

# FORM B – BUILDING

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

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

5-60	Boston North	B	BLM.789
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**Town/City:** Belmont

**Place:** (*neighborhood or village*):  
Payson Park

## Photograph



**Address:** 65-67 Oak Avenue

**Historic Name:** Sydney M. Homer Two Family

**Uses:** Present: two family dwelling

Original: two family dwelling

**Date of Construction:** 1913

**Source:** building permit

**Style/Form:** Craftsman Colonial

**Architect/Builder:** Harry Voll, architect;  
Gaetano DeVincent, builder (likely – see text)

### Exterior Material:

Foundation: concrete block

Wall/Trim: wood shingles, wood

Roof: asphalt shingles

**Outbuildings/Secondary Structures:**  
none

### Major Alterations (*with dates*):

2015 – replacement windows

**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 5,700 SF

**Setting:** neighborhood of early 20<sup>th</sup> century dwellings on small, informally landscaped lots

## Locus Map



**Recorded by:** Lisa Mausolf

**Organization:** Belmont Historic District Commission

**Date** (*month / year*): November 2014/2016

# INVENTORY FORM B CONTINUATION SHEET

BELMONT

65-67 OAK AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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Recommended for listing in the National Register of Historic Places.

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

## ARCHITECTURAL DESCRIPTION:

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

65-67 Oak Avenue is a two-story hip-roofed duplex which is sheathed in wood shingles and displays the influence of the Craftsman and Colonial Revival styles. It is set on a rusticated concrete block foundation. The widely overhanging front eaves are supported at the northwest (front corner) by a single, shingled bracket. The south portion of the façade consists of a bowed, two-story projection while the three bays to the north are fronted by a single-story porch which is supported by Tuscan columns of various heights and arrangements including sets of three on pedestals and individual full height columns flanking the front stairs. On the second floor a door accesses the deck above the entrance. A second entrance porch is located on the north elevation for the other unit. The exterior doors retain original varnished wood doors with upper glass panes. The windows contain double-hung 6/1 sash. There is a two-story, three-sided bay window on the south elevation. The front dormer is either a later addition or the windows have been replaced.

## 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.*

This house is located within the Payson Park subdivision which occupies land that was originally part of J.P. Cushing's estate, "Bellmont". After Cushing's death in 1862, the estate was purchased by Samuel Payson who sold the property to the Payson Park Land Company in 1886. The former estate was developed in three stages between 1886 and 1920 by the trustees who included Costello Converse of Malden, William Faxon, Jr. of Cohasset and Andrew Reed of Belmont. Oak Avenue was laid out in 1889 and the houses on the street date from 1902 to 1928, fueled in large part by the arrival of the streetcar line along Belmont Street in 1898. The deeds for the Oak Avenue lots included restrictions that were in effect until 1912. These limited development to a single house and stable, prohibited the sale of liquor or offensive trade and required a setback of 25' from Oak Avenue.

This was lot 35 of the 1899 Payson Park subdivision. There is no building on the site at the time of the 1909 Payson Park Plan and no listing for the address in the 1910 Census or 1912 town directory. It is shown on the 1915 Sanborn map. The building permits available for this building are somewhat confusing. In April 1913 Mr. S.M. Homer of Boston was granted a permit for a two-family dwelling. The architect was Harry Voll and the builder was Gaetano DeVincent of East Boston. A second permit in the file is dated Sept. 1913 for A.E. Auerbach of Dorchester notes changes on the plans. The architect/builder for this permit was F.W. Morash of Belmont.

According to deed research the property was sold by Sydney and Ethel Homer in 1914 to Ella Needham of Lancaster, Massachusetts. Yet the 1915 town directory lists Sydney and Ethel Homer as living at #65 in 1915 while Ethel Bartlett lived at #67. Sydney Homer was born in Canada in 1884 and immigrated to the U.S. in 1900. He worked as a bookkeeper.

The property was owned by Evva Wardwell, wife of Frank, from 1916 to 1919 and by Richard and Stella Summers from 1919 to 1927. The 1920 Census indicates that Richard and Stella occupied the unit at 67 Oak Avenue and rented #65 out to Charles Reed who worked as an office clerk for the telephone company. Richard Summers was an electrician.

Albert and Elsie Annable purchased the house in 1927 and the Annable family continued to own the two-family for more than 50 years. Albert Annable was the foreman of a lumber company. In 1930 he was living in one unit with his wife Elsie, son, daughter and mother while the other was rented to Waldo Wilde, a lumber dealer, who lived here with his wife and daughter. The building was sold by Elsie Annable in 1981. The property was owned by Paul and Lawrence Familetto from 1981 to 1987. In 1987 ownership was transferred to Paul and Jerilyn Familetto who sold it to Wei Guo in January 2015 (Book 64797, Page 557).

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Belmont Directories, various dates.

*Belmont: The Architecture and Development of the Town of Homes.* Prepared for the Belmont Historic District Commission, 1984.

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Cini, Marcia M. Area form for Payson Park (BLM.B), 1982.

Middlesex County Registry of Deeds, Cambridge, MA

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U.S. Census, various dates.