

AUG 07 1989

1340

AREA

FORM NO.

MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET  
BOSTON, MA 02116

	WH 525
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Town Quincy, MA / MRAAddress 133 Grandview AvenueHistoric Name Randolph Bainbridge HouseUse: Present single family dwellingOriginal single family dwelling

## DESCRIPTION

Date ca. 1900Source Map and directory researchStyle Shingle StyleArchitect unknownExterior Wall Fabric wood shinglesOutbuildings one car garage - NEMajor Alterations (with dates) noneCondition GoodMoved no Date n/aAcreage less than one acre: 4,944 sq. ft.

Setting This house is near the top of the hill on Grandview Avenue, a principal street of substantial late 19th century residences on Wollaston Heights.

Recorded by Fannin & Lehner/ J. JohnsonOrganization Quincy Historical CommissionDate June 21, 1986 / May 1987

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

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

SEE ATTACHED MAP

UTM REFERENCE 19/333,550 E/4,680,530 NUSGS QUADRANGLE Boston South, MASCALE 1: 25,000

**NATIONAL REGISTER CRITERIA STATEMENT (if applicable)**

The Randolph Bainbridge House retains integrity of design, location, materials, feeling and association with the development of Quincy's first affluent, suburban residential neighborhood. The well-preserved Shingle Style house is characteristic of dwellings erected in the Wollaston Hill neighborhood by Quincy businessmen, civic leaders and Boston commuters. The house 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.

Building permits, alterations.

Robinson's Atlas of the City of Quincy, MA., 1888.

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

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

City Directories.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: QUINCY, MA	Form No: WH-525
Property Name: <i>Randolph Bainbridge Hse.</i>	

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

HISTORICAL SIGNIFICANCE -- 133 GRANDVIEW AVENUE  
RANDOLPH BAINBRIDGE HOUSE

This Shingle Style house was built about 1900 by Randolph Bainbridge, Quincy's Commissioner of Public Works from 1901 to 1911. A further owner, during the 1910s and 1920s was John B. Buchanan, a Boston editor.

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-525
Property Name: <i>Randolph Bainbridge House</i>	

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

**ARCHITECTURAL SIGNIFICANCE -- 133 GRANDVIEW AVENUE  
RANDOLPH BAINBRIDGE HOUSE**

This is one of several Shingle Style houses in Quincy that employ the gambrel roof form of the Colonial Revival style. 133 Grandview Avenue is the best example of this type in Wollaston Heights. The dominant aspects of this Shingle Style residence are the massive two-story cross gambreled roofs and the shingles which envelop the walls. Fronting the main facade is a simple one-story columnar porch. The fenestration consists of regular sash windows, a side bay, and a naive Palladian window in each gable, a popular decorative detail of the period. A one car garage in the rear of the property dates from the 1930s (noncontributing).

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
Cover <u>Substantive Review</u>	for Keeper <u>Peter J. Savage 9-20-89</u>
1. Alden, Arthur, House Entered in the <u>National Register</u>	for Keeper <u>Shelton Byers 9-20-89</u> Attest _____
2. Brainbridge, Randolph, House Entered in the <u>National Register</u>	for Keeper <u>Shelton Byers 9-20-89</u> Attest _____
3. Barker, George A., House Entered in the <u>National Register</u>	for Keeper <u>Shelton Byers 9-20-89</u> Attest _____
4. Barker, Henry F., House Entered in the <u>National Register</u>	for Keeper <u>Shelton Byers 9-20-89</u> Attest _____
5. Barnes House Entered in the <u>National Register</u>	for Keeper <u>Shelton Byers 9-20-89</u> Attest _____
6. Barnicoat, S.H., Monuments Entered in the <u>National Register</u>	for Keeper <u>Shelton Byers 9/20/89</u> Attest _____
7. Bateman, William R., House Entered in the <u>National Register</u>	for Keeper <u>Shelton Byers 9/20/89</u> Attest _____
8. Baxter Street Historic District <u>Substantive Review</u>	for Keeper <u>Peter J. Savage 9-20-8</u> Attest _____
9. Bethany Congregational Church Entered in the <u>National Register</u>	for Keeper <u>Shelton Byers 9/20/89</u> Attest _____
10. Brown--Hodgkinson House Entered in the <u>National Register</u>	for Keeper <u>Shelton Byers 9/20/89</u> Attest _____

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Bainbridge, Randolph, House  
NAME:

MULTIPLE Quincy MRA  
NAME:

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: 89001340

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

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CLASSIFICATION

count       resource type

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STATE/FEDERAL AGENCY CERTIFICATION

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FUNCTION

historic       current

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DESCRIPTION

architectural classification  
 materials  
 descriptive text

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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

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BIBLIOGRAPHY

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GEOGRAPHICAL DATA

acreage       verbal boundary description  
 UTM's       boundary justification

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ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps     USGS maps     photographs     presentation

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OTHER COMMENTS

Questions concerning this nomination may be directed to

\_\_\_\_\_ Phone \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_



133 Grandview Ave. Avenue

Randolph Bainbridge Hse

by: Fannin / Lenner

at: Planning Dept - Quincy

date: Spring 1986

view: WEST

PICT# : WH - 525

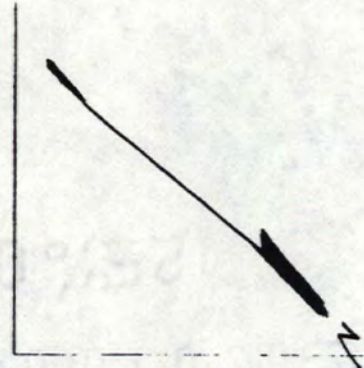
Quincy, MASS.

Spring '86

JUL 1987

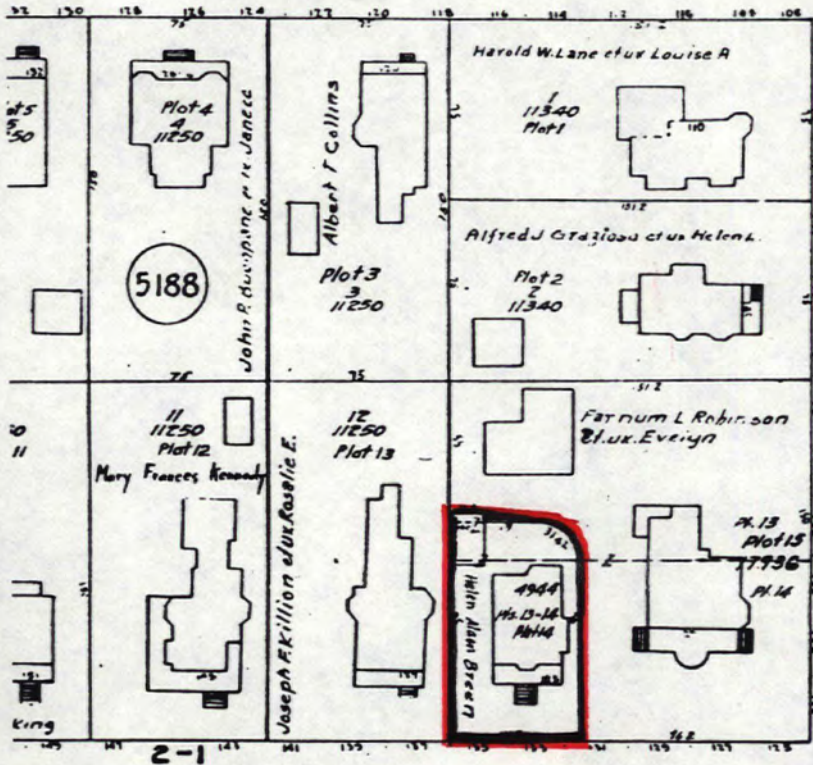
SEE PLAN 5183

SEE PL



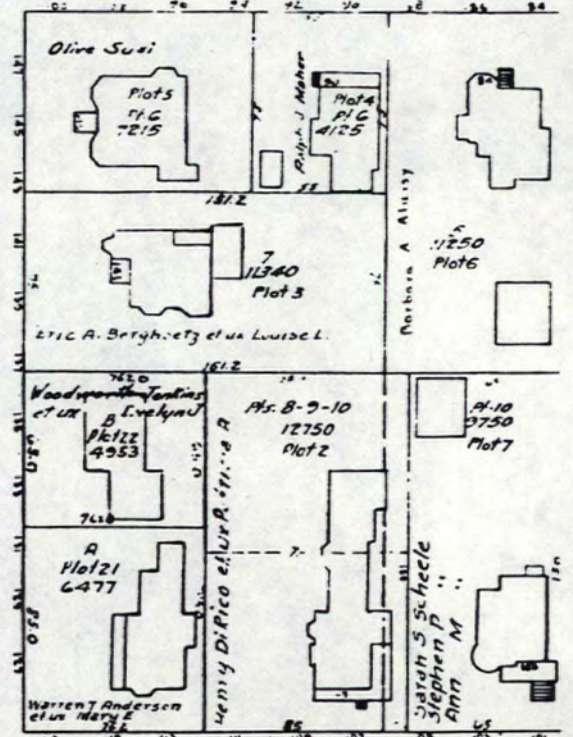
WINTHROP

AVE



WARREN

AVE.



AV

GRAND VIEW

SEE PLAN 5191

Address 133 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