

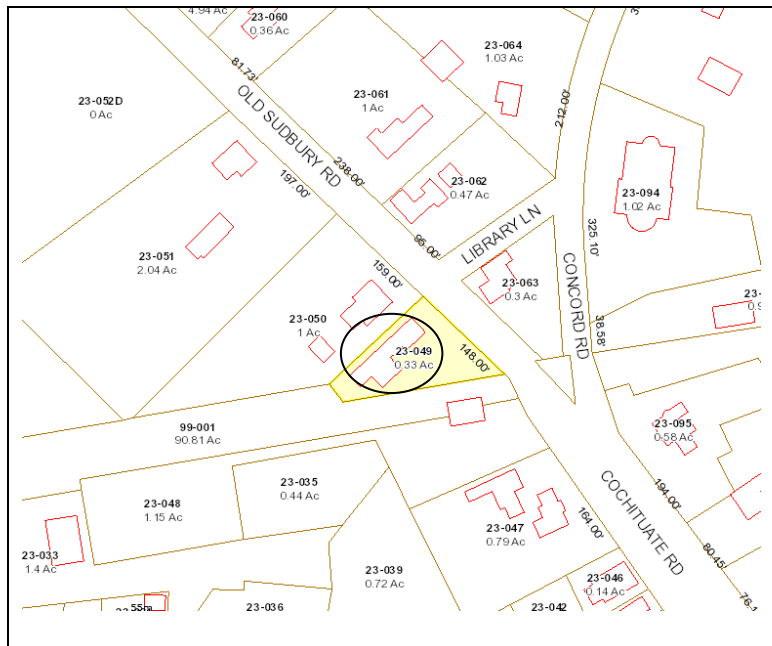
FORM B – BUILDING

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

023-049

Natick

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WAY.60

Town: WAYLAND

Place: (*neighborhood or village*)
Wayland Center

Address: 2 Old Sudbury Road
Was known as 2-4 Old Sudbury Road
Historic Name: Hunt, Warren House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: ca. 1844

Source: deed research, local histories

Style/Form: Greek Revival

Architect/Builder: unknown

Exterior Material:

Foundation: granite

Wall/Trim: wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures: none

Major Alterations (*with dates*): a "second house" attached to rear ell ca. 1900 (between 1889 and 1908). Long dormer on south roof slope and porch on south elevation of rear ell attached to original house – mid 20th C.; second story on rear ell – late 20th C.

Condition: very good

Moved: no | x | yes | | **Date** n/a _____

Acreage: .33 acre

Setting: Situated on southwest side of Old Sudbury Road just north of railroad and electrical towers, among early to mid-19th century dwellings near town center. Low picket fence lines property frontage. Gravel drive on south side.

INVENTORY FORM B CONTINUATION SHEET

WAYLAND

2 OLD SUDBURY ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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Area(s) Form No.

I	WAY.60
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 x 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 next to the railroad is this ca. 1844 gable-front, one and one-half story, Greek Revival house with a long two-story rear ell, and a one and one-half story side-gabled "second" house addition as a second rear ell, and a small squared one-story enclosed porch addition behind the second house addition. The house rests on a granite foundation, has wood-clapboard siding and an asphalt-shingled roof. The three-bay Greek Revival original house, which is four bays deep, has a recessed first story with the templar pediment extending out forming an open porch. The pediment is carried by tapered squared columns that have recessed panels on each side and a shallow dentil band at the top of the column capital. The facade retains flush-board siding, a side-hall entry with full sidelights, and triple-hung first-story window sash of 6/6/6 with long wood louvered shutters. Two windows with 6/6 sash in each are in the gabled peak and also have louvered shutters as do the first-story windows along the north and south sides. The wide casings around windows consist of an applied wide trim board with mitered corners over a flat casing. Other architectural trim includes boxed corner posts, a wide frieze that wraps under the eaves and closed pediment of the façade of the original three-by-four bay house. On the roof of the main block there is a three-bay dormer over the rear half of the south slope. Two chimneys rise above the south roof slope – one nearly centered near the eave edge and the other rising above the rear part of the dormer. The house had a one-story rear ell probably from its inception but definitely by 1875 (map evidence). The rear ell extending behind the main house is now two stories and three bays deep. It is attached to the side-gabled second house which has the form of a bungalow with the porch roof incorporated into the roof slope, wide raking eaves with rafter tails in the gable ends and under the porch roof rake. The second-house porch wraps to the south side of the rear ell, is carried by turned posts with decorative fan-like brackets with a punched and gauged design, and has a plain balustrade and horizontal/vertical lattice screening as an apron under the porch. Other features of the rear bungalow-like addition are a side-hall entry, 2/2 windows except the paired 4/4 windows in a centered roof dormer, plain king posts in the south gable end, a projecting squared shed-roof oriel with rafter tails and stick-like brackets, and decorative scalloped shingles in the south gable peak.

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.*

At the time of construction of this house the area had become the town center with the First Parish Church (1815), the First Town Hall (1841), a large inn/hotel no longer extant, and a couple of grocery and dry goods stores – one of which was next to this house in about the location of today's Depot (Massachusetts Central Passenger Station). Several dwellings also had been built in the late 18th and first quarter of the 19th century at the center. The area and the site of this dwelling changed substantially when the railroad opened through Wayland Center in 1881.

This Greek Revival dwelling had been built by **Warren Hunt** in about 1844 when he was the storekeeper of a dry goods store located on the town green – now the Mellen Law Office Green. The Draper Street Listing states that this house was built in about 1834; however, Helen Emery who was a reliable researcher and local historian altered the date to ca. 1844 based on her deed research. The original house was a small cottage that included only the gable-front house with possibly a small one-story rear ell. Soon after he built the house, Hunt sold it to **Luther B. White** (1822-1884) who also took over Hunt's dry good's store. White had married

Continuation sheet 1

INVENTORY FORM B CONTINUATION SHEET

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I	WAY.60
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Hannah Tufts in 1845 in Wayland. In 1850 and 1860 Luther White owned his house was listed as a dry goods dealer (1850) or grocer (1860) and appeared in the listing next to William Dudley who lived across the street at 1 Old Sudbury Road and others who are known to live nearby. However by 1870 he probably lived on Pelham Island Road as he was listed as a farmer with Robert Erwin (9 Erwin Road) and others known to live on the Island nearby in order of visitation. Information about the names on the historic maps is unknown.

In his "Location of Homesteads," James Sumner Draper (1811-1896) listed Benjamin A. Dudley (ca. 1799-1872) as living here after Hunt and before the widow of William Bemis; however nothing else substantiates this claim. Dudley did build a house next door (6 Old Sudbury Road) in 1872 just before his death.

Deed research showed that **Lucy Bemis**, widow of William Bemis conveyed this property to her children in 1866 and that they sold it to **Mrs. Sarah Thayer** (ca. 1802-1884) in 1869. During her ownership the Massachusetts Central Railroad took some part of the property for the 1881 railroad construction. This reduced the parcel to its small triangular one-third of an acre. Following Mrs. Thayer's death Sarah Dudley (widow of Benjamin) purchased this house from the Thayer estate in 1884. Only a few years later in 1888 Mrs. Dudley sold this house to **Alice B. Johnson** who married Charles F. Dickey at the end of the same year. **Alice B. and Charles F. Dickey** lived here for about 35 years. During that time it is likely that Dickey built the 'second house' connecting to the rear shed ell of the original Greek Revival. This is evident by comparing the footprints on the 1889 and 1908 maps. Charles was a carpenter and house builder, although on a smaller scale than Everett Warren Small ("Pop") (25 Concord Road) who built many houses in and around the town center. In 1922 the Dickeys built their new house at 17 Concord Road where they moved, but did not sell this house. After they moved to Concord Road, they must have leased this house for the next 30 years. It was not until 1952 that Alice Dickey (then a widow) transferred this house and the Concord Road house to her son and daughter-in-law George and Emma Dickey. George and Emma sold this house to **Winfred Wight Chamberlin** in 1953. For decades **Harold Chamberlin** and his wife **Marjorie** lived here and he had his dentist's office in his home.

BIBLIOGRAPHY and/or REFERENCES

Atlas/Maps: 1831; 1856 Walling (Mrs. I. Smith); 1866 Lake (Mrs. Bemis) ; 1875 Beers (Mrs. S. Thayer); 1889 Walker (D.C. Dickey); 1908 Walker (A.B. Dickey), 1946 Brooks (Alice B. Dickey).
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. #13
Middlesex South Registry of Deeds. Book 478, Page 58.
United States Federal Census. 1850, 1860, 1870, 1880, 1900, 1910.
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Wayland Valuation List. 1850, 1860, 1872, 1900.
www.ancestry.com Vital Records

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WAYLAND 2 Old Sudbury Road

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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 Warren Hunt House is eligible for listing in the National Register of Historic Places individually and as part of a Wayland Center Historic District. It is a village house built in ca. 1844 at a time when this area had evolved to be the center of Wayland with the First Parish built in 1814-15, the red store (and post office for some time) next to this house, and only a few doors away from the newly built Town House (1841). The property retains integrity of location, setting, design, materials, craftsmanship, feeling and association.