

1953

FORM B - BUILDING

OCT 1 1989

AREA

FORM NO.

NATIONAL
REGISTER

84

MASSACHUSETTS HISTORICAL COMMISSION
30 BOYLSTON STREET
BOSTON, MA 02116

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

Town Quincy, MA / MRAAddress 270 Adams StreetHistoric Name Baxter-King HouseUse: Present Single family residenceOriginal Single family residence

DESCRIPTION

Date circa 1860Source maps, directory researchStyle ItalianateArchitect unknownExterior Wall Fabric wood clapboardsOutbuildings Carriage house (NC)Major Alterations (with dates) one-storyrear addition (1945); side addition 1980;
2 story rear addition 1913Condition FairMoved No Date N/AAcreage 3.1 acres

Setting This house is on a spacious lot set
back from Adams Street; it is one of
several 19th century estates along Adams
Street.

Recorded by Fannin & Lehner/ J. JohnsonOrganization Quincy Historical CommissionDate Spring 1986 / May 1987

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

TM REFERENCE 19/333,650E/4,679,650NSGS QUADRANGLE Boston South, MASCALE 1: 25,000

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Baxter-King House retains integrity of design, location, materials, feeling and association with prominent Quincy families who developed Adams Street as an area of residential estates in the latter half of the nineteenth century. The most elaborate Italianate house in Quincy, 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 ATTACHED 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 ATTACHED INVENTORY FORM CONTINUATION SHEET

BIBLIOGRAPHY and/or REFERENCES

Assessrs Records.
Building Permits, alterations.
H. Hobart Holly, Quincy Historical Society
William S. Pattee. History of Old Braintree and Quincy, 1878, p. 127.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:

QUINCY, MA

Form No:

84

Property Name:

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

HISTORICAL SIGNIFICANCE -- 270 ADAMS STREET
BAXTER-KING HOUSE

The house at 270 Adams Street was built in about 1860 by James Baxter Junior (1813-1890). The land on which the house stands had been in the Baxter family since 1785 when Captain Joseph Baxter (1740-1829) was sold 47 acres by Samuel Bass. (Although this transaction included a "dwelling house and barn," the 18th century house no longer stands). In 1886, James Baxter Jr. conveyed the house to his daughter Helen Louise Baxter. Helen Baxter married Theophilus King in 1873 and the house at 270 Adams Street subsequently became identified with the King family. Theophilus King (1845-1935), who began a prosperous leather business in Boston in the 1860s, became a director of the Granite Trust Company in 1875 and President in 1886. He was active in overseeing the Quincy Quarries Company and the Quincy Mutual Fire Insurance Company. King started the King family fund, a charity for all Quincy churches in 1920.

By 1930, the house at 270 Adams became the property of the Theophilus' son Delececare. Delececare carried on the family's bank business; he was director of the Granite Trust Company (1900-1910), vice-president (1910-1935) and president from 1935 to 1940. He was chiefly responsible for the construction of the bank's impressive new Art Deco headquarters in Quincy Center in 1929. In addition to his involvement in the bank Delececare was well known for his directorship of the King Family fund and his active participation in several community charities.

Adams Street which was originally a section of the old Boston-Plymouth Highway was established as Quincy's most exclusive residential area in the 18th century. The Vassell-Adams House (1731; NR) is the only extant house from this early period. The presence of the Furnace Brook and close proximity to Quincy Square also drew wealthy residents there in the 19th century. Well-preserved 19th century estates include the Baxter-King House (#84) and the Timothy Reed House (#85).

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:

Quincy, MA

Form No:

84

Property Name:

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

ARCHITECTURAL SIGNIFICANCE -- 270 ADAMS STREET
BAXTER-KING HOUSE

The residence at 270 Adams Street is the best example of a high style Italianate house in Quincy. The whole vocabulary of the style is present in this fine L-shaped Italian villa. The dominating element is the archetypal square Italianate tower embraced by the two primary gable-roofed wings. The tower is topped by a slow pitch hip roof, supported by double brackets interspaced with modillions under the eaves, and three narrow arched windows set within an embrasure. An elaborate front entry porch projects from the tower at the first floor level. The house's fenestration is irregular, consisting of rectangular, single and double arched hooded windows with drip moldings. Double dormer windows are topped by pedimented gables filled with decorative rondells. The elevation facing Sturtevant Road contains an octagonal tower integrated within the ridge roof. A small one-story addition to the rear (ca. 1945) does not significantly affect the house's integrity. The gable-roofed carriage house, embellished with a cupola, appears to date from the late 19th century but has been altered (noncontributing).

Staple to Inventory form at bottom

United States Department of the Interior
National Park Service

AUG 17 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

71. White, Charles E., House
Entered in the
National Registerfor Keeper Melorus Byers 9/20/89

Attest _____

72. Winfield House
Entered in the
National Registerfor Keeper Melorus Byers 9/20/89

Attest _____

73. Wollaston Branch, Thomas Crane
Public Library
Entered in the
National Registerfor Keeper Melorus Byers 9/20/89

Attest _____

74. Wollaston Fire Station
Entered in the
National Registerfor Keeper Melorus Byers 9/20/89

Attest _____

75. Wollaston Theatre
Entered in the
National Registerfor Keeper Melorus Byers 9/20/89

Attest _____

76. Wollaston Unitarian Church

for Keeper Melorus Byers 9/20/89

Attest _____

77. Baxter--King House

Entered in the
National Register
Entered in the
National RegisterKeeper Melorus Byers 11/13/89

Attest _____

78. Masonic Temple

78. Masonic Temple

Entered in the
National RegisterKeeper Melorus Byers 11/13/89

Attest _____

79. Pettengill, C.F., House

Entered in the
National RegisterKeeper Melorus Byers 11/13/89

Attest _____

80. Woodward Institute

Keeper Melorus Byers 11/13/89

Attest _____

81. Smiley, A.C., & Co. Gas Station

Subst.
Review

2/23/90

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Baxter--King House

MULTIPLE NAME: Quincy MRA

STATE & COUNTY: MASSACHUSETTS, Norfolk

DATE RECEIVED: 10/10/89 DATE OF PENDING LIST: 10/25/89
DATE OF 16TH DAY: 11/10/89 DATE OF 45TH DAY: 11/24/89
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 89001953

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 11/13/89 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 _____

Date _____



~~270~~ Adams Street : Quincy, MA MAR
BAXTER-KING HSE.

Fanin / Lehner ; Spring 1986

Planning Dept.

new: South face

#84

JUL 1987

Baxter-King Hse



270 Adams St. Quincy, Mass. MRF

Carriage Hse

Fannin/Lehrer: Spring 1986

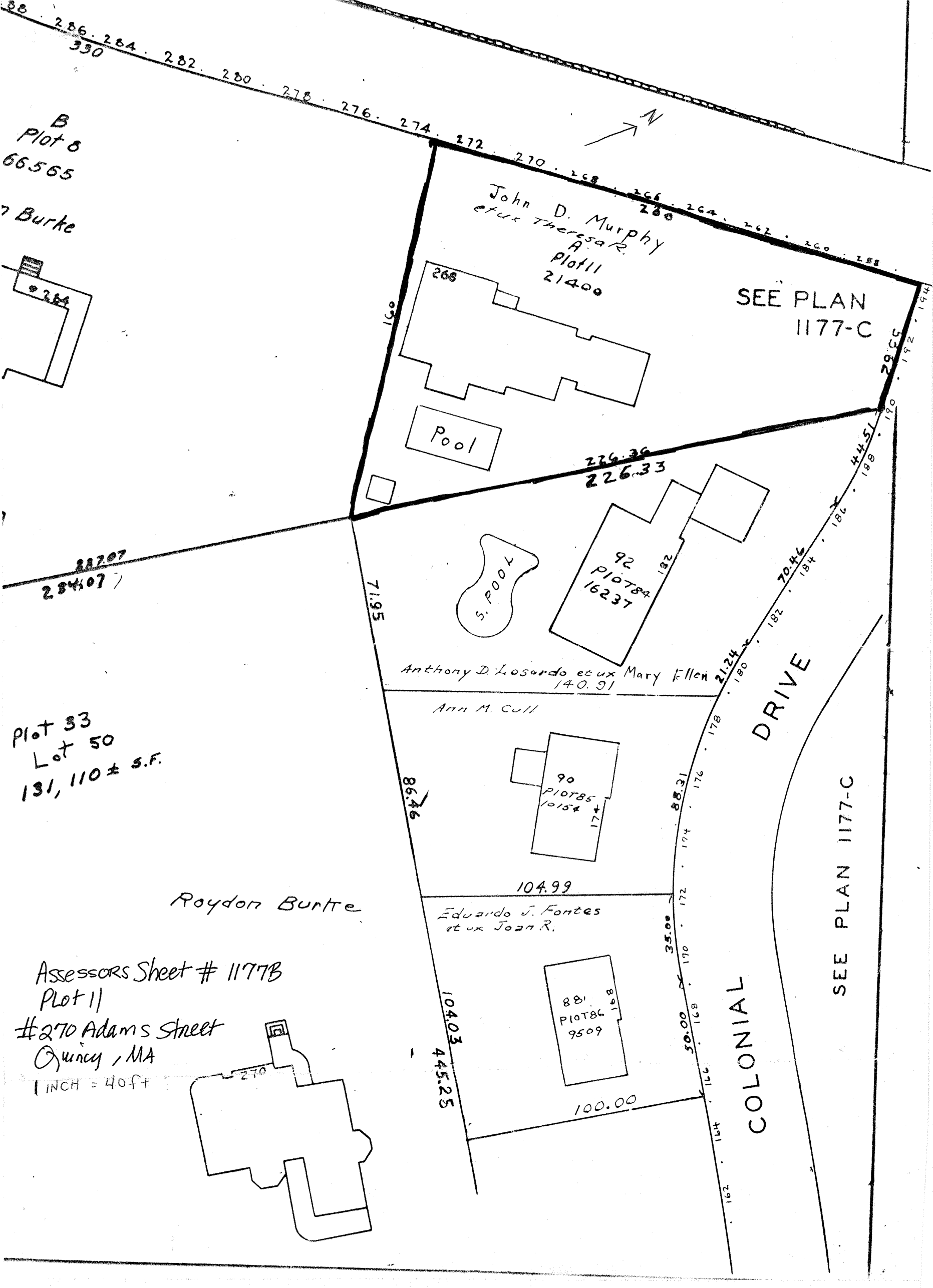
Planning ^{JUL} Dept

Family South ^{JUL}

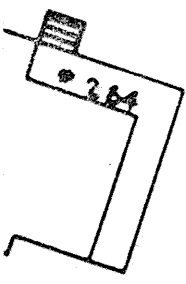
84

Barto-King Hse

JUL 1987



B
Plot 8
66565
Burke

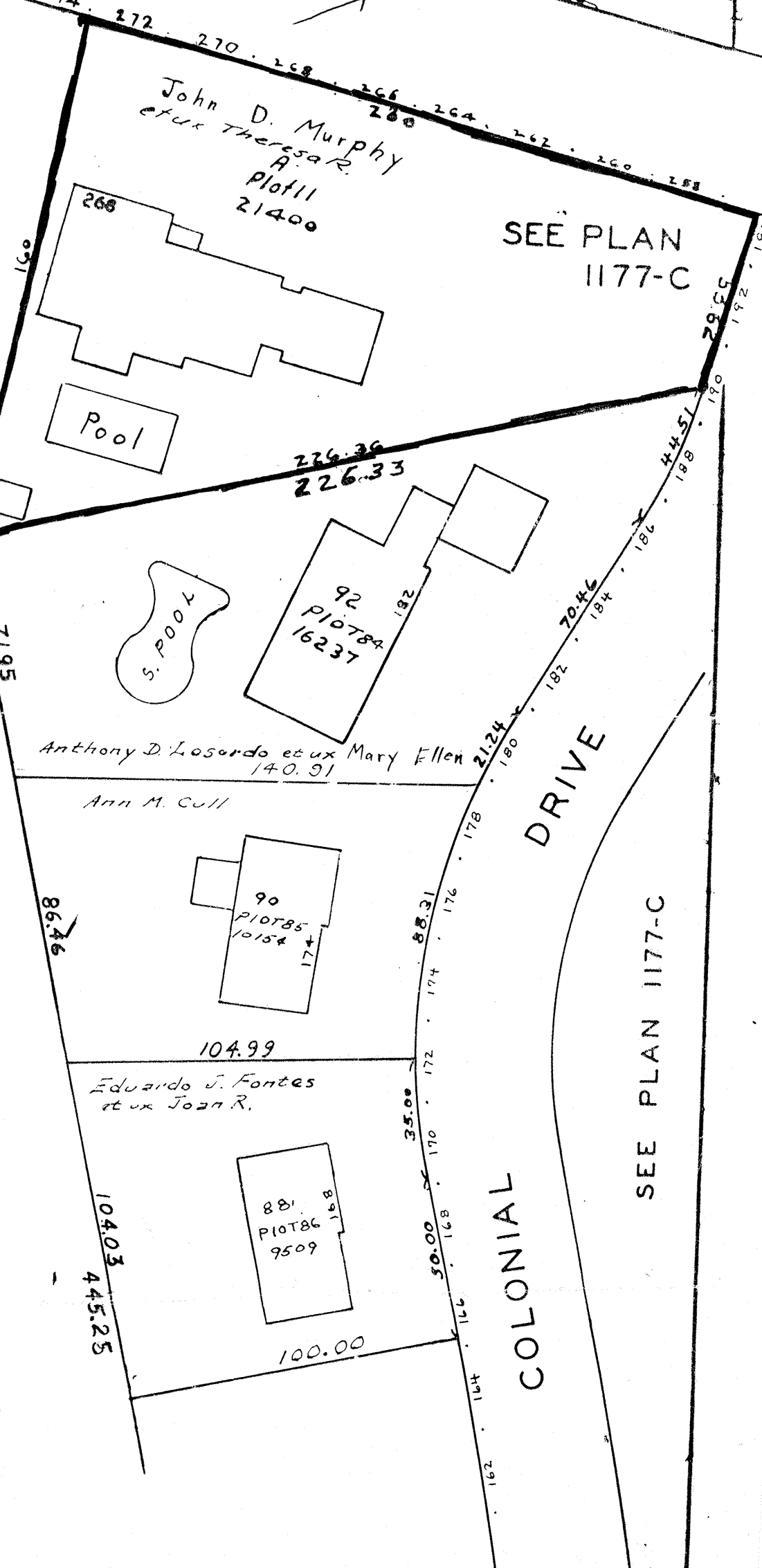
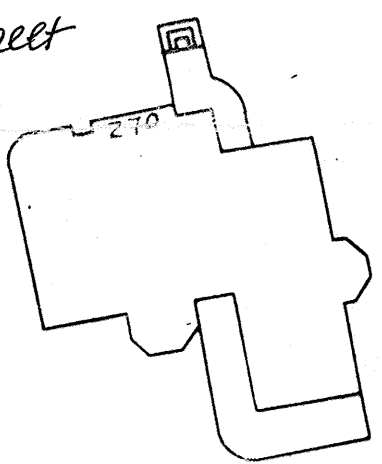


28707
28407

Plot 33
Lot 50
131, 110 ± S.F.

Roydon Burtte

Assessors Sheet # 1177B
Plot 11
#270 Adams Street
Quincy, MA
1 INCH = 40 ft



SEE PLAN
1177-C

SEE PLAN 1177-C

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000289