

FORM B - BUILDING

Assessor's number

USGS Quad

Area(s)

Form Number

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

33/160-10

Boston
South

BKL.616

Town Brookline

(neighborhood or village) Coolidge Corner

76-78 Sewall Avenue

ic Name Dexter House

Present two family residence

Original single family residence

of Construction 1885

Tax lists, atlases

Form Queen Anne

ect/Builder S.Edwin Tobey

Exterior Material:

stone

Foundation wood shingles, clapboards/wood

Wall/Trim asphalt

Roof garage

Outbuildings/Secondary Structures

Major Alterations (with dates) 1925: altered for two family residence, garage added.

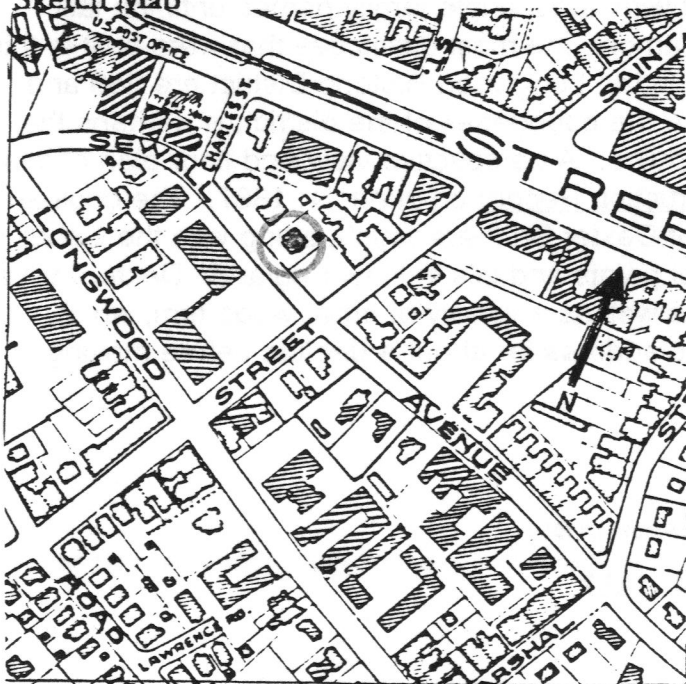
Condition good

Moved ☒ no ☐ yes Date 8,182 s.f.

Acreage Located on a street with scattered late

Setting 19th century residences intermixed with large 20th century apartment blocks.

Sketch Map



Recorded by Hardwicke/Benka/Reed

Organization Brookline Preservation Commission

Date (month/day/year) 1995

SEP 18 1995

MASS. HIST. COMM.

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

ARCHITECTURAL DESCRIPTION ☐ *see continuation sheet*

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

The Dexter House displays an unusual and distinctive arrangement of Queen Anne style motifs which makes this house one of the most important surviving late 19th century dwellings in the Longwood neighborhood. The roof is hipped with over-hanging eaves supported on exposed rafter ends which are unusually broad for this period. Below is a stylized classical freeze with rosettes which suggests American Colonial motifs, as does the louvered fan over the double windows in the two story oriel over the piazza. The piazza is shingled with broad segmental arched openings and original featured a shingled balustrade on its roof. Another distinctive feature is the second story over-hang supported on a large single bracket on the east side of the house. Also on the east side is a bowed dining room window with large paneling. The wooden windows on the first and second stories have "Queen Anne" sash, while on the third story they are six over one lights. Originally the house had blinds for the first and second floor windows. There was also a shingled balustrade on the roof of the veranda.

In 1925 Mary H. Bates built a garage. She apparently sold the house that same year to J.E. Logerquist, who hired architect William Brown to convert the house into a two family residence. A rear egress was added in 1975.

HISTORICAL NARRATIVE ☐ *see continuation sheet*

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.

S. Edwin Tobey, the architect of this house, designed several large Queen Anne style residences in the Longwood neighborhood during the 1880s. Although first developed in the 1850s, much of the area west of Longwood Square did not begin to be filled with large single family homes until the last quarter of the nineteenth century. Tobey's designs were among the most distinctive that were built in this neighborhood. Two other houses by Tobey still standing in the Longwood Historic District are 269 and 259 Kent Street. The Dexter House, which is well outside the boundaries of the district, is perhaps the most unusual among the surviving Tobey designs in Brookline. A perspective view and floor plan of this house was featured in The Sanitary Engineer and Construction Record on June 11, 1887. The original owner of this house, George B. Dexter, was part-owner of Dexter Brothers which, along with the Cabot Co., was one of the two most prominent manufacturers of paints and oils in New England. Dexter built a wood house which combined shingles and clapboards, as well as a variety of other wood trim, which would display his companies products. He resided at this address for about a decade before moving to another neighborhood in Brookline. He died in 1910.

BIBLIOGRAPHY and/or REFERENCES ☐ *see continuation sheet*

The Sanitary Engineer and Construction Record, June 11, 1887.

Town Building Permits

Town Directory, 1885

Boston Directory, 1885

Town Atlases, 1884, 1888

- ☐ Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

BKL-616

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125

Community

Property Address

Brookline

76-78 Sewall Ave.

Area(s) Form No.

| | |
|--|--|
| | |
|--|--|

National Register of Historic Places Criteria Statement Form

Check all that apply:

☒ Individually eligible ☐ Eligible only in a historic district
☐ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☐ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Roger G. Reed

The criteria that are checked in the above sections must be justified here.

The Dexter House is architecturally significant as a one of the most distinctive and unusual examples of late 19th century Queen Anne style design in Brookline. Located in an area where most of the single family homes have been replaced by large multi-story apartment blocks, the house is important as one of the best surviving examples of the work in Brookline of Boston architect S. Edwin Tobey. This architect was responsible for the design of a great many upper middle class Queen Anne style homes, of which only a few survive. Although built by George Dexter, one of the owners of Dexter Paints and Stains an important late 19th century Boston firm, it is not the only surviving house associated with his residence in Brookline. Therefore, the house is eligible for listing in the National Register for local significance based upon Criterion C.

MHC INVENTORY FORM CONTINUATION SHEET

MHC Inventory scanning project, 2008-2012

MACRIS No. BKL-614



FORM B - BUILDING

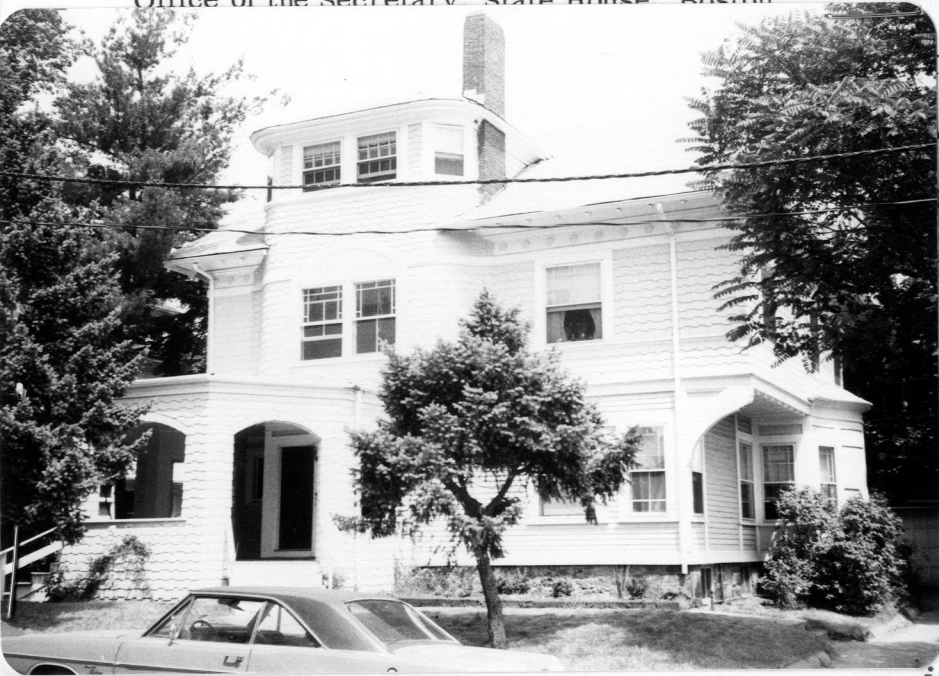
MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

PP - COOLIDGE
CORNER

BKL. 616 616

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| In Area no. | Form no. |
| | 33 |
| | 180-10 |

USGS - BOS. 5



Town Brookline

Address 76-78 Sewall Avenue

Name _____

Present use Two Family House

Present owner Walter & Eleanor Bart

Description:

Date 1885

Source Atlases, tax list

Style Queen Anne, with Shingle Style influence on porch

Architect Information not available

Exterior wall fabric Shingles & Clapboard

Outbuildings (describe) Garage

Other features 2 1/2 stories, asymmetrical massing, 3 story off-center entrance bay w/hip roof, projecting bracketed 2nd fl. gable on side, also bay window, polygonal flat roofed porch w/arched openings, clapboard at 1st fl.
Altered _____ Date _____

Moved _____ Date _____

5. Lot size: 8182 sq. ft.

One acre or less X Over one acre _____

Approximate frontage 75'

Approximate distance of building from street

20'

6. Recorded by K. Polk, L. Larkin

Organization Brookline Historical Comm.

Date Summer, 1978

4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.

*shingles in staggered butt pattern on rest of house and porch, smooth wooden banding at 1st fl. ceiling level & above 2nd fl. windows, sunburst over paired windows, medallions on frieze.

(over)

7. Original owner (if known) George B. and Emma G. Dexter

Original use Single family residence

Subsequent uses (if any) and dates Converted to two family in 1925

8. Themes (check as many as applicable)

| | | | | | |
|-----------------------|---------------|----------------------------|---------------|-------------------------|---------------|
| Aboriginal | <u> </u> | Conservation | <u> </u> | Recreation | <u> </u> |
| Agricultural | <u> </u> | Education | <u> </u> | Religion | <u> </u> |
| Architectural | <u> X </u> | Exploration/ settlement | <u> </u> | Science/ invention | <u> </u> |
| The Arts | <u> </u> | Industry | <u> </u> | Social/ humanitarian | <u> </u> |
| Commerce | <u> </u> | Military | <u> </u> | Transportation | <u> </u> |
| Communication | <u> </u> | Political | <u> </u> | | |
| Community development | <u> X </u> | | | | |

9. Historical significance (include explanation of themes checked above)

See 64 & 70 Sewall Ave. for community development

This house was the first built of the group of three, and is the most eclectic - the squared bay rising above the roof, with it's chimney let through the cornice gives the impression of the pilot house on a steamboat, complete with smokestack, with the unusual porch representing the prow of the ship. The decorations under the eaves, the banding above the second floor windows and the overhanging gable with a heavy bracket are all unusual features. The facade is richly textured with staggered butt shingles, banding, and bevel siding, and there is fine detailing in the two windows over the porch. The Shingle Style porch, with arched openings and shingled posts, completes the rather eccentric appearance of the house.

The original owner, George B. Dexter, was a partner with F. K. & W. D. Dexter in Dexter Bros., at 55 Broad St., Boston, a firm dealing in paints, oils and drugs. Like his neighbors, all of whom were either partners in or headed their own companies, he was quite well off.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Brookline Atlases, 1884, 1888
 Brookline Tax Lists, 1884, 1885
 Brookline & Boston Directories, 1885