

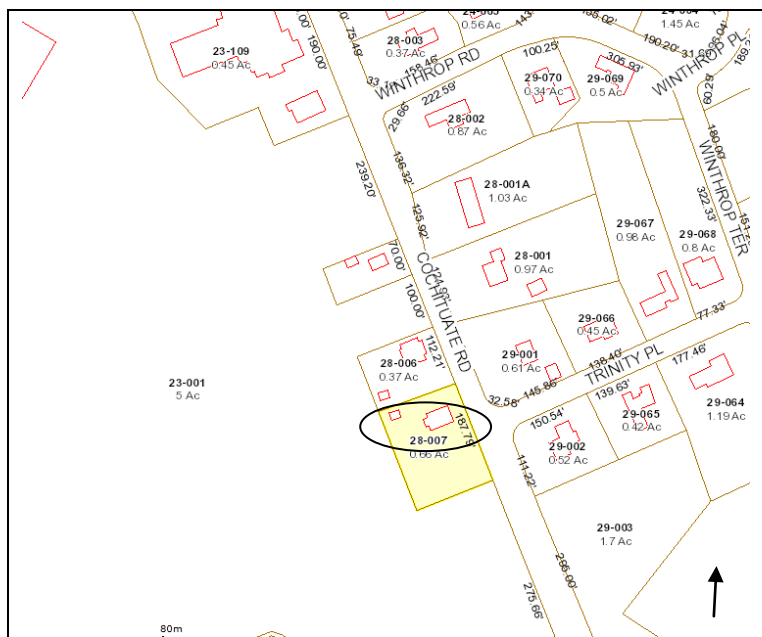
FORM B – BUILDING

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

28-007

Natick

WAY.27

Town: WAYLAND

Place: (*neighborhood or village*)

Wayland Center

Address: 67 Cochituate Road

Historic Name: Priest, Irving House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: 1909

Source: deeds and visual

Style/Form: Craftsman

Architect/Builder: /Everett Warren Small

Exterior Material:

Foundation: stone and brick

Wall/Trim: wood shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures: small hipped roof
one-car garage

Major Alterations (*with dates*): Roof and cornice line
changed – extended rafter tails removed. Rear addition –
late 20th C.

Condition: good

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

Acreage: .66 of an acre

Setting: Residential neighborhood at town center, among
early 20th C. dwellings. Last house of village on west side
of Cochituate Road near Sandy Burr Golf Course.
Driveway on north side of lot leads to garage at rear.
Landscaped around house and large yard to south of house
with tall board fence.

INVENTORY FORM B CONTINUATION SHEET

WAYLAND

67 COCHITUATE ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WAY.27

☒ 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.*

One of several dwellings on this part of Cochituate Road built by local contractor Everett Warren Small, this two-story, hipped-roof house rests on a stone and brick foundation, has wood-shingled siding and asphalt-shingled roof. The two-story house consists of the nearly square main block with a full-width open porch, and a two-story, hipped-roof rear addition, which has a deck projecting from the south side. The side walls of the main house have a slight flare to the shingled siding marking the transition of second story to first story. The full-width porch on the façade is carried by square posts each with rudimentary caps on tall shingled bases. The railing is also shingled and between each post base is an open X-design. Wide wood steps lead to the porch; the foundation screening is lattice work. Windows vary in size and pattern and most are set in slightly projecting casings with an applied molded edge. The first-story façade has a large multi-light window beside the single entry door set in a plain flat casing. There are three second-story bays; a centered oriel with flanking 8/1 wood double-hung windows. The oriel has double hung windows with elongated hexagonal diamond-shaped muntined (the appearance of leaded lights) upper sash over a single-light sash. Above the oriel is a gable-front dormer with paired 6/1 sash. Oriels were also employed on the two side elevations to provide additional interior light and space as well as architectural interest. A polygonal oriel on the north side with the same elongated hexagonal muntins is situated perpendicular to the main entry likely providing additional light and a window seat on the interior. The base of this oriel is slightly flared and hangs out over the raised foundation. On the south side there is a multi-sash, slightly projecting, rectangular first-story oriel overlooking the large side garden area of the property. One chimney rises slightly behind the apex of the hipped 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.*

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 1909, 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.

A look at deeds helped to clarify the story of the construction of this house. In June 1909, Mabel T. S. Small and her husband Everett Warren Small purchased a small lot contiguous to one that they had purchased in March of the same year. The former was half of this property and the latter became their home at 65 Cochituate Road. Both lots were sold to the Smalls by farmer and philanthropist Jonathan Parmenter who owned many acres of land in and around Wayland Center and who lived at 1 Bow Road. In October of the same year the Smalls sold this lot with the dwelling to **Irving Priest** of Hudson. On the same day Priest purchased another small lot next to the house lot from Jonathan Parmenter so that the two 5,000 square foot lots became the lot for this dwelling. The two lots being assembled after the construction of the house accounts for the position of the house near the north property line (the lot on which Small built the house). The house was built by Everett Warren Small (1875-1956), who was known as "Pop," and had learned his trade from his father, James Henry Small (1848-1913). Pop Small established his business Wayland Construction

INVENTORY FORM B CONTINUATION SHEET

WAYLAND

67 COCHITUATE ROAD

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Company with an office on State Road West (now Boston Post Road). He built many houses at Wayland Center and lived in some before selling including the house next door at 65 Cochituate Road. Isabel Wight, who had lived across the street at 62 Cochituate Road, reported that the Priest house had Small's trademark stairs with a couple of steps from both the hall and the kitchen (behind) rising to the first landing before turning to climb to the second floor. The house originally had rafter ends extending from the eaves of the house similar to those on the porch roof.

Priest was a young man of only about 25 or 26 years when purchasing this property. He lived here with his older brother for a short time and both worked as bank tellers according to the 1910 United States Census. In 1913 Priest sold the property to **Elizabeth Tarr Merrill**, wife of **Arthur C. Merrill**. The Merrills moved here from Old Sudbury Road where they had lived near the railroad. Arthur worked as a chauffeur according to mid-1910 street directories. In the 1920 U.S. Census Merrill was listed as an agent for a construction company and the 1921-22 street directory listing was the same. The Merrills moved to Rockport, Massachusetts when they sold the property to **Helen E. Janes** in 1925. Helen and her husband **Charles W. Janes** lived here with one daughter; however Charles died in 1929 and Helen E. Janes and her daughter Helen remained here until 1941 when **Dorothy and Albert E. Sanderson Jr.** bought the house. Albert had worked for Bethlehem Steel but had come to the Boston area for a position as a professor of civil and chemical engineering at Northeastern University. The Sandersons lived here for nearly 20 years during part of which their sons, Albert E. and Robert A., both students, lived here too. One son, Albert E., who graduated from Harvard College in 1949, and received advanced degrees also from Harvard where he taught, was a well-known engineer who invented a piano-tuning device called Accu-Tuner.

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ZoomInfo.com. Directory: Profiles. Dr. Albert E. Sanderson. (son of house owner)

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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 Irving Priest 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 in the early 20th 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, materials, craftsmanship, feeling and association.