

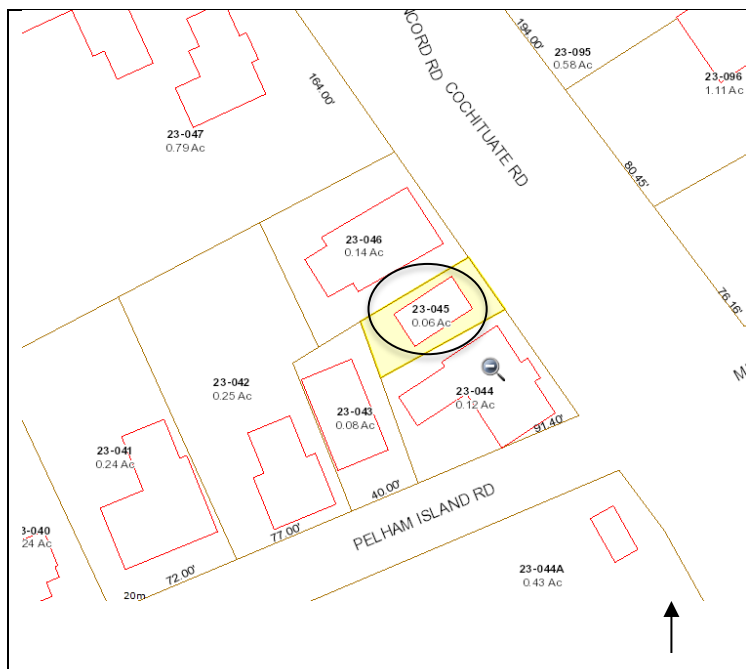
# FORM B – BUILDING

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.85

**Town:** WAYLAND

**Place:** (*neighborhood or village*)  
Wayland Center

**Address:** 25 Cochituate Road

**Historic Name:** United States Post Office -  
Wayland Branch

**Uses:** Present: commercial

Original: commercial

**Date of Construction:** ca. 1895

**Source:** histories

**Style/Form:** Colonial Revival

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: stone and brick

Wall/Trim: wood clapboards

Roof: asphalt shingles

**Outbuildings/Secondary Structures:** none

**Major Alterations** (*with dates*): Removal of false front and shed roof door hood – mid 20<sup>th</sup> C; storefront windows replacements; added window on south side near southeast corner of building; modern 9-lite door – late 20<sup>th</sup> C.

**Condition:** good

**Moved:** no | x | yes | | **Date** n/a \_\_\_\_\_

**Acreage:** .06 acre

**Setting:** On west side of Cochituate Road (Rt 126/27). Among residential, institutional and commercial historic buildings at historic town center. Situated close to the road with low picket fence setting off small garden patch in front of building.

# INVENTORY FORM B CONTINUATION SHEET

WAYLAND

25 COCHITUATE ROAD

## MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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  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.*

Located at Wayland Center this small commercial building is near the corner of Cochituate Road and Pelham Island Road. It is situated on a tiny lot, sandwiched between two 1840s buildings of note, particularly the Old Town House to the north. The small gable-front, single-story building rests on a rubblestone foundation, has wood clapboard siding and an asphalt-shingled roof. The center entry is flanked by large multi-light store-front windows with snap-in set into plain flat casings. The modern door with nine lights is set in a neo Colonial Revival casing with attenuated capped pilasters that carry a deep entablature and a closed molded pediment. The only other trim is flat corner boards and a molded cornice with short returns. There are three windows, each with 6/6 sash, on each of the long sides (north and south) of the building. A single chimney rises at the rear of the building.

**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 next to the Town House (1841, 21 Cochituate Road), which by the time this building was constructed had been converted to Lovell's dry goods store, this building was constructed and owned by **Jeremiah Mullen** (1821-1896) who had emigrated from Ireland in about 1851. Mullen was a blacksmith with a shop at Wayland Center on Blacksmith Green farther west on Boston Post Road and his residence (31 Cochituate Road) next to this building. 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. In constructing this building he settled the location of the post office removing it from stores where it had been. Mullen's daughter, Hannah, was the postmistress here for about 15 years and lived next door with her mother, Annie (d. 1907) after Mullen's death in 1896. A plan of the land of the Estate of Jeremiah Mullen (1900) showed this small building next to his double house where they lived. Following the deaths of both parents Hannah owned both this post office building and residence next door. By 1911-12 Hannah had moved to Cochituate where she lived with her sister Mary Leary (according to the 1920 census information) who was married to Patrick Leary – another Irish immigrant who was a blacksmith in Cochituate. The 1927 Sanborn Insurance Map showed that this building still functioned as the Post Office. By the mid-20<sup>th</sup> century the property and the next door Mullen house were owned by Thomas and Blanche McManus. The McManus family had a successful car dealership just west of there on the corner of Pelham Island and Boston Post Roads and owned a number of other properties in the center.

### BIBLIOGRAPHY and/or REFERENCES

Atlas/Maps: 1908 Walker (H. Mullen); 1927 Sanborn; 1946 Brooks (Thomas F. & Blanche C. McManus).  
Directories, Waltham Suburban Directories. 1893, 1906-07, 1911-12, 1913-14.  
Emery, Helen. *The Puritan Village Evolves*. Canaan, NH: Phoenix Publishing. 1981.  
Hudson, Alfred S. *Annals of Sudbury, Wayland and Maynard*. 1891: Appendix by James S. Draper, "Location of Homesteads" p. 108 #5  
United States Census. 1850, 1870, 1880, 1900, 1910.  
Wayland Surveyor Office. Plan of Land of Estate of Jeremiah Mullen. Plan Book 124, Plan 20. 1900.  
Wayland Valuation List. 1900.

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WAYLAND 25 Cochituate Road

Area(s) Form No.

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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 United States Post Office – Wayland Branch 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.