

1557

AUG 07 1989

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

AREA FORM NO.

	PH 97
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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

Town Quincy, MA / MRA

Address 148 Monroe Road

Historic Name William R. Bateman House

Use: Present single family dwelling

Original single family dwelling

DESCRIPTION

Date ca. 1890s

Source Map and directory research

Style Queen Anne

Architect unknown

Exterior Wall Fabric wood shingles, fieldstone

Outbuildings none

Major Alterations (with dates) one-story

entrance porch (1907)

Condition Good

Moved no Date n/a

Acreage less than one acre: 19,970 sq.ft.

Setting The house is situated on the slope of President's Hill on a street of large single family residences built between 1890 and 1930.

UTM REFERENCE 19/334,270 E/4,679,450 N

USGS QUADRANGLE Boston South, MA

SCALE 1: 25,000

Recorded by Fannin & Lehner/ J. Johnson

Organization Quincy Historical Commission

Date June 14, 1986/ May 1987

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The William R. Bateman House is the most sophisticated example of the Queen Anne style built at President's Hill, and among the finest Queen Anne style houses in Quincy. The house retains integrity of design, location, materials, workmanship, feeling, as well as associations with the late nineteenth century development of Quincy's affluent residential neighborhoods for local businessmen, civic leaders, and Boston commuters. 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

- "A Brief Historical Sketch of the City of Quincy, Mass." Issued by the President's Hill, President's Hill Annex, and Cranch Hill Real Estate Trusts." circa 1903.
Assessor's Records.
Robinson's Atlas of Norfolk County Mass., 1888.
Atlases of the City of Quincy, Mass., 1897; 1907; 1923.
City Directories.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:

QUINCY, MA

Form No:

PH-97

Property Name: William R. Bateman Hse

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

**HISTORICAL SIGNIFICANCE -- 148 MONROE ROAD
WILLIAM BATEMAN HOUSE**

Number 148 Monroe Road is described in the Swithin Brothers real estate brochure of 1903 as "the spacious artistic residence of Mr. William R. Bateman." A Boston wool broker, Bateman and his family resided in this house until 1927 when it was sold to Percy Yerxa, treasurer of the State Motor Company Incorporated of Quincy. The present owners of the house are the well-known Montillio family proprietors of Montillio's Bakery, Quincy.

This house is located in the President's Hill section of the President's Hill/Cranch Hill neighborhood of Quincy. This area, immediately adjacent to Quincy Center, is roughly bounded by the MBTA tracks (east); Granite Street and Quarry Streets (south); Carrolls Lane, Adams Street (north); and Quarry Street (west). President's Hill was developed as an elite residential area for affluent Quincy businessmen, civic leaders, and Boston commuters upon the division of the Charles Francis Adams Estate in the 1890s. The property was divided into three contiguous real estate trusts called President's Hill, President's Hill Annex, and Cranch Hill. President's Hill took its name from the Adams family who furnished two United States Presidents. The close proximity of the Quincy Depot (which served the Old Colony Railroad and the street railway) and of Quincy Center were crucial factors in the successful development of President's Hill between the 1890s and the late 1930s.

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:

Quincy, MA

Form No:

PH-97

Property Name: *William R. Bateman Hse.*

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

ARCHITECTURAL SIGNIFICANCE — 148 MONROE ROAD
WILLIAM BATEMAN HOUSE

The William Bateman residence at 148 Monroe Road is an archetypal Queen Anne residence with all the characteristics that make it an outstanding example of the style. The frame house, sheathed in shingles at the second and third story levels, has a complex gable roof and rests on a granite foundation. A fieldstone porch wraps around the house on two sides. The appearance of the fieldstone porch and first story is rare in Quincy. Other Queen Anne elements include the multiple gables and dormers, the irregular fenestration and the rich articulation of the walls. It is the finest Queen Anne residence on President's Hill and one of the best preserved examples of the style in Quincy.

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

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: 89001359

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
___ UTMs ___ boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

___ sketch maps ___ USGS maps ___ photographs ___ presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____



148 Monroe Road

William R. Bateman House

82

at: Planning Dept. - Quincy

by: Fanning / Lehner

view: East

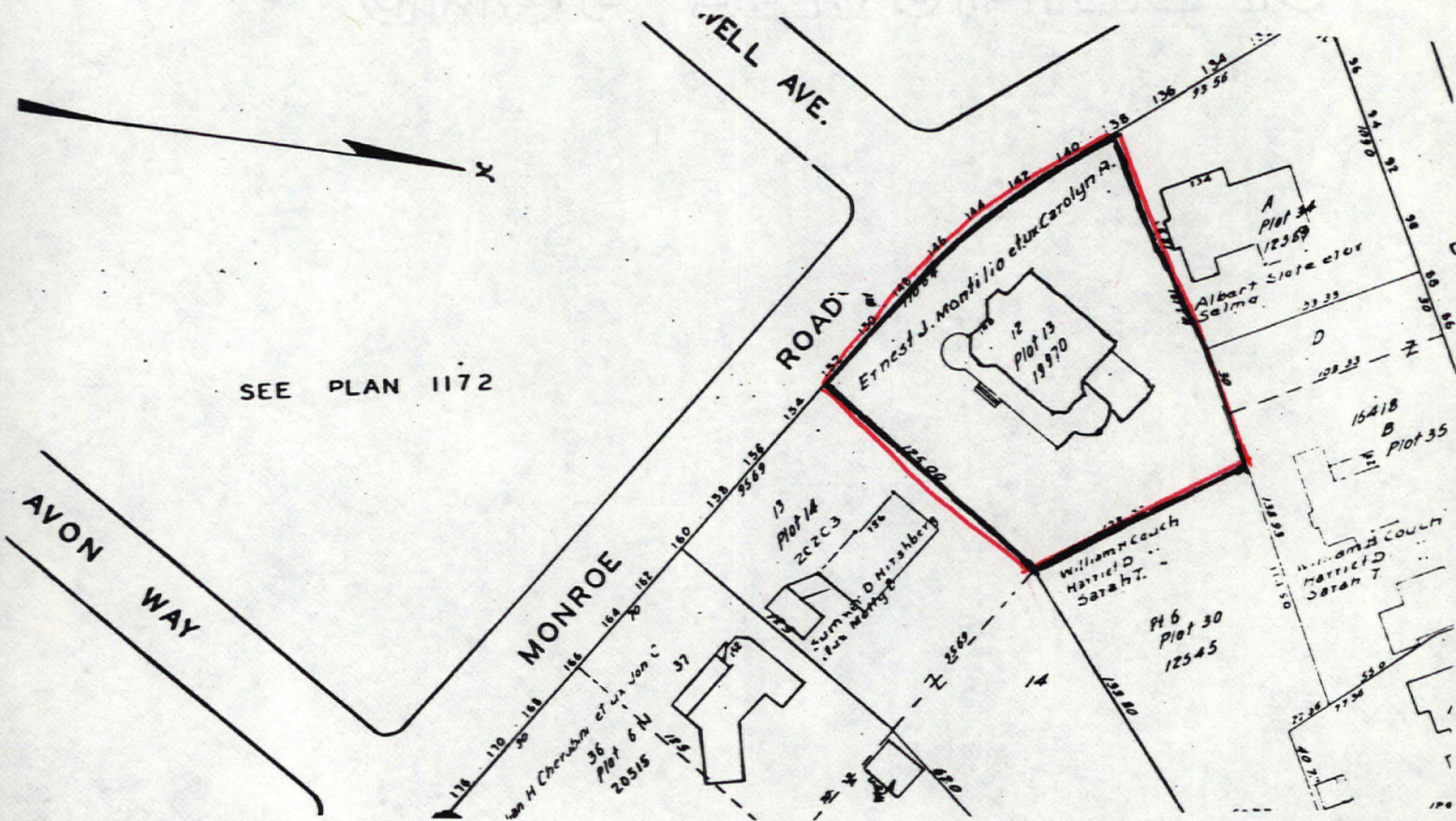
JUL

date: Spring 1986

1987

PH-97

Quincy, ^{MRA} Mass.



Address 148 Monroe Road

QUINCY, MASSACHUSETTS / MRA

Assessors Map # 1171

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