# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

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|---|---|
| **Inventory No:** | SBR.AG |
| **Historic Name:** | Southborough Town Center |
| **Common Name:** | |
| **Address:** | |
| **City/Town:** | Southborough |
| **Village/Neighborhood:** | Southborough |
| **Local No:** | |
| **Year Constructed:** | |
| **Architect(s):** | |
| **Architectural Style(s):** | |
| **Use(s):** | Other Governmental or Civic; Residential District |
| **Significance:** | Architecture; Community Planning; Education; Politics Government; Religion |
| **Area(s):** | |
| **Designation(s):** | |
| **Building Materials(s):** | |

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
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# FORM A - AREA

| Assessor's Sheets | USGS Quad | Area Letter | Form Numbers in Area |
|---|---|---|---|
| 53, 54 | | AG | See data sheet |

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

## Photograph

Town Common, Town House, and Second Meetinghouse, 17 and 15 Common Street. View N.

**Town/City:** Southborough

**Place** *(neighborhood or village):* Southborough center

**Name of Area:** Southborough Town Center

**Present Use:** institutional, residential, commercial

**Construction Dates or Period:** early 18th – mid 20th centuries

**Overall Condition:** fair to excellent

**Major Intrusions and Alterations:**
Artificial siding, replacement windows, isolated infill structures

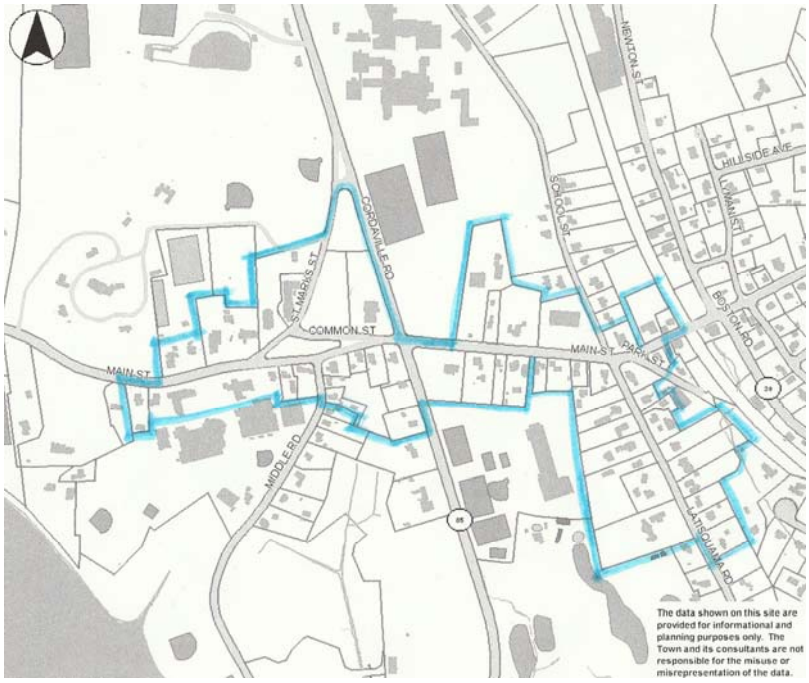
**Acreage:** approx. 50

**Recorded by:** Wendy Frontiero, consultant (photographs by Kate Matison, SHC)

**Organization:** Southborough Historical Commission

**Date** *(month/year):* 6 March 2015

## Locus Map

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☒ *see continuation sheet*

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

## ARCHITECTURAL DESCRIPTION

*Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.*

Southborough Town Center is a linear district with a mixture of mainly residential and institutional properties. Approximately six-tenths of a mile long, it runs mainly east/west along Main Street, between railroad tracks and a small commercial district on the east and the campus of the Fay School (a private preparatory school) on the west. The Town Center occupies a relatively flat landscape between several small hills that help define the rolling landscape of Southborough. The gradient rises gradually from south to north through the district. West of the Marlborough Street/Cordaville Road intersection, Main Street rises slightly up to the west. South of the Town Center area, Stony Brook originally flowed southeast to the Sudbury River; much of this brook was flooded in 1898 to form the Sudbury Reservoir.

Included in the Town Center area are approximately sixty properties along Main Street, Common Street, St. Mark's Street, and the northern ends of Middle, Cordaville, and Latisquama roads, where they intersect Main Street. Buildings are generally 2 ½ stories in height, with wood-frame construction and gable or hip roofs. Federal, Greek Revival, Colonial/Classical Revival, and Craftsman/Bungalow styles are well-represented, with smaller numbers of Italianate, Queen Anne, and Gothic/Medieval Revival buildings.

Main Street is a major east/west thoroughfare (Route 30), which is bisected by the north/south thoroughfare of Marlborough Street and Cordaville Road (Route 85). Within the survey area, Common Street forms a triangle north of Middle Street that is occupied by the eponymous Town Common. Middle Street and Latisquama Road extend southward from Main Street at the western and eastern ends of the area, respectively. The boundaries of the area encompass the core of Southborough's historic town center and contain its most intact and cohesive grouping of historic structures. The area is partly framed by the large campuses of two private preparatory schools: Fay School at the west, which incorporates several previously residential properties along Main Street, and St. Mark's to the north, which borders the district beyond the intersection of Main and Marlborough streets.

The majority of buildings in this area are residential properties constructed from the early 18th through mid 20th centuries.. Domestic architecture in the Town Center tends to be relatively modest in scale and embellishment. Rear and side ells are very common. Federal, Greek Revival, Queen Anne, Colonial Revival, and bungalow styles are most prevalent. A lively variety of residential buildings is dispersed throughout the Town Center, tending to become somewhat larger and more ambitious from east to west along Main Street. The northern portion of Latisquama Road contains a distinctive development of substantial Queen Anne/Colonial Revival style homes. Several original or early outbuildings survive.

Notable historic civic and institutional buildings include two churches, the town hall, library, two public schoolhouses (one now the town police station), a purpose-built Fay School building, and a former fire station. Non-residential buildings tend to be larger in scale, more ambitious in design, and constructed of masonry. Constructed in the mid-19th and early 20th centuries, they typically employ the Italianate, Gothic Revival, and Classical Revival styles and are concentrated in the western portion of the district. Several commercial properties are scattered in the eastern end of the Town Center. This group of mostly plain, late 20th century buildings is highlighted by a small wood-frame commercial structure built in the 1910s. Cultural landscapes in the area include the Town Common and two burial grounds, which are located in the western portion of the area.

Most buildings in the Southborough Town Center area retain integrity of form, setting, and character. Condition ranges from fair to excellent, with few intrusions, mostly new infill structures. Artificial siding accompanied by loss of architectural detail is the most notable alteration, affecting a number of properties in the area. Major character-defining features remain

intact, however, and area boundaries have been selected to encompass the best surviving historic architecture. Representative properties are described below.

A handful of typically conservative Federal-period houses is dispersed along the east end of Main Street. Two of the most notable houses were built by master-carpenter Moses Newton, two stories high with hip roofs, rear ells, interior end chimneys, and five bay facades with center entrances. The **Moses Newton House** at 15 Main Street (1811-12; SBR.45) has 6/9 sash, half-height sidelights at the main entrance, and a later, flat-roofed entrance porch and two-story polygonal bay on the facade. The **Winchester House** at 26 Main Street (ca. 1815; SBR.47) is better preserved, with a higher hip roof, a center entrance framed by leaded sidelights, an elliptical fanlight, and fluted pilasters, and delicate carving and moldings at the entrances, window trim, and cornices. Other Federal-period buildings In the district include the modest **Flagg/Buck House** at 1 Main Street (early 19th c; SBR.55) a 1 ½ story cottage with a side-gabled roof, five bay façade with center entrance, and narrow 6/9 sash; and the **Harriet Parker – Charles Parker House** at 16 Main Street (ca. 1810; SBR.50), a large 2 ½ story dwelling with a side-gabled roof, rear ells, interior end chimneys, and 4-bay façade with a decoratively-carved entrance surround.

The Greek Revival style is well-represented throughout the Southborough Town Center area, ranging from vernacular to high style in design. Conservative in form, the **Francis W. Walker House** at 6 Main Street (ca. 1840: SBR.54) is 2 ½ stories high with pedimented side gables. Its five bay façade has a center entrance framed by pilasters and sidelights. The more characteristic sidehall, gable-front house form is displayed in the substantial **Congregational Parsonage** at 18 Main Street (ca. 1840s; SBR.49), which is 2 ½ stories high with a front gable and large 2 story side wing. The main block is trimmed with corner pilasters and a classical entablature around the offset entrance, which is echoed on the asymmetrical doorway on the side wing. A smaller, more vernacular version of this house type is found at the **John Cotton House** at 24 Main Street (1802/mid 19th c; SBR.48), a two-story dwelling with a molded friezeboard and a one-story porch supported on three fluted columns that spans the façade.

The **James Holland House** at 4 Middle Road (1835-40; SBR.79) is an excellent example of a 1 ½ story, temple-front cottage in the Greek Revival style, with a pedimented front gable, one-story columned portico, and side hall entrance. Modestly scaled but carefully detailed, the **George Jennison House** at 42 Main Street (1845-50; SBR.40) is 1 ½ stories high with a series of low ells and additions, a pedimented and flushboarded front gable, recessed sidehall entrance, corner pilasters, and heavy wood trim at doors, windows, and roof edges. An exceptionally large and high-style example of the Greek Revival style is found at the **Curtis Hyde House** at 52 Main Street (ca. 1850; Curtis Hyde, builder; SBR.34), a 2 ½ story building with heavy corner pilasters, a full entablature, and a pedimented temple front displaying two-story columns and a three-bay façade with sidehall entrance.

Later Victorian styles—Italianate and Queen Anne— are not prevalent on residences in the Town Center, but are represented in a handful of notable surviving houses. The **Congregational Church Parsonage** at 20-22 Main Street (1875; SBR.273) employs a typical, vernacular Italianate style in the 2 ½ story, front-gable house with a large gabled side ell, slender cornerboards and frieze, and a sidehall entrance with double-leaf doors and a hip-roofed porch with chamfered posts. More ornate is the **Peter Fay House** at 31 Main Street (1857; SBR.27), a tall L-shaped building with low-pitched roofs, a one-bay gable-front pavilion, hip-roofed porch spanning the side-gable wing, heavy friezeboards, and varied one and two-story polygonal bay windows. The similar volume and styling of the **L. W. Newton House** at 44 Main Street (ca. 1875; SBR.39) are distinguished by its three-story Mansard tower in the corner between the front and side wings, a flat-roofed square porch on turned posts at the main entrance, and a round-arched window in the attic of the front gable.

A well-articulated Queen Anne design is found on the **Works/Bacon House** at 4 Latisquama Road (ca. 1884; SBR.496), which rises 2 ½ stories to a front-gabled roof with a three-story corner tower, mixture of clapboard and shingle siding, multiple polygonal bay windows, a variety of window types and forms, and a wraparound front porch. Another version of the style, more subdued by Colonial Revival influences, is 3 Cordaville Road (ca. 1900; SBR.318), 2 ½ stories high with a pedimented front gable, which is embellished with a bracketed eave, large entry porch, and a deeply-recessed balcony in the facade pediment. The Queen Anne/Shingle Style **Charles Fairbanks House** at 34 Main Street (ca. 1895; SBR.271)

is dominated by a spacious gambrel roof set with its end facing the street, a three-story circular corner tower, and a full-length porch across its façade.

The **William A. White House** at 28 Main Street (1906; 1922 addition, Charles Baker, architect; SBR.46) introduces a noteworthy Shingle Style/Arts & Crafts design into the Town Center area. This rambling, eclectic building rises 2 ½ stories to a gabled roof with cross-gables and dormers, a wraparound porch, multifarious fenestration, and a rubble stone chimney and basement level.

The well-detailed **De Clinton Nichols House** at 40 Main Street (ca. 1903; SBR.41) employs the Colonial Revival style in its 2 story rectangular block with an elaborate cornice, hip roof, and symmetrical three-bay façade. The façade is accented by a substantial center entrance porch with Ionic columns and a Palladian window motif above. Latisquama Road contains an intact group of large and exuberant Colonial Revival dwellings at numbers 9 (**Hiram Collins House**, ca. 1900; SBR.500), 10 (**Harry Sawin House**, ca. 1900; SBR.501), 12 (**James DeMone House**, ca. 1900; SBR.503), 13 (**Harry McMaster House** (ca. 1900; SBR.504), and 14 (**Harry Young House**, ca. 1900; SBR.505). These residences are typically 2 stories high and cubical in volume, with high hip (or occasionally gable) roofs, embellished with elaborate porches and trim.

The Craftsman/Bungalow style is also prominent on Latisquama Road, as seen in the 1 ½ story bungalows at numbers 5 (ca. 1910; SBR.495), 7 (ca. 115; SBR.499), and 15 (ca. 1910; SBR.506), with their voluminous roofs typically enclosing deep and integral front porches. A very similar example is found at 5 Cordaville Road (ca. 1915; SBR.316). The **Ferris Haviland House** at 18 Latisquama Road (ca. 1912; SBR.509) is distinctive as a 2 ½ story version of the style, with a side-gable roof, exposed rafter ends at the eaves, and a three-bay façade with a gabled entry porch.

The Town Center area's most notable civic architecture is found along Main and Common streets near the Town Common. The earliest of these, the **Southborough Second Meetinghouse** (Pilgrim Congregational Church; 15 Common Street, SBR.31) was built in 1806 but substantially remodeled in 1858 in the Italianate style. The large rectangular structure is wood-frame construction, two stories high with a pedimented front gable and an imposing tower centered on the façade. Trim includes corner quoins, heavy hood moldings, and elaborately articulated cornices. The adjacent **Town House** at 17 Common Street (1870; SBR.30) is a handsome Italianate structure constructed of brick with sandstone belt courses, quoins, and window trim. The building rises two stories to a hip roof with heavy wood brackets at its eaves. Its symmetrical three-bay façade contains a gabled and pedimented center pavilion with an arched entry and classical surround. Designed in an English Country Gothic style, **St. Mark's Episcopal Church** at 27-29 Main Street (1863; SBR.29) is a compact, one-story granite building with a side-gabled roof, off-set tower with buttresses and crenellation, narrow pointed-arch windows, and three Tiffany windows. Alexander Estey was the architect for both the Town House and St. Mark's Church.

Only a few, relatively modest civic buildings survive from the early 20th century. Earliest among these is the **Southborough Public Library** at 25 Main Street (1911-12, Alfred C. Cass, architect; SBR.42). Constructed of brick with limestone trim, this Classical Revival building rises one story to a flat roof, with a three-bay façade framed by brick pilasters and a wide limestone entablature; limestone Ionic columns frame the center entrance. Built as an elementary school, the **Peters School Annex** at 19 Main Street (1930, Charles Baker, architect; SBR.43) is a two-story, Federal Revival style, brick building with a low hip roof, elaborate wood door surrounds, and a copper-domed wood cupola. Also designed by Charles Baker in the Federal Revival style is the former **Southborough Firehouse** at 5 Main Street (1927; SBR.53), a one-story brick structure that has three segmentally-arched vehicle bays across the façade and a low hip roof surmounted by a small domed belfry.

The only historic commercial building surviving in the Town Center is **Young's Store** at 14 Main Street (1913; SBR.274), a wood-frame structure rising two stories to a flat roof with deep, bracketed cornice. Its center entrance is flanked by storefront windows on the first floor and surmounted by three double-hung windows on the upper story.

Several important cultural landscapes are located near the middle of Southborough Town Center. The **Town Common** (1727) at Main and Common Streets (SBR.941) occupies a small triangular parcel that fronts the Town House, Congregational Church, and Old Burial Ground; it is lined by a fence with granite posts and iron pipe railing along its northern sides and a low fieldstone retaining wall on the Main Street edge. The grassy incline of the Common contains a variety of trees, war memorials, and a late 19th century stone watering trough. The **Old Burial Ground** on Common Street between 25 Main and 15 Common streets (1730; SBR.801) is prominently located between the public library and Congregational Church buildings. The site is framed by a low fieldstone wall that encloses approximately 70 gravestones dating from the 18th and early 19th centuries, aligned in north/south rows. The **Burnett Memorial Cemetery** (1867; SBR.803) occupies a landlocked parcel behind St. Mark's Church at 27 Main Street). The site is lined with fieldstone and cut granite walls and also contains approximately 70 gravestones, generally arranged in family plots centered around a large memorial to Joseph Burnett.

A number of significant structures and objects within the area are located within the civic core around the Meetinghouse and Town House. The **Town Pound** (ca. 1750; SBR.940), located behind the Town House at 17 Common Street, is a roughly 35-foot square structure consisting of low fieldstone walls. A narrow opening on its southern wall is framed by granite posts. Highlighting the Town Common on Main Street is the **Soldiers Monument** (1866; SBR.929). Gothic Revival in style, its granite obelisk rises from a rectangular base with chamfered corners, a heavily molded gablet on each face, and carved military motifs. More unassuming historic objects in the Town Center include the **General Knox Marker** on the grounds of 28 Main Street (1927; SBR.951), a four-feet tall granite tablet that displays a lengthy inscription and a decorative bronze plaque commemorating the Revolutionary War, and the **Boundary Stone** on the grounds of 34 Main Street (ca. 18th c; SBR.946), a small rough-cut granite slab (roughly two feet high by one foot wide) carved with laconic numeric and alphabetic notations.

## HISTORICAL NARRATIVE

*Explain historical development of the area. Discuss how this relates to the historical development of the community.*

The Town Center area represents the historic village center of Southborough, including residential, institutional, and limited commercial development from the early 18th through mid-20th centuries. The majority of buildings were constructed between the early 19th through early 20th centuries.

Like most New England town centers, Southborough contains a diverse collection of building types, styles, and uses. Historically, Southborough Town Center represents the evolution of the town over the better part of three centuries, beginning with Southborough's incorporation in 1727. A meetinghouse was sited in the center village in that year, and a burial ground (extant) was established in 1728, with interments through 1840. The local economy was primarily agricultural until the early 19th century, after which small-scale boot and shoe and textile industries developed along local water-power sites in the southern part of town. At the same time, small farms established in the town center area began to break up, and were developed with small house lots. Two prominent, private preparatory schools opened in the town center in the mid-19th century. In the late 19th century, large-scale dairying in the more rural parts of town became a distinctive economic force, and several "gentlemen's" farms with elaborate mansions were established, often near the Town Center.

Anchoring this economic and cultural activity, the town center at various times has contained the town common, town pound, town hall, a high school and elementary school, two private preparatory schools, fire and police stations, the public library, a community meeting house, a post office building, general stores, several inns and taverns, and a substantial hotel. Most of these structures are still extant. Throughout its history, local businesses have occupied scattered sites throughout the district, usually sharing parts of existing residential buildings. Since the arrival of the railroads in the mid-19th century, however, the town's commercial activity has chiefly been located east of the railroad tracks.

Residents of the Town Center have represented the spectrum of small town life. Reflecting the agrarian character of the town, farmers (and farms) were well-represented in the Town Center until nearly the turn of the 20th century. The central location and commercial and civic functions of the Center were also desirable to a wide diversity of occupants: tradesmen (blacksmiths, butchers, painters, carpenters, masons, expressmen, coachmen, shoemakers, dressmakers); office/shop workers (clerks, salesmen, bookkeepers); factory workers (woolen mill finishers); small businessmen (grocers, tavern/innkeepers, livery stable owner, express company owner, livestock dealer, horse dealer, grain dealer, leather dealer, shoe factory owner, corset manufacturer); professionals (ministers, teachers, lawyers, doctors, postmasters); and many town officials.

Most of present-day Southborough originally formed the southern part of the town of Marlborough, which was established in 1660. Known for decades as Stony Brook, Southborough's first known European settlers located near the eponymous water source and established farms and mills. By the 1720s, the population in this settlement was large enough to obtain permission to hold its own religious services, and in 1727 Southborough was incorporated as an independent town. The first meetinghouse was completed in 1728 in the geographic center of the new town. This building (not extant) was adjacent to a Native American burial ground, which was appropriated by the colonists (some already having been buried there) and established as the present **Old Burial Ground** (Common Street, 1730; SBR.801). The town's first minister, Rev. Nathan Stone, who served from 1731 to 1781, is buried there along with many other well-known early residents of the town. Other pre-existing infrastructure was also developed by the early settlers, who incorporated Native American trails within two of Southborough's major thoroughfares in the colonial period: Main Street, commonly known as the Boston Road, running east-west, and the north-south corridor formed by Middle Road, St. Mark's Street, and Marlborough Road.

A three-acre parcel of common land around the meetinghouse was allotted to civic functions and was rapidly put to use. A **Town Pound** was established in 1730 to the southeast of the meetinghouse and enclosed with a wood fence. It was replaced ca. 1750 by an extant, fieldstone-wall enclosure immediately to its north (17 rear Common Street; SBR.940). Also built on this common land were a schoolhouse (1735), powder house, and workhouse (1764; it occupied the original schoolhouse, which was relocated). House lots and farmsteads, typically containing 20 or more acres of land, were widely dispersed near the meetinghouse center along what is now Main Street. The prosperous local economy of this era was based on mills and agriculture (both crops and livestock). No buildings from the colonial period are known to survive in the Town Center area. The **General Knox Marker** on Main Street acknowledges the passage of General Henry Knox through Southborough in the winter of 1776, dragging artillery brought from Fort Ticonderoga, New York, to help relieve the British siege of Boston (28 Main Street, 1927; SBR.951). This monument most likely was erected in celebration of the two-hundredth anniversary of the incorporation of Southborough

Following the Revolutionary War, Main Street became a stagecoach and post route through town. Latisquama Road (then called South Street) was extended from its eastern end, and School Street (then called North Street) joined Main Street and Marlborough Road. In 1808-09, a main east-west highway from Boston to Worcester, the Turnpike Road (now Route 9) was laid out through the southern part of town, facilitating the transportation of agricultural products to markets in Boston and Worcester. While produce, livestock, and dairy farming continued as major industries throughout rural areas of town, activity at the center was robust. The original meetinghouse was replaced in 1806 with a new structure adjacent to the original site; an inn and a general store (no longer extant) were established on Main Street near the meetinghouse; and a lyceum was instituted in the inn on the 1820s. Although small-scale manufacturing operations began to grow in more rural areas of town, the center prospered from the busy stage route along Main Street.

One of Southborough's most prominent master builders of the early 19th century was active in the town center. Moses Newton (1787-1859) constructed his own home (**Moses Newton House,** 15 Main Street, 1811; SBR.45); the **Winchester House** at 26 Main Street (ca. 1815; SBR.47); his son's home (**Samuel Newton House** at 17 Main Street, ca. 1843; SBR.44) and the Timothy Brigham House (demolished), which occupied the northeast corner of Main and Marlborough streets and later served as the original building for St. Mark's School. Prominent in the community in the early 19th century, Moses Newton was a farmer as well as a carpenter, owning approximately 30 acres of land on the north side of

Main Street, on which his carpentry shop and barn were also located. The homestead at 15 Main Street remained in the Newton family until 1964.

Growth and prosperity accelerated in Southborough in the mid 19th century, abetted by the arrival in 1835 of the Boston & Worcester Railroad, which traversed the southern boundary of the town. In the 1850s, a north/south branch originally known as the Agricultural Railroad, leading from Framingham to Marlborough, was extended through Southborough, east of School Street. It now forms the eastern boundary of the Town Center area, as a distinct commercial district arose to the east of the railroad tracks.

Major social and cultural changes occurred during this period of town history, including a doubling of the population between 1830 and 1870, the arrival of new ethnic groups (mostly Irish), the establishment of a public library in 1852 (the Francis B. Fay Library, originally located in the Town Hall), new religious societies, new public and private school construction, and the development of a significant industrial economy based on boot, shoe, and textile manufacturing (most of which was located in the southern part of town). Agriculture (especially orchards, dairy farms, and meat production) remained active and prosperous throughout the town. At least one home-based shoe shop is known to have existed in the Town Center, however (at the **Harriet Parker – Charles Parker House**, 16 Main Street, ca. 1810; SBR.50), pre-dating the larger, factory-scale production that quickly predominated in that industry.

In the Town Center area, growth was slow but steady, with some fashionable homes infilled along Main Street and a flurry of institutional construction. Many houselots continued to maintain adjacent farmland through the 19th century. Adjacent to the Congregational Church, a **Town Hall** was built in 1840, burned in 1868, and was replaced with the current structure in 1870 (17 Common Street; SBR.30). The Pilgrim Evangelical Society (Congregational) built a church in 1834 on the land that is now 19 Main Street; in 1858 it enlarged, renovated, and occupied the **Southborough Second Meetinghouse** at 15 Common Street (originally constructed in 1806; SBR.31), which had recently been vacated by the Unitarians. An Episcopal society was organized in town in 1860 and completed **St. Mark's Episcopal Church** (27-29 Main Street; SBR.29) in 1863. One of the oldest Episcopal churches in Worcester County, St. Mark's was attended and supported by members of some of Southborough's wealthiest and most prominent citizens, including members of the Burnett, Choates, and Sears families. Four years later, the Burnett family created its own private cemetery immediately behind St. Mark's (**Burnett Memorial Cemetery**, 1867; SBR.803). Joseph Burnett (1820-1894) was a Southborough native and successful commercial chemist (noteworthy for manufacturing anesthesia and vanilla extract) who created a major dairy business at Deerfoot Farms in Southborough (just north of the Town Center) and who was instrumental in founding St. Mark's Church and St. Mark's School.

The second Town Hall, Episcopal Church, and a Civil War monument nearby on the town common (**Soldier's Monument**, 1866; SBR.929) were all designed by architect Alexander Estey, who may have been related to the Este family of Southborough.

Domestic architecture of the mid-19th century includes a large group of Greek Revival residences, often handsomely detailed, and a small yet interesting collection of Italianate homes. Among the most talented of Southborough's master bullders of this period was Curtis Hyde (d. 1903), who built an imposing high-style mansion for himself at 52 Main Street (ca. 1850; SBR.34). Curtis and/or his brother Solomon, also a carpenter, likely built the impressive Greek Revival/Italianate house next door, the **Solomon Hyde House** at 54 Main Street (ca. 1855; SBR.33). Curtis Hyde was a member of the building committee for the present Town Hall (1870) and is thought to have produced much of its interior carpentry.

Educational expansion is prominently represented in the Town Center by both public and private schools that were established in the mid 19th century. The **Flagg School** at 25 Common Street (1860; SBR.32), is one of only two surviving 19th century schoolhouses in Southborough. It was built outside of the area in 1859-60 and moved behind the Town House in the 1890s. (From 1906 until 1926, it was used by the town fire department; it is presently occupied by the town recreation department and the local historical society.) In 1859, Southborough's first high school opened on the present site of 19 Main Street, where it occupied the Pilgrim Congregational Church building of 1834. The church structure was

purchased by Southborough resident Henry Peters and given to the town for use as a high school, which was subsequently named after him.

Southborough is unusual for hosting two well-known private schools, both situated in the center of town and both founded in the 1860s by members of the locally prominent Burnett family. Established in 1865 as a college preparatory school, St. Mark's School is located just north of the Town Center area, in a self-contained campus along Marlborough Road (although it began in a house on Main Street, at the corner of Marlborough Road). A short distance to the west of St. Mark's is the Fay School, founded in 1866 as a primary school by Harriet M. Burnett and her sister, Eliza Burnett Fay. Fay School held its first classes in pre-existing buildings on Main Street, originally at the **Deacon Gabriel Parker House** (33 Main Street, ca. 1830; SBR.26) and then expanding to the Greenwood House, which stood opposite St. Mark's Church (and is no longer extant). (Earlier in the period, during a typhoid epidemic in 1849-50 the Deacon Parker House served as an impromptu hospital and also as the Unitarian parsonage.) The first completely new building constructed by the Fay School was the **Old Gymnasium** (1889), now used as an academic building (50 Main Street, SBR.421). The school continued to acquire and occupy private homes on both sides of Main Street west of Middle Road, converting them for academic purposes, dormitories, and faculty housing. Waldo Fay, headmaster from 1896 to 1918 (and son of co-founder Eliza Burnett Fay), resided in the temple-front Greek Revival mansion at 52 Main Street from 1917 until 1940.

During the late 19th through early 20th centuries, Southborough's population became more ethnically diversified but declined in total numbers as industrial activity decreased over the course of the period. A few wealthy gentlemen farmers established impressive country retreats in Southborough at this time, with their mansions and large farms often located near the town center. The period's most dramatic landscape transformation was the opening of the Sudbury Reservoir in the 1898, which required the flooding of nearly a quarter of the town's land area to provide water for the rapidly expanding city of Boston. Public infrastructure continued to improve in this era. Railroad service through Southborough increased and three electric streetcar lines were run through the town. Municipal police and fire departments were established in the 1890s.

In the Town Center, the **Flagg School** was moved behind the Town House in 1894 and used as a firehouse for 20 years, beginning in 1906. The **Southborough Public Library** at 25 Main Street (1911-12; SBR.42) is one of only a few extant municipal structures constructed in Southborough in this period. Established by town meeting in 1852, the library's present building and furnishings were realized by gifts from many prominent private citizens, mostly from the Fay and Burnett families. The **Southborough Firehouse**, the town's first such purpose-built structure, was constructed at 5 Main Street in 1927 (SBR.53), designed by Charles Baker.

In 1900, the Peters High School moved into a new brick building on its 19 Main Street site, and the early 19th century church building it had originally occupied was moved to School Street. (The 1900 school building closed in 1959 and was demolished in 1962. A new fire station and Peters Park were built on the site in 1978.) Peters High School originally housed both the high school and lower grades, but by the 1920s it had already become overcrowded. The **Peters High School Annex** (19 Main Street; SBR.43) opened in 1930 and served as the main elementary school for the center of town until 1970; it is now a police station. Like the Southborough Firehouse, the Annex's stylish brick structure was designed by architect Charles Baker. It is a rare survivor of institutional architecture built in the town between the world wars. Its sole surviving companion in the Town Center, privately developed, is the **Fay School Dining Hall and Dormitory** at 48 Main Street (Edmund Q. Sylvester, architect; SBR.37), which was built in 1926. Originally housing classrooms as well, this building inaugurated a period of consolidating school functions in new buildings that peaked in the late 20th century (between 1978 and 1995), when five large new brick buildings were constructed for the school, chiefly on open space behind the residential-scale street edge.

During the early 20th century, other civic and social activities were also accommodated in the Town Center. The Williiam A. White House at 28 Main Street, now known as the **Southborough Community House** (1906; SBR.46) was built as the private home of a Boston lawyer. Only a decade and a half later, in 1921, it was purchased by White's friend, Charles F. Choate, Jr., who gave it to the town for community activities hosted by the new Southborough Village Society. Choate also donated an addition to the building, designed by architect Charles Baker, for use by the local post of the American

Legion. Both functions continue in the building today. Choate was a prominent Boston attorney, a graduate of Fay and St. Mark's Schools, and the husband of Joseph Burnett's daughter, Louise; the couple built a large summer estate in Southborough that is now part of St. Mark's School.

A small commercial center developed near the intersection of Main and School streets, connecting to a larger business district east of the railroad tracks. Most of the limited number of commercial structures that were built in the Town Center area are no longer extant. A rare survivor is **Young's Store**, a small 2-story, wood frame building at 14 Main Street (1913; SBR.274), which is remarkably intact and well preserved. Henry Young sold groceries, hardware, and paint at a general store here, which was succeeded in the 1930s and 40s by Walter Concannon's variety store, Concannon's Spa and News Shop, and later an ice cream parlor. Henry Young lived around the corner from his business, at 14 Latisquama Road (ca. 1900; SBR.505). The most substantial commercial building of this period was the Southborough Arms Hotel, which was created in 1907 from the remodeling of an old farmhouse at 11 Main Street by restoration architect Frank Chouteau Brown. Catering especially to families of students at the Fay and St. Mark's schools, the hotel burned in 1969 and was replaced by the present commercial building in 1970.

From the late 19th through early 20th centuries, residential construction continued to infill on limited open sites in the Town Center, usually on subdivided parcels, occasionally replacing earlier structures; these encompassed an eclectic variety of architectural styles. Most dramatically, a group of very fashionable and substantial homes was developed on open farmland at the northern end of Latisquama Road at the turn of the twentieth century. Early residents of this largely upper middle-class neighborhood were typically professionals who worked or owned businesses nearby. These included a shopkeeper, general store owner, coachman, grain dealer, physician, and an officer of the Fay School. Sullivan T. Ball, a farmer whose property had been flooded for the Sudbury Reservoir, built himself a house, barn, and greenhouses at the property that is now 6 and 8 Latisquama Road (ca. 1896; SBR.497 and 498); he seems to have cultivated flowers and operated a florist business here.

Architects

**Alexander Rice Estey** (also spelled Esty; 1826-1881) was well-known in Massachusetts and throughout New England as an architect specializing in Gothic Revival church buildings. His practice also included residences, commercial structures, and college buildings. A life-long resident of Framingham, Mass., Estey was the son of a local builder, Dexter Esty, and trained in the Boston offices of architects Richard Bond and Gridley J. F. Bryant before opening his own firm in Boston. Among his important ecclesiastical projects are the Emmanuel Church in Boston's Back Bay (1861), the Church of Our Savior in Brookline (1868), First Methodist Church of Burlington, Vermont (1869), St. John's Episcopal Church in Gloucester (1864), Grace Episcopal Church in Newton (1872), and four churches in Cambridge: Prospect Congregational Church (1851), Cornerstone Baptist Church (1854), and St. Peter's Episcopal and Old Cambridge Baptist Churches (1867). He also designed the Northborough Town Hall (1868); state normal schools in Framingham and Worcester; buildings at Colby College in Maine, the University of Vermont, and University of Rochester (NY); a Boston & Albany Railroad depot in downtown Boston (1881; not extant); and the Monks & Co. Flour and Grain Building in South Boston (1873).

In 1867 Estey served on a committee to make recommendations for the rebuilding or remodeling of the Massachusetts State House; in 1880 he was a member of a congressional committee investigating the expansion of the Congressional Library. He also served as superintendent of construction for the massive U.S. Treasury and post office building constructed at Post Office Square in Boston in 1868-75. For Southborough, Estey designed St. Mark's Church (1863), a Civil War memorial on the Town Common (1866), and the Town House (1870). MACRIS lists 35 properties designed by Estey, one-third of them in Framingham and significant numbers in Newton, Boston, and Cambridge.

Three buildings in Southborough Town Center were designed by **Charles M. Baker** (1874-1942), who lived in Framingham for most of his life. Trained at MIT, Baker worked for the federal government in Washington, D.C., and for the prominent Boston firm of Andrews, Jaques and Rantoul before establishing his own practice in Framingham and later (1908) Boston.

Baker was an accomplished and regionally well-known architect, specializing in civic buildings in the Colonial Revival style. His practice specialized in elementary and high schools—including Marlborough (1897), Framingham (1909, 1916, and 1924), Natick (1912), North Easton (1916), Melrose (1924), and Wellesley (1924)—as well as other civic and institutional buildings, such as the E.W. Dennison Memorial Building (ca. 1928), the First Parish Church in Framingham (1926), and an armory, all in Framingham. Baker's work also included the West Boston Gas Company building in Framingham (1927) and a number of buildings on Cape Cod, including the Oyster Harbor Club House, the Bass River Savings Bank in South Yarmouth, and summer estates. Southborough has four examples of his work: the Fayville Baptist Church (1919), an American Legion Post (part of the Southborough Community House; renovation and addition, 1921-22), the Southborough Fire Station (1927), and the Peters High School Annex (1930).

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**DATA SHEET**

| | Parcel ID | St. # | St. #+ | Street | Historic Name (Architect) | Date | Style | MHC # |
|---|---|---|---|---|---|---|---|---|
| 1. | 54-05 | 15 | | Common Street | Southborough Second Meetinghouse / Pilgrim Congregational Church | 1806/1858 | Italianate | SBR.31 |
| 2. | 54-04 | 17 | | Common Street | Southborough Town House (Alexander Estey) | 1870 | Italianate | SBR.30 |
| 3. | 54-04 | 17 | rear | Common Street | Southborough Town Pound | 1750 | n/a | SBR.940 |
| 4. | 54-04 | 25 | | Common Street | District Schoolhouse #5 / Flagg School | 1859-60 | Greek Revival | SBR.32 |
| 5. | 54-T | 0 | | Common Street (betw. 25 Main and 15 Common St) | Southborough Old Burial Ground | 1730 | n/a | SBR.801 |
| 6. | 54-25 | 01 | | Cordaville Road | Unknown | 1962 | Ranch | SBR.272 |
| 7. | 54-24 | 03 | | Cordaville Road | Unknown | 1900 ca. | Queen Anne | SBR.318 |
| 8. | 54-23 | 05 | | Cordaville Road<br>garage | Unknown | 1915 ca. | Craftsman Bungalow | SBR.316<br>SBR.317 |
| 9. | 54-71 | 04 | | Latisquama Road | Works-Bacon House | 1884 ca. | Queen Anne | SBR.496 |
| 10. | 54-82 | 05 | | Latisquama Road | Unknown | 1910 ca. | Craftsman Bungalow | SBR.495 |
| 11. | 54-72 | 06 | | Latisquama Road | Sullivan Ball Barn | 1896 ca. | No style | SBR.497 |
| 12. | 54-81 | 07 | | Latisquama Road | Unknown | 1915 ca. | Craftsman Bungalow | SBR.499 |
| 13. | 54-73 | 08 | | Latisquama Road | Sullivan Ball House | 1896 ca. | Queen Anne | SBR.498 |
| 14. | 54-80 | 09 | | Latisquama Road | Hiram Collins House | 1900 ca. | Colonial Revival | SBR.500 |
| 15. | 54-74 | 10 | | Latisquama Road | Harry Sawin House | 1900 ca. | Colonial Revival | SBR.501 |
| 16. | 54-79 | 11 | | Latisquama Road | Unknown | Late 19th c | No style | SBR.502 |
| 17. | 54-75 | 12 | | Latisquama Road | James DeMone House | 1900 ca. | Colonial Revival | SBR.503 |
| 18. | 54-78 | 13 | | Latisquama Road | Harry McMaster House | 1900 ca. | Colonial Revival | SBR.504 |
| 19. | 54-76 | 14 | | Latisquama Road | Harry Young House | 1900 ca. | Colonial Revival | SBR.505 |
| 20. | 54-77 | 15 | | Latisquama Road | Unknown<br>cottage | 1910 ca.<br>E 20t C | Craftsman Bungalow<br>No style | SBR.506<br>SBR.507 |
| 21. | 55-01 | 16 | | Latisquama Road | Unknown | 1940s ca. | Cape Cod cottage | SBR.508 |
| 22. | 55-02 | 18 | | Latisquama Road | Ferris Haviland House<br>garage | 1912 ca.<br>E 20th C | Craftsman<br>Utilitarian | SBR.509<br>SBR.510 |

| | Parcel ID | St. # | St. #+ | Street | Historic Name (Architect) | Date | Style | MHC # |
|---|---|---|---|---|---|---|---|---|
| 23. | 55-03 | 20 | | Latisquama Road | Unknown | 1930s ca. | Colonial Revival | SBR.511 |
| 24. | 54-06 | 0 | | Main and Common Streets | Southborough Town Common<br>granite sign<br>watering trough<br>WWI howitzer<br>WWI marker<br>Soldiers Monument (Alexander Estey) | 1727 | n/a | SBR.941<br>SBR.942<br>SBR.943<br>SBR.944<br>SBR.945<br>SBR.929 |
| 25. | 54-42 | 01 | -03 | Main Street | Flagg/Buck House | E 19th c/ E 20th c | Federal cottage | SBR.55<br>SBR.526 |
| 26. | 54-41 | 05 | | Main Street | Southborough Firehouse (Charles Baker) | 1927 | Federal Revival | SBR.53 |
| 27. | 54-65 | 06 | | Main Street | Francis W. Walker House | 1840 ca. | Greek Revival | SBR.54 |
| 28. | 54-70 | 08 | | Main Street | Marsh-Barney House | 1856 ca. | Greek Revival/ Italianate | SBR.52 |
| 29. | 54-39 | 09 | | Main Street | U.S. Post Office | 1964 | Colonial Revival | SBR.524 |
| 30. | 54-84 | 10 | | Main Street | Flagg-Howe-Buck House | 1840 ca. | Greek Revival | SBR.51 |
| 31. | 54-29 | 11 | | Main Street | Southborough Professional Building | 1970 | Commercial Colonial Revival | SBR.275 |
| 32. | 54-83 | 12 | | Main Street | Unknown | 1915 ca. | Craftsman Bungalow | SBR.494 |
| 33. | 54-85 | 14 | | Main Street | Young's Store | 1913 | Victorian eclectic | SBR.274 |
| 34. | 54-28 | 15 | | Main Street | Moses Newton House (Moses Newton) | 1811-12 | Federal | SBR.45 |
| 35. | 54-86 | 16 | | Main Street | Harriet Parker-Charles Parker House | 1810 ca. | Federal | SBR.50 |
| 36. | 54-27 | 17 | | Main Street | Samuel Newton House (Moses Newton)<br>barn | 1843 ca. | Greek Revival | SBR.44<br>SBR.652 |
| 37. | 54-87 | 18 | | Main Street | Congregational Church Parsonage (Burnett-Wilson House) | 1840s ca. | Greek Revival | SBR.49 |
| 38. | 54-26 | 19 | | Main Street | Peters High School Annex (Charles Baker) | 1930 | Colonial Revival | SBR.43 |
| 39. | 54-88 | 20 | -22 | Main Street | Congregational Church Parsonage<br>carriage house/garage | 1875 | Italianate | SBR.273<br>SBR.651 |
| 40. | 54-89 | 24 | | Main Street | John Cotton House | 1802/mid 19th c | Greek Revival | SBR.48 |

| | Parcel ID | St. # | St. #+ | Street | Historic Name (Architect) | Date | Style | MHC # |
|---|---|---|---|---|---|---|---|---|
| 41. | 54-07 | 25 | | Main Street | Southborough Public Library / Francis B. Fay Library (Alfred C. Cass) | 1911-12 | Georgian/ Classical Revival | SBR.42 |
| 42. | 54-90 | 26 | | Main Street | Winchester House (Moses Newton)<br>barn | 1815 ca. | Federal | SBR.47<br>SBR.650 |
| 43. | 54-03 | 27 | -29 | Main Street | St. Mark's Episcopal Church (Alexander Estey)<br>Rectory<br><br>Garage<br>Parish House (Este-Cook House) | 1863<br><br>E 1940s<br><br>---<br>E 19th c/ E 1940s | English Country Gothic<br>Tudor Revival<br><br>Utilitarian<br>Tudor Revival | SBR.29<br>SBR.28<br><br>---<br>SBR.426 |
| 44. | 54-C | 27 | rear | Main Street (behind St. Mark's Church) | Burnett Memorial Cemetery | 1867 – ongoing | n/a | SBR.803 |
| 45. | 54-91 | 28 | | Main Street | General Knox Marker | 1927 | n/a | SBR.951 |
| 46. | 54-91 | 28 | | Main Street | William A. White House / Southborough Community House (Charles Baker) | 1906 | Shingle Style/Arts & Crafts | SBR.46 |
| 47. | 53-10 | 31 | | Main Street | Peter Fay House<br>garage | 1857<br>1940s ca. | Italianate<br>Utilitarian | SBR.27<br>SBR.416 |
| 48. | 53-10 | 33 | | Main Street | Deacon Gabriel Parker House (Todd House)<br>garage | 1830 ca.<br>1930 ca. | Greek Revival<br>Utilitarian | SBR.26<br>SBR.417 |
| 49. | 54-09 | 34 | | Main Street | Charles Fairbanks House | 1895 ca. | Queen Anne/Shingle Style | SBR.271 |
| 50. | 54-09 | 34 | | Main Street (cor. Main St, Cordaville Rd, and Marlborough Rd) | Boundary Stone | 18th cent. | n/a | SBR.946 |
| 51. | 54-10 | 36 | | Main Street | William Clark - Rev. Waldo Burnett House<br>barn | 1850 ca. | Greek Revival | SBR.270<br>SBR.648 |
| 52. | 54-11 | 40 | | Main Street | De Clinton Nichols House | 1902 ca. | Colonial Revival | SBR.41 |
| 53. | 54-01 | 42 | | Main Street | George Jennison House | 1845-50 | Greek Revival | SBR.40 |
| 54. | 52-02 | 44 | | Main Street | L. W. Newton House<br><br>barn (buildings & grounds office) | 1875 ca.<br><br>1875 ca. | Second Empire<br>Utilitarian | SBR.39<br>SBR.418 |

| | Parcel ID | St. # | St. #+ | Street | Historic Name (Architect) | Date | Style | MHC # |
|---|---|---|---|---|---|---|---|---|
| 55. | 53-11 | 46 | | Main Street | Henry McMaster House | 1899 ca. | Queen Anne/Shingle Style | SBR.38 |
| 56. | 53-11 | 48 | | Main Street | Fay School Dining Hall/Dorm (Edmund Q. Sylvester) | 1926 | Colonial Revival | SBR.37 |
| 57. | 53-11 | 50 | | Main Street | Campbell Steward Dormitory<br>Old Gymnasium / Upjohn Schoolroom<br>Picardi Art Center | 1978<br>1889<br>1987 | <br>Victorian eclectic<br>Late modern | SBR.419<br>SBR.421<br>SBR.422 |
| 58. | 53-11 | 52 | | Main Street | Curtis Hyde House (Curtis Hyde) | 1850 ca. | Greek Revival | SBR.34 |
| 59. | 53-12 | 54 | | Main Street | Solomon Hyde House (Curtis and/or Solomon Hyde?) | 1855 ca. | Greek Revival/ Italianate | SBR.33 |
| 60. | 54-12 | 02 | | Middle Road | Collins-Nichols House<br>barn | 1820s<br>1870 ca. | Greek Revival | SBR.78<br>SBR.649 |
| 61. | 54-13 | 04 | | Middle Road | James Holland House | 1835-40 | Greek Revival | SBR.79 |

**SUPPLEMENTARY IMAGES**

Main Street: 09, 05 (Southborough Firehouse), 03. View NW.

Latisquama Road: 04 and 08. View SE.

Latisquama Road: 10 and 12. View E.

Main Street: 14, 16, 18. View SE.

Main Street: 17 and 15. View NW.

Main Street: 28 (Southborough Community House). View SE.

Main Street: 40 and 42. View SW.

Main Street: 44, 46, 48. View SW.

Main Street (Fay School): 50, 52, 54. View SW.

Main Street: 25 (Southborough Public Library). View NW.

Main Street: 27-29 (St. Mark's Church) and 17 Common Street (Town House). View N.

Main Street (Fay School): 33 and 31. View NW.

## 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 Wendy Frontiero
*The criteria that are checked in the above sections must be justified here.*

Southborough Town Center has been the focus of community affairs from the incorporation of the town in 1727 through the present day. Its well-preserved buildings date primarily from the 19th and early 20th centuries and illustrate the continuity and diversity of Southborough's 300-year history. Primarily residential in character, the area also contains well-preserved civic and institutional properties, which exemplify the history and development of Southborough. The district is also notable for its intact collection of Federal, Greek Revival, Victorian, and Colonial Revival style domestic architecture and for its distinguished mid-19th century civic buildings.

The panoply of civic institutions in the area includes the Town Hall, town pound, public library, two churches, the town common, the town's original burial ground and a mid-19th century private cemetery, a former elementary school building and former fire house, a community meeting house, and several buildings constructed for a private preparatory school. Always a prestigious residential location, new dwellings were continually infilled along Main Street and, at the turn of the 20th century, were accommodated en masse in a new development along adjacent Latisquama Road.

Southborough Town Center displays a unique, cohesive, and well-preserved collection of historic architecture and significant cultural landscapes. The Southborough Town Center meets criteria A and C of the National Register on the local level and retains integrity of location, design, materials, setting, workmanship, and feeling.