

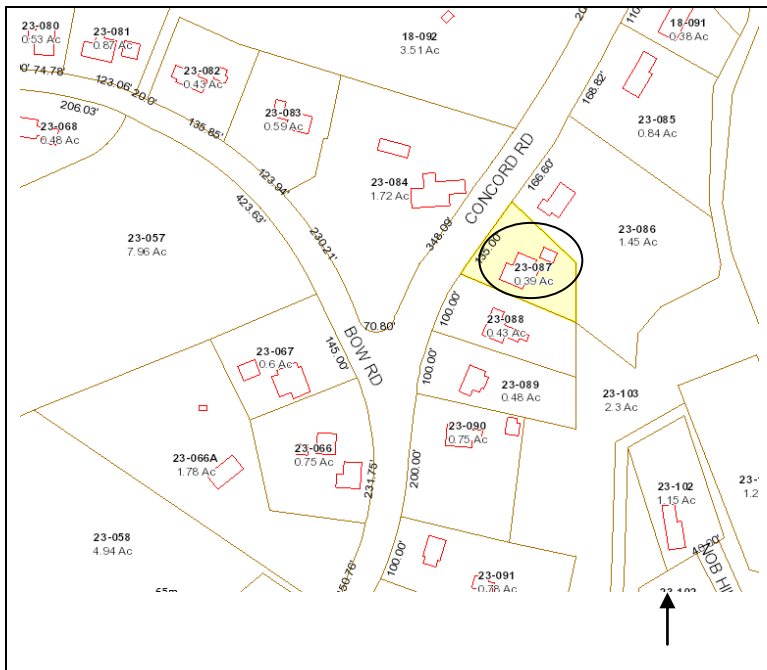
FORM B – BUILDING

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

23-087

Natick

WAY.119

Town: WAYLAND

Place: (*neighborhood or village*)
Wayland Center

Address: 27 Concord Road

Historic Name: Hynes, Thomas E. & Dorris E. House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: 1927

Source: deeds

Style/Form: Bungalow

Architect/Builder: unknown

Exterior Material:

Foundation: concrete

Wall/Trim: wood shingles

Roof: asphalt

Outbuildings/Secondary Structures: gable-front garage with overhead door

Major Alterations (*with dates*): Large addition projecting from façade and wrapping to south side elevation, replacing a shallow addition with entry on façade and balustrade on flat roof; windows and door altered – last quarter of 20th C.

Condition: good

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

Acreage: .39 acres

Setting: Residential neighborhood at town center, opposite early 19th C. dwellings and Bow Road Historic District. One of several ca. 1920s dwellings lining east side of Concord Road. Four foot picket fence in front along sidewalk with gate at driveway.

INVENTORY FORM B CONTINUATION SHEET

WAYLAND

27 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WAY.119

☒ 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.*

Each lot along the east side of Concord Road near Bow Road is modest in size with similar frontage and similar setbacks of the dwellings. Six lots (this being the northern most) were part of a 1922 subdivision of land that had been part of the Roby-Bracket house at 11 Concord Road. The Hynes House is a one and one-half story bungalow cottage with a large gabled-end one-story addition projecting from the façade of the original cottage. There also is a one-story addition at the rear of the house. The house rests on a concrete foundation, has wood-shingled siding and an asphalt-shingled roof. The façade consists of three bays and a steeply pitched three-window dormer on the front roof slope. The entry is within the projecting addition. In the center bay there is a single 6/6 window and the left bay has a string of three windows, all with 6/6 sash in one casing with one set of flanking shutters. Window casings have slightly projecting window sills and flat surrounds with a narrow applied molded edge. The bungalow features are evident on the north end of the house where the wide eave overhang has exposed rafter tails and there is a shallow shed roof squared oriel at the first story. A single chimney rises through the ridge centered behind the dormer. There was a flat roof addition projecting from the façade in which the entry door was located and which was topped by a balustrade – on top of the flat roof. That arrangement was in place according to 1957 photograph.

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.*

Wayland Center had changed rapidly when the Massachusetts Central Railroad first passed through in 1881. Several commodious houses were built near the center in the 1890s to 1910s. This house, built in 1927, is situated near the center with easy access to the railroad which stopped in Wayland Center until the 1970s. The railroad built two buildings at Wayland Center: the Massachusetts Central Railroad Passenger Station (WAY.82) and the Massachusetts Central Railroad Freight House (WAY.256).

A plan of Lots #1-6 of land of the heirs of Mary A. Brackett was drawn up in 1922. This property was Lot #6 and 6A. In 1923 Daniel Brackett (11 Concord Road), on behalf of his daughter, Mary A. Brackett (b. 1909) who inherited this lot when her mother had died in 1922, sold it to Richard M. Gibbs of Wayland for \$1,050. Gibbs immediately sold the lot to Daniel F. Moynihan who held the lot for four years. In 1927 he sold to Florence E. Hynes who turned it over to her son and daughter-in-law, **Thomas Edgar and Dorris E. (Cormier) Hynes**. It is likely that the house was built by them in about 1927. According to the 1930 U.S. Census Tom and his wife Dorris, Tom's mother Florence, and Tom's brother William, lived here. At the time Everett Warren Small lived next door and may have built the house. He was a local carpenter and contractor, known as "Pop" even though he had learned his trade from his father James Henry Small (1848-1913). Small built many dwellings in Wayland Center including several along this stretch of Concord Road including his own house at 25 Concord Road and 23, 19 and 17 Concord Road.

Thomas Edgar Hynes (b. 1899), known as Tom, had grown up in Wayland where his grandfather, Thomas Hynes, was one of the larger Irish landowners in the 1880s. His father Michael W. Hynes was Wayland's postmaster as well as a farmer on the family farm (74 Moore Road). Michael Hynes' appointments ranged from 1897 to 1921. Tom took over as postmaster in 1923 (probably after the death of his father) and was re-appointed regularly each time the commission expired until retiring in July 1962. The Hynes lived here until

Continuation sheet 1

INVENTORY FORM B CONTINUATION SHEET

WAYLAND

27 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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1946 when they sold their house to **Henry G. and Eleanor Mowry Pearson**. Although the Pearsons only remained here for about five years, they lived in Wayland for over 50 years and contributed to the community. Mr. Pearson was much concerned about historic preservation and had written a short booklet (in the 1990s) called "Do We Have to Be So Ugly" about the distraction of overhead wires in our town centers. **David and Mary Trageser** purchased this property in 1951 and lived here for almost 50 years. Mary is an active member of the Wayland Historical Society.

BIBLIOGRAPHY and/or REFERENCES

Atlas/Maps: 1908 Walker (land only – D. Brackett), 1946 Brooks (Thomas and Dorris Hynes).
Directories, Waltham Suburban Directories. 1926.
Emery, Helen. *The Puritan Village Evolves*. Canaan, NH: Phoenix Publishing. 1981.
Middlesex Registry South. Book 4832, Page 34 & 35.
Photograph. Owned by present property owner. ca.1957
United State Federal Census. 1920, 1930, 1940.
Wayland Historical Society.
Wayland Surveyors. Plans of Land in Wayland copied from Plan Book 416, Plan 27.
Wayland Valuation List.

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WAYLAND 27 Concord 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 Hynes House is eligible for listing in the National Register of Historic Places only as part of a Wayland Center Historic District. It is a village house built in about 1927 after the railroad had become a prominent feature of Wayland Center changing the landscape with the ability to commute to Boston. The property retains integrity of location, setting, materials, craftsmanship, and association.