

FORM B – BUILDING

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

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

6-228	Boston North	B	BLM.762
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Town/City: Belmont

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

Photograph



Address: 36-38 Cushing Avenue

Historic Name: Chaffee Two-Family

Uses: Present: two family dwelling

Original: two family dwelling

Date of Construction: 1924

Source: building permit

Style/Form: Craftsman Colonial

Architect/Builder: Owen D. McLellan, builder

Exterior Material:

Foundation: concrete

Wall/Trim: stucco, wood shingles

Roof: asphalt shingles

Locus Map (north at top)



Outbuildings/Secondary Structures:
garage (1924)

Major Alterations (*with dates*):
2005 – rear addition

Condition: good

Moved: no yes **Date:**

Acreage: 13,074 SF

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

Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

36-38 CUSHING 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.

This two-family dwelling is one of the later structures in the Payson Park development and is a well-preserved example of the Craftsman Colonial style. The symmetrical stuccoed structure is capped by a hip roof with overhanging eaves and exposed rafters. Large hipped dormers are centered on each of the four slopes and also have exposed rafters. A single-story entrance porch is centered on the façade and features stuccoed porch posts which extend into short walls, framing the front door which is flanked by partial 4/1 sidelights. Fenestration on the façade consists of tripartite groupings of windows with multi-light upper sash and single pane lower sash. The bay windows on the first floor are capped by shallow hip roofs with exposed rafter details. Accenting the windows are narrow period shutters with jigsaw design *fleur de lis*-like cutouts above louvered sections below and iron S-hooks mounted at the base of each shutter.

The house is set on a level lot. A driveway extends to the east of the house, terminating at a hip-roofed stucco garage that was built in 1924.

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 26 of the Payson Park Land Company's 1915 plan. The 1909 Plan shows that by that time most of the houses on Cushing Avenue had been built. The 1922 Sanborn Map also shows the lot was still vacant.

The land was sold by Joseph and Berta Reynolds to Belle Chaffee in 1923 (Book 4630, Page 114). Belle was the wife of Emory Chaffee who was in real estate. The couple lived at 24 Cedar Street. In March 1924 Mrs. Chaffee was granted a building permit for a two-family dwelling to be constructed by O.D. (Owen) McLellan of 42 Trapelo Road in Belmont. The two-family was apparently constructed as a rental property – James Silley and his wife were living at #36 in 1925 while Horace McKee was living at #38. By 1930 Belle Chaffee, age 71, was living at 36 Cushing, along with her sister-in-law and two lodgers. The other unit at 38 Cushing was rented to insurance agent John O'Neil and his family for \$115/month.

In 1939 the property was sold by Belle Chaffee's estate to John and Margaretta (Flett) Husband (Book 6350, Page 330). In 1940 the house was occupied by John Husband, the town building inspector, his wife Margaretta, two daughters, and his mother-in-law. John Husband died in 1949; Margaretta died in 1969. The property was sold by her estate in 1970 to Joseph Connolly (Book 11832, Page 398). Virginia Connolly still owns the property today.

The builder, Owen D. McLellan (1881-1947), was born in Canada and came to this country in 1904. He lived at 42 Trapelo Road and worked as a builder/contractor for many years. The Massachusetts Historical Commission (MACRIS) database indicates that he designed a two-family dwelling at 17-19 Richards Road in Watertown (WAT.167) in 1925. Undoubtedly he also erected many other buildings in both communities.

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