

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	SBR.109
<b>Historic Name:</b>	Brown, Oakes P. House
<b>Common Name:</b>	Hobbs, W. J. C. - Cook, Charles E. House
<b>Address:</b>	153 Southville Rd
<b>City/Town:</b>	Southborough
<b>Village/Neighborhood:</b>	Southville
<b>Local No:</b>	2-55
<b>Year Constructed:</b>	r 1845
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	Greek Revival; Italianate
<b>Use(s):</b>	Agricultural; Multiple Family Dwelling House; Poultry Farm; Single Family Dwelling House
<b>Significance:</b>	Agriculture; Architecture
<b>Area(s):</b>	SBR.B: Southville
<b>Designation(s):</b>	
<b>Building Materials(s):</b>	Roof: Asphalt Shingle Wall: Vinyl Siding; Wood Foundation: Brick; Stone, Cut; Granite



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](http://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](http://www.sec.state.ma.us/mhc)

This file was accessed on:

Saturday, July 09, 2016 at 3:16: 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

2-55

Marlboro

B

109

Town SOUTHBOROUGH

Place (neighborhood or village) Southville



153 Southville Road

Name P. Brown House

Present residential

Original residential

Construction ca. 1840s

maps and visual analysis

Form Greek Revival/Italianate  
side gable form

Architect/Builder unknown

Primary Material:

Foundation stone and brick

Wall/Trim vinyl siding

Roof asphalt

Outbuildings/Secondary Structures attached vinyl covered barn on brick foundation with cupola and tall spire finial atop cupola with louvered vented sides.

Major Alterations (with dates) Siding - since 1971

Condition fair (siding) / good

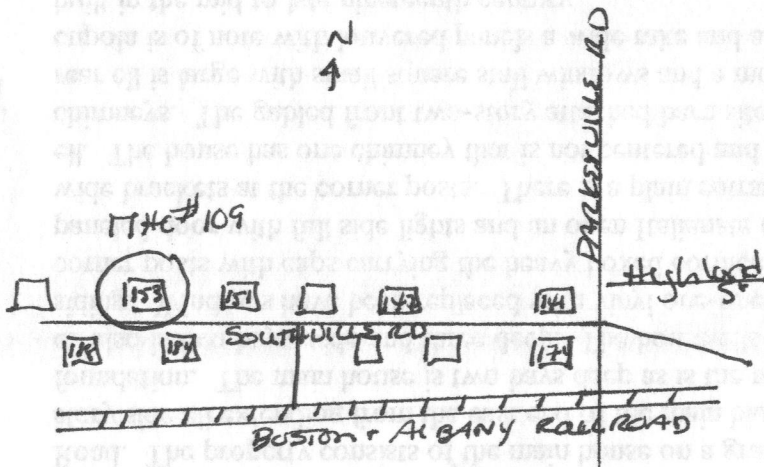
Moved ☒ no ☐ yes Date n/a

Acreage 6.39 acres

Setting In village of Southville on main east-west route that parallels railroad. Large lot with acreage behind barn, white picket fence lining roadside property boundary, large mature trees, village setting among many mid 19<sup>th</sup> c. dwellings.

## 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.



Recorded by Schuler/Forbes

Organization Southborough Historical Commission

Date (month/year) 06/00

JUL 03 2000

MASS. HIST. COMM

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

## 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 is the only five-bay, two and one-half story side gable dwelling with attached barn in the village of Southville and has an agrarian farmhouse look to it unlike all the of the end gable cottages lining Southville Road. The property consists of the main house on a granite block foundation, a two-story rear ell, and a two-story side ell extending from the east end of the main block also on granite, and an attached barn with a brick foundation. The main house is two bays deep as is the rear ell although only one window bay is shown. The side ell also is two bays wide and three deep. The house ells and barn, all attached, have been covered with vinyl siding. Windows have been replaced with vinyl one-one-one sash. Exposed trim includes the wide paneled corner posts with caps carrying the heavy boxed cornice and returns. The centered Greek Revival entrance has a paneled door with full side lights and an open Italianate entrance porch with paired cornice brackets and open wide brackets at the corner posts. There is a plain entrance porch built into the L formed by the house and side ell. The house has one chimney that is not centered and is behind the ridge, in the expected position for twin chimneys. The gabled front two-story attached barn sited behind the house and perpendicular to the two-story rear ell is large with small square stall windows and a modern window on the south exposed side. The square cupola is of note with louvered panels a wide rake and a tall finial. This barn may have been a cow barn when built in the mid to late nineteenth century.

## 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.*

The village of Southville was established with the coming of the Boston and Albany Railroad in the 1830s and the construction of a railroad depot near Parkerville and Southville Roads by 1840. By 1850 there were two substantial factories, one a boot and shoe manufactory and the other a cotton and wool mill. The P. Brown House, named for the first known owner in 1856, is the only property in the village that reminds us of the early agrarian community in most of Southborough. The lot has more frontage and much more land than all surrounding properties from the nineteenth century. Although the property has lost much of its original fabric it retains its size and massing and its evolutionary pattern with ells and attached barn. The first known owner, P. Brown, probably refers to **Oakes P. Brown** who in 1850 had a shoe nail manufactory and in 1860 was assessed for \$2000 worth of real estate, the same assessment as **Thomas Boyd** for the significant house across the street at 188 Southville Road. By 1870 **W. J. C. Hobbs** was the owner of the five-acre farm with house and barn, two cows and one pig and by the 1880s he had increased his farm to six acres. The large Italianate barn had been built and attached to the house by 1887 according to the Bailey Lithograph. At that time the side ell was one-story only. By 1897 the property was owned by **Charles E. Cook**. **Julia A. Cook**, probably his wife, was the only Cook assessed for a similar property. She was assessed for nine acres with a house, barn and four hen houses. Further research is necessary to determine who owned the property after 1881 and prior to 1897. Former survey efforts identify Frank Hyde and Dr. Gane with the residence in the twentieth century. In the early 1910s Frank Hyde was a shoemaker living on Prentiss Street and probably related to Edward A. Hyde who had given up farming at the turn of the century and gone into real estate also living on Prentiss Street. Additional research is necessary to determine whether Hyde lived here and what the occupations of residents of this important Southville property were.



# INVENTORY FORM CONTINUATION SHEET

Town  
SOUTHBOROUGH

Property Address  
153 SOUTHVILLE ROAD  
Area(s) Form No.

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

	109
--	-----

## BIBLIOGRAPHY and/or REFERENCES

☐ *see continuation sheet*

Assessors Reports: 1860, 1870, 1881, 1894, 1897.

Atlases/Maps: 1857 (P. Brown), 1870 (W. J. Hobbs), 1898 (C.E. Cook)

Bailey, O.H. "Southville and Cordaville", Lithograph, 1887.

Directories: 1900, 1903, 1905.

Noble, Richard. Fences of Stone, 1990.

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

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

Community      Property Address  
SOUTHBOROUGH      153 SOUTHVILLE RD.

Area(s)      Form No.

B	109
---	-----

### 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     Schuler/Forbes, Consultants      
*The criteria that are checked in the above sections must be justified here.*

The P. Brown House is eligible for listing on the National Register as part of a Southville Historic District for its representation of a mid-nineteenth century farm house with large attached barn near the center of the manufacturing village of Southville. The property's architecture and historical association with the development of Southville contribute to the importance of the district. This property retains integrity of location, setting, design, workmanship, association, and feeling.



Pl. S'ville 109  
B  
Southborough  
address 153 Southville Rd  
original & present dwelling  
owner Fairbanks? Ridolfi  
public w  
Style  
Source of date

Literature Indians  
Music Other  
Development of town/city  
Architectural reason for inventorying:  
Pre-1870  
Architect  
OR part of Area #

3. CONDITION Excellent Good Fair Deteriorated Moved Altered Added Side wing

#### 4. DESCRIPTION

FOUNDATION/BASEMENT: High Regular Low Material Brick-stone

WALL COVER: Wood clapboard Brick Stone Other

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 over door Balcony

FACADE: Gable end: Front/side Ornament

Entrance: Side Front: Center/Side Details:

Windows: Spacing: Regular/Irregular Identical/Varied except addition

Corners: Plain Pilasters Quoins Cornerboards

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

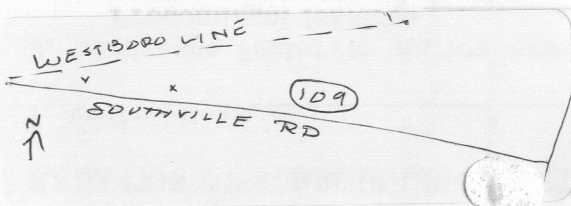
6. Footage of structure from street  
Property has feet frontage on street

Recorder

For

Photo # 3-27 Date 1971

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 W. J. Hobbs  
 1898 C. E. Cooke

also

Frank Hyde  
 Derby

Dr. Jane

RESTRICTIONS

Original Owner: \_\_\_\_\_  
 Deed Information: Book Number 450d Page 493, None Registry of Deeds