

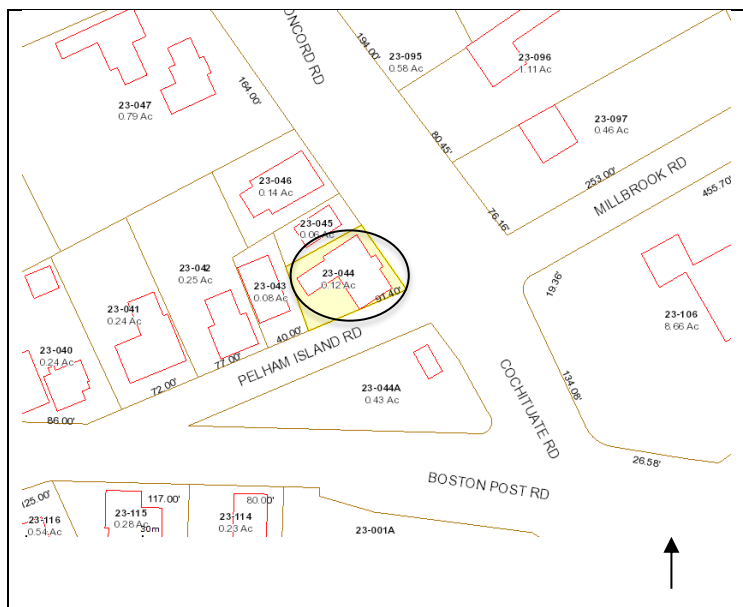
FORM B – BUILDING

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): October 2012

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

23-044

Natick

A & I

WAY.86

Town: WAYLAND

Place: (*neighborhood or village*)
Wayland Center

Address: 31 Cochituate Road

Historic Name: Smith, George House and Store

Uses: Present: commercial and residential

Original: commercial and residential

Date of Construction: ca. 1845

Source: deed research

Style/Form: Federal

Architect/Builder: unknown

Exterior Material:

Foundation: stone and brick

Wall/Trim: wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures: none

Major Alterations (*with dates*): Queen Anne entry porch and rear ell – late 19th C.; replacement 6/6 windows and storefront windows – mid to late 20th C.; shed roof ell on north side – early to mid 20th C.

Condition: good

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

Acreage: .12 acre

Setting: On west side of Cochituate Road (Rt 126/27) at Pelham Island Road and next to Town Green. Among residential, institutional and commercial historic buildings at historic town center.

INVENTORY FORM B CONTINUATION SHEET

WAYLAND

31 COCHITUATE ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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☒ 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.*

Located at Wayland Center this commercial/residential building is on the corner of Cochituate Road and Pelham Island Road which runs along the south end of the building. All four elevations are highly visible from the public way. It is the only double house in Wayland Center and was built as a residence and a dry goods and grocery store. It is a six-bay, two and one-half story dwelling resting on a stone foundation with wood clapboard siding and an asphalt-shingled roof. The six-bay façade is articulated on the second story where the replacements windows have 6/6 sash set in window casings with a molded edge; first-story bays have large multi-light, three-part, storefront windows (20-lights with flanking 4/4 double hung) on each side of the off-center entries. An open Queen Anne-style, hipped-roof, entry porch with wood steps, turned posts and spindle screening at the roof edge spans the two entries which have turn-of-the-last century doors with a square light between horizontal panels (one above and three below). The building is two bays deep; on the north side there are two attic windows, two second-story windows and a full width first story shed roof ell which has a large 20-light window on the east side and air conditioning units on the north side. The south end has two attic 2/1 windows and three first and second story window bays one aligned with the rear attic window. Trim includes a narrow cornice with molded returns, narrow corner posts, and a watertable. The rear elevation consists of single story rear ells – one narrow shed roof ell behind two-thirds of the building and two gabled roof ells perpendicular to and behind the north side of the rear elevation. Two chimneys straddle the ridge; a large square one is above the north bays on the right end of the façade; a narrow furnace chimney is above the left end of the façade. Early 20th century photographs show three chimneys, larger windows with 2/1 sash and louvered shutters, and a small square window to the left of the Queen Anne entry porch.

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.*

Located at the town center near the 1841 Town Hall (21 Cochituate Road), and diagonally opposite the 1815 First Parish meetinghouse, this double house was built as a residence and store by **George Smith** in about 1845. He ran a dry goods store here and in the 1860s added postal service as well. By about 1870 the double house was owned by **Jeremiah Mullen** (1821-1896) who had emigrated from Ireland in about 1851. Mullen was a blacksmith who operated one of two blacksmith shops at Wayland Center. Mullen's was on the corner of Pelham Island and Boston Post Roads on what is now known as Blacksmith Green. In 1884 he sold the blacksmith shop to Lawrence McManus. In the 1880 Census Mullen was recorded as John Mullen which had to be the same person due to age, proximity to neighbors and other family members' statistics. At about this time Mullen was listed in street directories as a farmer living on Main Street (now Cochituate Road). He had purchased land on Boston Post road near the present day Rich Valley Road where he engaged in farming. Helen Emery (local historian) reported that Mullen was known for his drinking and had been taken to court for drunkenness by the Wayland Selectmen. After Mullen's death in 1896, his wife Annie and daughter Hannah remained here in this house. A plan showing land in his estate included this house (as shown on the plan divided in half by a house partition wall) and the 1895 small building (25 Cochituate Road) next door which he built for a post office and where Mullen's daughter **Hannah Mullen** was postmistress for about 15 years. After Hannah's mother's death in 1907 she owned the house and the small post office as well. Hannah had a small stationery shop either in this building or next door at the post office. In 1911-12 Hannah moved to Cochituate

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where she lived with her sister Mary Leary, married to Patrick Leary, who like Mary's and Hannah's father was an Irishman and blacksmith. Leary had his shop in Cochituate.

In the early 1900s, part of this house was used as the rectory for the Catholic priest. Before St. Ann's Roman Catholic Church was constructed in 1905 on the site of the present Post Office just west of here on Boston Post Road, services had been held for a short time in the second-story meeting room in Lovell's building (21 Cochituate Road). Later this double house was owned by **Sophia Bennett Sears**, second wife of Edmund Sears (181 Pelham Island Road) and other Bennetts who descended from Judge Edward Mellen. During the 1920s **Daniel Graham** and his wife Hannah lived here and probably rented from the Bennetts. Graham was listed as a "centymologist" according to local street directories, which may have referred to 'entomology' because in some years he was listed as working at Moth Com. Sophia never lived in this building but was intimately connected to the center of town as the granddaughter of Judge Edward Mellen (24 Cochituate Road) and owner of his law office (35 Cochituate Road) which she gave to the town in 1971.

In 1946 Sophia Sears sold the double house to **Thomas F. and Blanche C. McManus**. Thomas was the son of Lawrence McManus who had purchased Mullen's blacksmith shop in 1884. In 1915 McManus had opened on Blacksmith Green one of Wayland's first car dealerships for Overland cars; in 1924 it became a Ford dealership run by McManuses for over 50 years. McManus and his wife lived on Bennett Road while owning this building and probably rented out the space. In the 1940s Elizabeth Heard Russell had an antique store here where she is reported to have sold Heard family artifacts. This trend of commercial use continued into the second half of the 20th century when there was a gift shop through the 1950s and 1960s, followed by a book store (Waybridge) in the 1970s and 1980s followed by another gift shop (Pei-Lin) after 1987. Medical offices now occupy the building.

BIBLIOGRAPHY and/or REFERENCES

Atlas/Maps: 1831, 1856 Walling (Smith's Store); 1866 (Store & P.O.), 1875 Beers (J. Mullen); 1889 Walker (J. Mullen); 1908 Walker (H. Mullen); 1946 Brooks (Thomas F. & Blanche C. McManus).
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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 George Smith House and Store is listed in the National Register of Historic Places as part of the Wayland Center Historic District. The property retains integrity of location, setting, design, materials, craftsmanship, feeling and association.