

FORM B – BUILDING

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

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

5-64	Boston North	B	BLM.785
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Town/City: Belmont

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

Photograph



Address: 43 Oak Avenue

Historic Name: Dodd-Wendell House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1906

Source: Payson Park Plans, directories

Style/Form: Craftsman

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood shingles/wood clapboard

Roof: asphalt shingles

Outbuildings/Secondary Structures:

garage (1946)

Major Alterations (*with dates*):

2016 – rear porch added

Condition: good

Moved: no yes **Date:**

Acreage: 6,270 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

43 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.

Dating to the early 20th century, the house at 43 Oak Avenue is a 2 ½-story, 3 x 2-bay side-gabled dwelling which is clothed in a mix of Craftsman/Tudor/Colonial Revival-inspired ornament. Set on a mortared stone foundation, the house is clad in wood shingles with an asphalt-shingled roof with exposed rafter tails on the lateral eaves and flared vergeboards on the house's gable ends as well as the two front gable dormers and the projecting gable porch which is supported by square posts on shingled bases. Other decorative details include false half timbering in the front porch gable and intersecting tracery in the upper sash of the attic windows. Most of the remaining windows contain double-hung 6/1 sash; there is a small pair of 4/1 windows over the front porch and a tripartite oriel window is located on the first floor of the south gable end.

A driveway extends along the south side of the house terminating at a gablefront, two-car garage that was constructed in 1946. It is fitted with a modern, wide overhead garage door and a lunette window is located above.

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 along Belmont Street 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 39 of the Payson Park subdivision. There was no house on the site at the time of the 1898 Plan of Payson Park. The 1909 directory lists the occupant as Mrs. John Dodd. The 1910 Census indicates that Sarah Dodd, age 75, was living here with her two daughters, Annie, a teacher, and Jean. They were still here at the time of the 1912 Census. By 1915 the house was owned and occupied by Charles Wendell who owned a wood and coal business (Osgood & Wendell) in Watertown. At the time of the 1920 Census, Charles was living here with his wife, Ora, three sons and a brother. The Wendell family was still here in 1930. By 1932 the house was occupied by James and Mary Bradley. He worked at the post office.

The house was acquired by Jeremiah and Christopher O'Neill in 1942 (Book 6627, Page 400). In 1946 a two-car garage was added. Monsignor Jeremiah O'Neill (1904-1984) was the pastor of the Holy Family Church in Rockland for many years. His brother, Rt. Rev. Msgr. Christopher O'Neill (1906-1995) was the pastor of St. Charles Church in Woburn from 1961 to 1983. Rev. Christopher O'Neill conveyed the property to the Sisters of St. Joseph in 1992, reserving a life estate. It was sold by the Sisters to Glenn and Judith Logan in 1998 (Book 28933, Page 97).

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