

FORM A - AREA

Area Letter Form numbers in this Area

BS

306

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET, BOSTON, MA 02116

Town Quincy, MA / MRA

Name of Area (if any) _____

Baxter Street Historic DistrictPresent Use residentialGeneral Date or Period 1880sGeneral Condition GoodAcreage Less than one acre: 25, 795 sq.ft.Recorded by Fannin and Lehner / J. JohnsonOrganization Quincy Historical CommissionDate May 1987

Photos (3"x3" or 3"x5" black
& white) Indicate on back
of each photo street addresses
for buildings shown. Staple to
left side of form.

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

RESOURCE COUNT

4 CB

1NCB

SEE ATTACHED MAP

UTM REFERENCE #1= 19/335,030 E/4,679,230 N
#2= 19/335,030 E/4,679,190 N
#3= 19/335,120 E/4,679,230 N
#4= 19/335,120 E/4,679,190 N

USGS QUADRANGLE Weymouth, MASCALE 1: 25,000

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Baxter Street Historic District possesses integrity of location, design, materials, feeling, and association with Quincy's shoe manufacturing industry in the latter half of the 19th century. A well-preserved enclave of a distinctive type of workers housing, once quite common in Quincy, the district 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 areas within the community.

SEE INVENTORY FORM CONTINUATION SHEET

HISTORICAL SIGNIFICANCE Explain historical importance of area and how the area relates to the development of other areas of the community.

SEE INVENTORY FORM CONTINUATION SHEET

BIBLIOGRAPHY and/or REFERENCES

Assessors Records.

H. Hobart Holly. Quincy: 350 Years, 1974,

H. N. Clifford. "Early Industries of Quincy," undated article, Quincy Historical Society.

William S. Pattee. History of Old Braintree and Quincy. 1878.

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:

QUINCY, MA

Form No:

BS-306

Property Name: *Baxter St. Hist. Dist*

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

HISTORICAL SIGNIFICANCE -- BAXTER STREET HISTORIC DISTRICT

The Baxter Street historic district has significant associations with the development of Quincy's shoe manufacturing business in the 19th century. The small enclave of workers' housing includes four two-family houses built in the 1880s by John E. Drake on land that had previously been the Josiah Baxter farm. During the 1870s and 1880s, Drake operated one of the largest shoe and boot manufacturing factories in Quincy, employing 250 men in the early 1880s. The factory, located a short distance from these houses on Baxter Street (at the corner of Parameter Street), was a two-and-a-half story frame building with a rectangular plan and a gable roof. Although little information is available about the residents of Drake's houses, it seems likely that the renters labored in Drake's factory. Although not company-owned housing, dwellings similar to the cottages on Baxter Street were frequently rented, then later sold, to Quincy's laboring population by the investors who built them. In erecting these houses on Baxter Street, Drake was part of a pattern of real estate development in South and West Quincy (in the 1870s and 1880s) largely dominated by leaders in the shoe and granite industries. Farms were subdivided and houses built by owners of shoe factories, like Drake, or granite operators, like Barnabas Clarke, (see 23-25 Prout Street #410). The Baxter Street houses are two-family "Quincy Cottages," the predominate workers' house type in Quincy during this period.

By the time Drake built the Baxter Street houses in the 1880s, the shoe manufacturing business in Quincy had grown from a cottage industry to a factory enterprise. When shoe and boot making began in Quincy, in the late 1790s, individual workers produced shoes and boots in home workshops adjacent to or attached to their farmhouses. Most of these were located in South Quincy. Work was distributed by a central manufacturer who supplied the materials and then sold the product in cities throughout the country. By the 1850s, the business had moved into factories, such as Drake's, where workers labored together under one roof. At mid-century, shoe and boot manufacturing was Quincy's leading industry employing twice the number of workers as the granite industry.

Stable to Inventory form at bottom

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:

Quincy

Form No:

BS-306

Property Name: Baxter St. Hist. Dist.

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

ARCHITECTURAL SIGNIFICANCE -- BAXTER STREET HISTORIC DISTRICT

The Baxter Street historic district is less than one acre and contains four properties: 19-21, 25-27, 26-28, and 32-34 Baxter Street. Located south of Quincy Center, the district is comprised of a section of Baxter Street bounded roughly as follows (see attached map): by the north lot lines of 19-21 and 26-28 Baxter Street (north), by the rear lots lines of 26-28 and 32-34 Baxter Street (east), by the south lot lines of 32-34 and 25-27 Baxter Street (south), and by the west lot lines of 25-27 and 19-21 Baxter Street (west). Houses on contiguous lots outside these boundaries have been altered. The four two-family dwellings built in the 1880s are Quincy's best-preserved grouping of the vernacular housing type known as the "Quincy Cottage." So-named, by the Massachusetts Historical Commission survey team, because of its presence in large numbers in South and West Quincy, the Quincy Cottage is a one-and-a-half story gable-roofed rectangular block with a projecting central entrance and twin roof dormers. The dormers, which pierce the lower slope of the roof and the eave line, are the characteristic feature of the style. A possible model for this house type appeared in the late-19th century pattern book Villages and Farm Cottages, by Cleaveland and Backus (1856).

Typical stylistic variations of the Quincy Cottage form are found in the Baxter Street district. The choice of stucco or clapboards, the dormer type, and the appearance of details such as Italianate brackets, Stick Style paneling or a porch distinguish each house from its neighbors. Included in the district are three similar examples sheathed in shingles: #32-34, #19-21, and #26-28 Baxter Street. All three houses have gable-roofed dormers framed by carved brackets; the dormers at number 19-21 and number 32-34 are further embellished with saw-toothed paneling and brackets under the eaves. Simple Italianate brackets also support the cornice on the houses at 26-28 and 32-34 Baxter Street. Other subtle differences are found at the entrances. At numbers 19-21 and 32-34 double doors are enclosed by a shed roof; at number 26-28 the entrance is a modillioned portico (now supported by wrought iron rails).

Although a less common version of the style in Quincy, the fourth cottage at 25-27 Baxter Street, is a well-preserved example of a Quincy Cottage sheathed in stucco. Featuring the same gabled-dormers as the other houses on the street, this house is dominated by a full-width porch across the main facade. The plain square porch posts are embellished by small decorative brackets at the entrance. A second story balustrade is a later addition. The garage at 26-28 Baxter Street is noncontributing.

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:

QUINCY, MASS.

Form No:

BS-306

Property Name: Baxter Street Historic
District

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

19-21 Baxter St. (South)

25-27 Baxter St. (West)

MASSACHUSETTS HISTORICAL COMMISSION
FOX KILNEB BOND

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 GroupName Quincy MRA
State Norfolk County, MASSACHUSETTS

Nomination/Type of Review

Date/Signature

Cover

Substantive Review

1. Alden, Arthur, House Entered in the
National Register
2. Brainbridge, Randolph, House Entered in the
National Register
3. Barker, George A., House Entered in the
National Register
4. Barker, Henry F., House Entered in the
National Register
5. Barnes House Entered in the
National Register
6. Barnicoat, S.H., Monuments Entered in the
National Register
7. Bateman, William R., House Entered in the
National Register
8. Baxter Street Historic District Substantive Review
9. Bethany Congregational Church Entered in the
National Register
10. Brown--Hodgkinson House Entered in the
National Register

for Keeper Beth L. Savage 9-20-89
for Keeper Shelton Byers 9-20-89
Attest _____
for Keeper Shelton Byers 9-20-89
Attest _____
for Keeper Shelton Byers 9-20-89
Attest _____
for Keeper Shelton Byers 9-20-89
Attest _____
for Keeper Shelton Byers 9-20-89
Attest _____
for Keeper Shelton Byers 9/20/89
Attest _____
for Keeper Shelton Byers 9/20/89
Attest _____
for Keeper Beth L. Savage 9-20-8
Attest _____
for Keeper Shelton Byers 9/20/89
Attest _____
for Keeper Shelton 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: Baxter Street Historic District

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: 89001309

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: Y SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 9/20/89 DATE

ABSTRACT/SUMMARY COMMENTS:

"Enclave of relatively intact
"Quincy cottages," a common property type
for working class housing in Quincy &
associated with its industrial development.
Characterized by a central double entrance
(projected), 1 1/2 stories, and symmetrical dormers
cut through the eave line, these 4 residences
are the best surviving group
of this once prevalent type.

RECOM./CRITERIA Accept ATC
REVIEWER George
DISCIPLINE Architectural History
DATE 9/20/89

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 _____



19-21 Baxter Street (Hist. Dist.)
Baxter Street Historic District
Julie Johnson
Planning Dept. Quincy, MA
July 1987
South
BS-306



BAXTER STREET HISTORIC DISTRICT

Julie Johnson

Planning Dept. Quincy, MA

July 1987

JUL 1987

(South)

BS-306



25-27 Baxter Street

Baxter Street Hist. Dist.

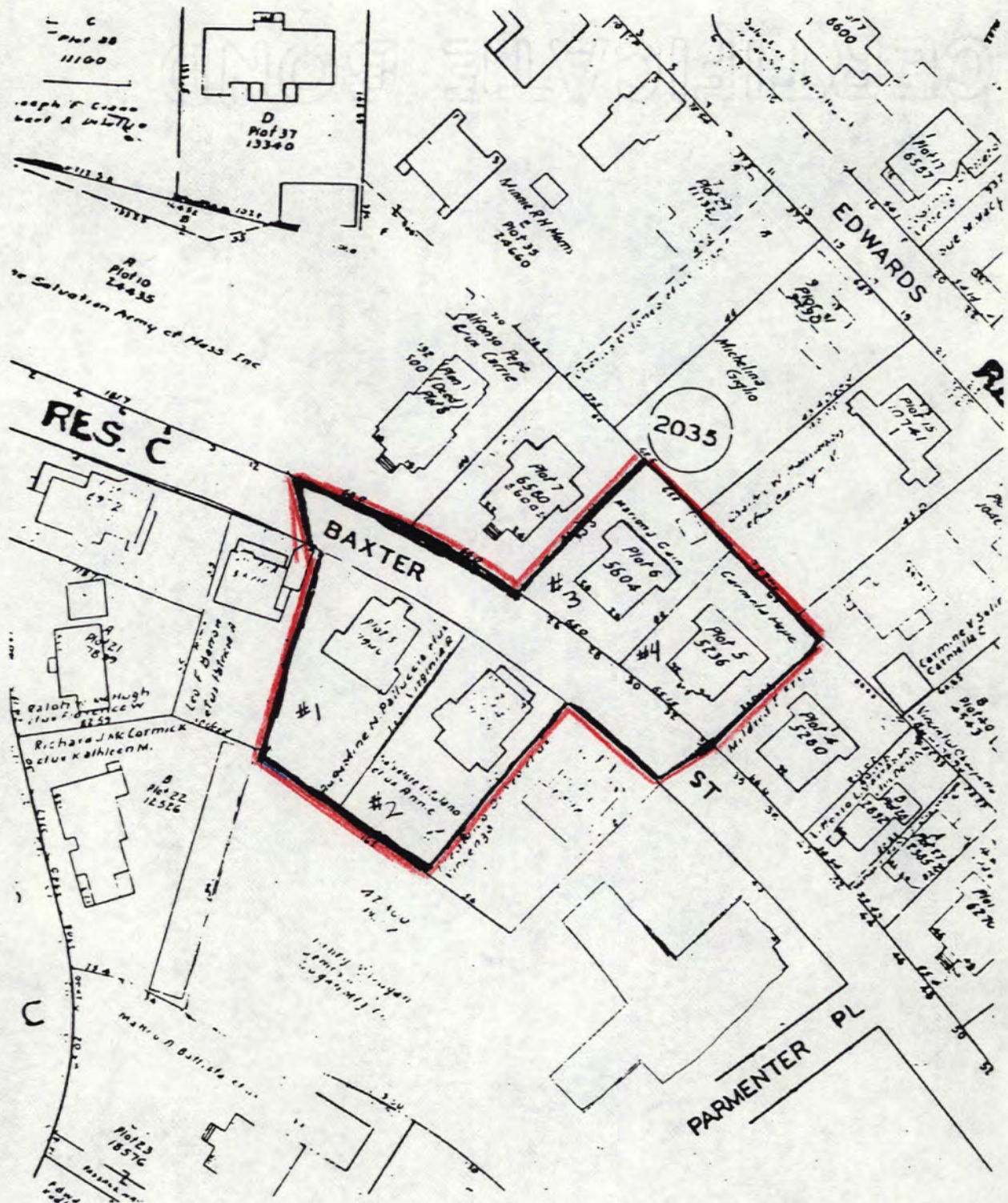
Julie Johnson

^{414/112}
Quincy Planning Dept.

July 1986

(West)

BS-306



Address Baxter Street Historic District

QUINCY, MASSACHUSETTS / MRA

Assessors Map # 2035-36

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