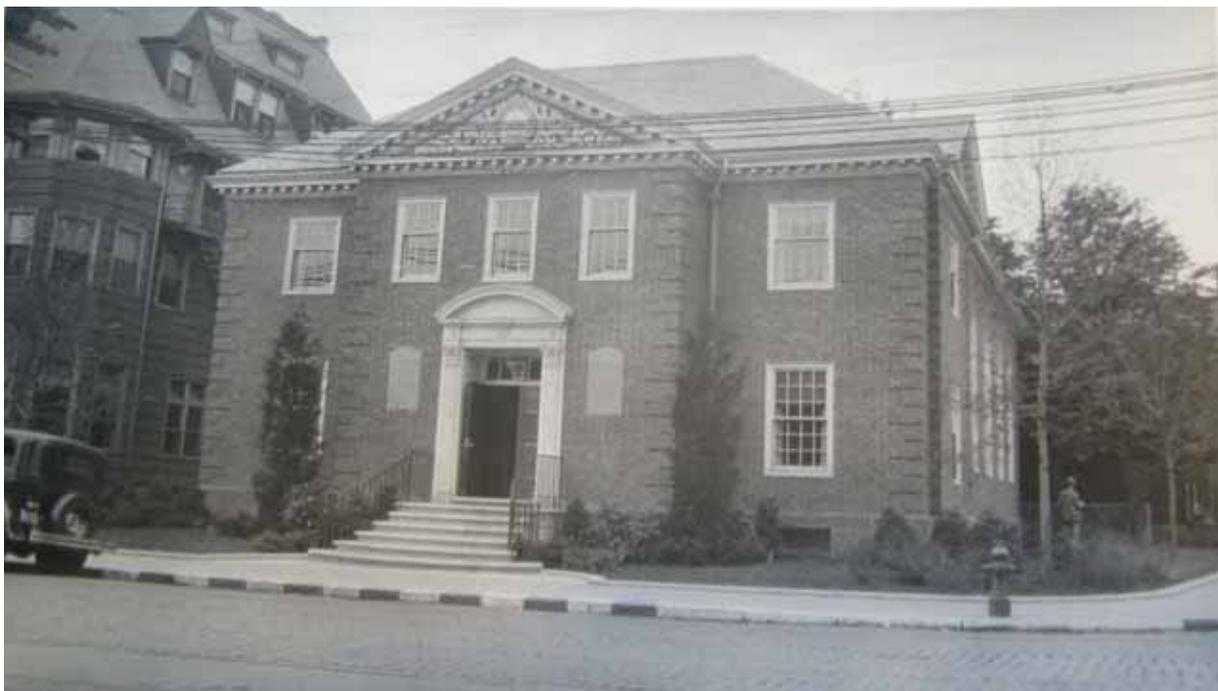
In the original building, the front entrance opened directly into a vestibule that led to a dome-ceilinged entrance hall. Passages to the right and left of the entrance hall led to stairways that brought one either to the basement or to the second floor. Directly opposite the main entrance was the entrance to the large general office, occupying the full height of 2 stories and the entire rear of the building. The women's restroom, men's locker room, boiler room, storage space for records and janitor's room all were located in the basement. The director's room and private offices were located on the second floor.

In 1956, a 2-story addition was made to the original building due to a lack of adequate space. The Mutual Fire Insurance Company purchased the plot of land adjacent to 57 Washington Street, previously the location of the Quincy Young Men's Christian Association building. The Y.M.C.A began in Quincy in 1892, and was temporarily housed in the Adams building, the Street Railway Building, the old court building and a room in the Savings Bank building. In March 1903, the directors of the Y.M.C.A purchased the land at 61 Washington street and built their home. Completed in 1905, the building included a dormitory for men, reading and game

rooms, a swimming pool and a bowling alley. In 1927, an unused space at the rear of the building was acquired and transformed into an auxiliary gymnasium. The Y.M.C.A was relocated to its current home, 79 Coddington Street, in 1945. The updated building was designed by Cram and Ferguson, a Boston firm that also was responsible for the designs of the New England Life Insurance Building and the John Hancock Building in Boston, as well as the Cathedral of St. John the Divine in New York City.

In 1993, the company spent 11 million dollars to construct a 27,000-square-foot, 3-story addition, designed by local architect John M. Sheskey & Associates. To blend the old building with the addition, a third story was built atop a section of the old building, merging it “imperceptibly with the original 1930’s building and 1956 annex.” Sheskey also renovated existing space and constructed a 2-level underground parking garage. The addition was completed by the Walsh Brothers, Incorporated, located in Cambridge, Massachusetts.

In 2002, the Quincy Mutual Fire Insurance Company again appeared stressed for space. For a second time in 10 years, they hired the architectural firm of John M. Sheskey & Associates to design a 4-million-dollar, 2-story addition to be built above the existing parking garage, on the south side of the building. They also were hired to make minor renovations to the existing first, second, and third floors. The Ford Construction Corporation of Norwell, Massachusetts was hired to build the addition. It was completed in 2003.



Quincy Mutual Fire Insurance Company, next to the Y.M.C.A. Building, circa 1931.  
Photograph courtesy of the Thomas Crane Public Library Collection, Quincy.



View south towards 2001 addition from Foster Street.



View west of rear of 2001 addition from Foster Street.



View north of 2001 addition from Maple Street.



View north of 1992 addition from Maple Street.

## 90-94 WASHINGTON STREET



### ARCHITECTURAL DESCRIPTION

This series of 4 connected commercial structures is 1 story tall with a flat roof. It rests on a concrete foundation with brick walls. The façade has an applied granite veneer. There are brick insets centered above each business that are now filled with contemporary signage. The businesses each have plate glass storefront windows with recessed central entrances. There is an Art Deco-style pent drip roof that spans the façade. Other details include projecting piers at the roof line above the partition walls. This structure is typical of connected multi-unit commercial buildings that were prevalent at the time in Quincy Center.

### HISTORICAL NARRATIVE

The first series of buildings located at 90-94 Washington Street included a store building, a 1-family residence and a stable. The property was owned by Napoleon B. Furnald, a local constable and a state detective, in 1876, 1888, and 1907. The store was known as N. B. Furnald & Son, a carriage-delivery service that traveled weekly to Boston. By 1923, the title of the property had been transferred to Furnald's daughter, Mary L. Furnald (1858-1942). Mary L.

Furnald, known publicly as M. Lizzie Furnald, “merited the proud title of rugged individualist, as perhaps no other Quincy woman has merited it since the days of the early Adams women.” Lizzie was the first woman to vote in the City of Quincy, the first female constable in Quincy and the first woman night telephone operator in the world. She also was employed as a private secretary, a bookkeeper, manager of estates, social worker, treasurer of the George L. Gill Rebekah Lodge, and was the oldest surviving member and treasurer of the Paul J. Revere Woman’s Relief corps.

In 1943, the property was transferred to M. Lizzie Furnald’s son and his wife, Henry and Ann C. Furnald, who sold it to William R. Bradford in 1945. In 1946, the original buildings were demolished and a garage and 1-story brick building, able to accommodate 4 stores, was constructed. The first businesses located in the building as of 1949 included Stanley Winthrop’s (90), the Western Union Telegraph Company (92), The United States Army and Air Force Recruiting Station (92 ½), and Roy’s Flowers (94). It was purchased less than 1 year later by Edwin H. Mac Ewin of the Mac Ewin Realty Trust. Harrison Publishing, Inc., purchased the building in 1975 and in 1989 altered the rear garage to become a 7-family apartment building. They maintained both buildings for 28 years before selling to John J. Driscoll, Trustee of the Chestnut Realty Trust in 2002. The building was purchased again in 2005 by Joseph M. Mateu, who retains ownership of the building.



90-94 Washington Street, detail



View south, facing the rear of 90-94 Washington Street.

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## 91 WASHINGTON STREET



### ARCHITECTURAL DESCRIPTION

This apartment building is a 5-story, flat-roofed, 4-bay wide structure. It rests on a concrete foundation and has yellow brick walls. The center 2 bays on the façade are comprised of recessed, divided balconies. They have a low knee wall that emphasizes the horizontal nature of the structure. Doors onto the balconies and windows are comprised of 2 part sliders. The building is accessed via a plate glass and aluminum frame entranceway, sheltered by a flat, slightly pitched roof supported by simple metal poles. The entryway is flanked by stone and brick planter boxes, which pass through the glass entry into the lobby.

### HISTORICAL NARRATIVE

The property at 91 Washington Street originally was owned by the Hardwicks, a prominent family in Quincy that immigrated to the City from Germany in 1752. Charles Henry Hardwick, a fourth generation Hardwick born in 1824, purchased quarry property in the North Common or Quarry Street area of Quincy from the Mitchell Granite Company in 1868. C. H. Hardwick & Company became a highly successful quarrying operation for 38 years. It was later run by

Hardwick's 2 sons, Theodore Charles Hardwick and Henry Everett Hardwick, who was murdered at the quarry in July of 1910 by Louis Restelli.

According to atlases, the property was in the Trust of the Henry E. Hardwick Estate from 1876 until at least 1923. Located on the property were a 2 ½-story, 1-family dwelling of granite and wood, as well as a 1-story stable and loft of wood. Assessor records identify Theodore C. Hardwick as the owner of the property from 1924 until 1937, when it was then transferred to Huntington R. and Lyndon B. Hardwick. In 1950, the property was transferred to Robert A. and Charlotte F. Hardwick.

In 1963, the property was sold from Robert and Charlotte Hardwick to George F. Domizio. Domizio razed the Hardwick structures and in 1964 received a permit from the city to erect a 4-story, 32-family apartment building of masonry and wood. The architect was E. H. Wood and the contractor was Ralph Cappola of 250 Elliot Avenue, Quincy. The building originally was known as the Ambassador Apartments, and was close to capacity by 1965. Initial occupants in 1965 included Benjamin Marcus (printer), Stephan Joy, Andrew J. Kas (sales representative), Robert Benoit (bus operator for Greyhound Lines, Inc.), Mrs. Rose Shwom, Robert Adler, Catherine Mann, Rose Garmick (saleswoman for the Gilchrist's Store), Donald F. Hickey, Ernest L. O'Malley, Paul N. Young, Charles N. Ross (lawyer for Barrett, Ross, Cotter & Burke), Carl L. Siebel (cab driver for Robbies Cabs), Prescott E. Hobson (sports editor for the Quincy Patriot Ledger), Maurice H. Hughes (assistant treasurer at the Quincy Savings Bank), and Joseph Torregrosso.

The building was sold in October of 1980 to Long Term Investments, Incorporated. It was sold again in November of 1980 to a small group of people that formed the Washington Street Condominium Trust. The Trust continues to own the property at the current date.



View facing south, towards main entrance to 91 Washington Street.

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