

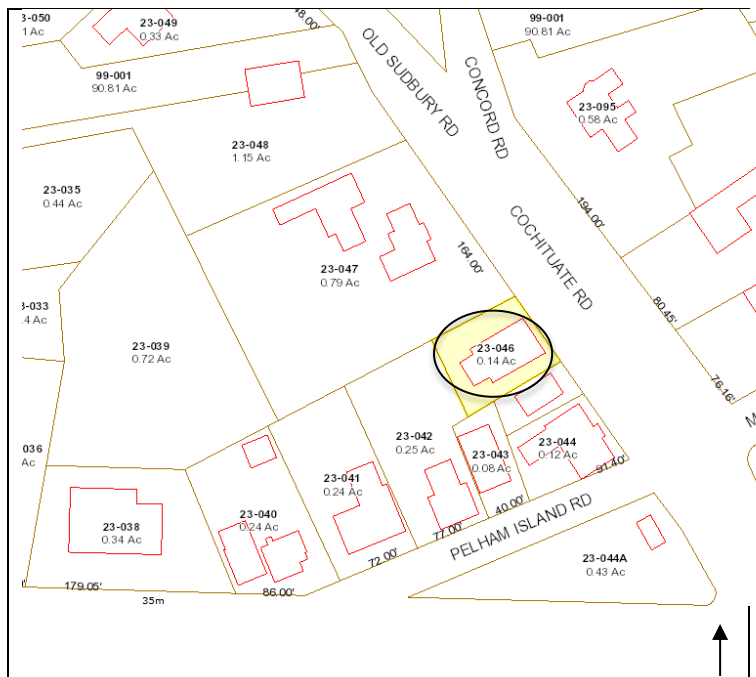
# FORM B – BUILDING

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

23-046

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A & I

WAY.84

**Town:** WAYLAND

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

**Address:** 21 Cochituate Road

**Historic Name:** Wayland Town House / Collins Market

**Uses:** Present: office

Original: civic – institutional

**Date of Construction:** 1841

**Source:** town histories

**Style/Form:** Greek Revival

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: granite

Wall/Trim: wood clapboards

Roof: asphalt shingles

**Outbuildings/Secondary Structures:** none

**Major Alterations (*with dates*):** Two-story rear ell – early 20<sup>th</sup> C.; new entry doors with half sidelights down and multi-light door panel up, wood deck in front replaced with brick edged in granite – late 20<sup>th</sup> C.

**Condition:** good

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

**Acreage:** .14 acre

**Setting:** On west side of Cochituate Road (Rt. 126/27) near Depot and RR. Among residential, institutional and commercial historic buildings at historic town center.

# INVENTORY FORM B CONTINUATION SHEET

WAYLAND

21 COCHITUATE ROAD

## MASSACHUSETTS HISTORICAL COMMISSION

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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.*

One of the most distinctive local buildings is this two-story, gable-front Greek Revival building which rests on a granite block foundation is covered with wood clapboard siding and has an asphalt shingled roof. The building consists of the original three-bay gable front structure and a two-story rear ell that is two bays deep. Windows (up and down) have 12/12 sash set in plain casings with flanking wood louvered shutters. The simplicity of the Greek Revival features is an important part of this highly significant building. The closed Templar-like pediment is carried by bold fluted columns and forms an open porch in front of the façade. The two-story columns have no bases and rounded cornices for caps. The corner pilasters have recessed panels and square molded cornices for caps. A second-story balcony stretches between the pilasters and columns and has a molded railing with plain balusters. The three-bay façade has a centered entry that has been compromised with the addition of a neo-Colonial Revival door smaller than the early door. The late 20<sup>th</sup> century replacement has half-side lights which are shorter than appropriate. Opening onto the balcony above is a modern nine-light door that is aligned with the main entry below. The rear ell is carried by a concrete foundation and is stepped down from the main block. Windows of the rear ell have 8/12 sash.

**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.*

Traditionally in Massachusetts town business was conducted at the local meetinghouse which was used for religious and municipal purposes. Wayland had been part of Sudbury and the first three meetinghouses had been located near the North Cemetery on Old Sudbury Road. When Sudbury's two precincts split into separate towns in 1780 Wayland was set off as East Sudbury and the fourth meetinghouse had been built in 1726 on the corner of Cochituate and Pelham Island Roads where the George Smith House is located. When the fifth meetinghouse was built on the corner of Cochituate Road and Boston Post Road in 1815, the fourth was dismantled and reconstructed as the Old Green Store (221 Boston Post Road), next to the new meetinghouse. While it was privately owned and served as a store, town meetings were then held in a large second-story room for nearly the next three decades. This meant that when in 1833 Massachusetts cities and towns were directed to draw a separation between church and state, Wayland already held the religious and municipal functions in two different buildings.

Finally in 1841 the town erected this structure to serve as Wayland's first municipal building and it was referred to as the **Town House**. Deacon James Draper (1787-1870) (116 Plain Road) donated the land (which he had purchased from the town in 1835) and temporarily funded construction of the Town House. The agreement was for the town to repay Draper for the \$1,700 building costs, \$200 per year until the debt was repaid. The town accepted Draper's offer and the result is one of the best local examples of Greek Revival architecture. The new Town House had a large classroom and a small entry space on the first floor and a town meeting hall on the second. For two years (1841 and 1842) Wayland Academy (a private school) met here in the classroom. After that it was used for a town school. In 1850 the Wayland Free Public Library was opened in the building, using the small ante room in the front of the building. Helen Emery reported that the use of this building by the town was unsatisfactory enough for the town to vote in 1858 to use the First High School (55 Cochituate Road) for town offices and sell or demolish this building. Fortunately this vote was overturned the following day and the building was saved, but remained a bone of contention particularly as a location for town

*Continuation sheet 1*

# INVENTORY FORM B CONTINUATION SHEET

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21 COCHITUATE ROAD

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meetings due to its distance from Cochituate. Town meetings were held in the upstairs hall from about 1841 until 1871 after which they rotated between Cochituate Village and here.

In 1878 the Town House ceased being a town building due to the construction of an imposing large Stick Style building across the street on the site of the Grout-Heard House, which had been moved up Old Sudbury Road in order to build a new town hall. Upon completion of this new town hall (demolished in 1958), the Town House was vacated by the library and other town uses. In 1879 it was sold to **Lorenzo M. Lovell** (1837-1909) who had moved to Wayland when he purchased the next door Jonathan Fiske Heard House (11 Cochituate Road) in 1874 and ran a dry goods store and post office (no longer extant) on the Town Green. Lovell soon thereafter converted the Town House into a dry goods and grocery store. For the next 100 + years, this building operated as a grocery store or market. In addition Roman Catholic masses were held here at the turn of the century until the first St. Ann's was completed in 1905 (demolished in 1967) on the site of the U. S. Post Office on Boston Post Road. Also Wayland's first telephone switchboard was located in Lovell's building.

Following Lorenzo Lovell's death, his son William S. Lovell (1873-1938) ran the store until about 1922 when Lawrence Collins leased it. The Collins remained here for nearly 60 years and today the building is still referred to as **Collins Market**. The lease arrangement lasted over 30 years, until 1955 when the Lovell family sold the building to Lawrence Collins' son. It was a meat market and food store into the late 1980s during which time it retained the flavor of an old market with wood floors and a meat counter with butcher. Collins Market was purchased in the late 1980s and converted to office space.

### BIBLIOGRAPHY and/or REFERENCES

Atlas/Maps. 1856 Walling (Town Hall & Library); 1866 (Town Hall), 1875 Beers (Library-Town Hall); 1889 Walker (L.M. Lovell & Store); 1908 Walker (L.M. Lovell); 1946 Brooks (Ernest & Sarah E. Lovell).  
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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 # 8.  
Wayland Historical Society.  
Wayland Valuation List. 1900.

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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 Wayland Town House, better known as Collins Market, 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.