

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



View looking northwest.

Locus Map



Recorded by: Stacy Spies

Organization: Avon Historical Commission

Date (*month / year*): December 2022

Assessor's Number USGS Quad Area(s) Form Number

D6/ 1/ 6/ /

Blue Hills

AVO.50

Town/City: Avon

Place: (*neighborhood or village*):

Address: 71 North Main Street

Historic Name: Patrick and Ann McQuinny House

Uses: Present: Single Family Dwelling

Original: Single Family Dwelling

Date of Construction: ca. 1840

Source: Deed

Style/Form: Greek Revival

Architect/Builder: Not Known

Exterior Material:

Foundation: Stone, Cut

Wall/Trim: Wood Clapboard and Flushboards / Wood Trim

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: None

Major Alterations (*with dates*): Masonry porch base added (mid-20th C); Some replacement vinyl sash (late 20th C or early 21st C)

Condition: Fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.25

Setting: Located in a suburban setting on the busy north-south State Route 28. Surrounding residences are of similar age and size. De Marco Park is located across the street and St. Michael's Church is located to the south.

INVENTORY FORM B CONTINUATION SHEET

AVON

71 NORTH MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AVO.50

☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located on a level lot covered with lawn, the house is oriented to the east and the street. An asphalt-paved driveway leads past the south elevation to the rear of the house. A poured concrete retaining wall separates the lawn from the driveway. Mature trees fill the west end of the lot.

The frame house rests on a cut stone foundation and rises 1½ stories to a front-gabled roof with overhanging eaves. Interior brick chimneys with corbeled caps are located at the east and west ends of the roof ridge. The façade (east elevation) is sheathed with wood flushboards; the remaining elevations are sheathed with wood clapboards. The building is trimmed with gable-end cornice returns and cornerboards. A hipped-roof porch wraps around the façade and side elevations; The west (rear) ends of the porch are enclosed. (Based on the foundation structure, this is the original design.) Fluted wood Doric columns beneath a wide frieze rest upon a fieldstone and brick porch base. The entrance is located in the east elevation of the south porch enclosure. The door, located behind a full-light storm door, is flanked by ¾-height sidelights and framed by a molded Greek Revival entablature with corner blocks. The east elevation of the north porch enclosure contains a sash window. The first story of the main block, sheltered by the porch, contains two triple-hung wood sash windows that extend from ceiling to floor. The top sash contains delicate wood muntins, while the lower sash each contain a single light. Operable louvered wood shutters remain at the first floor, under the porch. Fixed shutters are located elsewhere. Two 6/1 wood sash with delicate muntins are located in the façade's half-story. The window centered in the east gable peak is enclosed with pointed-arch, louvered wood shutters.

While the house is in need of general maintenance, the building retains a high level of integrity. Many of its original features remain, including: original or early window sash; triple-hung, full-height façade windows; the tripartite Greek Revival entrance surround; flushboard and clapboard cladding; gable-end cornice returns; and fluted Doric porch columns. The building's relatively-unaltered state is uncommon among buildings of this age in Avon.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

71 North Main Street appears to have been constructed circa 1840 for Patrick McQuinny (1809-1868)¹ and his wife, Ann (ca. 1809-1868), who both emigrated from Ireland. The McQuinny/McQueney/McQueeney families were among the earliest Irish immigrants to arrive in East Stoughton, who began to arrive in the 1830s and 1840s.² Bootmaker McQuinny owned the house with Samuel Tolman, Junior,³ who appears to have been an investor in the property. The property originally included the dwelling house and a "peat barn."⁴ Patrick and Ann McQuinny owned the property until 1857.

The property was sold several times over the next decade before being purchased by Abijah Otis in 1867.⁵ Census records note that Abijah Otis worked as bootmaker until 1870, when his employment was recorded as "keeps beef market." The 1898 city directory and 1916 Sanborn atlas indicate that Abijah Otis' store was located near the present-day location of 145 Main Street

¹ U.S. Naturalization Records, 1791-1992. Naturalized 1847. Residence East Stoughton. Ancestry.com.

² Hanna: 32.

³ Norfolk County Registry of Deeds Book 158, p. 437.

⁴ Norfolk County Registry of Deeds Book 173, p. 165.

⁵ Norfolk County Registry of Deeds Book 354, p. 550.

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(and since moved to 12 West High Street). Abijah Otis and his wife, Sarah, lived at 71 North Main Street with their six children. In 1907, Otis sold the property to his daughters, Sarah Lizzie Otis and Nellie Otis.⁶ Sarah Otis sold the property in 1920.⁷

John E. and Rose O. Mitchell owned the house from 1922 until 1943 and lived here with their children.⁸ John Mitchell worked in a shoe factory.

BIBLIOGRAPHY and/or REFERENCES

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Robinson, E. *Robinson's Atlas of Norfolk County, Massachusetts*. New York: E. Robinson, Publisher, 1888.

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Sherman, G.A. *Atlas of Norfolk County*. New York: Comstock & Cline, 1876.

Town of Avon. Tax Assessor records.

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Walling, Henry Francis. *Map of Norfolk County, Mass.* Boston: Smith & Bumstead, 1858.



View looking west from North Main Street.

⁶ Norfolk County Registry of Deeds Book 1062, p. 161.

⁷ Norfolk County Registry of Deeds Book 1449, p. 48.

⁸ Norfolk County Registry of Deeds Book 1533, p. 591 and 2428, p. 281.