

**MEETING NOTICE**  
**TOWN OF WAYLAND**

*(As required by MGL Chapter 30A, sections 18-25)*

*Please email all meeting notices to [townclerk@wayland.ma.us](mailto:townclerk@wayland.ma.us)*

**Town Clerk Date Stamp**

**Board/Committee Name:** Wayland Historic District Commission

**Day/Date:** Thursday, September 28, 2023

**Time of Meeting:** 7:30 PM

**Location:** Wayland Town Building – in-person only

**AGENDA**

1. **Public Comment**
2. **Minutes** June 8, 2023
3. **7:35 Public Hearing: 43 Cochituate Road – Captain Edward Pousland House**  
Enclose the existing rear entry porch and add a new entry porch.
4. **Annual Report – Approve draft**
5. **Elect Chair, Vice Chair, Secretary**
6. **Items not reasonably known to the Chair 48 hours prior to the meeting**
7. **Adjourn**

Wayland Historic District Commission  
June 8, 2023  
Wayland Town Building

WHDC members present: Gretchen Schuler (presiding), Margery Baston, Alice Boelter, Desmond McAuley

Others present: Andy Moore, representing the Wayland Library

Public comment. There was none.

Minutes of April 20, 2023. Desmond made a motion to approve, and Margery seconded the motion. The minutes were approved. (4-0-0)

7:05 Public Hearing: Along Rail Trail Facing Library - Install Bench on Concrete Pad.

- a. Library proposes to install a bench next to the Rail Trail.

Gretchen explained that the land where the bench is proposed to be located is owned by Eversource, however, the application should go through DCR, and Paul Jahnige is the person who oversees the development of rail trails for the state of Massachusetts. It was recommended that Andy Moore contact [paul.jahnige@state.ma.us](mailto:paul.jahnige@state.ma.us) .

The bench is intended to be in memory of Philip Schneider, and his name would be on a plaque on the top slat on the back. The location is in the Historic District but not on town land. All members of the HDC liked the concept of having this bench at this particular location. Desmond expressed one hesitation - that the rail trail expansion plan might require that all benches be similar along the rail trail. After further discussion, Desmond motioned to approve the application pending any other required approvals or permits. Margery seconded this motion and it received a unanimous, favorable vote (4-0-0)

Informal discussion of steps added to Freight House on south side

A photo of the steps had been distributed before the meeting, and print copies were also available. There were a number of concerns the HDC members had with the stairs - they were not the width of the door opening, the last step was significantly higher than the others, and the color did not match the building. A letter will be sent to DPW listing these concerns and urging DPW to submit an application for stairs to the Freight House.

Elect a Temporary Chair (until a new commission is constituted)

Gretchen Schuler's term on the HDC ends with this meeting, as does the term for Alice Boelter. The Selectmen have the names of two realtors, and they need to interview and select one to serve on the HDC. There was some discussion of others who may be willing to serve on the HDC.

Items not reasonably known to the Chair 48 hours prior to the meeting.

The Historical Commission wrote to the HDC about the high-tension tower #113 that is within the granite foundation of the railroad turntable. An HDC letter will be sent urging that great care be taken when EverSource removes Tower #113 (to replace it with a mono-tower).

The meeting adjourned at 7:55 p.m.

Respectfully submitted,  
Margery Baston

# FORM B – BUILDING

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

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

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**Town:** WAYLAND

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

**Address:** 43 Cochituate Road

**Historic Name:** Pousland, Capt. Edward House

**Uses:** Present: single-family residential  
Original: single-family residential

**Date of Construction:** ca. 1866

**Source:** deeds and visual

**Style/Form:** Italianate/Colonial Revival

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: stone

Wall/Trim: wood clapboards

Roof: asphalt shingles

**Outbuildings/Secondary Structures:** three-bay carriage shed at rear of property

**Major Alterations (*with dates*):** long one-story rear ell – mid 20<sup>th</sup> C. (classrooms); new chimneys – late 20<sup>th</sup> C.

**Condition:** good

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

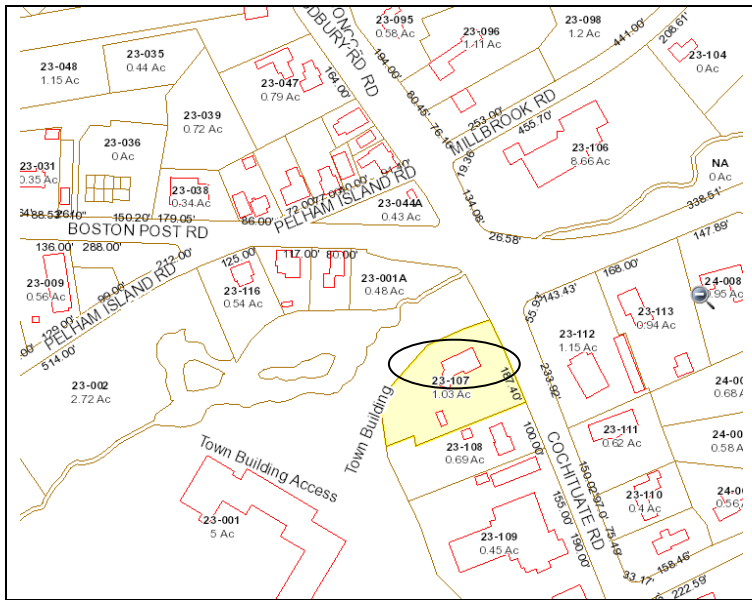
**Acreage:** 1.03 acres

**Setting:** Residential neighborhood at town center, among 19<sup>th</sup> and early 20<sup>th</sup> C. dwellings and opposite First Parish Church. Town Building and athletic fields behind house. Low stone wall and late 20<sup>th</sup> C. Colonial Revival fence along sidewalk edge of property. Tall evergreens along north edge of property at Town Building driveway.

## Photograph



## Topographic or Assessor's Map



**Recorded by:** Gretchen G. Schuler

**Organization:** for Wayland Historical Commission

**Date (*month / year*):** September 2012

**INVENTORY FORM B CONTINUATION SHEET**

WAYLAND

43 COCHITUATE ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WAY.88

 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.*

The house is prominently located at the main intersection of Boston Post Road and Cochituate Road. The driveway to the Town Building runs along the north side of this property. A semi-circular drive passes in front of the main facade of the house and a gravel drive branches off on the south side of the house to the garages behind. A low retaining wall along the frontage is topped with a decorative neo-Colonial Revival picket fence with urns atop posts. Wide shallow steps lead from the sidewalk to the top of the retaining wall and front lawn.

The commodious three-bay, two-story hipped roof house rests on a stone foundation, has wood clapboard siding and an asphalt-shingled roof. The house consists of the hipped-roof main block (three bays wide by three bays deep), a two-story rear ell that is on the historic 19<sup>th</sup> century maps, a pediment roofed Colonial Revival open entry porch on the façade, and a mid-20<sup>th</sup> century one-story long rear ell set at an angle to the two-story rear ell. The shape of the house with a wide rake of the hipped roof as well as a projecting polygonal bay on the south side resembles the Italianate style popular at the time of construction and the house may have had decorative brackets under the wide cornice. The main entry is a paneled door with half sidelights, a multi-light transom all set in a Greek Revival casing with flanking pilasters. The gabled-front entry porch has a closed pediment carried by round Tuscan-like columns and pilasters, each of which has rudimentary caps and bases. Wide modillion blocks line the closed pediment and a triglyph design decorates the wide entablature of the entry porch. Windows have 2/2 sash set in slightly projecting casings and flanking wood louvered shutters. The projecting window bay on the south side has 2/2 and 1/1 sash over a base of molded recessed panels. Other architectural elaboration includes corner boards with recessed panels, a watertable wrapping around the main block, and a narrow widow's walk with turned balusters at the apex of the hipped roof. Four brick chimneys rise above the hipped roof next to the side rails of the widow's walk – two on each side. The two on the south slope are late 20<sup>th</sup> century additions. The one-story rear ell added by the First Parish Church for classroom space has a steeply pitched roof, concrete walls and large sliding glass windows.

**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.*

The built history and use of this land begins long before the ca. 1866 construction date of this dwelling. According to James Sumner Draper this was the location of an old house belonging to the Russells from the late 17<sup>th</sup> century and near the home of John and James Ross – also 17<sup>th</sup> century – after whom the nearby brook was once known – Ross's Brook. The brook, now passing to the north on land separated from this parcel by the Town Building driveway once was part of Captain Pousland's land which included this parcel that extended southerly behind the Trinitarian Church and wrapped north-westerly around onto Boston Post Road.

**Captain Edward Pousland** (1824-1895) was a sea captain who came to Wayland in about 1859 and built this commodious house about five to seven years later. He employed a 'widow's walk' a common feature of houses by the sea where folklore holds that the wives of ships' captains looked out for the return of their husbands. When first arriving in Wayland Pousland and his young family (his son Frank had been born in Salem in 1859) lived for a short time in a house at 61 Old Sudbury Road (a Gleason house built in ca. 1830 that burned in 1886 and was replaced by the Richard Lombard House in 1887). Pousland built this house by

**INVENTORY FORM B CONTINUATION SHEET**

WAYLAND

43 COCHITUATE ROAD

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1866 (map). He continued to work as a sailing captain as he was listed in the 1870 census ("Ponoland") as "at sea" for his employment. At that time his wife, Hannah was at home with two sons, Charles who was a dentist at age 20 years and Frank who was a child (11 years). In 1880 both Edward and his son Frank were listed as farmers and Charles no longer lived here.

Pousland was one of four Wayland residents who in the 1870s petitioned the State Legislature to extend the railroad from Weston through Wayland to Mill Village in Sudbury. The Massachusetts Central Railroad was extended through Wayland in 1881 which is when Wayland Center changed rapidly due to this new mode of transportation. On the day that the railroad opened there was a grand celebration described by Alfred Wayland Cutting as having a cannon from Captain Pousland's ship, which he had sailed around the world, fired when the train arrived. As noted above Pousland owned land stretching north to Boston Post Road and southerly along Cochituate Road behind the Trinitarian Church parcel. In about 1873 Pousland, who was reported to have been one of the highest Wayland tax payers in the 1870s, built two houses along the main route – 231 and 233 Boston Post Road, probably on speculation. By 1889 when Draper prepared his street list he reported that one was rented and the other was the home of Theodore S. Sherman.

Edward, his wife **Hannah W. (Langmaid) Pousland** (1824-1899) and their son **Frank W. Pousland** (1859-1928) lived in this house at least until Edward's death in 1895 and were listed here in the 1893 street directories. Frank married Ella Mae Huntington in 1896 and probably built his house farther south at 49 Cochituate Road soon thereafter or after his mother Hannah's death in 1899. In about 1900 this house was sold to **Willard A. Bullard** (1837-1912), who lived at 221 Boston Post Road and who was reported to have been the largest land owner in Wayland Center by 1900. Bullard's family had settled in Wayland in the early 1800s and although he was based in Cambridge and used his Wayland Kirkside as a country retreat, he was active locally and had grown up on a farm farther south on Cochituate Road where the Sandy Burr Country Club is located.

In 1908 **Jonathan Maynard Parmenter** (1831-1921) purchased from Bullard this property along with other contiguous land along the south side of Cochituate Road and gave the house to the **First Parish Church** for a parsonage. Parmenter was a local philanthropist who lived at 1 Bow Road and gave generously to his community. This house was given to the First Parish in memory of Jonathan's brother, Henry Dana Parmenter with whom he had farmed. In 1955 the church converted the parsonage to office and parish house, which is about when the one-story rear ell was constructed. This arrangement continued until 1984 when the First Parish sold the house back into private ownership.

**BIBLIOGRAPHY and/or REFERENCES**

Atlas/Maps: 1866 (Capt. E. Pousland) 1875 Beers (Capt.E.Pousland); 1889 Walker (Capt. E. Pousland); 1908 Walker (W.A. Bullard), 1946 Brooks (First Parish).  
Cutting, Alfred Wayland. *Old Time Wayland*. Privately Printed. 1926.  
Emery, Helen. *The Puritan Village Evolves*. Canaan, NH: Phoenix Publishing. 1981.  
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Middlesex Registry South. Book 3364, Page 419 (Bullard to Parmenter, 1908).  
United States Census. 1870, 1880, 1900.  
Wayland Historical Society files.  
Wayland Valuation Lists.  
[www.ancestry.com](http://www.ancestry.com) vital records.

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MASSACHUSETTS ARCHIVES BUILDING  
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WAYLAND 43 Cochituate Road

Area(s) Form No.

	WAY.88
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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 Captain Edward Pousland House is listed in the National Register of Historic Places as part of a Wayland Center Historic District. The property retains integrity of location, setting, design, materials, craftsmanship, feeling and association.