

FORM B – BUILDING

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

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

7-96	Boston North	B	BLM.798
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Town/City: Belmont

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

Address: 210-212 Payson Road

Historic Name: Reed Two-Family

Uses: Present: two family dwelling

Original: two family dwelling

Date of Construction: 1910

Source: building permit

Style/Form: Shingle Style/Colonial Revival

Architect/Builder: Richard Shaw, architect;
Albert E. Lynch, builder

Exterior Material:

Foundation: bluestone

Wall/Trim: wood shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 9,400 SF

Setting: level lot in mixed residential area opposite Payson Park reservoir

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

210 PAYSON ROAD

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.

Located on the east side of Payson Road, facing the reservoir, 210 Payson Road is an unusual and well-preserved early 20th century two-family dwelling constructed by a young architect for a Cambridge merchant. The symmetrical structure consists of two side-by-side units and displays the influence of both the Shingle and Colonial Revival styles. It is set on a bluestone foundation and sheathed in wood shingles. The upper two stories of the façade are framed by steeply pitched gambrel-like roof slopes while the entire house is capped by a hipped roof. Recessed entrance porches, each with a single fluted post set on a paneled base, occupy the two front corners of the façade. Fenestration includes front doors with 4 x 2-lights over two vertical panels and double-hung windows with 6/1 and 6/6 sash. On the façade, the windows are grouped in two's with an entablature lintel with dentils spanning over the two noncontiguous windows. Two narrow 1/1 sash with the same lintels flank the pair of attic windows. On the side elevations there are two-story shingled bay windows and a two-story enclosed porch spans the rear elevation.

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 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. Payson Road was lotted in 1909 (Plan Book 186, Plan 9), and this was lot 75 on that plan. There is no house on the site at the time of the 1909 Payson Park brochure. A building permit was granted to Albert Lynch in 1910. The architect was Richard Shaw.

The property was conveyed by Albert E. Lynch to Albert H. Reed in April 1911 (Book 3595, Page 341). Reed was a baker in Cambridge. The 1912 directory shows Reed in residence. The other unit was rented to Mr. and Mrs. D. Henry Bonner. The 1920 U.S. Census indicates that Reed was born in Maine and was living here with his Canadian-born wife Ida, daughter and a boarder. The unit at 212 Payson was being rented to William Hampson, a traveling valve specialist.

The property was sold by the Reeds to Harold and Roy Davis in 1922 (Book 4494, Page 2). Harold S. Davis occupied one unit. He was a Canadian-born chemist who lived here with his wife Mary and four children. The tenant in 1930 was James Dawson, also from Canada. He worked as a college professor. The building was sold by Harold Davis in 1943. L. Virginia Devine purchased the building in 1946. Ownership passed to George and Ilse Strassman in 1969. It is still owned by Frederick Strassman today.

According to building department records, the two-family dwelling was designed by Richard Shaw, architect. Richard J. Shaw (1887-1958) was born in South Boston and graduated from the Harvard School of Design in 1912, suggesting this was one of his earliest commissions. Shaw later worked in the firm of Maginnis & Walsh and in 1923 entered into a partnership with Timothy O'Connell to form O'Connell & Shaw which lasted for six years. Nearly all of Shaw's known works are ecclesiastical. These include the Corpus Christi Church in Newton (NWT.2589). His best known work is the Hatch Memorial Shell in Boston (1940).

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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 210-212 Payson Road is eligible for the National Register with local significance under Criterion C as a unique two-family dwelling combining the influences of the Shingle Style and Colonial Revival. It retains a high degree of integrity and has seen few alterations since its construction in 1910. It is also of note as an early work of Boston architect Richard J. Shaw (1887-1958).