

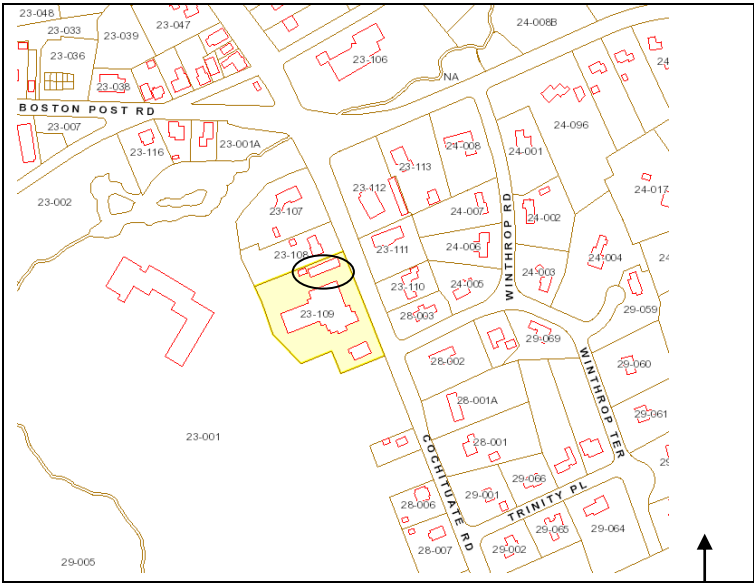
# FORM B – BUILDING

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):** August 2012

Assessor's Number	USGS Quad	Area(s)	Form Number
23-109	Natick		WAY.93

**Town:** WAYLAND  
**Place:** (*neighborhood or village*)  
Wayland Center  
**Address:** 49 Cochituate Road  
**Historic Name:** Pousland, Frank House  
**Uses:** Present: single-family residential  
Original: single-family residential  
**Date of Construction:** 1896-1903  
**Source:** deeds and visual  
**Style/Form:** Dutch Colonial Revival  
**Architect/Builder:** unknown  
**Exterior Material:**  
Foundation: concrete  
Wall/Trim: vinyl siding  
Roof: asphalt shingles  
**Outbuildings/Secondary Structures:** none

**Major Alterations** (*with dates*): siding – late 20<sup>th</sup> C., large addition at rear – late 20<sup>th</sup> C.  
**Condition:** good  
**Moved:** no | x | yes | | **Date** n/a \_\_\_\_\_  
**Acreage:** .44 acres – original house parcel – now part of larger Trinitarian Church parcel which is 1.66 acres  
**Setting:** Residential neighborhood at town center, among early 20<sup>th</sup> C. dwellings and Trinitarian and First Parish Churches. Town Building and athletic fields behind house.

# INVENTORY FORM B CONTINUATION SHEET

WAYLAND

49 COCHITUATE ROAD

## MASSACHUSETTS HISTORICAL COMMISSION

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Area(s) Form No.

WAY.93

☒ 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.*

Once this dwelling was on its own small lot next to the Orthodox Church when built in ca. 1900. It now is part of the Trinitarian Congregational Church property and has a parking lot behind and a driveway on its south side. A bit of green remains in front and along the narrow north side – the house sits close to the property line. The modest gable-front one and one-half story dwelling rests on a concrete foundation, has been covered with vinyl siding and has an asphalt-shingled roof. It consists of the original gambrel-roof house, a one and one-half story gambrel roof rear ell, and a long single-story rear ell with a modern wheelchair accessible ramp paralleling the south side and leading to an entrance in the ell. The three-bay façade has two windows each with 1/1 sash and a recessed entry in the northeast corner bay. The splayed gambrel roof that covers the recessed entry is carried by paired round columns. On the façade there is a second-story, three-sided oriel with 1/1 sash in each side. On the three-bay south side there is a squared window bay with 1/1 sash in the center and single 1/1 windows on each side. Over the first-story bays are gable-front dormers – the center one has two 4/1 windows and the other two dormers have a 1/1 or 4/1 window. A single rebuilt chimney rises above the ridge near the back of the original house.

**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 changed rapidly with the advent of the Massachusetts Central Railroad which passed through in 1881. Several commodious houses were built near the center in the 1890s to 1910s. This house, built in ca. 1900, is situated just south of the center with easy access to the railroad which passed through 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); both buildings are extant and preserved.

**Frank W. Pousland** (1859-1928) and his wife, **Ella May Huntington Pousland**, were the first residents of this house where they lived with their two daughters. They had married in 1896, and probably built this house soon thereafter, before the death of Pousland's mother, Hannah in 1899. They had four children; their sons died, one at birth, the other within the first year; their two girls were born in 1904 and 1905 respectively (some thought they were twins but according to the census data they were a year apart in age). Frank had grown up in Wayland at 43 Cochituate Road, the 1866 house built by his father, Captain Edward Pousland (d. 1895). He worked as the railroad station agent at Wayland Center from the time that the railroad opened in 1881 until 1911. Charles Cole took over and it is unclear why Pousland ended his 30 year career there when just over 50 years old. In a 1969 letter to Richard Conard, James J. Bolton, Sr., who had been assistant agent to Pousland beginning in 1907, remembered that Pousland had sold the family homestead (43 Cochituate Road) and built two houses adjacent to the Trinitarian Congregational Church. One was this house; however the other was not built until about the time that Frank left Wayland. It was situated on a lot that had been owned by Frank's mother and that had a house by about 1915; it was demolished years ago for the first expansion of the Trinitarian Church. The construction of Frank's house was probably after the death of his mother in 1899 and may have been as late as 1903 when this lot was sold to him by John M. Curtin (10 Old Sudbury Road). A transaction of a large piece of land (39+ acres) that was sold to Curtin by Francis L. and Martha A. Smith in

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Area(s) Form No.

WAY.93

1903 followed by a number of subsequent transactions showed that Curtin had subdivided the large parcel that he bought and sold lots. He sold this parcel to Pousland and the next door parcel to Sayward (47 Cochituate Road) and a parcel behind the Trinitarian Church to the church, etc. in 1903. Deed research has not revealed how the Pousland land was first distributed following Captain Edward's and Hannah's respective deaths. Thus bracketed date for this house is based on the letter of Bolton who worked with Pousland, Frank's marriage date and his parents' death dates. After selling this house in 1911 to **Frank Sawyer** of Framingham, Pousland and his family moved many times over the next 15 years – to Concord (1913), Stoneham (1915-1921) where he worked as a telegraph operator, back to Wayland for a short time, and on to Waltham (1923) and Hudson (1925) where he was a telegrapher. Following Pousland's death his wife and daughters returned to Waltham.

Frank Sawyer lived here briefly according to street directories. When he purchased the property from Frank Pousland in 1911 he had been living in Framingham. The 1913-14 Directory listed him on Cochituate Road and by 1915-16 he had died. It is unclear as to who lived here between Sawyer and the Lewis family.

**George W. and Alice Lewis** moved here before their son George K. was born in January, 1923 (Wayland birth record, born in Waltham to parents living in Wayland). In 1930 George Sr. was assessed for his house valued at \$5,000 on a 19,500 square foot lot. Lewis was a civil engineer and was away from home frequently which may be why he did not appear in the 1940 Census when his wife Alice was listed as head of the household with her three children living with her.

Their son, **George K. Lewis** (1923-2011), went on to be a professor of geography at Boston University and was a well-known local historian who wrote books and conducted Historical Society programs on Wayland history. In addition he was a founding member of Sudbury Valley Trustees. At the request of Allen Morgan (61 Cochituate Road) he joined the group of seven to be among the first trustees when SVT was incorporated in 1954. The George and Shirley Lewis Conservation Award is given each year by SVT to honor those active in preserving the natural landscape.

In 1973, the house was purchased by the Trinitarian Church and became the rectory for the minister. When the next door Sayward House (47 Cochituate Road) was purchased in 1982 by the Trinitarian Church, this house was converted to office space for the church and the Sayward House became the rectory.

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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 Frank Pousland House is eligible for listing in the National Register of Historic Places as part of a Wayland Center Historic District. It is a village house built at the turn of the 20<sup>th</sup> century 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, design, craftsmanship, feeling and association.