

# FORM B – BUILDING

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

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

6-121	Boston North	D	BLM.738
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**Town/City:** Belmont

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

## Photograph



**Address:** 28 Chester Road

**Historic Name:** Burns Two-Family

**Uses:** Present: two family dwelling

Original: two family dwelling

**Date of Construction:** 1916

**Source:** building permit

**Style/Form:** Craftsman

**Architect/Builder:** Grant R. Joslin, carpenter

### Exterior Material:

Foundation: fieldstone

Wall/Trim: wood shingles, wood

Roof: asphalt shingles

### Outbuildings/Secondary Structures:

garage (ca. 1920)

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

date? – new windows

## Locus Map (north at top)



**Condition:** good

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

**Acreage:** 5,088 SF

**Setting:** block of early 20<sup>th</sup> century one and two-family dwellings

**Recorded by:** Lisa Mausolf

**Organization:** Belmont Historic District Commission

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

# INVENTORY FORM B CONTINUATION SHEET

BELMONT

28 CHESTER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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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.*

The house at 28 Chester Road is a well-preserved example of a Craftsman style duplex. The two-family dwelling is arranged with one unit over the other, with a common front door. It is set on a fieldstone foundation, clad in wood shingles and capped by a hip roof with widely projecting eaves and exposed rafter tails. There are matching hip-roofed dormers and a brick chimney rises along the east wall, cutting through the eaves. A single-story shingled porch spans the facade with one shingled arch marking the sidehall entrance and a wider arch to the right framing the five-part bay window next to the front door. Inset in the wall below the arch is a lattice panel which echoes the diamond pane sidelights framing the main entrance and door above. The front door retains a typical period door with upper glass panes over vertical panels. On the second floor above the main entrance there is a similar doorway which opens onto the porch and another five-part bay window. Most of the windows on the building are modern 1/1 sash. A two-story, three-sided bay window is located on the east elevation. An enclosed, two-story porch spans most of the rear elevation. It was enclosed in 1947.

Next to the granite front steps there is a small area of plantings. A paved driveway extends along the east side of the house, terminating at a ca. 1920 side-gable, two-car garage constructed of rusticated concrete blocks. The building was originally flat-roofed the pitched roof was added in 1998.

## 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.*

In the early 20<sup>th</sup> century William H. Poole, a piano manufacturer who lived at 386 Common Street, owned land in Belmont south of Washington Street and east of Common Street. In 1904 he purchased an 8.5 acre piece in the Chester Road area from the Whitney Estate. In 1910 he bought an additional 12.5 acre section from Mrs. Mercy Woodin, giving him 21 acres between Washington Street and Payson Park. Poole died in 1915 and in 1916 the land was sold to Francis H. Benson who subdivided it. The tract was quickly developed into modest suburban one and two family homes, many of which were built on speculation. Development was fueled by proximity to the streetcar line and the success of the nearby Payson Park Land Company's ventures. This was lot 27 on the 1916 plan. Town building records indicate that a building permit was granted to Benson & MacLeod in July 1916. Grant R. Joslin who lived at 65 Bay State Avenue in Somerville built the two-family structure.

The first known owner of this house was Joseph Burns, a produce dealer, who was living here at the time of the 1920 Census with his wife Mary, two daughters and a son. Occupying the other apartment in 1920 was Frank Lynch, a 34 old attorney who lived with his wife and infant daughter. Joseph Burns passed away in the 1930s but his widow Mary continued to live here into the late 1940s. The house was later inherited by a daughter, Phyllis Ann O'Neil who sold the property in 1952. Later owners included Joseph and Sarah Wasser (1961-1971) and Francis and Linda French (1971-1990).

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