

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SBR.68
Historic Name:	Burnett, Edward Lodge and Stable
Common Name:	Deerfoot Farm Stable
Address:	14 Deerfoot Rd
City/Town:	Southborough
Village/Neighborhood:	Southborough
Local No:	53-3
Year Constructed:	c 1882
Architect(s):	
Architectural Style(s):	Queen Anne
Use(s):	Agricultural; Dairy; Out Building; Servant Or Estate Housing; Single Family Dwelling House
Significance:	Agriculture; Architecture; Politics Government; Recreation
Area(s):	
Designation(s):	
Building Materials(s):	Roof: Asphalt Shingle Wall: Stone, Cut; Wood; Stone, Uncut; Slate; Stucco Foundation: Stone, Uncut



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

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

This file was accessed on:

Friday, July 08, 2016 at 12:23 PM

Massachusetts Historical Commission

53-3

Marlborough

68, 643, 969

Massachusetts Archives Building
220 Morrissey Boulevard
Boston, MA 02125

RECEIVED

JUL 03 2000

MASS. HIST. COMM

Town Southborough

Place (neighborhood or village) _____

Southborough centerAddress 14 Deerfoot RoadHistoric Name Edward Burnett stable and
Lodge, Deerfoot FarmPresent dwellingOriginal stable and dwellingDate of Construction ca. 1882Assessment Simpson; visual assessmentForm Queen AnneArchitect/Builder unknown

Exterior Material:

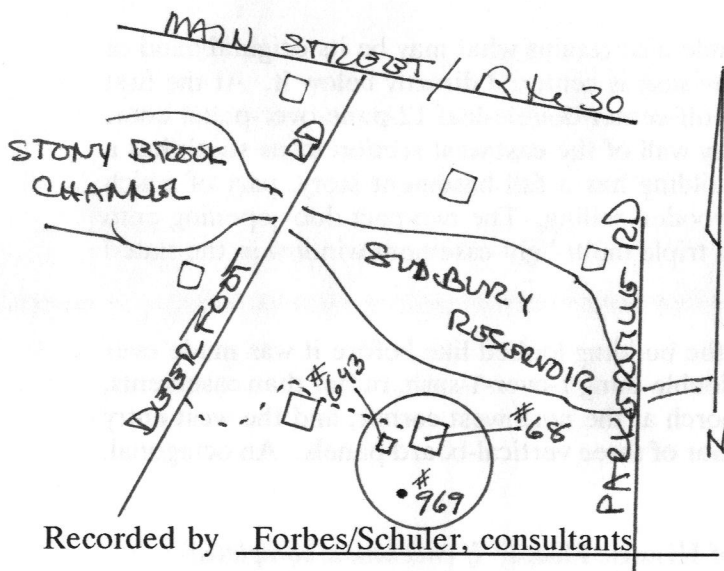
Foundation fieldstoneWall/Trim mixed stone and patterned slateRoof asphaltOutbuildings/Secondary Structures stuccocarriage house/garage--ca. 1905; small summer-
house with wood-shingle roof--early 20th C.

Major Alterations (with dates) _____

Converted to a dwelling, with new windows,.doors, etc.--ca. 1930 (see text).Condition goodMoved ☒ no ☐ yes Date N/AAcreage 5.821 acresSetting Behind large reproduction Shingle-stylehouse E. of Deerfoot Rd. Open land E. toParkerville Rd., N. to Stony Brook/reservoir.

Sketch Map

Draw a map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets, including route numbers, if any. Attach a separate sheet if space is not sufficient here. Indicate north.

Recorded by Forbes/Schuler, consultantsOrganization Southborough Historical Comm.Date April, 2000

ARCHITECTURAL DESCRIPTION [x] *see continuation sheet*

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

Called locally the Deerfoot Farm stable, this compact, cross-gabled building, built against a hillside just south of Stony Brook, is a unique example in Southborough of a combination coachman's lodge and stable based on English country architecture. Exactly how its interior spaces are presently arranged is not apparent from the exterior, but it is likely that a portion of the second story, at least, has always been a dwelling. The core of the cross-gabled arrangement is a wide, 1 1/2-story front-gabled section facing west over the end of a drive to the site of the former Edward and Robert Burnett House. Its rear portion is a full two-stories high, incorporating a partial basement story against the hillside. Crossing the building is a wide section with its roof ridge oriented north and south.

Echoing the Joseph Burnett mansion house and stone shop visible to the north, directly across the brook/reservoir (84 Main Street, Form #21), the building is constructed of a variety of local Southborough stone that creates a strong polychrome effect. Although the walls show considerable repointing, in some areas what may be the original incised mortar treatment is still intact. The upper portions of three of the four gables, each of which slightly overhangs the lower story, are clad in an unusual patterned slate, shaped and proportioned like the popular patterned wood shingles of the early Queen Anne.

Since its conversion to a house (probably in about 1930), the west, main facade has displayed the main walk-in entry, centered in the gable-front section. As in Southborough's other prominent stone building, St. Mark's Church (see Form #29), the door is a Tudor-inspired vertical-board model, with a small leaded light in the upper portion. Most of the windows are wooden, multi-pane casements. A four-part, 8-pane casement is positioned in the wall south of the door; north of the door are one single and one paired 6-light casement. Above the entry at second-story level is a pair of double, 8-pane casements. A small louvered vent, which appears in older photos, is positioned high in the gable peak. North of the front-gabled section, in the angle formed by the crossing of the two main parts of the building, is an open corner porch under a shed roof, supported on stone piers that rise to wide, segmental arches. The interior walls of the porch are stuccoed.

The gable of the north side of the building displays a band of five 9-pane casements or fixed sash high in the slated upper portion. This window configuration--either casements or fixed 9-pane sash--also appears in the historic photographs. In the stone wall below at first-story level is a centered three-panel door under a shed-roofed hood, flanked by single 9-pane casements. A flight of wooden steps leads to the doorway.

On the south side of the house, the upper part of the gable also retains what may be its original band of five 9-pane fixed-sash windows. A pair of 12-over-4-pane sash is centered directly below it. At the first story, where there was formerly a pair of windows, is an off-center double-leaf 12-pane-over-panel door, and a paired 12-pane casement to its east. The one-story wall of the east/west section to its south has a single 12-pane casement. The east gable-end of the building has a full basement story, part of which projects to form a balcony, now enclosed by a modern wooden railing. The two-part door opening onto the balcony is relatively new, but the louvered vent and a triple multi-light casement window in the slated portion of the gable may be original.

Several historic photographs show what the exterior of the building looked like before it was made over into a house. Most of the windows appear to have been double-hung 1-over-1-sash, rather than casements, and had broad louvered shutters. There was no open porch at the northwest corner, and the west entry consisted of a large, off-center transomed sliding barn door of three vertical-board panels. An octagonal,

[x] Recommended for listing in the National Register of Historic Places. *If checked, a completed-National Register Criteria Statement form is attached.*

INVENTORY FORM CONTINUATION SHEET

Community

Property

Southborough

14 Deerfoot Rd.

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)

Form No.
68, 643, 969

ARCHITECTURAL DESCRIPTION, cont.

louvered cupola with a tall, slender spire-like roof rose from the crossing of the four gables. The roof appears to have been slate. There was no door on the south gable end, and a small leanto abutted the east part of the south wall.

Two other structures stand on the property. Just southwest of the stable is a hip-roofed, stucco **carriage-house/garage** of about 1905-10, with an asphalt-shingle roof (#643). The building is oriented with three wide bays facing north, with an additional hip-roofed bay at the west end projecting slightly forward from the main facade. A low hip-roofed ell extends to the west. The double-leaf carriage doors of the main section each have 16 panes over a diagonal-board lower section. The door of the west part is also multi-pane over diagonal-board, but conforms to its segmental-arched opening. The rear (south) elevation displays a line of 4/4 sashes, a wide wood band course below them, and an eyebrow dormer in the roof slope. Otherwise devoid of trim detail, the building has decorative exposed rafter-ends at the widely overhanging roof eaves.

A small open **summerhouse/gazebo** on the lawn south of the main building (#969) appears to predate 1950. Unusual in its oval wood-shingle roof, it stands on a rectangular brick base, its roof supported by square posts.

HISTORICAL NARRATIVE [x] *see continuation sheet*

Explain 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.

14 Deerfoot Road is highly significant as the only surviving outbuilding from the large collection of state-of-the-art, late-nineteenth-century farm architecture that once stood on Southborough's primary agricultural concern of its day, Deerfoot Farm. Constructed in the early 1880s, its design may have influenced (or been influenced by) the Burnett family member who went on to become one of the country's premier agricultural designers of the early twentieth-century, **Edward Burnett** (1849-1925).

Deerfoot Farm was established by Edward's father, Joseph Burnett, of 84 Main Street (Form #21) in the mid-nineteenth century. While continuing to maintain a residence in Boston, he and his young wife, Josephine (Cutter), were married in 1848 and moved into their new stone country house on the north bank of Stony Brook the next year. While he owned only a few acres around the house in 1850, over the next ten years Mr. Burnett accumulated a large amount of land south of the brook, most of it apparently consisting of the 156-acre farm formerly belonging to Deacon Gabriel Parker. By 1860, he had become the third largest landowner in town.

The farm Joseph Burnett established on his newly-acquired land in the 1850s specialized in dairying, and was soon home to one of the first herds of Jersey cattle imported into the United States. By 1870 there were over 30 head of cattle, including three bulls, on the property. Deerfoot Farm had acquired its name from the apparent impression of a deer's hoof that the Burnetts' eldest son, Edward, found in a rock near the bank of the brook. In 1871, upon his graduation from Harvard, Edward took over the farm from his father, at the age of only twenty-two. The next year he married Mabel Lowell, daughter of poet James Russell Lowell, and they took up housekeeping in the old Deacon Parker house, which was moved to the site of 16 Deerfoot Road. (James Russell Lowell lived with his daughter and son-in-law in his later years; he died in 1891.) Their first home burned down in 1881, and Edward had a large Queen Anne house built in its place, probably constructing 14 Deerfoot just behind it as his home stable at the same time. (Cont.)

INVENTORY FORM CONTINUATION SHEET

Community

Property

Southborough

14 Deerfoot Rd.

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)

Form No.
68, 643, 969

HISTORICAL NARRATIVE, cont.

While the farm established by Joseph Burnett had been a "gentleman's farm" in the mid-nineteenth-century sense--a country retreat belonging to a knowledgeable and cultured, successful man who was primarily a city-dweller--Edward Burnett changed it into a different type of operation altogether. Applying what he had learned both at Harvard and through reading the farm literature of the day, Edward turned Deerfoot into an efficient, state-of-the-art commercial farm, producing the highest quality dairy products. Soon known in agricultural journals as "the boy farmer from Deerfoot", he also began to produce sausage for the general market, and by 1880 was slaughtering about 1500 pigs a year.

Under Edward Burnett's management, the farm's business doubled and then tripled. For twenty years in the fourth quarter of the century, Deerfoot was the single largest employer in the Southborough area, employing 500 people. After the Centennial Exposition of 1876 demonstrated how the principles of the industrial revolution could be applied to farming, Edward Burnett introduced the factory system of milk production on Deerfoot Farm, gathering milk from farmers throughout the region to be processed at its creamery, which by 1897 was located on Newton Street, beside the railroad at Southborough center. Taking advantage of the latest technology, such as the Vermont Machine Co.'s Butter Worker, and the Centrifugal Machine for separating cream from milk (which Edward Burnett was the first to operate), by 1882 Deerfoot Farm was handling over 6000 pounds of milk a day. In 1889, at the peak of Southborough's post-Civil War prosperity, in its dairy operations what was now incorporated as Deerfoot Farms, Inc. produced 55,000 pounds of butter, 49,000 quarts of cream, and nearly a half-million gallons of milk, shipping 1,000 to 2,000 gallons daily to Boston by train. To keep up with the expansion of the farm and an ever higher level of quality demanded in his products, by 1883 Edward Burnett had acquired several of his own patents for some innovative inventions, including new kinds of stoppers for milk cans and a "truck" with springs that kept the milk from jostling during transport to market.

With his brother Robert as Treasurer, Edward Burnett expanded the central farmstead with several large outbuildings on Deerfoot Road near his own residence, also adding housing for the farm workers, including a large dormitory for the farm's many unmarried employees, and some rental houses at 45-49 Deerfoot Road (see Area Form P). In 1886 he entered public service, having successfully run for congress from the ninth Massachusetts district as "the farmer's candidate." During Grover Cleveland's re-election campaign, he hosted the President and first lady at his home when they visited Southborough and Deerfoot Farm, which was the campaign's regional headquarters.

While serving for two years in Washington, Edward turned over the reins of the farm to Robert, and upon his return, he was apparently content to leave them there. He embarked instead on the vocation that he was one of the first to practice, and which he was to follow for the rest of his life--that of agricultural designer. Over the years at Deerfoot he had had the chance both to experiment with theories of farm building design and operation, and to formulate his own ideas about how a farm and its production facilities should be laid out and organized. In his role as an importer of cattle and horses, he had worked with both George and William Vanderbilt in building up their herds. In 1889, when George Vanderbilt began to plan a new country estate in Asheville, North Carolina, he hired Edward Burnett as an advisor.

For the next several years, as the huge Vanderbilt estate, "Biltmore," took shape, Edward Burnett worked closely with Richard Morris Hunt, Frederick Law Olmsted, and others in the architecture and landscape-architecture fields who were to become valuable contacts for him in later years. At Biltmore he established the agricultural department of the estate, acted as purchasing agent of livestock, designed the dairy structures, and laid out the dairy operations, even setting up the accounting and filing systems. In the 1890s (Cont.)

INVENTORY FORM CONTINUATION SHEET

Community

Property

Southborough 14 Deerfoot Road

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)

Form No.
68, 643, 969

HISTORICAL NARRATIVE, cont.

and early 1900s, increasingly referred to by the title "farm expert", Edward Burnett went on to organize and design farm estates in northern New Jersey, the Adirondacks, Greenwich, Connecticut, and, perhaps best-known, the Tracy Dow estate, "Foxhollow," at Rhinebeck, New York. With architect Alfred Hopkins, whom he was employing by 1906, he also constructed several commercial dairies, including one at Cedarhurst, Long Island, and another at New Boston, New Hampshire. Among his later farm clients were Frederick W. Vanderbilt at Hyde Park, and Francis Lynde Stetson at Sterlington, New York.

Edward Burnett never returned permanently to Southborough. Rather, what he learned, developed, and saw in his home town, perhaps including such buildings as the innovative hillside stable/lodge at his early home on Deerfoot Road, was carried forth as inspiration for his later work as an agricultural designer. His brother, Robert, moved into the house at 16 Deerfoot Road. That building was torn down sometime before the middle of this century, leaving only the stable and carriage-house/garage as reminders of the important utilitarian architecture that once stood on Deerfoot Farm.

BIBLIOGRAPHY and/or REFERENCES [] *see continuation sheet*

Maps and Atlases: 1898 (Robt. Burnett.)

Cunningham, Esther Lowell. Three Houses. Boston: Thomas Todd, 1955.

Deerfoot Farms, Southborough, Mass., 1872-1913. (Promotional booklet).

Dixon, Taya Shoshana. "Edward Burnett: an agricultural designer on gentlemen's estates."
Master's thesis, University of Pennsylvania, 1998.

Doucette, Paul A. "Deerfoot, the Aristocrat of Farms", monograph of The Milk Route,
#1, 6/1/1987.

Hurd, D. Hamilton, ed. History of Worcester County, I. Philadelphia: JW Lewis, 1889.

The Marlborough Directory, various dates and publishers.

Noble, Richard. Fences of Stone: a History of Southborough, MA. Portsmouth, NH: Peter
Randall, 1990.

Old Southborough: a Photographic Essay. Southborough Historical Society, 1981.

Simpson, Louise. "Old Houses in Southborough". Paper given to Southboro Woman's Club,
1904.

Southborough Public Library: Hollinger photograph collection.

Town of Southborough: Assessor's Reports, various dates

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Community
Southborough

Property Address
14 Deerfoot Road

Area(s)

Form No(s).
68; 643, 969

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

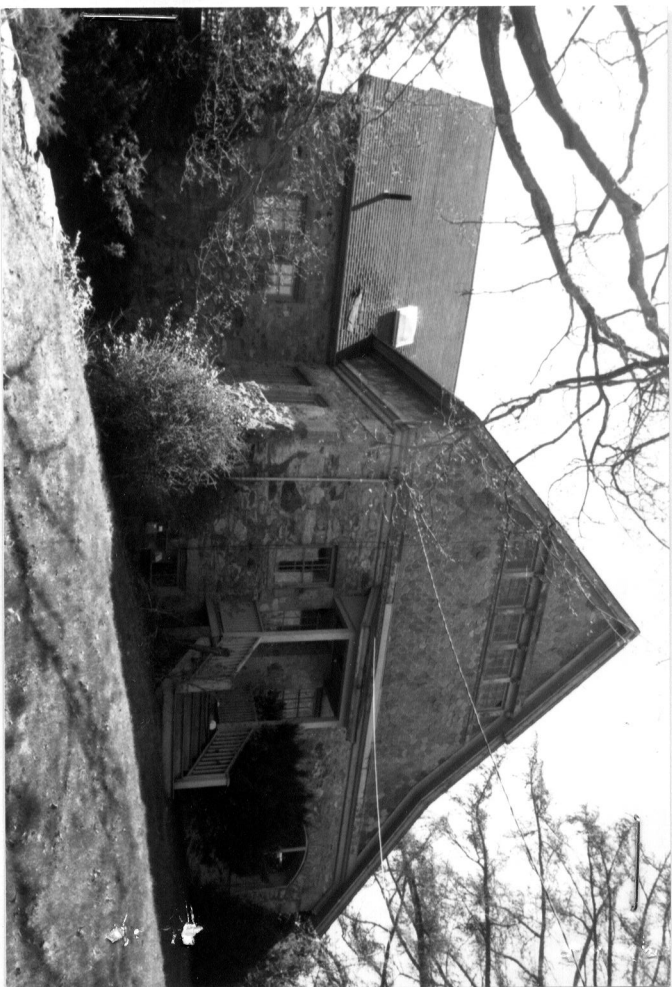
Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Forbes/Schuler, Consultants

The criteria that are checked in the above sections must be justified here.

The stable and lodge built for Edward Burnett in about 1882 meets Criteria A and C of the National Register at the local level as the only surviving outbuilding from the large collection of state-of-the-art, late-nineteenth-century farm architecture that once stood on Southborough's primary agricultural concern of its day, Deerfoot Farm. As such, under Criterion A it also illustrates the development of this large, important commercial farm in the early years of its great expansion under the progressive management of Edward Burnett, thus also representing one aspect of the agricultural development of Southborough in the latter part of the nineteenth century. Under Criterion C, it is also likely to illustrate an important influence on Edward Burnett in his later career as one of the country's premier agricultural designers of the the early twentieth-century.

The area retains integrity of location, design, setting, materials, workmanship, feeling, and association.



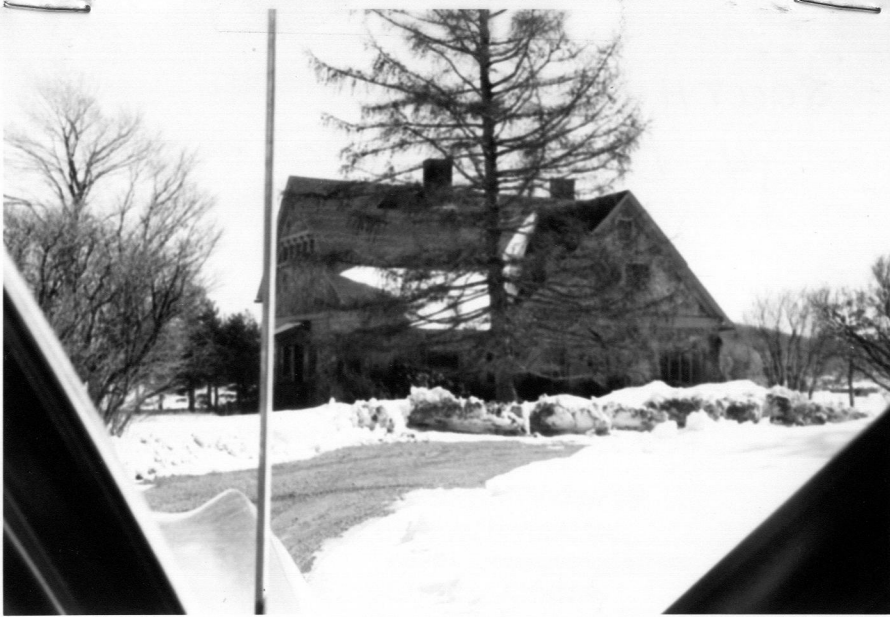
East elevation

East elevation



Garage





Pl-8 ✓ 68

USG - MARL

Southborough
Address 14 Deerfoot Rd.

Original & present Stable - residence

Owner H. Onufroek

Public no

Style

Literature Indians
Music Other

Source of date

Development of town/city
Architectural reason for inventorying:

Architect

Pre 1870

OR part of Area #

3. CONDITION Excellent Good Fair Deteriorated Moved Altered Added

4. DESCRIPTION

FOUNDATION/BASEMENT: High Regular Low Material Stone

WALL COVER: Wood Brick Stone Other Stone

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

PORCHES: 1 2 3 4 PORTICO Balcony

FACADE: Gable end: Front side Ornament front on wing

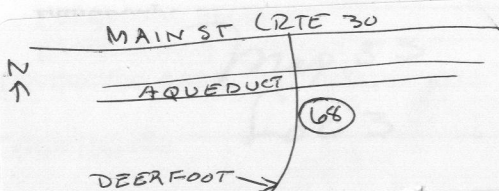
Entrance: Side Front: Center side Details:

Windows: Spacing: Regular/Irregular Identical/Varied ?

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 # 3-0 Date

SEE REVERSE SIDE

RELATION OF SURROUNDING STRUCTURE

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)

BIBLIOGRAPHY AND/OR REFERENCE

1870 Atlas - a barn or stable

1898 - " main house torn down

RESTRICTIONS

Original Owner:

Deed Information: Book Number 4307 Page 369, Worcester Co. Registry of Deeds