

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	SBR.78
<b>Historic Name:</b>	Nichols, Dennis C. - Collins House
<b>Common Name:</b>	Maynard, Abra - Este, Henry House
<b>Address:</b>	2 Middle Rd
<b>City/Town:</b>	Southborough
<b>Village/Neighborhood:</b>	Southborough
<b>Local No:</b>	54-12
<b>Year Constructed:</b>	r 1825
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	Greek Revival
<b>Use(s):</b>	Boarding House; Single Family Dwelling House
<b>Significance:</b>	Architecture; Community Planning; Industry
<b>Area(s):</b>	SBR.AG: Southborough Town Center
<b>Designation(s):</b>	
<b>Building Materials(s):</b>	Roof: Asphalt Shingle Wall: Wood Shingle; Wood Foundation: Stone, Uncut; Granite



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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)

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Massachusetts Historical Commission

Massachusetts Archives Building

220 Morrissey Boulevard

Boston, MA 02125

54-12

Marlborough

78, 649

Town Southborough

Place (neighborhood or village) \_\_\_\_\_

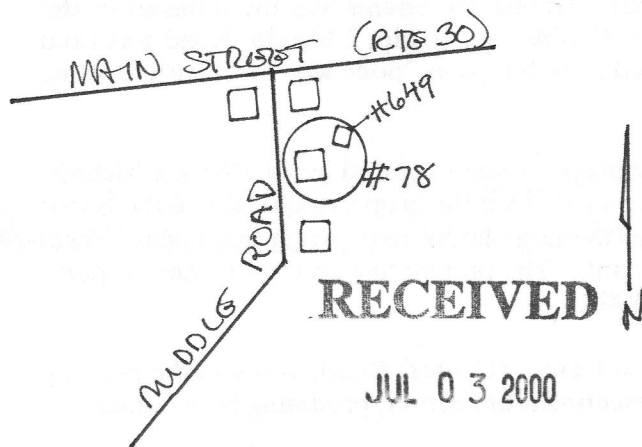
Southborough centerAddress 2 Middle RoadHistoric Name Collins/Nichols HousePresent dwellingOriginal dwellingDate of Construction 1820sSource maps; visual assessment; traditionStyle/Form altered Greek RevivalArchitect/Builder unknown

Exterior Material:

Foundation graniteWall/Trim wood shingleRoof asphaltOutbuildings/Secondary Structures smallclapboarded 19th-C. barn or workshopMajor Alterations (with dates) S. wing raised to2 stories; window sash replaced-ca. 1902Condition goodMoved [ ] no [x] yes Date ca. 1902Acreage 1.25 acresSetting Upper end of Middle Rd., at head of line  
of gable-front, mid-19th- to early-20th-C. houses.Close to street; large lot extends to rear.

## 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 CommissionDate February, 2000

ARCHITECTURAL DESCRIPTION [ ] *see continuation sheet*

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

While this house has been moved, enlarged, sided with shingles, and may have had its main entry reoriented at one time, it is still a handsome building, retaining much of the character of its nineteenth-century form and detailing. As viewed today, it is a wide, three-bay, 2 1/2-story, gable-front house, with a two-story hip-roofed wing extending to the south, its facade flush with the front wall plane of the main house. Historic photos show that the south wing was formerly a one-story, cross-gabled ell. The main entry, located in the north bay of the facade, is a Greek Revival doorway with recessed-paneled pilasters with molded caps, a frieze and very shallow-pitched crown. The sidelights have been filled in with wood. The door is an eight-panel type, with applied moldings. A second entry, in the two-bay facade of the wing, has a four-panel door in a molded surround, with a projecting, pedimented canopy.

The windows of the house are 2-over-2-sash; some have flat surrounds with a narrow molding across the top. A paired window at the main second story, and a line of four across the second story facade of the wing have molded surrounds. (The paired window was probably added at the same time that the ell was raised). Shingles overlap the upper casings of the two first-story windows of the the main facade, creating a hood-like effect.

The architectural trim that has not been covered or lost to siding includes a molded, boxed cornice. Wooden gutters form returns on the gable ends; there is no roof overhang at the gables.

HISTORICAL NARRATIVE [ ] *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.*

This building is apparently one of the earliest houses on Middle Road. It formerly stood on the north portion of the property, set back from the east corner of Middle and Main, where a building is shown on the map of 1831. The map of 1857 shows a paint shop, rather than a house, at the corner, although that may have been only part of what was on the property at that time. According to Louise Simpson, writing in 1904, the house was owned originally by **Abra Maynard**, and occupied afterwards by **Henry Este**, and then **Samuel Clarke** "with brothers and sisters." By 1870 the house, with a barn and storehouse, belonged to **Dennis Collins** (1804-1895). He apparently lived here while owning other real estate at the center, notably the former Timothy Brigham House (demolished), which he had updated with a mansard roof and Victorian porch and rented out. Among his tenants was the minister of the Pilgrim Church, the Rev. William J. Breed. Under Mr. Collins' ownership, 2 Middle Road was used as a boarding house for the homeless, from which, according to Simpson, "none were ever turned away, no not one."

After Mr. Collins died in 1895 at the age of ninety, the property was acquired by **De Clinton Nichols**. Mr. Nichols lived here for a short time, and in about 1902 subdivided the property and moved the house about twenty yards south to this new houselot. He built the large house at 40 Main Street (see Form #71) for his own residence, and rented this house to tenants. The outbuilding on the present property (either the barn or shop/storehouse--#649), predates 1902.

Until the turn of this century, Middle Road was known as Centre (Center) Road, as it was the primary route that cut north through the middle of town to the meetinghouse center, predating both Cordaville and Parkerville Roads.

- [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

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

Community	Property
Southborough	2 Middle Road
Area(s)	Form No. 78, 649

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

Maps and Atlases: (shown in former position at corner of Main and Middle Rds.): 1831; 1857 ("paint shop"); 1870 (D. Collins); 1898 (DC Nichols).

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. Unpublished manuscript, 1904.

Westborough, Northborough, and Southborough Directory. 1905.

The Marlborough Directory. Various dates and publishers.

Town of Southborough: Vital Records; Annual Reports and Tax Valuations, various dates.

Massachusetts Historical Commission  
220 Morrissey Boulevard  
Boston, Massachusetts 02125

Community  
Southborough

Property Address  
2 Middle Road

Area(s)

Form No(s).  
78; 649

## 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.*

This house is eligible for the National Register as a contributing property in a district encompassing the historic residential and institutional meetinghouse center of the town. Under Criterion A, it is significant of the later residential development of the center south of Main Street opposite the meetinghouse and common at the turn of the century, when small landowners, in this case the prominent De Clinton Nichols, were beginning to break up the small farms which had existed there to build houses on small lots. It meets Criterion C as an example of the large side-hall-entry house type which was still being built and adapted by local carpenters and builders at the turn of the twentieth century.

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



(Attach photo here)



PL SOUTH

78

Location Southborough  
Street address 2 Middle Rd.  
Name Nichols House  
Use: original & present dwelling  
Present owner Thelma Davis  
Open to public no  
Date 1870's Style \_\_\_\_\_  
Source of date \_\_\_\_\_  
Architect \_\_\_\_\_

Pre 1870

OR part of Area # \_\_\_\_\_

3. CONDITION Excellent Good Fair Deteriorated Moved Altered Added 2nd floor right side

#### 4. DESCRIPTION

FOUNDATION/BASEMENT: High Regular Low Material Fieldstone, granite

WALL COVER: Wood Shingle 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 \_\_\_\_\_

PORCHES: 1 2 3 4 Back PORTICO \_\_\_\_\_ Balcony \_\_\_\_\_

FACADE: Gable end: Front/side Ornament \_\_\_\_\_

Entrance: Side Front: Center/Side Details: originally center front

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

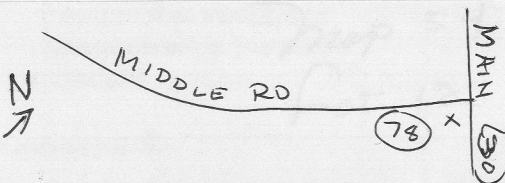
6. Footage of structure from street \_\_\_\_\_  
Property has \_\_\_\_\_ feet frontage on street

Recorder \_\_\_\_\_

For \_\_\_\_\_

Photo # 3-6 Date 1971

SEE REVERSE SIDE



# RELATION OF SURROUNDING STRUCTURE

SBR. 78

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)

Originally on corner, where Morris' Funeral Home is now

## BIBLIOGRAPHY AND/OR REFERENCE

1870 -

1898 - D.C. Nichols

also

McCarthy, Kee, J. R. McCarthy

## RESTRICTIONS

Original Owner:

Deed Information: Book Number 4542 Page 563, Worcester Co. Registry of Deeds