

FORM B - BUILDING

AUG 07 1988

1339

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

<u>AREA</u>	<u>FORM NO.</u>
	WH 521

Town Quincy, MA / MRA

Address 94 Grandview Avenue

Historic Name N/A

Photo (3"x3" or 3"x5", black and white) Indicate address of property on back of photo. Staple to left side of form.

Use: Present single family dwelling

Original single family dwelling

DESCRIPTION

Date ca. 1890s

Source Maps and directory research

Style Queen Anne

Architect unknown

Exterior Wall Fabric wood shingles

Outbuildings none

Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s).
Indicate north

Major Alterations (with dates) none

SEE ATTACHED MAP

Condition Good

Moved no Date na

Acreage less than one acre: 13,122 sq.ft.

Setting The house is located next door to a brick apartment building, one of a very few in this late nineteenth century neighborhood of large residences called Wollaston Heights

UTM REFERENCE 19/333,480 E/4,680,700 N

Recorded by Fannin & Lehner / J. Johnson

USGS QUADRANGLE Boston South, MA

Organization Quincy Historical Commission

SCALE 1: 25,000

Date June 21, 1986 / May 1987

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The house at 94 Grandview Avenue retains integrity of location, design, materials, feeling, and association with the development of Quincy's first affluent suburban residential neighborhood in the late nineteenth century. The house is a well-preserved example of a Queen Anne type similar to several built in the Wollaston Heights neighborhood by Boston businessmen, affluent Quincy store-owners, and local civic leaders. The building fulfills criteria A and C of the National Register of Historic Places on the local level.

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

SEE INVENTORY FORM CONTINUATION SHEET

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

SEE INVENTORY FORM CONTINUATION SHEET

BIBLIOGRAPHY and/or REFERENCES

Assessors Records.

Robinson's Atlas of Norfolk County Mass., 1888.

Atlases of the City of Quincy, MA., 1897; 1907; 1923.

Quincy Patriot Ledger, Souvenir Edition, 1899, p.47

D. Foster Taylor, "Wollaston As It Was In the 1870s." (written in 1946). Quincy History, Quincy Historical Society, January, 1985.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:

QUINCY, MA

Form No:

WH-521

Property Name: 94 Grandview Ave.

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

HISTORICAL SIGNIFICANCE -- 94 GRANDVIEW AVENUE

The house at 94 Grandview Avenue appears to have been built by Horace C. Briggs in the late 1890s. Mr. Briggs was a Boston broker who by 1915 had sold his house to Charles A. Alden, another broker working in Boston. Like other residents who lived in Wollaston Heights, both men could commute to Boston on the Old Colony Railroad departing from the Wollaston Depot at Hancock and Beale Streets.

This house is located in Wollaston Heights, a neighborhood of substantial suburban houses built during the last three decades of the 19th century. Defined as the section of Wollaston located on Wollaston Hill, the Wollaston Heights neighborhood is roughly bounded by Beale Street (north); South Central Avenue (south); Newport Avenue and the MBTA tracks (east); and South Central Avenue (west). The neighborhood was part of a 300 acre tract of farmland purchased by the Wollaston Land Associates in 1869. The Associates marketed Wollaston Heights as a status residential community for affluent Quincy businessmen and Boston commuters. Key to the success of the development was the easy access to the railroad which, by the 1860s, had opened a station at Beale and Newport Street. In an arrangement negotiated by George Pinkham, business manager for the developers, the Old Colony Railroad issued free passes good for three years to anyone purchasing a house lot from the Wollaston Land Associates. Rapid building construction ensued with the majority of houses in the neighborhood built by 1900.

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Quincy, MA	Form No: WH-521
Property Name: <i>94 Grandview Ave</i>	

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

ARCHITECTURAL SIGNIFICANCE -- 94 GRANDVIEW AVENUE

This Queen Anne style residence is the best preserved of several similar Queen Anne style houses in Wollaston Heights. The house is replete with characteristics of the style. They include: the corner round tower, partially integrated within the massing of the house, the complex roof structure, the numerous projections on all elevations, the variety of windows, the tall chimneys, the Palladian window set within the gable, and the elegant porch supported by double columns atop a granite base.

Staple to Inventory form at bottom

United States Department of the Interior
National Park Service

AUG 7 1989

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

Multiple Resource Area
Thematic Group

Name Quincy MRA
State Norfolk County, MASSACHUSETTS

Nomination/Type of Review

Date/Signature

41. House at 32 Bayview Avenue

Entered in the
National Register

Keeper Shelores Byers 9/20/89

Attest _____

42. House at 92 Willard Street

Entered in the
National Register

Keeper Shelores Byers 9/20/89

Attest _____

43. House at 94 Grandview Avenue

Entered in the
National Register

Keeper Shelores Byers 9/20/89

Attest _____

44. Jewell, David L., House

Entered in the
National Register

Keeper Shelores Byers 9/20/89

Attest _____

45. Lennon, Edward J., House

Entered in the
National Register

Keeper Shelores Byers 9/20/89

Attest _____

46. Marsh, Charles, House

Entered in the
National Register

Keeper Shelores Byers 9/20/89

Attest _____

47. Marsh, Edwin W., House

Entered in the
National Register

Keeper Shelores Byers 9/20/89

Attest _____

48. McIntire, Herman, House

Entered in the
National Register

Keeper Shelores Byers 9/20/89

Attest _____

49. Miller, Edward, House

Substantive Review

Keeper Bobby Savage 3/8/90

Attest _____

50. Munroe Building

Entered in the
National Register

Keeper Shelores Byers 9/20/89

Attest _____

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: House at 94 Grandview Avenue

MULTIPLE NAME: Quincy MRA

STATE & COUNTY: MASSACHUSETTS, Norfolk

DATE RECEIVED: 8/07/89 DATE OF PENDING LIST: 8/22/89
DATE OF 16TH DAY: 9/07/89 DATE OF 45TH DAY: 9/21/89
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 89001339

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 9/20/89 DATE Entered in the
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____
REVIEWER _____
DISCIPLINE _____
DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

CLASSIFICATION

count resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

historic current

DESCRIPTION

architectural classification
 materials
 descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

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

BIBLIOGRAPHY

GEOGRAPHICAL DATA

acreage verbal boundary description
 UTM's boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps USGS maps photographs presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____



94 Grandview Ave Avenue

Quincy, MASS

by: Fannin/Lehner Spring '86

at: Planning Dept - Quincy

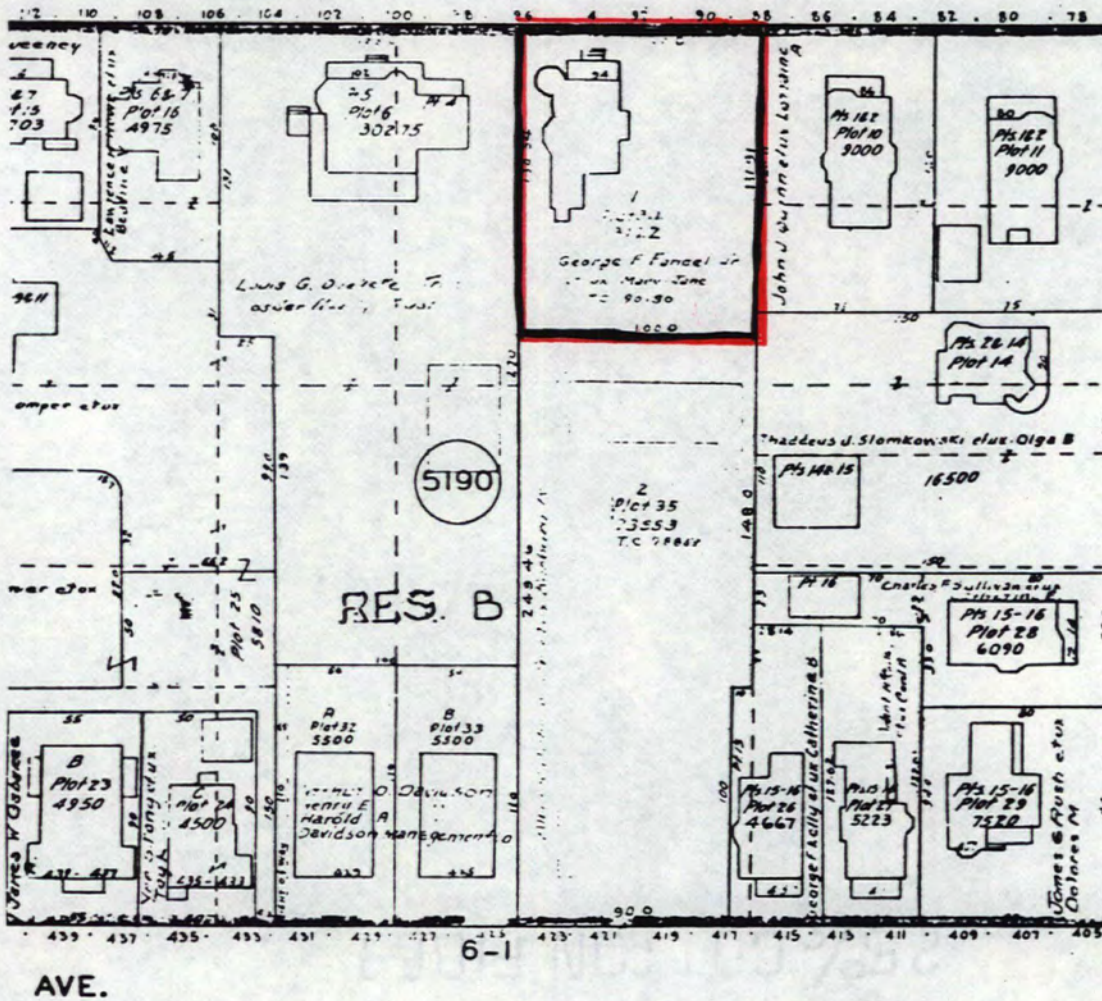
date: Spring 1986

View: EAST

Plot # : WH - 521

JUL 1987

GRAND VIEW AVENUE



SEE PLAN 5090

6

Address 94 Grandview Avenue

QUINCY, MASSACHUSETTS / MRA

Assessors Map # 5190-91

1979

Scale: 1 inch equals 80 feet

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000289