

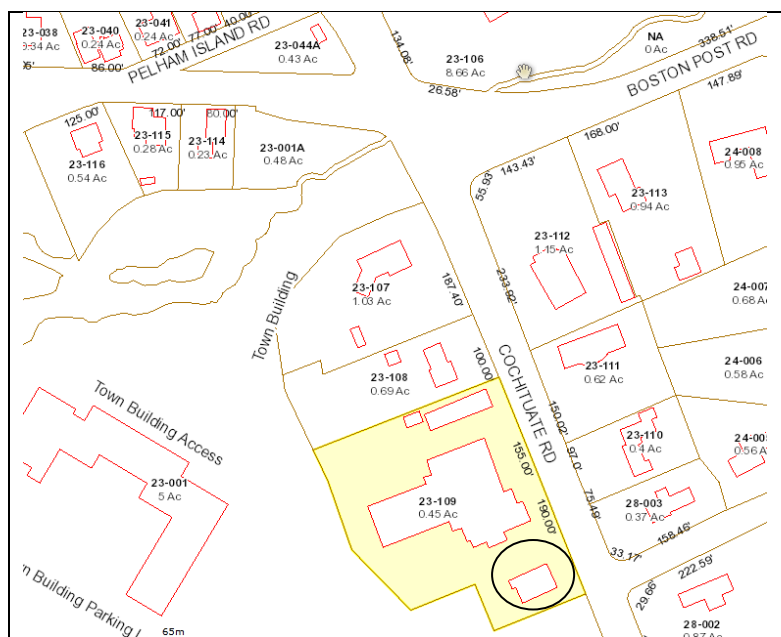
## FORM B – BUILDING

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):** October 2012

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

23-109

Natick

WAY.89

**Town:** WAYLAND

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

Wayland Center

**Address:** 55 Cochituate Road  
(was 49 Cochituate Road)

**Historic Name:** First Wayland High School/Odd Fellows Hall

**Uses:** Present: educational/religious

Original: educational

**Date of Construction** 1855

**Source:** town histories

**Style/Form:** Italianate

**Architect/Builder:** unknown

### Exterior Material:

Foundation: granite block

Wall/Trim: wood clapboards

Roof: slate shingles

**Outbuildings/Secondary Structures:** other buildings on same lot have been documented on B-Forms also, playground fenced in at rear of building.

**Major Alterations** (*with dates*): window infill; rear ell with rear entry – mid to late 20<sup>th</sup> C.

**Condition:** fair-good

**Moved:** no | | yes |x | **Date** 1896 (slightly north)

**Acreage:** 1.66 acres

**Setting:** Residential/institutional neighborhood at town center, among early 20<sup>th</sup> C. dwellings. Town Building and athletic fields behind parking.

# INVENTORY FORM B CONTINUATION SHEET

WAYLAND

55 COCHITUATE ROAD

## MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WAY.89

☒ 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.*

Situated on the west side of Cochituate Road on a parcel that now contains three Trinitarian Church buildings, this large hipped-roof, two-story, former High School rests on a granite block foundation, has wood clapboard siding, and a slate-shingled roof. The Italianate building is nearly square although three bays wide and four deep. The middle bay of the three-bay façade is substantially wider than the end bays. The building is divided: horizontally by a water table above the foundation, a cornice molding wrapping around the four sides of the building dividing the two stories, and the bracketed eave cornice that wraps around the whole building; and vertically by tall pilasters between each bay. These pilasters are articulated by quoins at the first-story level and narrow vertical boards forming a wide square pilaster at the second story. Windows are set into ovolo casings with slightly projecting unadorned sills. First-story windows are rectangular with 6/6 sash; second-story windows have 9/9 sash with segmental arched openings. There is one exception on the south side where the first window has casement sash (8-by-8). On the façade the windows in the end bays are blind, having been filled with clapboards, retaining the molded casings. (Historic photographs show glazed windows in these spaces.) The middle bay of the façade has a pair of narrow segmental-arched windows each with 6/6 sash (vertically stacked 2/2/2 for each half of the sash) and each window is set into a segmental-arched casing. The first-story middle bay has a pair of tall narrow three-light (vertically stacked) windows each set deeply into a casing with the same ovolo molding found around other windows. Six-paneled doors flank this pair of windows. The flat-roofed, open entry porch spans the middle bay and consists of round-headed arched openings formed by bold square columns on square with recessed panels resting on square bases and having wide molded caps from which the arches spring. This porch is one arch deep and three wide. Flush board siding fills in tops of the columns and around the arches. Corner posts are similar to the other vertical dividers – quoined first story and flush board second story. The roof cornice is carried by many closely spaced carved brackets. A broad brick chimney with a corbelled top rises from the middle front of the hipped roof. Across the rear elevation/west there is a single-story rear ell, which is low for 2/3 of its length and about 1 ½ stories at the northwest corner. A steeply pitched shed-roof covers this ell. Two small multi-light windows are in the low part and a multi-light segmental-arched window is in the taller part.

**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.*

The history of Wayland's schools is linked to that of Sudbury for the first century. Up until the 1720s classes were held in residents' homes, after which Town Meeting voted to build a schoolhouse in each of the two precincts. Thus one of similar size was built in the East Precinct (east side of the Sudbury River) to that built in the West Precinct. By the mid-1700s five grammar schools were scattered throughout Sudbury – two in the East Precinct (now Wayland) and three in the West Precinct (now Sudbury). At the time of separate incorporation in 1780, East Sudbury's newly established Town Meeting voted to have six schoolhouses, which by then was only one more than James Sumner Draper (1811-1896) had reported to have existed in 1775, the year for which he drew a map showing buildings that were in situ at that time.

In 1854 Wayland's Town Meeting voted to build its first **High School** which was completed here in the following year. Within a few years the new High School was underused so that grammar school met here. By

*Continuation sheet 1*

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the 1880s high school students were sent out of town rather than hire a teacher for the full year. This arrangement lasted only a few years; however at about the same time in the late 1880s this building had fallen into poor repair. In 1892 Wayland schools were inspected by the state inspector of public buildings and the High School was found to be inadequate requiring costly repairs in addition to repairs necessary at four one-room schoolhouses. The 1893 Town Meeting considered repair of this building or construction of a new building. The school issue came up several times over the next three years often creating animosity among residents of Cochituate and North Wayland. In the end money was appropriated to add to a donation made by Francis Shaw to build a new High and Grammar School which cost \$25,000 to construct. Part of the plan to pay for the new building was to sell this building. The Independent Order of Odd Fellows had formed a chapter in Wayland in early 1894 and had acquired land just south of the First High School in hopes of being able to move the building there. In the end it proved more prudent to move this building farther north on the same town-owned lot and to exchange the town-owned lot for the one that the Pequod Lodge had purchased to the south. Thus this property became the home of Wayland's chapter of the Independent Order known as **Pequod Lodge of Odd Fellows**. And the new school was built on the parcel to the south (now Center Park since the 1897 Wayland Center High and Grammar School was demolished in 1978).

The Independent Order of Odd Fellows, a fraternal organization, has at its core: Friendship, Love and Truth. The basic commandment for members of the IOOF is to "visit the sick, relieve the distressed, bury the dead and educate the orphan." Odd Fellows originated in England and first met in the United States in Baltimore, Maryland in 1819. By the 1840s, the American version became the IOOF and chapters were formed all over the country. Wayland's IOOF first met in 1894 and had members from Wayland Center and from Cochituate. Once this building was moved slightly north on the same lot, it became the home of Pequod Lodge #229 of Odd Fellows and remained as such until 1978 when the building was sold to the **Trinitarian Church**. Since that time it has been used for administrative purposes and for youth group and other Trinitarian Church meetings.

Old photographs from the turn of the last century show that the building was painted in three colors – white or cream trim, a light colored body, and dark (green or black) window sash, shutters and doors.

## BIBLIOGRAPHY and/or REFERENCES

Atlas/Maps: 1856 Walling (High School), 1866 (High School), 1875 (School), 1889, 1908 Walker (I.O.O.F.), Brooks (Pequod Lodge #229).

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

Wayland Historical Society. Program Video – Wayland High School Then (1855) and Now (2011).

[http://en.wikipedia.org/wiki/Independent\\_Order\\_of\\_Odd\\_Fellows](http://en.wikipedia.org/wiki/Independent_Order_of_Odd_Fellows)

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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 First Wayland High School is eligible for listing in the National Register of Historic Places individually or as part of a Wayland Center Historic District. The building is one of only a couple of 19<sup>th</sup> century schools remaining in Wayland and is the most prominent for location and architecture. It retains integrity of location, setting, design, materials, craftsmanship, feeling and association.