

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SBR.202
Historic Name:	Fay, Samuel Fisher House
Common Name:	Hutt House
Address:	118 Middle Rd
City/Town:	Southborough
Village/Neighborhood:	
Local No:	28-3
Year Constructed:	c 1850
Architect(s):	
Architectural Style(s):	Greek Revival
Use(s):	Agricultural; Single Family Dwelling House
Significance:	Agriculture; Architecture
Area(s):	
Designation(s):	
Building Materials(s):	Roof: Asphalt Shingle Wall: Asbestos Shingle; Wood; Wood Clapboard Foundation: Concrete Cinderblock; Granite



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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on:

Saturday, July 09, 2016 at 12:54 PM

FORM B – BUILDING

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

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

28-3

Marlboro

202

Town SOUTHBOROUGH

Place (neighborhood or village)



118 Middle Road

Name Samuel Fay House

Present residential

Original residential

Construction ca. 1850

maps and visual

Form Greek Revival

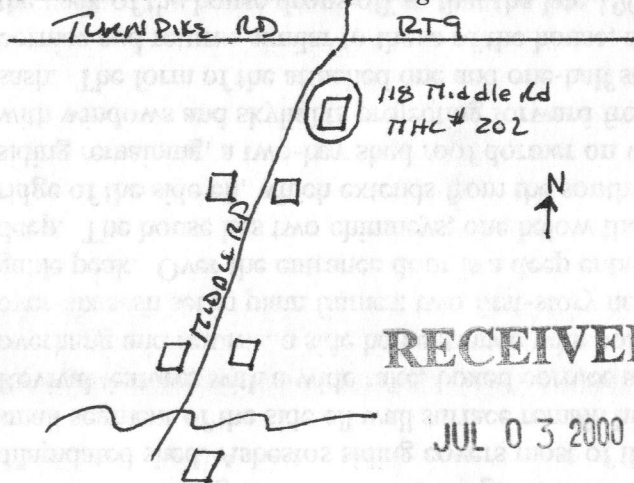
Architect/Builder unknown

Primary Material:

Foundation granite

Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.



Wall/Trim asbestos shingles / some clapboards

Roof asphalt shingles

Outbuildings/Secondary Structures dilapidated mid to late 19th c. attached barn with long rear addition on concrete block, at least three dilapidated sheds/hen houses

Major Alterations (with dates) asbestos shingles, addition of sunroom built into L formed by house and side ell/barn, shed dormer on side ell - mid 1900s, raised deck on rear of main block - late 1900s

Condition fair

Moved ☒ no ☐ yes Date

Acreage 45,302 square feet

Setting Near Rt. 9 and opposite industrial site, office park behind on Rt. 9, large lot with dilapidated wire fencing, small farm buildings, and farm implements. Close to road.

Recorded by Schuler/Forbes

MASS. HIST. COMM

Organization Southborough Historical Commission

Date (month / year) 3/00

BUILDING FORM

ARCHITECTURAL DESCRIPTION

☐ see continuation sheet

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This farmhouse consists of a three-bay, two and one-half story gable front dwelling with a one and one-half story side ell connecting the house with the gable front barn on the south side. Attached to the side of the barn is a dilapidated shed. Asbestos siding covers most of the original clapboards but some elements of the trim and a small segment of the side ell wall surface remain hinting at the early appearance. The main facade displays Greek Revival features with a wide rake, boxed cornice and returns, evidence of corner boards carrying this eave overhang and returns, a side hall entrance with bold door surround, and conventional window pattern of six-over-six sash set in plain frames: two first-story next to the side hall entrance, three second-story and one in the gable peak. Over the entrance door is a deep entablature with a projecting lintel. The main block is two bays deep. The house has two chimneys; one below the ridge on the north roof slope of the main block and one at the ridge of the side ell, which extends from the south side. This one and one-half story side ell has some clapboard siding remaining, a two-bay shed roof dormer on west roof exposure of the side ell, and an enclosed sun room with windows and skylights projecting forward from the side ell. Windows of the dormer have one-by-one sliding sash. The form of the attached one and one-half story barn is evident with its gable end to the street, rake, cornice and returns similar to those of the house, and a single six-over-six window in the gable peak. The land at the back of the house drops off so that the late 1900s deck that projects from the rear of the main block is raised and the barn foundation has been reinforced with concrete block.

HISTORICAL NARRATIVE

☐ see continuation sheet

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 on a rural route connecting the Village of Southborough with Southville and a route which until the 1840s was one of the main north-south corridors, this property is consistent with mid-nineteenth century development. The first known owners were Fays, one of the best known local families for which Fayville is named. According to the Federal Agricultural Census of 1850 there were 117 farms of varying sizes in Southborough of which fourteen were owned by Fays. This property was one of the mid-sized farms for which there are records from ca. 1860. From the various census and assessor's reports, and directories it appears that **Samuel Fisher Fay** (1821-1901) had a farm at this location by 1857. S. F. Fay was the son of Samuel and Hannah Fay (married 1811) and he married Mary E. Chamberlain in 1846. The 1860 Assessor's Record shows that Samuel Fay was taxed for \$2100 worth of real estate. A later assessors' report shows a 31 ½ acre farm in 1870 which was reduced to approximately 24 ¾ acres (24 acres 134 rods) by 1897. This farm included a house, barn, horses and cows. Also in the early tax records Fay was assessed for ten acres of S. Johnson's land and 18 ½ acres of J. Maley's land which means he must have been leasing fields to grow crops. Fay was listed as a farmer on the 1870 map and in the 1900 street directory. By the late 1800s there were 179 farms in Southborough ranging from 10 to 400 acres. Thus by that time this was one of the smaller farms in this town that was rated second in the Commonwealth for farms of which "all (were) in a high state of cultivation." By 1909, Samuel F. Fay's property on Middle Road, according to assessors report of 1909 was owned by the heirs of Samuel F. Fay and managed by trustee, De Clinton Nichols, who was tax collector for Southborough. By that time it had been reduced to 8 ¾ acres.

INVENTORY FORM CONTINUATION SHEET

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

Town
SOUTHBOROUGH

Property Address
118 MIDDLE ROAD
Area(s) Form No.

	202
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BIBLIOGRAPHY and/or REFERENCES

☐ *see continuation sheet*

Assessor's Reports: 1860, 1870, 1897, 1909, 1924, 1927, 1936, 1941, 1951, 1959.

Atlases/Maps: 1857 (S.Fay), 1870 (S. F. Fay), 1898 (S.F. Fay)

Directories: 1900, 1903, 1913.

Federal Agricultural Census: 1850.

☐ Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*



Southborough
 Street address 118 Middle Rd.
 Original & present dwelling
 Present owner Harold Fox
 Open to public
 126 yrs old Style
 Date of date 6/6
 Architect

Architectural reason for inventorying:

Pre 1870

OR part of Area #

3. CONDITION Excellent Good Fair Deteriorated Moved Altered Added

4. DESCRIPTION

FOUNDATION/BASEMENT: High Regular Low Material Cement

WALL COVER: Wood Brick Stone Other Asphalt Shingles

ROOF: Ridge Gambrel Flat Hip Mansard
 Tower Cupola Dormer windows Balustrade Grillwork

CHIMNEYS: 1 2 3 4 Center End Interior Irregular Cluster Elaborate

STORIES: 1 2 3 4 ATTACHMENTS: Wings Ell Shed Barn

PORCHES: 1 2 3 4 PORTICO Balcony

FACADE: Gable end: Front/side Ornament

Entrance: Side Front: Center/Side Details:

Windows: Spacing: Regular Irregular Identical Varied 6/6

Corners: Plain Pilasters Quoins Cornerboards

5. Indicate location of building in relation to nearest cross streets and other buildings

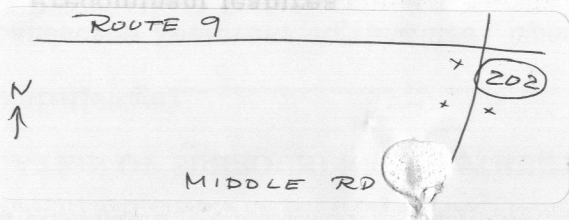
6. Footage of structure from street
 Property has feet frontage on street

Recorder

For

Photo # 5-28 Date 1971

SEE REVERSE SIDE



RELATION OF SURROUNDING STRUCTURE

SBR.202

1. Outbuildings _____
2. Landscape Features: Agriculture Open Wooded Garden: Formal/Informal
 Predominant features _____
 Landscape architect _____
3. Neighboring Structures
 Style: Colonial Federal Greek Revival Gothic Revival Italian Villa Lombard Rom.
 Venetian Gothic Mansard Richardsonian Modern

Use: Residential Commercial Religious Conditions: Excellent Good Fair Deteriorated

GIVE A BRIEF DESCRIPTION OF HISTORIC IMPORTANCE OF SITE (Refer and elaborate on theme circled on front of form)

First fireplace in cellar

BIBLIOGRAPHY AND/OR REFERENCE

1870 - Fay

also

Hutt

RESTRICTIONS

Original Owner: _____
 Deed Information: Book Number _____ Page _____, _____ Registry of Deeds