

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SBR.211
Historic Name:	Holmes, William House
Common Name:	Fairbanks, Charles F. House
Address:	196 Cordaville Rd
City/Town:	Southborough
Village/Neighborhood:	
Local No:	20-31
Year Constructed:	c 1850
Architect(s):	
Architectural Style(s):	Greek Revival
Use(s):	Agricultural; Poultry Farm; Single Family Dwelling House
Significance:	Agriculture; Architecture
Area(s):	
Designation(s):	
Building Materials(s):	Roof: Asphalt Shingle Wall: Wood Clapboard; Wood; Wood Shingle Foundation: Concrete Cinderblock; Stone, Cut; Granite



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

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FORM B – BUILDING

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

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

20-31 Marlboro 211

Town SOUTHBOROUGH

Place (neighborhood or village)



Address 196 Cordaville Road

Owner Name William Holmes

Present residential

Original residential

Construction ca. 1850

Source maps and visual

Style Greek Revival

Architect/Builder unknown

Primary Material:

Foundation granite block

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 wood clapboard and shingle

Roof asphalt

Outbuildings/Secondary Structures attached gable front wood clapboard barn

Major Alterations (with dates) Rear ell on concrete, dormer on south side - early to mid 1900s

Condition good

Moved ☒ no ☐ yes Date n/a

Acreage 1.89 acres

Setting - Main north-south route connecting Cordaville and Southborough Center. Near mixed residential 1960s capes and some 19th c. farmhouses. Set up from the road with wooded area and ledge behind. Large open field on north side and house shielded by dense coniferous plant material on west and south sides.

Recorded by Schuler/Forbes

Organization Southborough Historical Commission

Date (month / year) 2/00

RECEIVED

JUL 03 2000

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 dwelling is best viewed looking south as it is heavily screened by tall and dense greenery on the south and west sides. The house, which has a gable end to the street, consists of a one and one-half story block, a series of two single-story rear ells, which connect the barn and the house. This second rear ell has a concrete block foundation and overlaps to connect with the north side of the barn. The original house has wood clapboard siding and the rear ells and barn are shingled. Although the gable end faces the street the house appears to be a side gable block facing south with the main entrance on the south side, where there are only two bays, a six-over-six window next to a paneled door set in a plain frame with a modest molding framing the surround. There is a long wall dormer across the southern exposure of the house with two pairs of six-over-six sash. The west gable end that faces Cordaville Road is three bays wide with two sash in the gable peak and two in the northern most first-story bay. Windows have six-over-six sash set in plain frames with dark brown metal storm windows. Narrow corner boards carry a wide rake with boxed cornice and returns. On the north side of the main block, there is only one entrance door with a modern multi-light door and a splayed exterior chimney that extends through the eave line and above the ridge near the front of this north elevation. The single-story rear ell has a six-over-six window and a small three-light window. This rear ell appears to be part of the original construction. And the rear ell on the concrete block foundation has a single two-over-two sash window and two small modern one-over-one windows. The attached barn once was free standing southeast of the house. Its orientation is perpendicular to the street.

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.*

From the mid 1800s there were scattered farmsteads along Cordaville Road, the major north-south corridor connecting the Southborough Center with Cordaville, once that village expanded in the 1840s. Until then Cordaville Road only extended from Southborough Center to just south of the Turnpike (now Route 9). This dwelling may have begun as a five-bay center entranced cape oriented to the south. First known name associated with the property is **William Holmes** who in 1860 was assessed for \$800 worth of real estate. The 1870 map, which lists occupations for many, shows W. "Homes" as a carpenter and builder and the 1870 Assessor's Report showed that he had a 21 ½ acre farm with house, barn, wood house and several horses. Also Holmes (aka Homes) paid taxes on an additional 48 acres known as C. and D. Newton land in 1870 and 1881. In the 1890s **Charles F. Fairbanks** had a modest house, barn, and carriage house on this 21-acre farm. Also he had a horse, cow and 40 chickens. The 1898 map shows the small house with rear ell and a barn not attached at that time. Assessors reports for Fairbanks in the 1890s and Holmes (Homes) in the 1870s and 1880s are consistent to be the same property. Past survey indicated that this property belonged to Graves (1870), however, the house bearing Graves name in 1870 appears to have been in the path of the Turnpike or very close to it. Thus the information for this property and for 188 Cordaville Road has been revised. According to Paul Lincoln's paper of 1926-1927 this was the residence of a **William Pinkham** in the 1920s.

INVENTORY FORM CONTINUATION SHEET

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

Town
SOUTHBOROUGH

Property Address
196 CORDAVILLE ROAD
Area(s) Form No.

	211
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BIBLIOGRAPHY and/or REFERENCES

☐ *see continuation sheet*

Assessors Records: 1860, 1870, 1881, 1894, 1897

Atlases/Maps: 1857 (W. Holmes), 1870 (W.Homes), 1898 (C.F. Fairbanks)

Southborough Historical Society: Vertical Files, Paper written by Paul Lincoln of Southville, 1926-1927.

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





Pl - 0 211
C-362

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n Southborough
et address 196 Cordaville Rd.
ne _____
e: original & present dwelling
esent owner Paul Braf Ra
pen to public _____
te About 150 Style _____
urce of date then

Development of town/city
Architectural reason for inventorying:

1921-1970

Architect _____

OR part of Area # _____

3. CONDITION Excellent Good Fair Deteriorated Moved Altered Added

4. DESCRIPTION

FOUNDATION/BASEMENT: High Regular Low Material Stone and cement

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 2 Ells - Kitchen + Family Room

PORCHES: 1 2 3 4 _____

PORTICO _____

Balcony _____

FACADE: Gable end: Front side Ornament _____

Entrance: Side Front: Center/Side Details: 5 outside doors

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

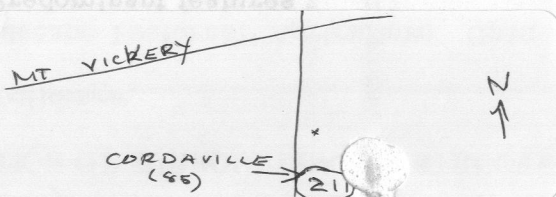
6. Footage of structure from street
Property has _____ feet frontage on street

Recorder _____

For _____

Photo # 5-30 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)

ROOF: _____
FLOORING: _____
WALLS: _____
CEILING: _____
FURNITURE: _____
LIGHTING: _____
HEATING: _____
COOLING: _____
ELECTRICAL: _____
PLUMBING: _____
PAINT: _____
OTHER: _____

BIBLIOGRAPHY AND/OR REFERENCE

1870 - W. Graves

Architecture	Other	Source of date
History	Religion/philosophy	Date of birth
Education	Military affairs	Other to birth
Art/sculpture	Travel/commerce	Present owner
Science/invention	Commerce/industry	Use: original & present
Schools		Name

following premises: (see also reverse side)
Building has historical connection with the

RESTRICTIONS

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