

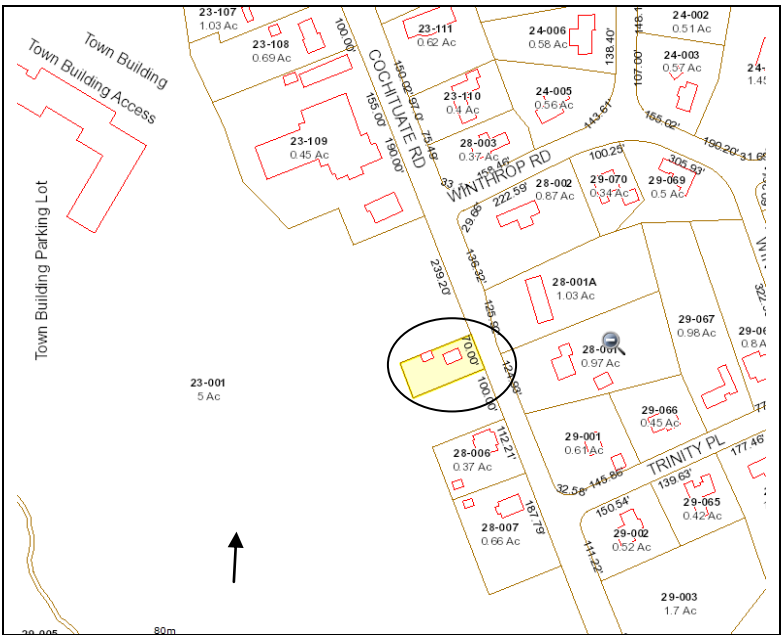
FORM B – BUILDING

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
28-005	Natick		WAY.25

Town: WAYLAND
Place: (*neighborhood or village*)
Wayland Center
Address: 61 Cochituate Road
Historic Name: Richardson, Charles and Ella L. House
Uses: Present: single-family residential
Original: single-family residential
Date of Construction: ca. 1906
Source: deeds and visual
Style/Form: Dutch Colonial Revival
Architect/Builder: /Everett Warren Small
Exterior Material:
Foundation: rubblestone w/ mortar
Wall/Trim: wood clapboards and shingles
Roof: asphalt shingles
Outbuildings/Secondary Structures: gabled-front one-car garage – second quarter 20th C.
Major Alterations (*with dates*): porch and steps railing – late 20th C.
Condition: good
Moved: no | x | yes | | **Date** n/a _____
Acreage: .24 of an acre
Setting: Residential neighborhood at town center, among early 20th C. dwellings, opposite early to mid 20th C. subdivision and Trinitarian Church. Town Building and athletic fields behind house.

INVENTORY FORM B CONTINUATION SHEET

WAYLAND

61 COCHITUATE ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WAY.25

☒ 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 on a small lot at Wayland Center this house is surrounded by town-owned land that includes wooded areas and playing fields. The modest lot has a few mature trees, a narrow gravel drive that leads to a ca. 1930s garage near the rear of the parcel, and a low white picket fence along the north edge of the property. Three dwellings line this side of Cochituate Road between the Trinitarian Church property and Sandy Burr Country Club to the south, each with a similar setback. This one and one-half story Dutch Colonial house, which rests on a raised rubblestone foundation, is sheathed in wood clapboards on the first story and wood shingles above, and has a distinctive gable-front gambrel roof covered in brown asphalt shingles. The roof has a wide flair that extends over the first story on the façade and long north and south side elevations. The two-bay façade consists of a projecting polygonal bay next to a recessed entry and second-story 8/1 windows aligned with the bay and entry below. The entry porch is formed by the roof flair carried by one unadorned slightly tapered column on the corner. The porch and the steps leading to the porch are lined with a plain wood balustrade. The entry set in a plain casing is a typical early 20th century paneled door with a square light over horizontal panels. Windows are set in slightly projecting casings trimmed with a narrow applied molding. First-story windows have 15/2 sash. The projecting bay has 4/2 sash in the side elevations and on the façade an upper sash of elongated diamond lights-over-a large single pane lower sash. The south elevation, which is two bays deep has a single 8/2 window and a string of three windows in one casing, each window with 6/6 sash. On the south roof slope there is one large gambrel dormer with two windows and on the north side a gable-front dormer with one window.

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 about 1906, 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.

In 1906 this lot was sold to **Ella S. (Ward) Richardson** (1858-1932) (also known as Ella L. Richardson) who with her husband, **Charles Richardson** (1854-1913) built this house where they lived for about 15 years. The lot was sold by John M. Curtin who lived in Wayland from about 1897 until the early 1920s – in Lokerville and later in Wayland Center (10 Old Sudbury Road) where he had bought land from Willard Bullard and a S. H. Lewis of Somerville in 1903 and which he then sold as building lots.) Local builder Everett Warren Small (1875-1956), who was known as “Pop,” is believed to have built this house and several others dwellings along Cochituate Road. However, Richardson may have worked with Small in the construction as both Charles and his father were carpenters (just as Pop and his father James Small were carpenters) according to early 20th century directories. Just before selling, the Richardsons were assessed for their house valued at \$2,500 on the quarter-acre lot. Ella sold the house in 1921 to **Emma D. Wellington** (d.1946) who was assessed in 1930 for her house valued at \$3,500 on the quarter-acre lot on Cochituate Road. Following Emma’s death, her

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executor J. Sidney Stone sold the property to **Robert A. Wight**, son of John and Myrta Wight (62 Cochituate Road). Robert lived here with his sister **Isabel Wight** to whom he transferred ownership in 1953. In the same year Isabel sold the house to **Allen and Alice Morgan**. Allen (1926-1990) was a locally-renowned birder who spent his early years in Wayland and surrounding communities. When he and his wife purchased this house he also had begun conversations with six friends – who met on September 28, 1953 to launch Morgan's idea of an organization to preserve the natural resources along the Sudbury River. A month later the first meeting was held to adopt articles of incorporation and an official seal – hence the beginning of the Sudbury Valley Trustees. The new organization met in incorporators' homes and records were kept in the home of the Clerk – Allen Morgan – for the first few years. The Morgans lived here for ten years, and remained in Wayland until the late 20th century. Alice was a first grade teacher in the Wayland Public Schools and Allen continued with his environmental work at Massachusetts Audubon Society until 1981 when he became the first staff Executive Director of SVT. After the Morgans this house was owned for forty years by **Sherman P. and Evelyn Spaulding**.

BIBLIOGRAPHY and/or REFERENCES

Atlas/Maps: 1908 Walker (C.H. Richardson); 1946 Brooks (Robert A. Wight).

Emery, Helen. *The Puritan Village Evolves*. Canaan, NH: Phoenix Publishing. 1981.

Lewis, George. *Sudbury Valley Trustees: 50 Years of Conservation*. 2004

Middlesex Registry South. Book 3265, Page 447; Book 4454, Page 322; Book 6955, Page 241; Book 8117, Page 90; Book 8195, Page 213; Book 9989, Page 73.

Oral Tradition: Notes from interviews with Marian and Harold Draper and Isabel Wight.

Street Directories: Waltham Suburban Directories. 1906, 1909, 1913-14, 1915-16, 1919-20, 1921-22, 1926.

United States Census. 1900, 1910, 1920, 1930, 1940.

Wayland Historical Society.

Wayland Valuation Lists. 1910, 1920, 1921, 1930.

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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 Richardson 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 ca. 1906 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.