

FORM B – BUILDING

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

6-229

Boston
North

B

BLM.16

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

Town/City: Belmont

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

Address: 34 Cushing Avenue

Historic Name: Fred C. Garmon House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1908

Source: building permit

Style/Form: Craftsman

Architect/Builder: Harold W. Hathaway

Exterior Material:

Foundation: concrete

Wall/Trim: reinforced concrete, wood

Roof: asphalt shingle

Outbuildings/Secondary Structures:

garage (1995)

Major Alterations (*with dates*):

1927- two-story addition to west

date? – red slate roof removed

1995 – carriage house replaced by garage

Condition: good

Moved: no yes **Date:**

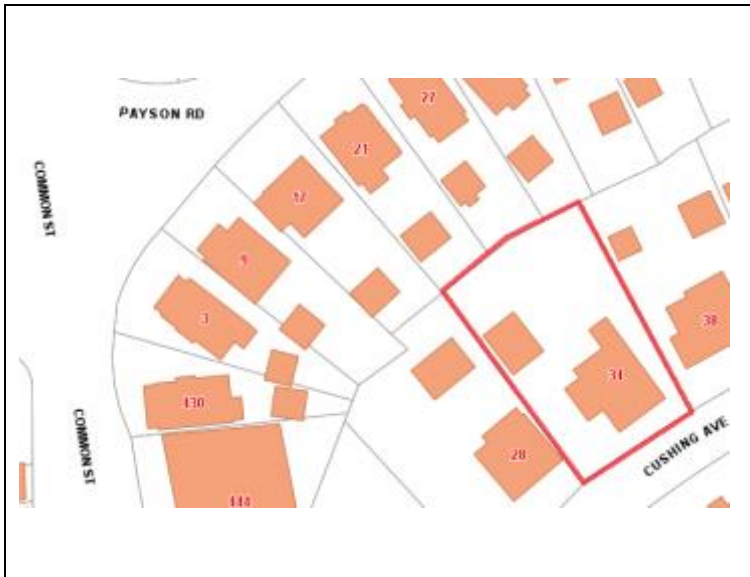
Acreage: 13,272 SF

Setting: neighborhood of early 20th century dwellings
near Cushing Square

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

34 CUSHING AVENUE

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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 1908, the Garmon House at 34 Cushing Avenue is a good example of Craftsman domestic architecture and of special interest for its reinforced concrete construction. The exterior walls display markings from the concrete forms and were hammered as soon as the forms were removed. Craftsman style features include the hip roof with overhanging eaves that feature paired brackets along the front and jigsawn rafter tails on the side elevations. A single-story concrete porch with massive concrete posts spans the façade. A low arch rises from the center of the porch and marks the projecting entrance vestibule. Windows on the main house block consist primarily of double-hung 8/1 sash with several multi-light projecting bay windows. The two-story addition offset to the west dates to 1927 and has tall arched openings on the first floor corresponding to a sunroom. Eaves trim on the addition continues the detailing of the original structure.

The informally-landscaped lot includes perennial gardens in the front yard. A paved driveway extends along the west side of the house terminating at a concrete block two-car garage constructed in 1995, replacing the previous carriage house.

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. This was Lot 25 of the Payson Park Land Company's 1907 plan.

The lot was sold by the Payson Park Land Company to Fred and Martha Garmon in September 1907 (Book 3326, Page 374). F.C. Garmon was given a building permit in 1908 for a dwelling designed by architect Harold W. Hathaway of Arlington. Fred C. Garmon (1858- ?) was the manager of a men's clothing store, Leopold Morse & Co., in Boston. He was also said to be apt in the handling of a horse and participated in harness races in the Boston area, serving for a time as president of the Metropolitan Driving Club. The 1910 Census indicates that at that time Fred and Martha Garmon were living here with a maid and a driver.

The Garmon House was featured in the publication *Concrete Cottages*, issued by the Atlas Portland Cement Co. in 1910 (see continuation sheet). The outside walls were constructed of concrete reinforced with steel and the house originally had a red slate roof. The Garmons lived here only a few years before moving to Newtonville and selling the house to Helen Kedian of Boston in 1913 (Book 3757, Page 326).

Helen Kedian was the widow of James Kedian. By 1920 she was remarried and living here with her new husband Alfonso Ellis, his two children and a maid. In 1927 an addition was constructed on the west side of the house consisting of a sun porch on the first floor with a chamber above. At the same time the house was remodeled for two apartments and by the time of the 1930 Census the occupants of the house were the Ellises, Helen's daughter, his mother-in-law and a servant.

The house was sold by Helen Ellis Kimpton to Cyril and Madeline Cochran in 1941 (Book 6552, Page 361). Murray and Beth Ruben purchased the house in 1987 and sold it in 1994.

Little is known about the architect Harold W. Hathaway (1872-1927). He had an office in Boston and lived in Arlington. He was apparently associated with William S. Wells around 1905. Later works include a Florentine-inspired villa at 12 Summit Road in Lexington (LEX.521) designed in 1919.

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7427

SIDE VIEW
FRONT VIEW
REAR VIEW

RESIDENCE AT WAVERLY, MASS.

H. W. Hathaway, Architect, 51 Lake St., Arlington, Mass.

SPECIFICATIONS.

The outside walls from footing to roof are of concrete reinforced with steel. There is a 5-inch air space from 2 feet above grade to within 1 foot of plate.

Outside walls were hammered as soon as forms were removed. Inside partitions were 2-inch x 4-inch studs, lathed and plastered with two-coat work.

SECOND FLOOR PLAN

Mill work, cypress and North Carolina pine.

Floors, Georgia rift pine, first floor, and North Carolina rift, second floor.

Floors stained and mill work stained.

Fireplace brick face and hearth.

SECTION

ESTIMATE.

Excavations and masonry (concrete)	\$1,450.00
Lumber and mill work	1,260.00
Plastering	300.00
Painting	150.00
Roofing (red slate)	240.00
Hardware (finish)	40.00
Heating (furnace)	125.00
Plumbing	275.00
Miscellaneous	500.00
	\$4,800.00

Source: *Concrete Cottages*, 1910

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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 Lisa Mausolf

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

The Fred C. Garmon House at 34 Cushing Avenue is eligible for the National Register under Criterion C, Architecture, on the local level as a good example of the Craftsman style which is also notable as a relatively early example of reinforced concrete construction. The house was designed in 1908 by Boston architect Harold W. Hathaway and images of the house were featured in the publication *Concrete Cottages*, published by the Atlas Portland Cement Company in 1910.