

AUG 07 1989

1337

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

AREAFORM NO.

WH 519

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 19/333,360 E/ 4,680,840 NUSGS QUADRANGLE Boston South, MASCALE 1: 25,000Town Quincy, MA / MRAAddress 39-41 Grandview AvenueHistoric Name Jonathan Dexter Record HouseUse: Present Two family dwellingOriginal Two family dwelling

DESCRIPTION

Date ca. early 1890sSource Quincy Historical Society RecordsStyle Queen AnneArchitect unknownExterior Wall Fabric wood clapboards, shing.Outbuildings none

Major Alterations (with dates) _____

porch filled in (1950s)Condition GoodMoved noDate n/aAcreage less than one acre: 7,705 sq.ft.

Setting This is one of the best preserved ar
largest houses on Grandview Avenue, a
principal street of substantial late 19th
century residences on Wollaston Hill.

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

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Queen Anne style house at 39-41 Grandview Avenue is the most elaborate and best preserved example of the substantial, two-family residences built at Wollaston Hill in the late nineteenth century. Associated with the development of Quincy's first affluent residential neighborhood for Boston commuters, the house retains integrity of design, location, materials, feeling and association, and 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.

William Churchill Edwards. Historic Quincy, Massachusetts, 1957, p.297.

H. Hobart Holly, Quincy Historical Society.

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

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:

QUINCY, MA

Form No:

WH-519

Property Name: Jonathan D. Record
Hse

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

**HISTORICAL SIGNIFICANCE -- 39-41 GRANDVIEW AVENUE
JONATHAN D. RECORD HOUSE**

Jonathan D. Record, a Boston dry plates manufacturer, built this two-family house at 39-41 Grandview Avenue in the early 1890s. Record sold to Edgar B. Hunt, a Boston hides dealer in 1906. Hunt's ownership was brief for by 1907 the property had been acquired by Henry S. Epes, a naval architect at the Electric Boat Company in Quincy, manufacturer of submarine boats. The Epes owned the house until after 1935. This is one of a handful of large two-family residences built on Wollaston Heights.

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-519

Property Name: Jonathan D. Record
Hse

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

ARCHITECTURAL SIGNIFICANCE -- 39-41 GRANDVIEW AVENUE
JOHN D. RECORD HOUSE

This is one of the largest Queen Anne houses on Wollaston Heights. It has the status symbol of the period: a tall three-story corner tower. It is one of a small number of double residences erected on Wollaston Hill all built to resemble the substantial single-family houses around them. Its complex roof, asymmetrical silhouette, varied wall materials and irregular fenestration are all characteristics of the Queen Anne style. The elevations feature projecting bay windows and roof dormers. The main entrance is enclosed within a two story porch supported by turned posts and embellished with large arched openings on the second floor level. Although the porch was filled in during the 1950s, the change does not constitute a major loss of integrity.

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

61. Quincy Savings Bank Entered in the
National Register *for* Keeper Melours Byrum 9/20/89
Attest _____
62. Quincy Water Company Pumping Station Entered in the
National Register *for* Keeper Melours Byrum 9/20/89
Attest _____
63. Record, Jonathan Dexter, House Entered in the
National Register *for* Keeper Melours Byrum 9/20/89
Attest _____
64. Reed, Timothy, House Substantive Review *for* Keeper Beth L. Savage 9-20-89
Attest _____
65. Richards, Alfred H., House Entered in the
National Register *for* Keeper Melours Byrum 9/20/89
Attest _____
66. Salem Lutheran Church Substantive Review *for* Keeper Beth L. Savage 9-20-89
Attest _____
67. Sheppard, Eben W., House Substantive Review *for* Keeper Eligible - Beth L. Savage 9-20-89
DOE/OWNER OBJECTION
Attest _____
68. Sidelinger, George E., House Entered in the
National Register *for* Keeper Melours Byrum 9/20/89
Attest _____
69. South Junior High School Entered in the
National Register *for* Keeper Melours Byrum 9/20/89
Attest _____
70. Spear, Seth, Homestead Entered in the
National Register *for* Keeper Melours Byrum 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 Record, Jonathan Dexter, 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: 89001337

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
☐ UTM's ☐ boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

☐ sketch maps ☐ USGS maps ☐ photographs ☐ presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

Signed _____ Phone _____

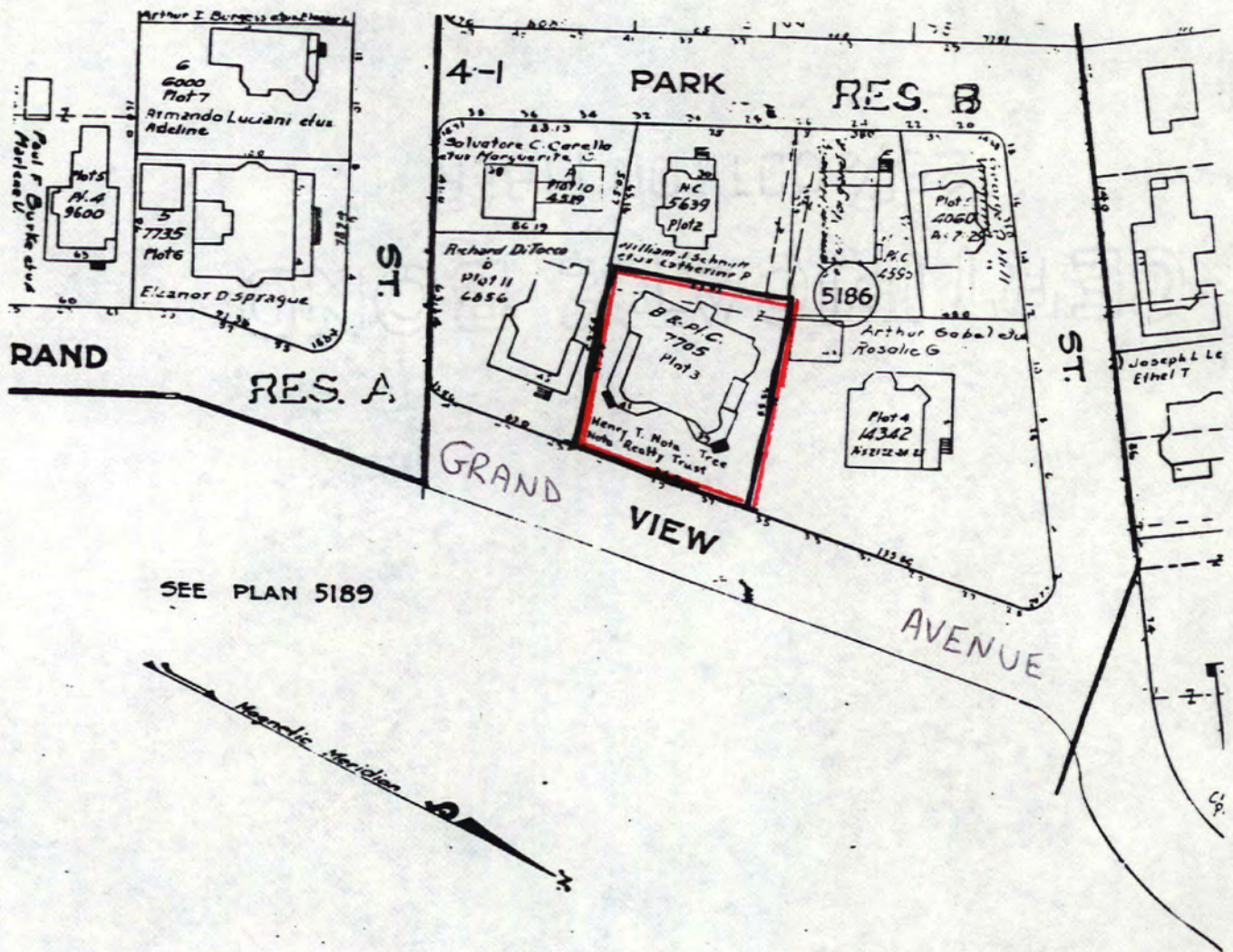
Signed _____ Date _____



39-41 Grandview Ave. Avenue
Jonathan Dexter Record the
by: Fannin / Lehner Spring '86
at: Planning Dept - Quincy
date: Spring 1986
view: west
pct#: NH 519

MRA
Quincy, Mass.

JUL 1987



Address 39-41 Grandview Avenue

QUINCY, MASSACHUSETTS / MRA

Assessors Map # 5184-85-86

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