

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only  
received MAY 23 1983  
date entered

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

1. Name

historic ADAMS BUILDING

and/or common same

2. Location

street & number 1342-1368 Hancock Street; 1 - 9 Temple Street NA not for publication

city, town Quincy N/A vicinity of congressional district

state Massachusetts code 025 county Norfolk code 021

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Adams Building Realty Trust, William W. Bunker, Trustee

street & number P.O. Box 56

city, town Waban N/A vicinity of state MA

5. Location of Legal Description

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

street & number 603 High Street

city, town Dedham state MA

6. Representation in Existing Surveys

Inventory of Historic Assets of  
title the Commonwealth, #239 has this property been determined eligible?  yes  no

date 1978  federal  state  county  local

depository for survey records Mass. Historical Commission

city, town Boston state MA

## 7. Description

Adams Building, 1342 - 1368 Hancock Street  
1 - 9 Temple Street, Quincy, MA

### Condition

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

### Check one

unaltered  
 altered

### Check one

original site  
 moved date      N/A

(in process of  
rehabilitation)

Describe the present and original (if known) physical appearance

The Adams Building is a large Jacobethan Revival commercial structure located in the center of Quincy's business district. Surrounding properties include the 17th century Hancock Cemetery, City Hall (1844), the First Parish Church (1826), all National Register, and several late 19th to early 20th century masonry commercial buildings. The 3½ story, crescent-shaped building occupies a lot of about 15,000 square feet of land, with no front or side setbacks.

Heavy timber framing supports a pseudo-half-timber facade and steep gable roof; the latter is sheathed in slate shingles and flares at the eaves. The irregular plan of the Adams Building results in a repetitious but irregular facade, consisting generally of (modern) ground floor storefronts, overhanging second and third stories, perpendicular half-timbering framing stucco panels, grouped 2/2 windows, frequent bay windows, and seven steeply pitched cross gables. On the second floor, flush and bay windows have stained and leaded glass transoms; the cross gables feature multi-paned sash. Brick fire walls with projecting stepped gables divide the building into three irregular sections and culminate in corbelled chimneys.

The Adams Building was constructed in two phases. The first section (1880-85) is the west elevation, fronting on Hancock Street. In addition to the overall motifs described above, this section is distinguished at the roofline by (a) quatrefoil half-timbering in the spandrel area below the two northern cross-gables; (b) a small hip roofed dormer near the center; and (c) a large overhanging cross-gable with curved half-timbering at the south end of the structure. This section also contains the major entrance to the building's interior at its northern end.

The newer section (1889-90) contains the northwesterly corner elevation, fronting on the intersection of Hancock and Temple Streets. The four cross gables in this section have vertical timbering in their gable fields and are carried down to the third floor in shallow bay windows.

The utilitarian rear portion of the building features a slightly pitched roof and generally regular 2/2 fenestration, which has been much altered over time.

The only major exterior changes to the Adams Building have occurred on the ground floor, where modern renovations have obscured and replaced elements of the original storefronts. Renovation work in progress (which has been certified by the National Park Service) will rehabilitate the upper floors and restore the storefronts approximately to their original appearance.

# 8. Significance

Adams Building, 1342 - 1368 Hancock Street  
1 - 9 Temple Street, Quincy, MA

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

Specific dates 1880-1885 Builder/Architect J. Williams Beal

1889-1890

### Statement of Significance (in one paragraph)

The Adams Building is significant as an intact, early example of commercial architecture in Quincy and as an example of the work of a noted regional architect. Retaining integrity of design, materials, workmanship, location, and setting, the building meets criteria A and C of the National Register.

The Adams Building has long been a landmark in Quincy Center and was one of the city's first large business blocks. The original, southern section of the building, on Hancock Street, was constructed between 1880 and 1885; the northern part, which extends around Temple Street, was built in 1889-90. The design was by J. Williams Beal (1855-1919), a Boston architect whose firm (J. Williams Beal and Sons) was responsible for many prominent buildings in the metropolitan and Plymouth County areas. Among these are the extant South Shore National Bank Building (1919) and Bethany Congregational Church in Quincy. The Adams Building was erected for John Q. Adams II, father of the Honorable Charles Francis Adams, and remained in the family until 1952.

Originally the building was designed as an all-purpose structure, with stores on the first floor, offices on the second floor, and the Odd Fellows Hall on the third, extending up into the fourth floor. The remainder of the third and fourth floors were apparently used as a rooming house.

For many years, the building had the distinction of having as tenants many prominent doctors and lawyers from the Quincy area. Several mayors, state representatives, and senators have had their legal practices in this building. In the early years, the offices of John Q. Adams II, Col. Francis Parker, the first superintendent of Quincy schools, a bank, and the District Court of East Norfolk were all located in the Adams Building.

Recently, a variety of commercial establishments have located on the first floor, with offices on the upper two floors. Current rehabilitation work, certified by the National Park Service, will retain stores on the ground floor and place offices on all three upper floors.

## 9. Major Bibliographical References

Edwards, William. Historic Quincy Massachusetts. Quincy: Franklin Printing Service, 1954.  
The Patriot Ledger, p. 1, November 11, 1952. p. 18, April 9, 1962. p.1, August 31, 1963. p.6., April 26, 1974. p.8, May 14, 1974. p. 15, September 11, 1975. p. 6. February 3, 1976.

(continued)

## 10. Geographical Data

Acreage of nominated property 14,346 sq. ft.

Quadrangle name Boston South

Quadrangle scale 1:25,000

### UMT References

A	<u>1</u> <u>9</u>	<u>3</u> <u>3</u> <u>4</u> <u>7</u> <u>5</u> <u>0</u>	<u>4</u> <u>6</u> <u>7</u> <u>9</u> <u>3</u> <u>1</u> <u>0</u>	B	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>	D	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>
E	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>	F	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>
G	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>	H	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>

**Verbal boundary description and justification** Westerly on said Hancock Street 94.01 feet; Northwesternly on said Temple Street, by three lines measuring 25 feet, 24.20 feet, and 36.5 feet; Northeastly on land now or formerly of George W. Prescott Publishing Co. 160.51 feet; Southeastly in part on land formerly of

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

state	code	county	code
<u>N/A</u>			
state	code	county	code

## 11. Form Prepared By

name/title Wendy Frontiero, Preservation Planner with Robert J. Luongo, Quincy Dept. of Planning and Comm. Development

organization Massachusetts Historical Commission date January 6, 1983

street & number 294 Washington Street telephone 727-8470

city or town Boston state MA

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Peter L. Weslowki

title State Historic Preservation Officer, Massachusetts

date 4/28/83

Historical Commission  
For NPS use only

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

date 6/23/83

Allures Byers  
Keeper of the National Register

Entered in the  
National Register

date

Attest:

Chief of Registration

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet Adams Building, Quincy Item number 10

Page 1

Louis Massik and in part on the parcel hereinafter described, 30.17 feet; and Southerly on land now or formerly of Quincy Savings Bank, by a line running through the center of 16" wall, 118.85 feet. See also attached sketch map.

United States Department of the Interior  
National Park Service

Adams Building  
Norfolk County  
MASSACHUSETTS

MAY 23 1983

Working No. \_\_\_\_\_  
Fed. Reg. Date: 2-7-84  
Date Due: 6/23/83 - 7/7/83  
Action:  ACCEPT 6/23/83  
 RETURN \_\_\_\_\_  
 REJECT \_\_\_\_\_  
Entered in the National Register \_\_\_\_\_  
Federal Agency: \_\_\_\_\_

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

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments: \_\_\_\_\_

Recom./Criteria \_\_\_\_\_  
Reviewer \_\_\_\_\_  
Discipline \_\_\_\_\_  
Date \_\_\_\_\_  
see continuation sheet

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

1. Name

2. Location

3. Classification

Category \_\_\_\_\_ Ownership \_\_\_\_\_ Status \_\_\_\_\_ Present Use \_\_\_\_\_  
Public Acquisition Accessible

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible?  yes  no

7. Description

Condition:  excellent  deteriorated  good  ruins  fair  unexposed  
Check one:  unaltered  altered  
Check one:  original site  moved date \_\_\_\_\_

Describe the present and original (if known) physical appearance

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

## 8. Significance

Period \_\_\_\_\_ Area of Significance—Check and justify below

Specific dates \_\_\_\_\_ Builder/Architect \_\_\_\_\_

Statement of Significance (in one paragraph)

8881 E'S YAM

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

## 9. Major Bibliographical References

## 10. Geographical Data

Address of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UNIT References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

## 11. Form Prepared By

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

\_\_\_\_\_ national \_\_\_\_\_ state \_\_\_\_\_ local

State Historic Preservation Officer signature \_\_\_\_\_

title \_\_\_\_\_ date \_\_\_\_\_

## 13. Other

- \_\_\_\_\_ Maps
- \_\_\_\_\_ Photographs
- \_\_\_\_\_ Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: 202 272 - 3504

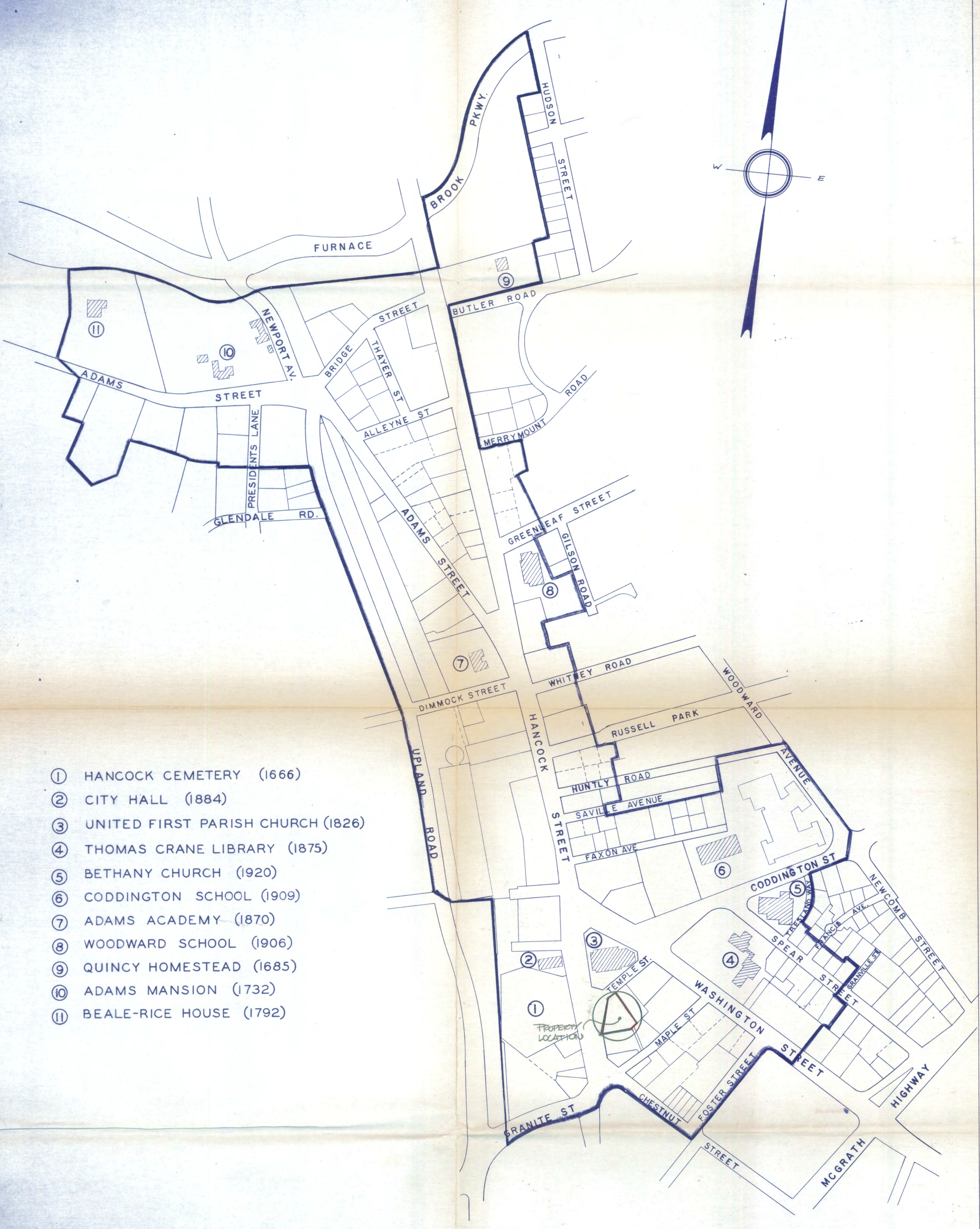
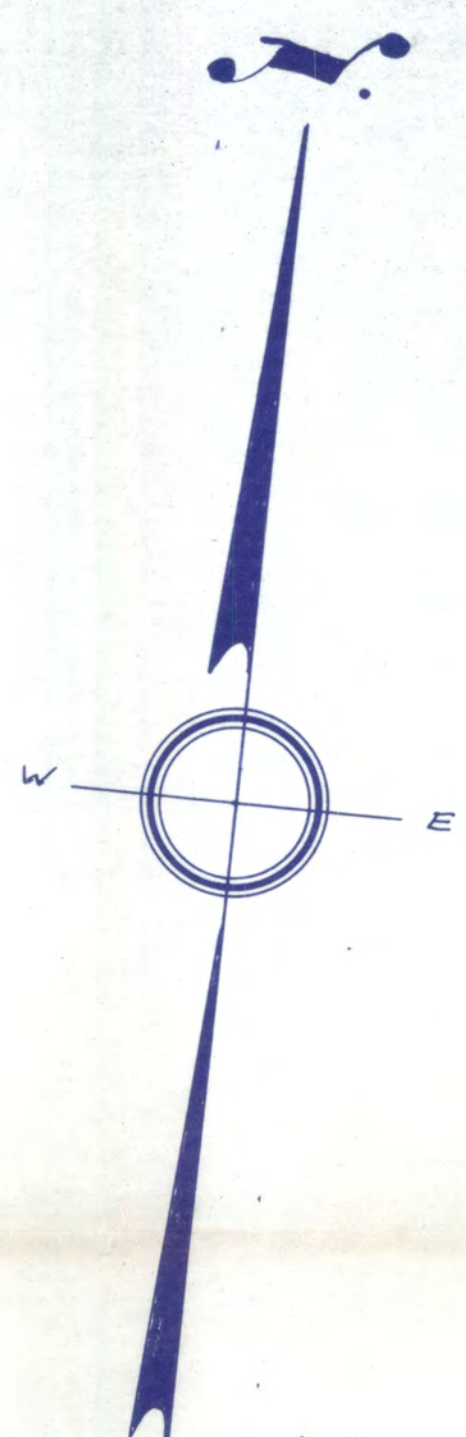
Comments for any item may be continued on an attached sheet



QUINCY, MASS.  
Adams Building

View to the southeast  
Photograph by Robert Luongo, 1982  
Negative filed with Quincy Dept. of  
Planning & Community Development

Photo 1 of 1



- ① HANCOCK CEMETERY (1666)
- ② CITY HALL (1884)
- ③ UNITED FIRST PARISH CHURCH (1826)
- ④ THOMAS CRANE LIBRARY (1875)
- ⑤ BETHANY CHURCH (1920)
- ⑥ CODDINGTON SCHOOL (1909)
- ⑦ ADAMS ACADEMY (1870)
- ⑧ WOODWARD SCHOOL (1906)
- ⑨ QUINCY HOMESTEAD (1685)
- ⑩ ADAMS MANSION (1732)
- ⑪ BEALE-RICE HOUSE (1792)

MAP 1A

**QUINCY CENTER HISTORIC DISTRICT** (local historic district)

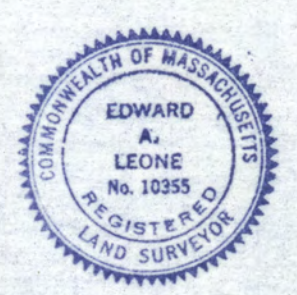
QUINCY, MASS.      NOVEMBER 4, 1975

SCALE 1 INCH = 200 FEET

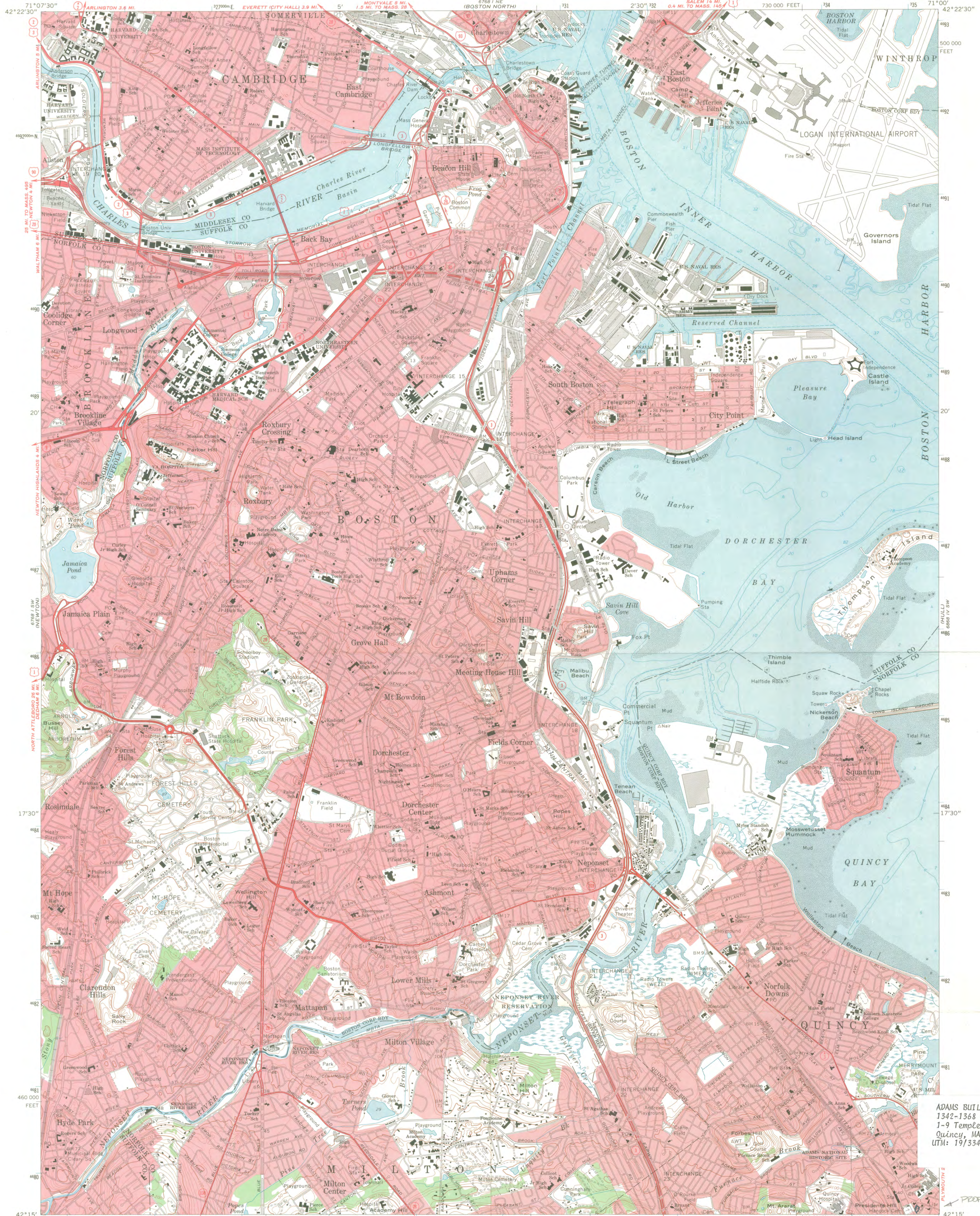
QUINCY, MASS.  
Adams Building

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

DATE Nov. 13, 1975  
*[Signature]*  
CITY OF PLANNING



*[Signature]* CITY ENGINEER



ADAMS BUILDING  
1342-1368 Hancock St;  
1-9 Temple Street  
Quincy, MA  
UTM: 19/334750/467310

PROPERTY LOCATION

Mapped, edited, and published by the Geological Survey

Control by USGS, USC&GS, and Massachusetts Geodetic Survey

Topography by planetable surveys 1943. Revised from aerial photographs taken 1969. Field checked 1970

Selected hydrographic data compiled from USC&GS Charts 246 and 248 (1971). This information is not intended for navigational purposes

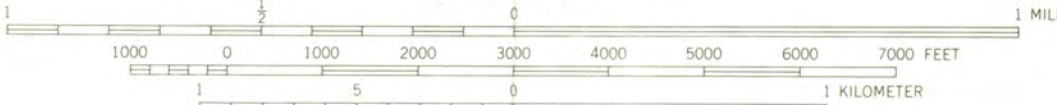
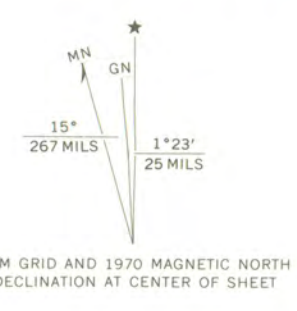
Polyconic projection. 1927 North American datum

10,000-foot grid based on Massachusetts coordinate system, mainland zone

1,000-meter Universal Transverse Mercator grid ticks, zone 19, shown in blue

Boundaries in tidewater areas from information supplied by Massachusetts Department of Public Works

Red tint indicates areas in which only landmark buildings are shown



CONTOUR INTERVAL 10 FEET  
DATUM IS MEAN SEA LEVEL

DEPTH CURVES AND SOUNDINGS IN FEET - DATUM IS MEAN LOW WATER  
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER  
THE MEAN RANGE OF TIDE IS APPROXIMATELY 9.5 FEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, WASHINGTON, D.C. 20242  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



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

BOSTON SOUTH, MASS.  
N4215-W7100/7.5

1970

AMS 6768 1 SE-SERIES V814



FRANCIS X. MCCAULEY

*City of Quincy, Massachusetts*

*City Hall*

OFFICE OF THE MAYOR

RECEIVED

MAR 7 1983

March 7, 1983

MASS. HIST. COMM.

Valerie Talmage, Executive Director  
Deputy State Historic Preservation Officer  
Massachusetts Historical Commission  
294 Washington Street  
Boston, Massachusetts 02108

Dear Ms. Talmage:

I am pleased to support the nomination of the Adams Building, 1342-1378 Hancock Street and 1-9 Temple Street, to the National Register of Historic Places.

The Adams Building is a keystone of the Quincy Center Historic District. The recognition of this historically and architecturally significant building is justified not only on the basis that the community's appearance is important to the public welfare but also because such buildings add to our culture, education and enjoyment by keeping history alive and visual.

As you are aware, this building has undergone an extensive exterior restoration and interior rehabilitation and renovation. Commercial revenue bonds have been used to help finance this project. Once the building is listed on the National Register, provisions of the tax act will be employed by the owner.

It is my feeling and the feeling of the Quincy Historical Commission that this building makes a significant contribution to the Quincy Center Historic District, to the City of Quincy and to the Nation and is worthy of National Register Listing.

Very truly yours,

*Francis X. McCauley*

Francis X. McCauley  
Mayor

FXM/emr