

FORM B – BUILDING

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

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

5-10	Boston North	B	BLM.796
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Town/City: Belmont

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

Photograph



Address: 58-60 Oakley Road

Historic Name: Everett C. Benton Two Family

Uses: Present: two family dwelling

Original: two family dwelling

Date of Construction: 1915

Source: Sanborn map

Style/Form: English Revival

Architect/Builder: unknown

Exterior Material:

Foundation: fieldstone

Wall/Trim: fieldstone/wood half timbering/stucco

Roof: asphalt shingle

Outbuildings/Secondary Structures:
garage (2011)

Major Alterations (*with dates*):
2013-2015 – new windows

Condition: good

Moved: no yes **Date:**

Acreage: 10,315 SF

Setting: level corner lot in densely populated residential neighborhood dating to late 19th and early 20th c. Kitty corner from the Benton Library.

Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

58-60 OAKLEY 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.

Located at the southwest corner of Oakley Road and Spruce Street, 58-60 Oakley Road is a two-story structure dating to the early 20th century and designed in an English Revival style. The first floor of the building is constructed of mortared fieldstone; the second story is sheathed in a false half-timbering/stucco finish. The building is capped by an asphalt-shingled hip roof with overhanging eaves that display exposed rafter tails. Punctuating the roof are a series of wood shingled hip dormers and two rear brick chimneys. The plan of the house is rectangular with a two-story wing offset to the south with a recessed porch on the first floor; a single-story fieldstone porch is located to the north and two side-by-side hipped eaves extending from the back wall.

The center entrance is marked by a small stone arch and displays a paneled recess. Above the entrance there is a second floor bay window. Most of the windows on the building contain double-hung 6/1 sash grouped in sets of three or used individually. On the first floor they have granite sills and lintels.

Behind the house, facing Spruce Street, there is a hip-roofed two car garage constructed in 2011.

This is a rare example of rubble construction in the neighborhood and is located kitty corner from the Benton Library at 75 Oakley Road (BLM.8) which was constructed in 1892 as a chapel for the Belmont School for Boys and also is rubble.

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 two-family dwelling 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. Oakley Road was lotted in 1912, and this was lot 163 of that subdivision. The lot was sold in July 1912 to Everett C. Benton (Book 3712, Page 159). Col. Benton occupied the "Bellmont" mansion which was located on the east side of Oakley Road. He had purchased the property in 1902 and it included the chapel (now Benton Library, 75 Oakley Road, BLM.8).

The present two-family building was apparently constructed as a residence for Benton's daughter, Dorothy, who married Edward E. Wood, Jr. on July 18, 1914. The architect of the building is not known. The building at 58-60 Oakley Road was under construction at the time of the July 1915 Sanborn map which shows the dotted footprint of a foundation.

Edward Emerson Wood, Jr. (1894-1975) was born in Cambridge and was employed as a wholesale candy manager. In 1918 the Wood family was occupying #60 Oakley while Mr. and Mrs. George Miller were renting #58. The 1920 Census indicates that the Wood household included three children under the age of 5 as well as a servant from the West Indies. In 1920 58 Oakley Road was being rented to Samuel Murray, a wholesale roofing salesman.

Col. Everett Benton died in 1924 and in 1926 his son Jay Benton (who lived at 3 Pequossette Road, BLM.4) sold the property to Estelle Robinson, wife of Robert (Book 5016, Page 282). The Wood family moved to Newton. According to the 1930 Census, the house was then owned by Robert Robinson, a 41-year old Railroad claim agent who lived here with his wife Stella and four children.

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Edward and Anita Gugger purchased the building in 1939. Edward Gugger was born in Switzerland about 1890 and worked as a mechanic. He and his wife lived at 61 Pine Street. In 1940 #58 Oakley was being rented to Royal V. Hudson, a hardware salesman. The building was sold by Edward Gugger in 1984 to James and DeAnn Burrows (Book 15930, Page 376). It is still owned by DeAnn Burrows-Proeme today.

BIBLIOGRAPHY and/or REFERENCES

Ancestry.com.

Belmont Directories, various dates.

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 (2nd 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.

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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 two family dwelling at 58-60 Oakley Road is eligible for the National Register with local significance under Criterion C as a unique two-family dwelling in the English Revival style, constructed in 1915. It is a rare example of rubble construction and complements the Belmont Library at 75 Oakley Road (BLM.8) which was constructed in 1892 as a chapel and is also rubble. The building is also eligible under Criterion A for its association with the locally prominent Benton family. It was constructed opposite Col. E.C. Benton's estate on the occasion of the marriage of his daughter, Dorothy to Edward E. Wood, Jr. in July 1914. The building retains a high degree of integrity.