

FORM B – BUILDING

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

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

5-79	Boston North	B	BLM.786
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Town/City: Belmont

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

Photograph



Address: 44 Oak Avenue

Historic Name: Mrs. Jessie Raymond House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1909

Source: deeds, Payson Park Plan

Style/Form: Shingle Style/Colonial Revival

Architect/Builder: unknown

Exterior Material:

Foundation: mortared stone blocks

Wall/Trim: wood shingle/wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 5,895 SF

Setting: neighborhood of similar early 20th century dwellings on small, informally landscaped lots

Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

44 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.

Constructed in the early 20th century, the house at 44 Oak Avenue is a late example of the Shingle Style which also bears the imprint of the Colonial Revival. The dwelling consists of a 2 ½-story, side-gabled shingled structure with a gambrel front overlay set above a first floor which displays a recessed porch with shingled supports occupying the south half of the facade and a three-sided bay window to the north. The modillioned cornice above the first floor and along the front eaves are indicative of a Colonial Revival influence. The attic window with its bowed shingle covering above, is pure Shingle Style in influence. The upper sash of the double-hung windows have varying configurations including six lights and starred "x" mullions. There is also a bay window on the south side, tucked under the overhang of the second story and set on a stone foundation.

This is one of a number of well-preserved wood shingled dwellings in the Payson Park neighborhood displaying the influence of the Colonial Revival, Queen Anne, Shingle and/or Craftsman styles.

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 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 202 of the Payson Park subdivision. The lot is marked as "sold" on the 1898 Plan of the Payson Park Land Company and the present house had been built by the time of the 1909 Plan. On May 15, 1909 the *Belmont Tribune* reported that real estate agent Luther Blaikie had sold a house on Oak Avenue to Mr. Raymond. The deed indicates that Mrs. Jessie Raymond purchased the property in her own right (Book 3440, Page 405). Mr. Raymond appears to have died shortly after they moved in as the 1909 directory indicates that the house was occupied by Mrs. Jessie Raymond. The couple had formerly lived in Burlington; Charles Raymond was a successful shoe dealer. The 1910 Census indicates that Mrs. Raymond was then living here with her daughters June and Barbara and a servant. Mrs. Raymond was still living here in 1929 but by 1930 had moved to Cambridge.

By 1932 the house was owned and occupied by Joseph and Mary Rooney. He worked as a supervisor at the Hood Rubber Company. In 1940 the couple's nine children – ranging in age from 3 to 22 – were also living here. The house was sold by Joseph and Mary Rooney in 1957 to Francis and Mary McCue who retained ownership until 1984 when it was sold to Christopher Moore. Since 1993 it has been owned by Christopher Moore and Jocelyn Record.

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Middlesex County Registry of Deeds, Cambridge, MA

Payson Park Land Company Brochures, 1898, 1909.

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