

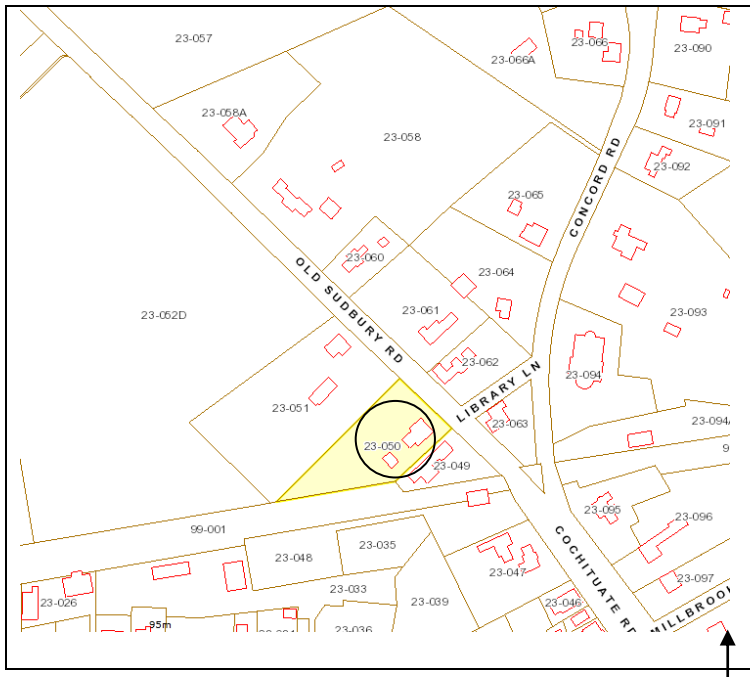
# FORM B – BUILDING

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

## Photograph



## Topographic or Assessor's Map



**Recorded by:** Gretchen G. Schuler

**Organization:** for Wayland Historical Commission

**Date (month / year):** January 2013

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

23-050

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WAY.61

**Town:** WAYLAND

**Place:** (*neighborhood or village*)  
Wayland Center

**Address:** 6 Old Sudbury Road

**Historic Name:** Dudley, Benjamin Austin House

**Uses:** Present: single-family residential

Original: single-family residential

**Date of Construction:** 1872

**Source:** deed research, local histories

**Style/Form:** Italianate

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: brick

Wall/Trim: wood clapboards

Roof: asphalt shingles

**Outbuildings/Secondary Structures:** barn/garage at rear

**Major Alterations** (*with dates*): rear ells – mid to late 20<sup>th</sup> C.

**Condition:** very good

**Moved:** no | x | yes | | **Date** n/a \_\_\_\_\_

**Acreage:** 1 acre

**Setting:** Situated on southwest side of Old Sudbury Road near center. Among early to mid-19<sup>th</sup> century dwellings at Town Center. Road recently widened – removal of fence that screened property.

# INVENTORY FORM B CONTINUATION SHEET

WAYLAND

6 OLD SUDBURY ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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WAY.61

☒ Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

*Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.*

**ARCHITECTURAL DESCRIPTION:** *Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

Built less than a decade before the railroad passed through Wayland Center, this is a substantial three-bay, two and one-half storied dwelling that employed the architectural taste of the day with Italianate features. This house is constructed on a brick foundation, has wood-clapboard siding and an asphalt-shingled roof. The façade is dominated by a Victorian-era porch with square posts, cut S-curved brackets, and a punched and pierced balustrade. The center entry has a double-leafed door and storm with large round-headed glass lights over recessed panels on each leaf, all set in a wide flat casing. Windows have 2/2 sash set in plain casings with a narrow rolled edge and flanking wood louvered shutters. First-story windows are larger than those of the second story. The side elevations have two windows in the gable peak, four second-story windows (two pairs) and four first-story aligned with the upper story. One exception is on the south side where there is an Italianate single-story projecting polygonal bay in the rear bays of this elevation. Twin interior chimneys rise above the ridge. The rear ell appears to have been built in two phases – a one and one-half story shallow ell and a one-story attached to it with entries on the north and south sides, skylights and a chimney as well.

**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.*

**Benjamin Austin Dudley** (1811-1872) built this house in 1872, the same year in which he died. Dudley was the son of William and Unity Dudley and brother of William Rice Dudley who built the house across the road at 1 Old Sudbury Road. Prior to constructing it Dudley and his wife, **Sarah C. Dudley** and his two children by his first marriage to Rosalia Heard Dudley (ca. 1825-1860) lived elsewhere in Wayland on a farm (valuations and census records). Rosalia had died in 1860 and Dudley remarried soon thereafter in 1861 to Sarah C. Bannister. Sarah, who was listed in the 1887 street directory as making children's clothing, remained here until 1896 when she sold the house to **Eliza J. Rutter**, wife of **William F. Rutter**. In 1900 Mrs. Rutter was assessed for the house valued at \$2,800 on an acre of land. Although Rutter was an old Wayland family name William F. Rutter was from Lawrence in 1907 when he sold the house to **Isabella McKenzie**, a single woman who had come to the United States from Canada in 1887. Miss McKenzie and her sister Huguens McKenzie had lived with Cynthia Roby (11 Concord Road) where they were servants. Isabella lived here until her death in 1948, ran a tea room here for many years (1911-1926 according to historian Helen Emery). It was called Greenways. As Helen Emery reported in the 1977 survey form, the Greenways Guest Book is owned by the Wayland Historical Society and has signatures of some notables. In 1920 McKenzie was assessed for her house valued at \$3,000, a stable and a teahouse valued at \$300. This house was just two doors away from the Massachusetts Central Passenger Station (now known as the Depot) and may have attracted train riders. McKenzie also took in boarders one of whom, **Ralph Prescott Heard** (1887-1982), inherited the house from Isabella. Heard was an architect in Boston who probably commuted by rail. He had lived here as early as 1917 according to street directories and U. S. Census and remained for another 30 years after inheriting the house.

## BIBLIOGRAPHY and/or REFERENCES

Atlas/Maps: 1875 Beers (Mrs. S.C. Dudley); 1889 Walker (Mrs. S. C. Dudley); 1908 Walker (McKenzie), 1946 Brooks (Isabella McKenzie).

*Continuation sheet 1*

# INVENTORY FORM B CONTINUATION SHEET

WAYLAND

6 OLD SUDBURY ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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Directories, Waltham Suburban Directories and Weston, Wayland, Lincoln Directories. 1893, 1906-07, 1911-12, 1913-14.

Emery, Helen. *The Puritan Village Evolves*. Canaan, NH: Phoenix Publishing. 1981.

Emery, Helen. MHC Survey Form. 1977

Hudson, Alfred S. *Annals of Sudbury, Wayland and Maynard*. 1891. Appendix by James S. Draper, "Location of Homesteads" p.108. #15

Middlesex South Registry of Deeds. Book 1184, Page 124.

United States Federal Census. 1880, 1900, 1910, 1920, 1930.

Wayland Historical Society.

Wayland Valuation List. 1872, 1900, 1920.

[www.ancestry.com](http://www.ancestry.com) Vital Records

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WAYLAND 6 Old Sudbury Road

Area(s) Form No.

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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 \_\_\_\_\_ Gretchen G. Schuler \_\_\_\_\_  
*The criteria that are checked in the above sections must be justified here.*

The Benjamin Austin Dudley House is eligible for listing in the National Register of Historic Places as part of a Wayland Center Historic District. It is one of only a few late 19<sup>th</sup> century houses built near the village center at a time when the center was firmly established and would soon have the railroad passing through. The property retains integrity of location, setting, design, materials, craftsmanship, feeling and association.