

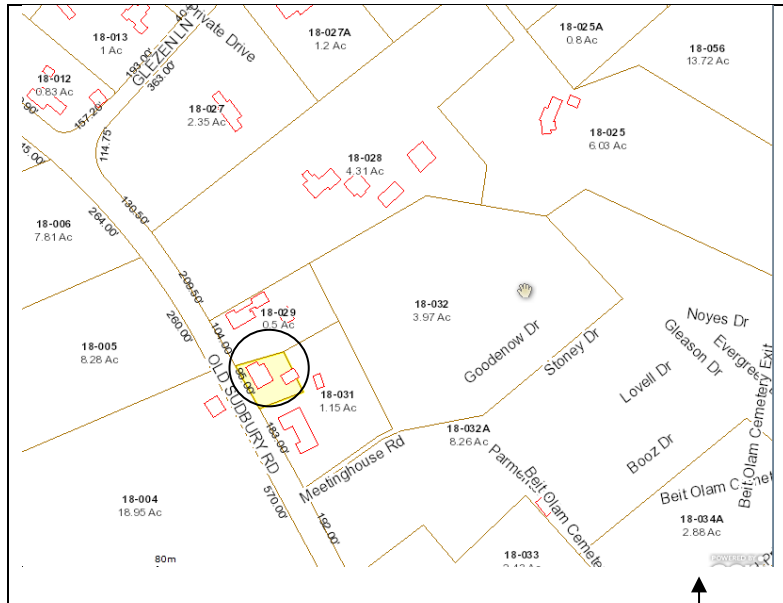
FORM B – BUILDING

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

Photograph



Topographic or Assessor's Map



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

18-030

Natick

WAY.54

Town: WAYLAND

Place: (*neighborhood or village*)

Address: 71 Old Sudbury Road

Historic Name: Noyes, Lt. John House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: early 18th C.

Source: deed research, local histories

Style/Form: Colonial

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures: two-car garage/carriage shed

Major Alterations (*with dates*):

Condition: good

Moved: no | x | yes | | **Date** _____

Acreage: .19 acres

Setting: Situated on northeast side of Old Sudbury Road northeast of the North Cemetery. Among 18th and 19th century dwellings at original town center. House is close to the road.

Recorded by: Gretchen G. Schuler

Organization: for Wayland Historical Commission

Date (*month / year*): January 2013

INVENTORY FORM B CONTINUATION SHEET

ROAD

WAYLAND

71 OLD SUDBURY

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WAY.50

 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 close to the road and on a slight knoll above the road, the early 18th century Colonial house is a five-bay, two and one-half story twin chimney dwelling with an incorporated lean-to at the rear. It rests on a stone foundation, has wood-clapboard siding, and an asphalt-shingled roof. The center entry consists of a paneled door with a multi-light storm door set in a casing of squared pilasters carrying a deep entablature topped by a molded cornice or lintel. Windows have 6/9 sash set in slightly projecting casings and have flanking wood louvered shutters. The second-story windows are tucked up under the eave overhang, which is slightly exaggerated in the front but non-existent in the gable ends. The house is one bay deep with first, second and attic windows aligned. The first-story window in the south gable end has a 6/6 sash; the others have 6/9. The roof line on the south side best illustrates the saltbox shape with an incorporated lean-to. A bulkhead door is situated about halfway along the distance of the south elevation. Two windows in the lean-to are part way between the first and second story and are two different sizes. The smaller one is aligned horizontally with the second-story window of the main house and the other is behind and below the smaller one. The house has twin chimneys that rise from the lower part of the east roof slope. On the north side of the house there is a screened-in Colonial Revival porch. It is wide and at grade with plain square posts carrying the roof.

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 is one of the earliest extant houses in Wayland and was built by **Lt. John Noyes** (1674-1765) sometime in the early 18th century. His son, **Colonel John Noyes** (1715-1785) is believed to have been born in this house very near the meetinghouse location. In 1724 there were a couple of petitions put before the General Court asking that the meetinghouse in the East Precinct not be torn down before a new one was built; one petition was signed by Lt. John Noyes who had served as a selectman in 1711, 1714, 1717 and 1720. They did not prevail and after the third meetinghouse was torn down in the summer of 1724 and before the fourth was completed (December 1725) farther south in the present town center, East Precinct meetings, elections and services were held at this house of Lt. John Noyes house, next door to the old meetinghouse location at the North Cemetery.

Colonel Noyes was a Justice of the Peace appointed by the Middlesex County Court and thus was often referred to as John Noyes Esquire. He was one of the authors of and signers of the petition to set off the precinct of East Sudbury as a separate town. This was granted in 1780.

The mid-19th century owner A. Bacon is unknown except as a name appearing on the maps. It is likely that the late 19th century owners, **Luceba and Maria Willis** lived here before owning the house as they appeared in about this location in the 1850 and 1860 Census listings when three families were listed in the house. In 1850 the three families were: Sarah Noyes (age 72) and Emily Noyes (age 23); Luceba Willis (age 49), Luceba Willis (age 15), and Lucy M. Willis (age 12); and Ruth Willis (age 72). The 1860 Census listing also showed three families in this one house: Abby Drury (age 49) and Lizzie Drury (age 3) as one family; Luceba Willis (age 24) and Maria Willis (age 23) as a second family; and Ruth Willis (age 82) as the third. The older Luceba Willis, probably the mother of the Willis sisters died at age 59 in 1860. Abby and Lizzie Drury were probably here

Continuation sheet 1

INVENTORY FORM B CONTINUATION SHEET

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between 1858 when Aaron Drury died and 1863 when Abby married George Gleason. The 1870 and 1880 Census listings showed **Luceba and Maria Willis** as owners of their Old Sudbury Road dwelling; and in 1882 they were taxed for their house valued at \$800 on a quarter-acre lot. The Willis sisters lived here until the 1890s.

Thomas Weld Frost (ca. 1845 -1933), who lived at 73 Old Sudbury Road purchased this house at the turn of the 20th century and probably leased it or it may have been vacant for some time. Frost sold to James H. and Ruby T. MacNaughton who in 1927 sold to **Francis W. and Marjory K. Hatch**. It is likely that the MacNaughtons never lived here as they were listed in Boston and Newton directories consistently through the 1910s and 1920s. He was an architect and may have purchased this as an investment or a project. By 1930 the Hatch family lived here with one son and two female servants. In 1930 they were assessed for the house valued at \$5,500 on a quarter-acre lot. Hatch worked as a salesman in advertising. Their son, Francis W. Hatch Jr., who grew up in Wayland in this house, served in the Massachusetts General Court from 1963 to 1979 representing Essex County communities. He was best known for his contribution to land conservation particularly through the Hatch Act which was the 1965 wetland's protection act. He also was known for his involvement with Wayland's Vokes Theatre (97 Boston Post Road).

BIBLIOGRAPHY and/or REFERENCES

Atlas/Maps: 1831; 1856 Walling (A. Bacon); 1866 Lake(A. Bacon Est.) ; 1875 Beers (Misses L.& M. Willis); 1889 Walker (Misses Willis); 1908 Walker (T. W. Frost), 1946 Brooks (Francis W. & Marjory K. Hatch).
Emery, Helen. *The Puritan Village Evolves*. Canaan, NH: Phoenix Publishing. 1981.
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Hudson, Alfred S. *Annals of Sudbury, Wayland and Maynard*. 1891. Appendix by James S. Draper, "Location of Homesteads" p.109. #28.
Street Directories. Weston, Wayland, Lincoln Directory. 1893. Waltham Suburban Director: 1906-07, 1911-12, 1913-14.
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WAYLAND 71 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 Lt. John Noyes House is eligible for listing in the National Register of Historic Places individually and as part of a Wayland Center Historic District. It is one of the earliest extant dwellings in Wayland and is the only remaining dwelling from the early 18th century in this area which was the original town center. The property retains integrity of location, setting, design, materials, craftsmanship, feeling and association.