

# FORM B – BUILDING

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

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

5-87	Boston North	B	BLM.763
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**Town/City:** Belmont

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

**Address:** 43 Cushing Avenue

**Historic Name:** Luther Two Family

**Uses:** Present: two family dwelling

Original: two family dwelling

**Date of Construction:** 1924

**Source:** deeds

**Style/Form:** Craftsman

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: concrete

Wall/Trim: stucco, wood

Roof: asphalt shingles

**Outbuildings/Secondary Structures:**

garage (1920)

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

date? – enclosure of front porches, window replacements

**Condition:** good

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

**Acreage:** 9,306 SF

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

## Photograph



## Locus Map (north at top)



**Recorded by:** Lisa Mausolf

**Organization:** Belmont Historic District Commission

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

# INVENTORY FORM B CONTINUATION SHEET

BELMONT

43 CUSHING AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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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.*

Located at the southeast corner of Cushing Avenue and Willow Street, 43 Cushing Avenue is an unusual expression of the Craftsman style. The two-story structure is covered in stucco and capped by a hip roof with widely overhanging eaves and exposed rafters. The building is rectangular in plan with a two-story projection on the façade displaying wide pointed arch openings that probably originally framed open porches. At some time the porches on each floor were enclosed with windows. On the west elevation, facing Willow Street, there is a small hip-roofed porch with exposed rafters, supported by battered, stuccoed posts. A tall stuccoed chimney emerges from the roof above the porch. Windows on the house are modern replacements but display the original configuration of multi-paned upper sash over single pane lower sash.

The house is set on a level lot, surrounded by lawn with bushes around the house. A driveway extends to the east of the house, terminating at a hip-roofed stucco garage.

## 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 194 of the Payson Park Land Company's 1908 plan. The lot was still vacant at the time of the 1909 plan.

The land passed through various owners. According to Sanborn maps, the garage predated the house by several years; it is shown on the 1922 map. Building department records indicate that it was constructed in 1920 for Martha Garmon of Brookline. The house (known as 43 Cushing and 49 Willow Street) was apparently built for Joseph Luther, an accountant, and his mother Margaret. Mrs. Luther acquired the property in 1924 (Book 4714, Page 441). After she defaulted on the mortgage it was sold to Julia Cummings, wife of William W. Cummings, in 1935 (Book 5974, Page 495). William Cummings was a piano manufacturer. The house was sold by William Cummings' estate to Garabed Koundakjian in 1957 (Book 8904, Page 521). The Koundakjian family operated the Eastern Lamejun, a Middle Eastern and Armenian bakery at 145 Belmont Street. The house at 43 Cushing Avenue was sold by Danald Koundakjian and Erin McCormack in 1995 to the present owner, Cammie Henderson (Book 25139, Page 122).

## BIBLIOGRAPHY and/or REFERENCES

- Belmont: The Architecture and Development of the Town of Homes.* Prepared for the Belmont Historic District Commission, 1984.
- Betts, Richard B. *The Streets of Belmont and How they Were Named (2<sup>nd</sup> edition).* Belmont: Belmont Historical Society, 2012.
- Cini, Marcia M. Area form for Payson Park (BLM.B), 1982.
- Middlesex County Registry of Deeds, Cambridge, MA
- Payson Park Land Company Brochures, 1898, 1909.
- Sanborn Insurance Maps, 1915, 1922, 1931, 1949.
- Stadley, George W. *Atlas of the Towns of Watertown, Belmont, Arlington, and Lexington.* 1898.
- Town of Belmont, Building Department files.
- U.S. Census, various dates.