

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SBR.Z
Historic Name:	East Southborough Center
Common Name:	
Address:	
City/Town:	Southborough
Village/Neighborhood:	Southborough
Local No:	
Year Constructed:	
Architect(s):	
Architectural Style(s):	
Use(s):	Residential District
Significance:	Architecture; Community Planning
Area(s):	
Designation(s):	
Building Materials(s):	



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:

Sunday, July 10, 2016 at 12:40 AM

FORM A - AREA

Massachusetts Historical Commission
220 Morrissey Boulevard

Assessor's Sheets

54, 55, 65, 66

USGS Quad

Marlborough

Area Letter Form Numbers in Area

Z

57-64, 531-607,

966-967



East Main St, view east with
#s 7 and 11.

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.

Town Southborough

Place (neighborhood or village) _____

Name of Area East Southborough centerPresent Use residentialConstruction Dates or Period 19th- to late 20th centuriesOverall Condition fair/good

Major Intrusions and Alterations _____

several post-1960 houses and outbuildings
(see text for alterations)

Acreage approximately 50 acresRecorded by Forbes/Schuler, consultantsOrganization Southborough Historical CommissionDate (month/day/year) May, 2000

SEE CONTINUATION SHEET

RECEIVED

JUL 03 2000

MASS. HIST. COMM

AREA FORM

SBR. Z

ARCHITECTURAL DESCRIPTION [x] *see continuation sheet*

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

The large neighborhood at Southborough center east of the railroad tracks exemplifies one type of small-town development that took place over the course of a century and a half, in this case from about 1810 to 1960. For generations this part of town was a stretch of woods and agricultural/grazing land between the institutional/residential village around the meetinghouse and the south-to-north loop of Stony Brook to the east. At its center was a low rise called Muster Hill, located south of the higher Clean (or Clear) Hill. By 1830 a few farmhouses were aligned along East Main Street, which was then a continuation of Main Street, or the County Road to Boston, continuing east over the brook and on into Framingham. The south boundary of the area is today's Boston Road, which was laid out from Main in 1833, beginning as the current Park Street west of the new Agricultural Railroad, and continuing southeast to cross the junction of White Bagley Road and what is now the south end of Framingham Road (the area's east boundary.)

There was little further residential development in the area until the 1890s, when Newton Street was laid out. At that time small house lots were divided out along its south portion, as well as on the new Winchester Street and the north block of Boston Road, which was re-routed to end at the foot of Main Street, opposite Newton. Road building, land division, and house construction continued into the first decades of the twentieth century, including on Walker Street and Upland Road south of East Main, and Lyman Street and two one-block-side streets (Howes Court and Hillside Avenue) north of it. In the mid-1890s several late-nineteenth-century houses were moved into the area from the large farm district to the east that was being converted to the Sudbury Reservoir basin. The result is a mixed neighborhood consisting largely of modest late-nineteenth- and early-twentieth-century houses on small lots, most of the properties a half-acre or less. The buildings are largely vernacular versions of the late Queen Anne and early twentieth-century Colonial Revival or Craftsman styles and house forms, with a few earlier and later buildings intermixed. As later lots were subdivided or built upon into the 1960s, a number of mid-century Cape Cod cottages and a few more two-story houses with Colonial Revival detailing appeared. Since that time, portions of some small farms that survived the earlier development have been built up with late-twentieth-century houses.

Many of the buildings in the area have been altered, primarily by changes in siding, and by the replacement of both windows and doors. To the detriment of the architecture, most of these alterations have involved synthetic materials--vinyl, in particular--and have been accompanied by the loss of much original trim. Several porches have been enclosed. There are a few late-twentieth-century additions, most of them of a scale compatible with the existing house, but a few houses have been rebuilt to the point that their earlier form is undetectable. Most of these highly-altered buildings have not been included on the Area Data Sheet. Other additions are several mid- and late-twentieth-century garages, both attached and freestanding. A few significant period outbuildings, however--most of them small barns and early auto garages--have been singled out on the Data Sheet.

The following is a chronological assessment of the area's architecture, outlining the main trends and highlighting distinctive examples.

The oldest resource in the district is a granite **milestone**, located near the roadside on the property at 36 East Main Street that was later named Milestone Farm. Nearly identical to a relocated milestone west of the center at the corner of Main Street and Sears Road (#935), both remain from many which once stood along the County Road to Boston in the eighteenth century. This is a tall, narrow, rough-granite marker, about 4 x 1.5 feet, with an arched top, it reads "28 Miles From Boston, ET, 1770", in carved, painted letters, with "IS" centered near the bottom.

[x] Recommended as a National Register District. *If checked, you must attach a completed National Register Criteria Statement form.* (Boundaries of an eligible district would not necessarily correspond to the boundaries of the area form).

INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Southborough East Southborough Center

Area(s)
Z

Form Nos.
57-64; 531-607; 966-967

ARCHITECTURAL DESCRIPTION, cont.

According to map and architectural evidence, at least four pre-1855 farmhouses survive. The form and detail of the little **Samuel Fay** (later Patrick Fitzgerald) house at 23 East Main Street have been changed, but its fieldstone foundation is still visible, and the general lines of a side-gabled, 1 1/2-story, possibly Cape-Cod cottage remain.

Two mid-period Greek Revival vernacular cottages, probably built in the 1840s, are located here, as well. 33 East Main Street, another **Fay House** (belonging to Warren Fay), is a deep, 4- by 4-bay two-story side-gabled house, which retains its 6-over-6-sash windows and a mid-century glass-and-panel main entry door with two long round-headed lights over panels. Its small side-gabled barn may also date to the mid-nineteenth century. Another side-gabled 1 1/2-story cottage, 14 Newton Street, the former **Caleb Williams House**, was moved into the district in the 1890s. Although its 6/6 window sash has been replaced, it is still clapboarded, and retains most of its typical heavy-proportioned Greek Revival trim, in such details as the wide frieze with architrave, echinus-molded boxed cornice, water table, and the broad corner pilasters with molded capitals. The pedimented vestibule and the paired chimneys on the roof ridge--one narrow, the other wide--may also remain from its period of construction. One Greek Revival front-gabled cottage, probably built in the early 1850s, the **Marshall Whittemore House** at 46 Boston Road, has a long rear wing, a wide, asymmetrical four-bay facade, and 2/2-sash windows. It retains its clapboard siding, and all its characteristic detailing, including a wide frieze, water table, and broad corner pilasters with molded capitals.

Another house with Greek Revival proportions and detailing is the **Newton/Temple/Bagley House** at 43 East Main Street, probably built as a front-gabled, side-hall-entry, 2 1/2-story house in the early 1850s. (The second story of its west side wing was added in the early 1900s.) This house, which, like the others, stands on a granite foundation, has the characteristic shallow-peaked window crowns of the Greek Revival. Its main entry also has the typical Greek Revival full-length sidelights, but flanked by a Gothic Revival touch in the long, pointed-arched panels of its pilasters.

12 East Main Street, the **Fairbanks/Thompson House**, may also have been standing before 1860, although its brick and fieldstone foundation suggests some rebuilding may have taken place. This is the only house in the area in the vernacular Italianate style. In spite of considerable alteration in the 1920s and in the late-twentieth century, this 2 1/2-story, side-gabled building retains several Italianate features--notably some narrow paired and tripled 1/1 sash windows, a gabled, projecting second-story center bay on the facade, and a wide, double-leaf entry door in a molded surround with large round-headed glass lights. Protected, yet somewhat obscured by a large 1920s glassed vestibule, the entry is flanked by a pair of large scroll brackets which support the second-story bay.

Single examples of two different types of relatively late mansard cottages exist in the area. 4 Boston Road, ca. 1880, is a long two-story house with a sidehall entry in the narrow end. It retains its 2-over-2-sash windows and shallow, pedimented dormers, and a glass-and-panel door with two vertical lights. 28 East Main Street, the **Andrew Sellers House**, of about the same date, is a symmetrical mansard cottage with a three-bay facade composed of a center entry flanked by a pair of polygonal bay windows. It also retains its 2/2 sash windows, shallow-gable-roofed dormers, and has a hip-roofed entry hood on large carved braces. The centrally placed rear ell is common in this type of house.

The institutional anchor of the neighborhood, **St. Anne's Church**, was built in 1887 at 20 Boston Road in a simple, modified, wood-frame Gothic Revival style. The building burned down in 1936, but was rebuilt to a similar design. (Cont.)

INVENTORY FORM CONTINUATION SHEET

Community

Property

Southborough

East Southborough Center

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)
Z

Form Nos.
57-64; 531-607; 966-967

ARCHITECTURAL DESCRIPTION, cont.

The next group of buildings in the area is a collection of late-nineteenth-century houses which were moved into place or built on site in the 1890s. Most are distinguished by the brick foundations on which they stand, although some from the end of the decade have rubble foundations. Few of those moved from the Sudbury Reservoir area appear to have been very old when relocated. These buildings are largely of three types--small 1 1/2-story, gable-front, sidehall entry cottages; larger 2 1/2-story sidehall, gable-front houses, several of which have two-story side wings or bays; and 2 1/2-story, side-gabled houses, most of them with center entries and five-bay facades. All of these houses tend to display subdued, Queen Anne-inspired details such as decorative shingling in the gables, porches on turned, bracketed posts, and one- or two-story bay windows. Most were built with 2-over-2-sash windows in molded surrounds, although many of those, along with many trim details, have been lost to late-twentieth-century renovations.

The earliest of the smaller 1 1/2-story gable-front houses may be the **Patrick Donahue House** at 10 Newton Street, which was apparently moved from the reservoir, and may date to the 1880s. It has a molded, boxed cornice, 2/2 windows, and a sidehall-entry door with long rectangular lights over panels that is typical of that era. Among the best-preserved of these smaller gable-front houses are 24 East Main Street and 5 Newton Street. Although 24 East Main retains its clapboards and the incised and decorated verge board that was typical of ca. 1890 cottages in the area, (the decorative banding in the front gable dates to the 1990s), its window sash has been replaced and its unboxed eaves appear to have been enclosed, with returns added on the facade. A slightly later house, 5 Newton Street, although it appears to have undergone some changes in window configuration, preserves its 2/2 sash, has two intact polygonal bay windows, and retains its clapboard siding and unboxed, overhanging eaves, complete with decorative exposed rafter ends. The large-light, glass-and-panel doors are also probably original to the house.

There is a broader range of style and detailing in the larger 1890s 2 1/2-story gable-front houses, with Queen Anne elements predominating. While these all have three-bay, side-hall-entry facades, some have elaborate porches, while others do not; some, like the **Riley House** and the **Michael Maley House** at 16 and 38 Boston Road, or the relocated **James Burke House** at 7 Newton Street have side wings or one or two cross-gabled side bays, and some have fanciful Queen Anne features such as the polygonal bay window at the cut-out corner at 6 Upland Road, or the clipped gables of the **William Barney House** at 6 Winchester Street. One of these houses, at 9 Winchester Street, still has a slate roof. Well-preserved porches on turned posts, some of them with decorative brackets, exist at the **Maley House**, the ca. 1899 2 Howes Court (which has two--one on the main house, and one on the south side wing), and at the first **Charles Newton, 2nd House** (1899) at 17 Lyman Street. 2 Howes Court also has incised brackets at the roof eaves, and decorative shingling in the main gable. Two duplexes of this 1890s type, the **John Salmon House** at 7 East Main Street and the large house at 6 Newton Street have paired side-hall entry doors with the popular 1890s square light surrounded by smaller panes. Both of these houses also have the full-height side bays often found on houses with a living unit on each floor. At the Salmon House the bay is gable-roofed; at 6 Newton Street it is polygonal. One gable-front house that may have been moved from the reservoir, the **Ercole Mattioli House** at 11 Newton Street, may also include a relocated outbuilding. The large shingled barn/workshop (#569) attached to the house's north side was freestanding until the mid-twentieth century. It retains its slate roof, and has a high brick basement story with granite lintels over the windows. (Cont.)

INVENTORY FORM CONTINUATION SHEET

Community

Property

Southborough

East Southborough Center

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)
Z

Form Nos.
57-64; 531-607; 966-967

ARCHITECTURAL DESCRIPTION, cont.

A few 2 1/2-story, side-gabled houses in the area also date to the 1890s. The **Patrick Bagley House** at 28 Boston Road (ca. 1895) is probably the earliest and most intact of the group. This is a large five-by-two-bay house with a large two-story rear wing. It has a gabled dormer in the center of the front roof slope, and paired brackets at the cornice lines. 31 East Main Street (ca. 1899) is another large side-gabled house, six-by-two-bays, with a centered, gabled dormer. It retains its clapboard siding, simple trim, 2/2 sash windows, broad entry porch on turned posts, and a square-light-over-paneled door which was installed on many turn-of-the-century houses.

The latter two house types continued for a few more years into the beginning of the twentieth century. After 1900, their porches tended to have Tuscan columns, rather than turned posts, and their windows were often larger. One large gable-front house for which the approximate date is known, the second **Charles Lyman, 2nd House** at 15 Lyman Street of about 1901-02, has the more typical early-twentieth-century porch, here with Tuscan colonnettes and a solid, shingled parapet instead of a balustrade, a shingled upper story and clapboarded lower one, and windows that are reflective of the Edwardian era--square-light upper sash with a large center pane surrounded by small ones, a large two-sash picture window on the facade, and a three-part Palladian-like window on the south side. The arched, shingled facing of the house's large gables, however, is a lingering Queen Anne touch.

With the advent of the twentieth century other styles and types were introduced to the area, ranging from the high-style Four-Square/Colonial Revival hybrid built by **Seth Howes** at 36 East Main Street in about 1904 to a tiny 1920s one-story side-gabled Craftsman cottage at 42 East Main, and a diminutive two-bay Cape Cod Cottage of about 1940 at 20 East Main. In contrast to some of the other neighborhoods in Southborough, there is a lower proportion here of Craftsman bungalows, reflecting a slowing of construction between 1915 and 1925.

In 1900, St. Anne's completed its **rectory**, at 20 Boston Road. Although apparently altered by at least one later addition, this is a distinctive two-story shingled house of complex form in a hybrid Shingle/Craftsman style, with a central hipped roof fronted by two large gable-roofed sections on the east and west.

The **Seth Howes House** at 36 East Main Street (ca. 1904) replaced the earlier Whipple/Jennison Farmhouse. The most lavish of the residences in the area, it is a massive two-story, square, three- by two-bay, hip-roofed Colonial Revival house with a center entry, a wide polygonal bay window on the south side, and a hip-roofed dormer on each roof slope. The Colonial Revival trim includes a boxed cornice and wide corner pilasters with molded capitals. Another, somewhat more modest two-story hip-roofed house of about the same date at 8 Upland Road, the **Robert H. Howes House**, is a tall, simple version of a two- by two-bay Four-Square. Like others of the same period, it has a large picture window on the facade, beside the side-hall entry.

Of the few ca. 1915-1925 Craftsman bungalows in the area, all are of the deep, side-gabled type, with a facade porch sheltered by the front edge of the roof. Two on Boston Road, at #s 51 and 53, have had their porches enclosed. They retain their large, original front dormers, however, (gabled at #51 and wide, shed-roofed at #53), and #51 still has its original siding combination, with clapboard at the first story, and shingle in the end gables. One of the best-preserved of this type anywhere in town is the **John Boland House** at 37 East Main Street (ca. 1920). It retains most of its original 6-over-1-sash and 4-panel windows, and its open front porch on short, square posts, as well as another, glass-enclosed porch under the rear southwest roof slope. This house has a shed-roofed facade dormer, the typical unboxed, overhanging eaves with exposed rafter ends, and its authentic shingled siding. The hip-roofed, two-car **garage** behind the house may also date to the 1920s. (Cont.)

INVENTORY FORM CONTINUATION SHEET

Community

Property

Southborough

East Southborough Center

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)
Z

Form Nos.
57-64; 531-607; 966-967

ARCHITECTURAL DESCRIPTION, cont.

Only one true Dutch Colonial Revival house of the late 1920s exists in the area--at 6 Hillside Avenue. It has the typical side-gambrel roof with wide shed dormer, a one-story sunroom extension at the east end, a gabled and arched entry hood.

There are a few two-story, side-gabled Colonial Revival houses of the Early Modern era in the area. All appear to date to the late 1920s to 1940s. The best-preserved is 10 Lyman Street, another house built by **Charles H. Newton, 2nd**, probably during the 1920s. This is a three- by three-bay house with a rear leanto, a gable-roofed, glassed sunroom on the north end with a pedimented end, and an added ell on the south. Still clapboarded, it retains its 6/6 windows in molded surrounds with louvered shutters, and its molded, boxed cornice and cornerboards. The sidehall entry has an elliptical fan above a 6-panel door, flanked by four-pane sidelights over paneled aprons. This door also has a gabled, arched entry hood, on square posts.

After the fire of 1936, **St. Anne's Church** was replaced with another modern Gothic Revival, woodframed building of very similar form and design to the 1887 building. This is a charming, diminutive gable-front building fronted by a front-gabled narthex with a pointed-arched stained-glass window with three quatrefoils. A low, pyramid-roofed belfry rises from the main front wall of the church, and a one-story, hip-roofed chapel projects east from the rear portion of the nave. Although simply-detailed, the character of the building is enhanced by such features as the shallow buttresses at the corners, and the large sawcut scroll brackets at the corners of the eaves.

Infill housing of the 1930s through 1950s in the area consists almost entirely of Cape Cod cottages. Those of this deep, side-gabled house type which appear to date to the 1930s or '40s tend to be small, with a single small ridge chimney, and stand on concrete-block foundations. 20 East Main Street (ca. mid-1950s) is the smallest--this tiny house has a two-bay main facade, 8-over-8- and 6-over-6-sash windows and one large multi-pane picture window. It is clad in shakes, and has a typical entry with a 6-light door with glass in the top two, narrow four-pane sidelights, and a gabled entry hood on square posts. Most of the later, mid-twentieth-century Capes include a pair of small, gabled dormers, an end ell, or an attached garage which is usually linked to the end of the house via a breezeway (most of which have been enclosed), and an exterior end chimney. Three houses on the south side of Boston Road, at #s 35, 37, and 39, are of this type. Two of them, #s 35 and 37, have stone chimneys.

HISTORICAL NARRATIVE [x] *see continuation sheet*

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

In the early part of the nineteenth century, four or five small farms were located in this part of Southborough east of the meetinghouse center, with farmsteads aligned along East Main Street, which was then still part of the main road east through Framingham to Boston. By the mid-1850s, those properties belonged to two members of the Fay family, (Samuel and Warren), to Adolphus P. Whipple, Joseph Fairbanks, and to two members of the Newton family, Lorenzo C. Newton at the corner of East Main St. and Framingham Road, and Lyman Newton, 2nd, at the west end of East Main. Marshall Whittemore had also built his small farmhouse at the corner of White-Bagley/Framingham Road and the recently laid-out Boston Road (46 Boston Road). Lying just east of the area was a small secondary village that had developed around a dam on the northeast arm of Stony Brook, with several houses, a few mills, a blacksmith shop, and the "east" district school--the north part of what had come to be known as Fayville. Beyond it, stretching through the northeast part of town was a rich agricultural area of large farms.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Southborough

East Southborough Center

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)
Z

Form Nos.
57-64; 531-607; 966-967

HISTORICAL NARRATIVE, cont.

In 1855, the Agricultural Railroad was built just east of the main town center, crossing the foot of Main Street, and of Boston Road--a section that is now the end of Park Street. The railroad's construction sparked some minor industrial and commercial development around the depot and freight house just south of Main Street, but this area to the east remained relatively unaffected. Little further building activity occurred here, in fact, until the 1890s. By that time, several events came together to launch a thirty-year period of subdivision and development which created one of the largest and most densely-developed residential neighborhoods in Southborough.

In 1887, **St. Anne's Church** was built on a property of several acres at 20 Boston Road, as Southborough's second Catholic church. While St. Matthew's had been built eight years earlier in Southville, near where a large portion of the town's Catholic population worked and resided, St. Anne's would serve the needs of the Catholics, many of them Irish immigrants or second-generation Irish-Americans, who lived at the center, in Fayville to the east, or on farms in the north and northeast parts of town. Many of those residents, in fact, worked together to construct the church. Brothers John, Frank, Tom, Ed, and Patrick Salmon, Jr., whose father's farm was located west of the railroad on Latisquama Road, were among them, as were Timothy and Thomas Bagley, and Matthew Maley--young men who later built their own homes nearby. Many of the women of the parish, including Mary E. Bagley (wife of Dennis Bagley), carried the smaller stones for the foundation in their aprons. The land for St. Anne's was purchased from another loyal parishioner, Patrick Fitzgerald, who prior to 1870 had acquired Samuel Fay's farm at 23 East Main Street.

In 1884, the grade crossing over the railroad just south of Main Street was discontinued, and the foot of Boston Road, which formerly ran over the line of Park Street to Main, was re-routed to end at Main Street east of the railroad. In 1890, Newton Street, for many years called the New Road to Marlborough, was laid out north from the foot of Main Street at Southborough center, ultimately to connect at its north end with Framingham Road. The large Deerfoot Farm Company, which had been operating both its dairy and sausage-making businesses on its farm along Deerfoot Road southwest of the center, acquired a site adjacent to the railroad on the west side of Newton Street, where it opened a state-of-the-art sausage plant and creamery in 1897.

In 1894, in a monumental project designed to increase metropolitan Boston's water supply, the City of Boston embarked on the construction of the Sudbury Reservoir (first called its Reservoir #5) in Marlborough, Framingham, and Southborough. Taken over and completed in 1898 by the Metropolitan Water Board, the effort dammed the east part of Stony Brook, reconfigured its western sections, and flooded nearly 2000 acres of land in the north, northeast, and central parts of Southborough. Over sixty buildings had to be destroyed or moved from the reservoir area, and many families were displaced. Most of the relocated buildings were moved to new sites in the northeast quadrant of town, many of them to this emerging residential area.

Local entrepreneurs rose to meet the need for relocating both the reservoir houses and residents, as well as to anticipate the housing needs of employees at the new Deerfoot Creamery. The principal players in this area's transition to a residential neighborhood were members of the Newton and Walker families. At the time of his death in 1891, Samuel Newton of 17 Main Street (see Form #45) owned nearly fifty acres east of the railroad, some of which had formerly belonged to one of Southborough's larger mid-nineteenth-century landowners, Fitch Winchester. Forty-four acres of it had been tillage and pasture land, where Mr. Newton had pastured his cows. A good portion of the land was either inherited or otherwise acquired by two of Samuel Newton's relatives, Leander W. and Francis Dexter Newton. Some of his other relatives, brothers Lorenzo, Francis, Edwin, and Oren P. Walker, had also acquired or inherited considerable property in the east part of the center, and acquired some of Samuel Newton's, as well. (Cont.)

INVENTORY FORM CONTINUATION SHEET

Community

Property

Southborough

East Southborough Center

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)
Z

Form Nos.
57-64; 531-607; 966-967

HISTORICAL NARRATIVE, cont.

Leander W. and Francis Dexter Newton apparently divided the lower part of Newton Street first, leaving access to the back part of their property over the future Lyman Street and Howes Court, which were laid out and subdivided into house lots by 1899. It is likely that at least two other investors were also involved by that time--Lyman Newton, 2nd, who owned the house at 6 East Main Street (demolished after 1970), and Seth Howes, Superintendent and later Manager of the Deerfoot Plant (hence the names of the two streets.) By 1897, Oren Walker and Francis Dexter Newton had subdivided the southwest part of the area, laying out Winchester and Walker Streets and Upland Road, creating thirty-five small lots on the new streets and the west part of East Main.

By 1898, seventeen houses had either been built or moved onto the newly subdivided lots. Among the buildings relocated from the vast reservoir property were the houses at 31 East Main Street (some local sources say 21 East Main, instead), 7 Winchester Street, 7 Newton Street, and 14 Newton (the former Caleb Williams House). Other houses that may have been relocated include 10 Newton Street, and 26 and 28 East Main Street. Along with the Williams House, its two-story barn was moved, to 8 Newton Street, where the upper story was converted to a large meeting hall for the Knights of Columbus. (By about 1915 the organization had relocated to 1 Main Street, and the building was again converted--with a store on the first floor, and six rooms-to-let on the second, most of which were rented to Deerfoot Creamery employees. Around 1925 the whole building had become a boarding house. Sometime before World War II it was converted to three apartments.)

Several former residents of the reservoir area were among the first to move into the area. Among them were **Thomas Bagley**, who had his former house moved to 7 Winchester Street, and **Michael R. Maley**, who took up farming again on a property of 8 acres at 38 Boston Road, where he built a new house. He also owned eight more acres of former Whipple land, probably on the north side of East Main.

Other small farms also remained in the outer sections of the neighborhood. At the end of the nineteenth century **Samuel N. Thompson**, longtime President of the Southborough Farmers' Club, who had acquired the old Fairbanks place at 12 East Main Street was still operating a farm of 26 acres that stretched north and northeast up the slope of Clear Hill. He also manufactured flypaper for a time on the property, inspiring the nickname "Flypaper Hill" for lower East Main Street. Walter Jennison owned the old Whipple farm and farmhouse adjoining it to the east, with 36 acres. **Dennis F. Bagley** had purchased the former **L.C. Newton/Charles Temple House** at 43 East Main Street, with seven acres. **Patrick Bagley** had a small farm of five acres on Boston Road, stretching north to the house lots along East Main Street. In 1897 it had both an old small house on it and a large newer one at 28 Boston Road. **Mrs. Addie Burdett**, who was living in Cambridge, was renting out the former **Fay/Parmenter** property, with three acres, at 33 East Main Street.

Post-1900 development.

Lots continued to be subdivided, and gradually filled with houses, at a slower but steady pace through the 1920s. Several properties were developed in the latter part of the streetcar era, between 1915 and 1925. This includes several houses on Boston Road, along which the Marlborough Street Railway Company opened a turn-of-the-century electric trolley line northwest from Framingham through Southborough to Marlborough Junction.

Through the course of the first half of the twentieth century, this east part of the center was a neighborhood of professionals, including those in both middle- and upper management. By far the largest employer of its residents was the Deerfoot Farm Creamery Co. **Seth Howes**, who first lived at 5 Newton Street, was first
(Cont.)

INVENTORY FORM CONTINUATION SHEET

Community

Property

Southborough

East Southborough Center

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)
Z

Form Nos.
57-64; 531-607; 966-967

HISTORICAL NARRATIVE, cont.

a Deerfoot clerk, then Superintendent, and later the overall Manager, at which time he acquired the old Whipple/Jennison Farm at 36 East Main Street, tore down the old farmhouse, and built a large new residence. Town Clerk **Charles H. Newton, 2nd** was Superintendent of the Milk Department at the Creamery for at least twenty-five years, retiring in 1935. He built 17 Lyman Street for his bride in 1899, and within a few years constructed 15 Lyman Street next door, where he and his family moved, renting out #17 for many years. **James E. O'Leary** of Newton Street was the longtime bookkeeper at Deerfoot, and also ran the Southborough Print Shop (first in the Sealey Block, then in the relocated Pilgrim Church/Peters High School on School Street). He later moved to Latisquama Road. **Patrick M. Salmon** of Lyman Street was also a Deerfoot Superintendent. Other Deerfoot employees around the time of the First World War included head herdsman **Andrew Sellers** of 28 East Main Street, and **James Telfer** of 31 East Main. Other occupations of the area's residents at that time included, **Henry Newton** of East Main, undertaker; shoemaker **Dennis Bagley**; **William E. Barney** (6 Winchester Street), wheelwright, house painter and the town's first Police Chief in the early 1890s; carriage-painter **Charles Wilson** at 26 East Main, two florists--**James J. Burke** of 7 Newton Street (also owner of 14 Newton Street), and **Francis Roberts** of East Main, and gardener **William Boland** of 33 East Main Street. There were also three chauffeurs, **James Gralton** of Lyman Street, **William Sealey** of Newton Street, and **Harold Jennison** of Upland Road, several salesmen, two clerks, an engineer, and several teachers. **William A. Gould** of 4 Boston Road was a Southborough Road Commissioner. **Robert W. Schnare**, who ran the grocery and general store in the Masonic Block, and later the Newton Building at the corner of East Main and Boston Road, lived at 6 Upland Road. One of the most versatile residents was **Ercole Mattioli** of 11 Newton Street, an independent contractor who utilized the large outbuilding attached to his house for an electrically-powered cider mill and sawmill/woodshop.

By the end of the twenties, trolleys in Southborough had been largely superseded by cars, trucks, and buses. The streetcar line shut down in the late 1920s, but a bus line ran along the old route to Marlborough Junction for many years thereafter. By the mid-1920s, 12 East Main Street became a small inn, called the **Hillcrest Inn**. By 1936 **Harry Spurr's** concrete-block car dealership/auto repair garage, with gas tanks out front, had been built at 12 Newton Street.

Some houses were built on the area's vacant lots in the 1930s, and a few more were constructed as infill in the 1940s and '50s. St. Anne's Church burned down in 1936, but most of the stained-glass windows were saved, and it was rebuilt to a similar design the next year. In recent years, several more houses have been built in the area, and the streets are now nearly fully lined with houses. Several large parcels of five to ten acres still remain, however, on the former Fairbanks/Thompson, Whipple/Jennison/Howes, Michael Maley, and Patrick Bagley, and Thompson farms.

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

Maps and Atlases: 1856; 1857; 1870, 1898. Sanborn Fire Insurance maps: 1912, 1925, 1932/1945.
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.
Town of Southborough: Assessor's Reports, various dates.
Southborough directories: various dates.
Interviews with area residents, April-May, 2000.
Notes from area residents, April-June, 2000.

INVENTORY FORM CONTINUATION SHEET

Community

Property

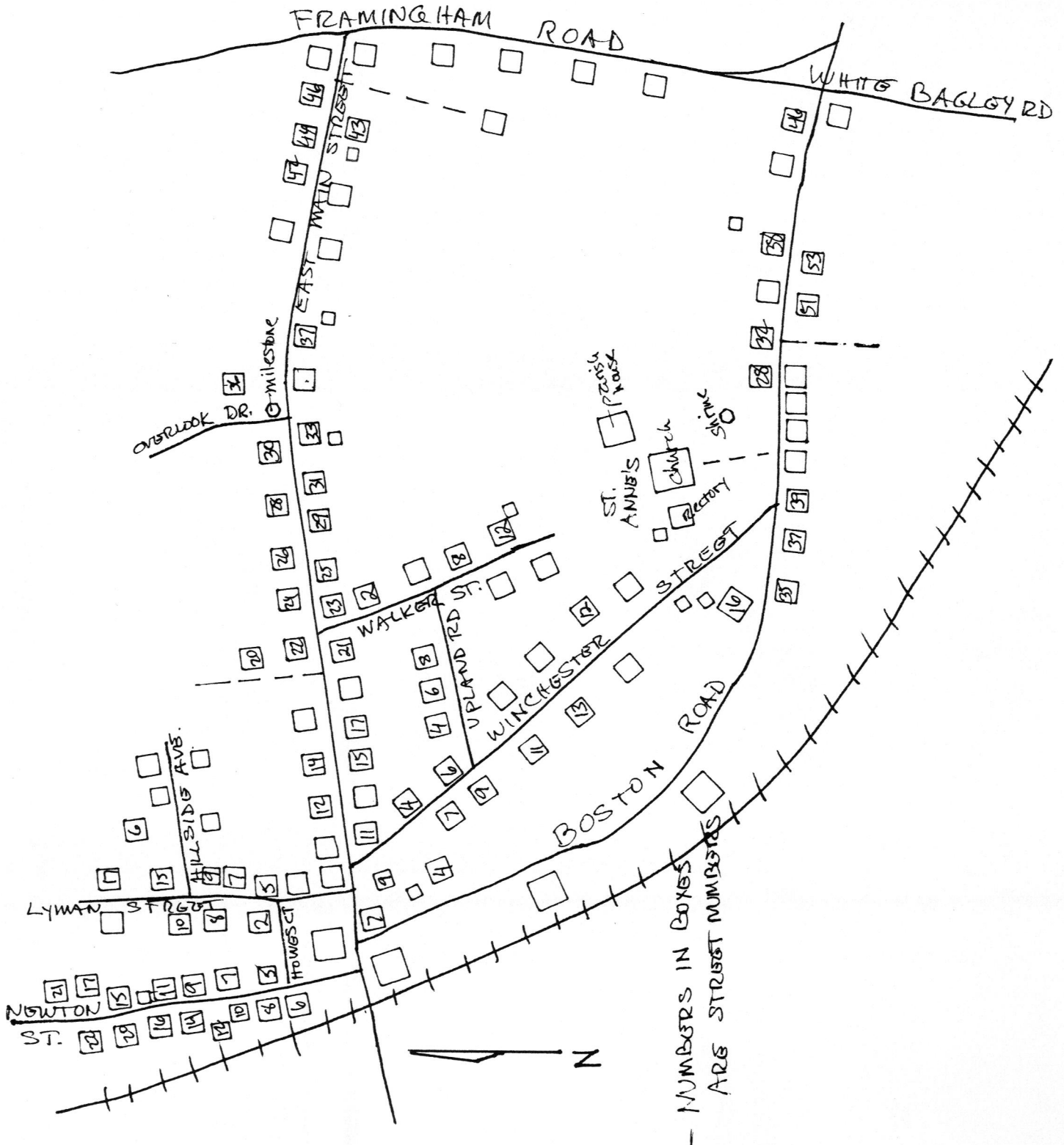
Southborough

East Southborough Center

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)
Z

Form Nos.
57-64; 531-607; 966-967



Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Community Property Address
Southborough East Southborough center

Area(s) Form No(s).
Z (see Area Data Sheet)

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 East Southborough Center area encompasses a residential neighborhood which, while including a few pre-Civil War farmhouses, was largely developed in the late-nineteenth- and early-twentieth-century. Its buildings are representative of several trends. The first, which continued through the first half of the nineteenth century, is the pattern of early dispersed farmsteads along the County Road to Boston. The second is the subdivision and development of that farmland in the 1890s by local entrepreneurs for both the relocation of houses and families displaced by the building of the Sudbury Reservoir, and the construction of new residences, many of them for employees of the nearby Deerfoot Creamery and Sausage Plant. The third trend is the infill construction of modest homes along the streetcar route to Marlborough from the turn of the twentieth century through the 1920s. For these reasons, the better-preserved portions of the area meet Criterion A of the National Register.

The boundaries of the eligible part of the area are yet to be defined. It is likely that they will encompass a smaller area than that covered by the Area Form, and will include mainly the better-preserved representatives of nineteenth- and early-twentieth-century architectural vernacular styles, of which there are many examples which meet Criterion C, and which retain integrity of location, design, setting, materials, workmanship, feeling, and association.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Southborough

East Southborough Center

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)

Z

Form Nos.

57-64; 531-607; 966-967

AREA DATA SHEET

(Resources marked with an asterisk [*] have individual forms)

MHC#	Parcel #	Street Address	Historic Name	Date	Style/type
106*	55-66	4 Boston Road	Carrie M. Gould House	ca. 1875	Mansard cottage
589			concrete-block 4-car garage	ca. 1920	utilitarian
590	55-67	16 Boston Road	Peter Riley House	ca. 1890	gable-and-wing
591			garage	ca. 1920	utilitarian
592			clapboard tool house	ca. 1920	utilitarian
595	55-68	20 Boston Road	St. Anne's Church	1937	Gothic Revival
593			St. Anne's Rectory	1900	Shingle Style
596			St. Anne's Parish House	ca. 1960	Colonial Revival
594			concrete-block garage	ca. 1920	utilitarian
967			fieldstone shrine	mid-20th C.	object
597	55-69	28 Boston Road garage	P. Bagley/Butler House	ca. 1895	2 1/2-S. side-gable
598	55-70	32 Boston Road		ca. 1905	altered gable-front
599	55-89	35 Boston Road	Joseph Mauro House	mid-20th C.	Cape Cod cottage
600	55-88	37 Boston Road garage	John Mauro House	mid-20th C.	Cape Cod cottage
601	55-72	38 Boston Road	Michael R. Maley House	ca. 1895	Q. Anne vernacular
602			gable-front barn	ca. 1890	utilitarian
603	55-87A	39 Boston Road	William Mauro House	mid-20th C.	Cape Cod cottage
604	55-74	46 Boston Road	Marshall Whittemore House	ca. 1840s	Greek Revival
605			concrete-block garage/barn	ca. 1920	utilitarian

INVENTORY FORM CONTINUATION SHEET

Community

Property

Southborough

East Southborough Center

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)

Z

Form Nos.

57-64; 531-607; 966-967

AREA DATA SHEET, cont.

MHC#	Parcel #	Street Address	Historic Name	Date	Style/type
606	55-84	51 Boston Road		ca. 1920	Craftsman bungalow
607	55-83	53 Boston Road		ca. 1920	Craftsman bungalow
57*	55-65	7 East Main Street	John Salmon House	ca. 1895	2 1/2-S. gable-front
531	55-64	9 East Main Street	John Salmon rental house	ca. 1895	2-S. gable-front
546	55-47	11 East Main Street	Matthew Maley House	ca. 1895	2 1/2-S. gable-front
58*	55-13	12 East Main Street	Fairbanks/Thompson Hse./ Hillcrest Inn	ca. 1855	Italianate
547	55-45	15 East Main Street		ca. 1900	2 1/2-S. side-gable
548	55-44	17 East Main Street garage		ca. 1930s	2 1/2-S. side-gable
549	55-16	20 East Main Street	Ferguson House	late 1950s	Cape Cod cottage
550	55-42	21 East Main Street	Ellis House	1930s	Cape Cod cottage
551	55-17	22 East Main Street	H. Cook House	1950s	Cape Cod cottage
59*	55-36	23 East Main Street garage	S. Fay/Fitzgerald House	early 19th C. (replaced 1997-98)	Cape Cod cottage
61*	55-18	24 East Main Street garage		ca. 1890s	2-S. gable-front
60*	55-35	25 East Main Street garage		ca. 1900	alt. 2-S. side-gable
62*	55-19	26 East Main Street	Charles B. Wilson House	ca. 1880s	2-S. gable-front
63*	55-20	28 East Main Street	Andrew Sellers House	ca. 1875	mansard cottage
577	55-34	29 East Main Street garage		ca. 1940s	Cape Cod cottage
578	55-21	30 East Main Street		ca. 1950	Cape Cod cottage

INVENTORY FORM CONTINUATION SHEET

Community

Property

Southborough

East Southborough Center

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)

Z

Form Nos.

57-64; 531-607; 966-967

AREA DATA SHEET, cont.

MHC#	Parcel #	Street Address	Historic Name	Date	Style/type
579	55-33	31 East Main Street	Telfer House	ca. 1899	2 1/2-S. side-gable
580	55-32	33 East Main Street	W. Fay/Wm. Parmenter Hse.	ca. 1840s	Greek Revival
581			side-gabled barn	mid-19th C.	utilitarian
582	55-22	36 East Main Street	Seth Howes House	ca. 1904	4-Square/Col. Rev.
966		garage	Boston milestone	1770	granite marker
583	55-30	37 East Main Street	John Boland House	ca. 1920	Craftsman bungalow
584			hip-roofed, 2-car garage	ca. 1920	utilitarian
585	55-24	42 East Main Street	F. J. Mattioli, Sr. House	1928	Craftsman 1-S., side-gabled cottage
64*	55-28	43 East Main Street	Newton/Temple/Bagley Hse.	ca. 1855	Greek Rev. vernac.
586			barn	19th-C.	utilitarian
587	55-25	44 East Main Street		1950s	Cape Cod cottage
588	55-26	46 East Main Street		late-1950s	Cape Cod cottage
558	66-3	6 Hillside Avenue	William Salmon House	late-1920s	Dutch Col. Revival
553	54-59	2 Howes Court		ca. 1899	2 1/2-S. gable-front
552	55-9	5 Lyman Street		ca. 1922	side-gambrel hse.
554	55-8	7 Lyman Street		ca. 1940	Cape Cod cottage
555	54-60	8 Lyman Street	Fred Bridges House	ca. 1926	Craftsman bungalow
556	55-7	9 Lyman Street		ca. 1922	alt. cross-gambrel hse.
557	54-61	10 Lyman Street		ca. 1920s	Colonial Revival
559	66-2	15 Lyman Street garage	Charles Newton II House	1901-1902	Q. Anne gable-front

INVENTORY FORM CONTINUATION SHEET

Community

Property

Southborough

East Southborough Center

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)
Z

Form Nos.
57-64; 531-607; 966-967

AREA DATA SHEET, cont.

MHC#	Parcel #	Street Address	Historic Name	Date	Style/type
560	66-1	17 Lyman Street	Charles Newton II House	1899	Q. Anne vernacular
576	54-56	5 Newton Street	Seth H. Howes House	mid-1890s	2-S. gable-front
575	54-46	6 Newton Street garage		mid-1890s	2 1/2-S gable-front
574	54-55	7 Newton Street	James J. Burke House	mid-1890s	2 1/2-S gable-front
573	54-47	8 Newton Street	Caleb Williams Barn/ K. of C. Hall	early 1800s	former gable-front barn
572	54-54	9 Newton Street	John Falconi House	ca. 1950	Cape Cod cottage
571	54-48	10 Newton Street	Patrick Donahue House	3rd-qter 19th C.	gable-front cottage
570	54-53	11 Newton Street cottage/outbuilding	Ercole Mattioli House	ca. 1889	2 1/2-S. gable-front
569	54-48	12 Newton Street	auto repair garage	1930s	utilitarian
568	54-49	14 Newton Street	Caleb Williams House/ J.J. Burke rental house	early-19th C.	Greek Revival side-gabled cottage
567	54-21	15 Newton Street	Deerfoot rental house	mid-1890s	2-S. gable-front
566	54-50	16 Newton Street garage	Frank Holland House	ca. 1950	Cape Cod cottage
565	54-20	17 Newton Street		19th C.	1 1/2-S. side-gable
564	54-51	20 Newton Street	Thomas McCarthy Hse.	ca. 1930s	Cape Cod cottage
563	54-19	21 Newton Street		ca. 1910	gambrel-roof w. asymmetr. front gable
562	54-52	22 Newton Street	Peter Howes House	ca. 1950s	ranch house
539	55-50	4 Upland Road	Joseph E. Farnum/ Mary Lamphrey House	ca. 1898	Q. Anne/Col. Revival
540	55-51	6 Upland Road	Robert W. Schnare House	ca. 1899	Q. Anne/Col. Revival

INVENTORY FORM CONTINUATION SHEET

Community

Property

Southborough

East Southborough Center

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

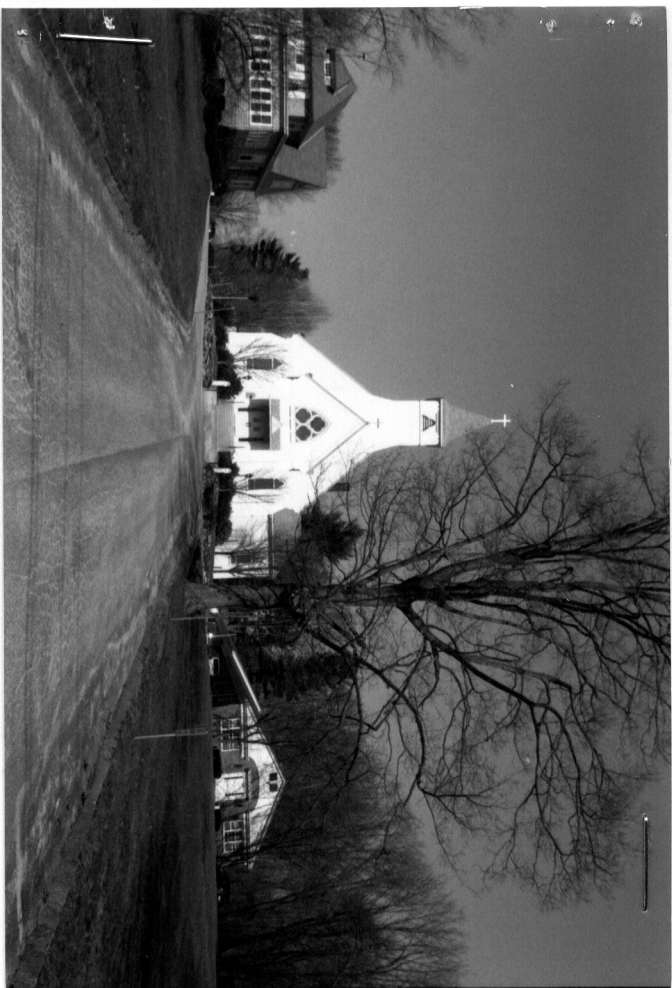
Area(s)

Z

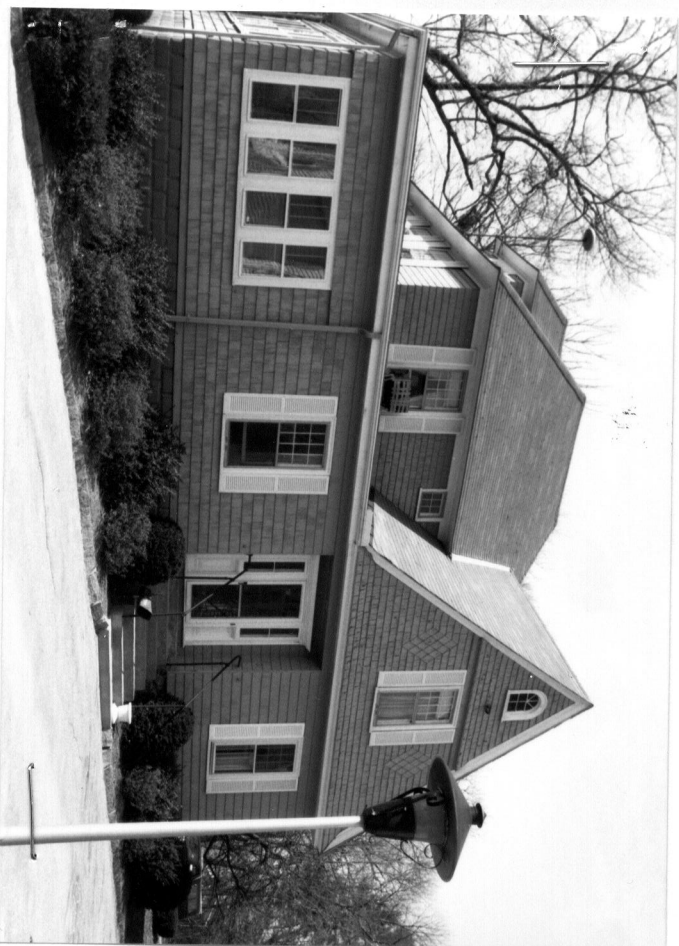
Form Nos.
57-64; 531-607; 966-967

AREA DATA SHEET, cont.

MHC#	Parcel #	Street Address	Historic Name	Date	Style/type
541	55-52	8 Upland Road	Robert Howes Hse.	ca. 1902	alt. 2-S. hip-roofed house
545	55-37	2 Walker Street garage		ca. 1899	alt. gable-front 2-S
544	55-38	8 Walker Street		ca. 1920	gambrel-front 2-S.
543	55-39	12 Walker Street		ca. 1920	gable-front 2-S
542			small barn	ca. 1920s	utilitarian
532	55-48	4 Winchester Street		ca. 1900	cross-gabled 2-S
533	55-49	6 Winchester Street garage	Wm. E. Barney Hse.	mid-1890s	cross-gabled 2-S
534	55-63	7 Winchester Street	Thomas Bagley Hse.	ca. 1890	2 1/2-S gable-front
535	55-62	9 Winchester Street		ca. 1900	2 1/2-S gable-front
536	55-61	11 Winchester Street	John Maley, Sr. House	ca. 1930s	2 1/2-S side-gabled
537	55-57	12 Winchester Street	L. Gralton House	ca. 1920	alt. 2-S gable-front
538	55-60	13 Winchester Street	William Colleary House	ca. 1930s	Cape Cod cottage



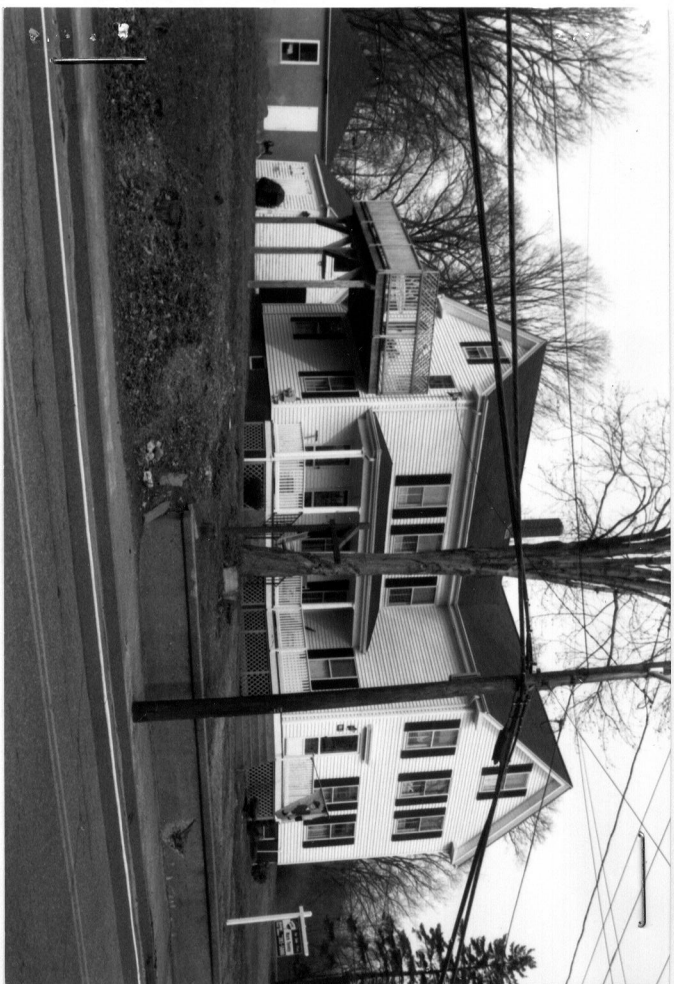
St. Anne's Rectory, Church, Parish House
Boston Rd.



St. Anne's Rectory, Boston Rd.



4 Boston Rd.



16 Boston Rd.



28 Boston Rd.



37, 35 Boston Rd.



37, 39 Boston Rd.



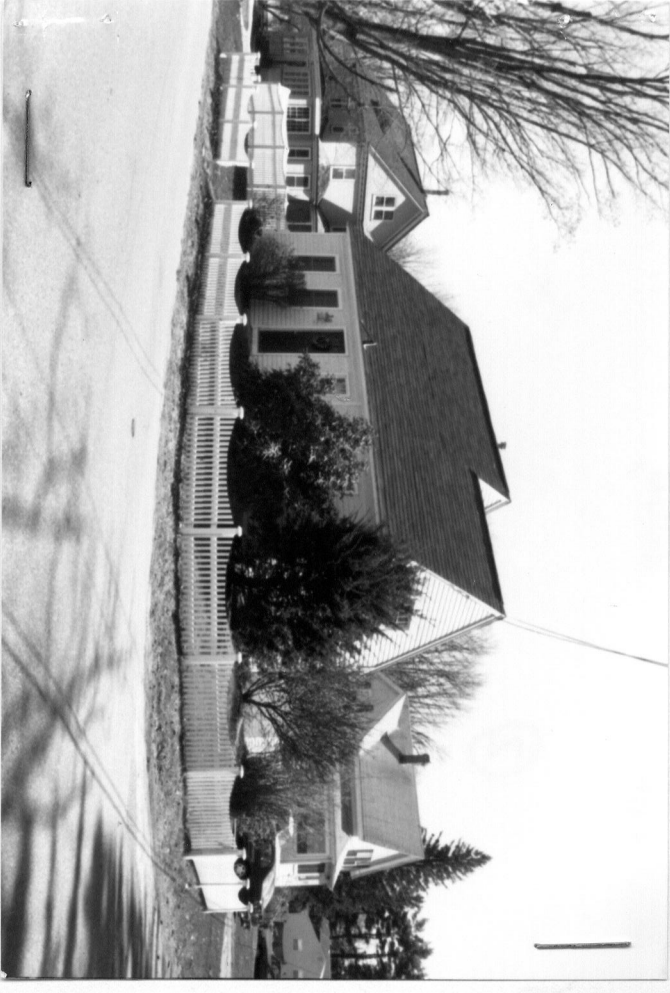
38 Boston Rd.



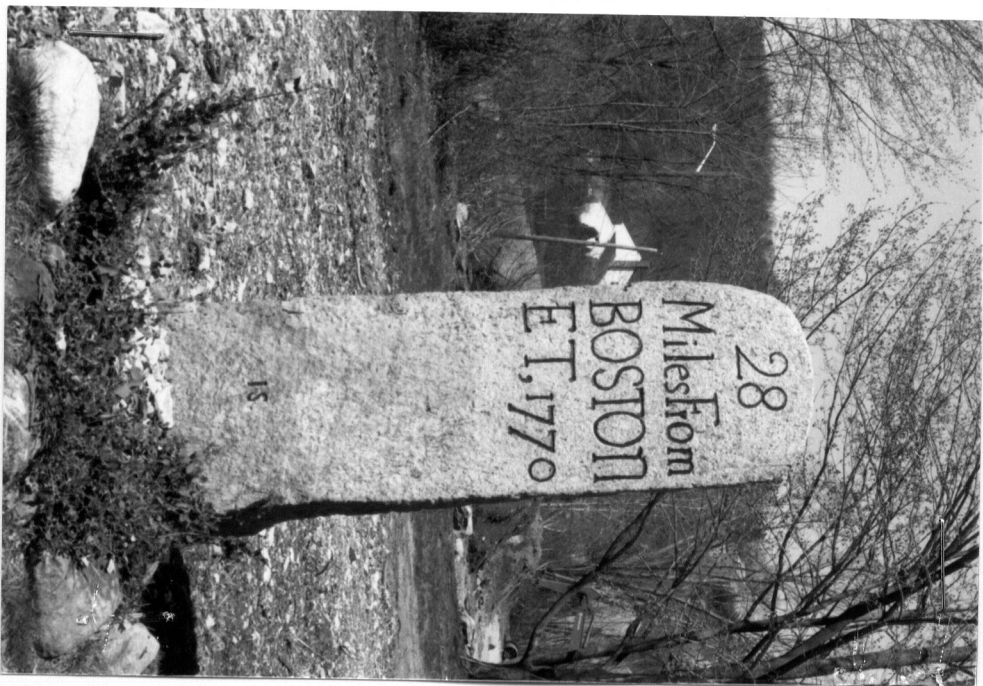
46 Boston Rd.



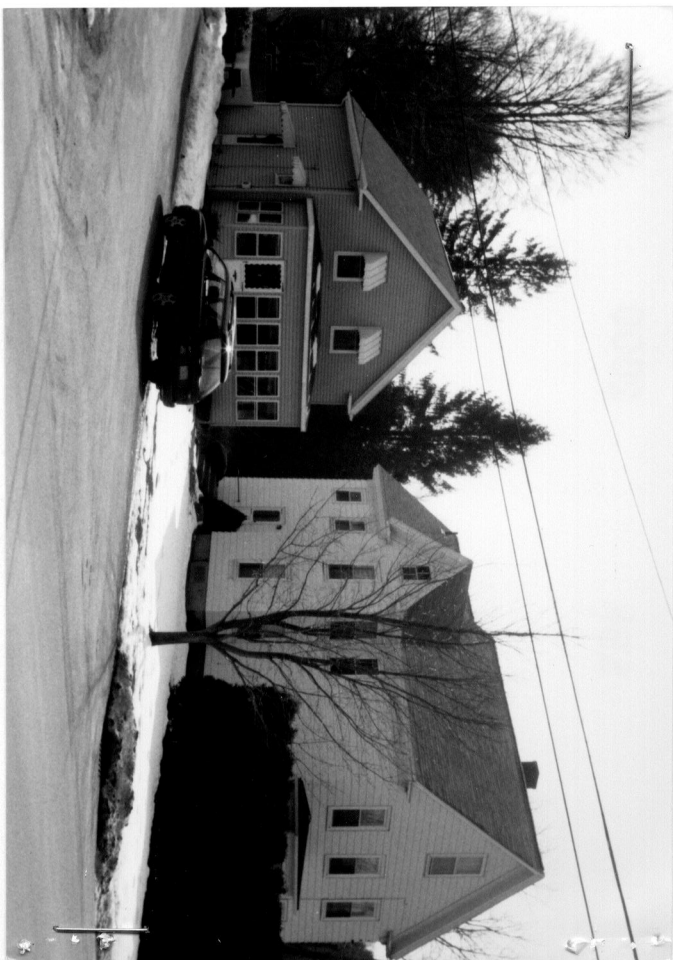
53, 51 Boston Rd.



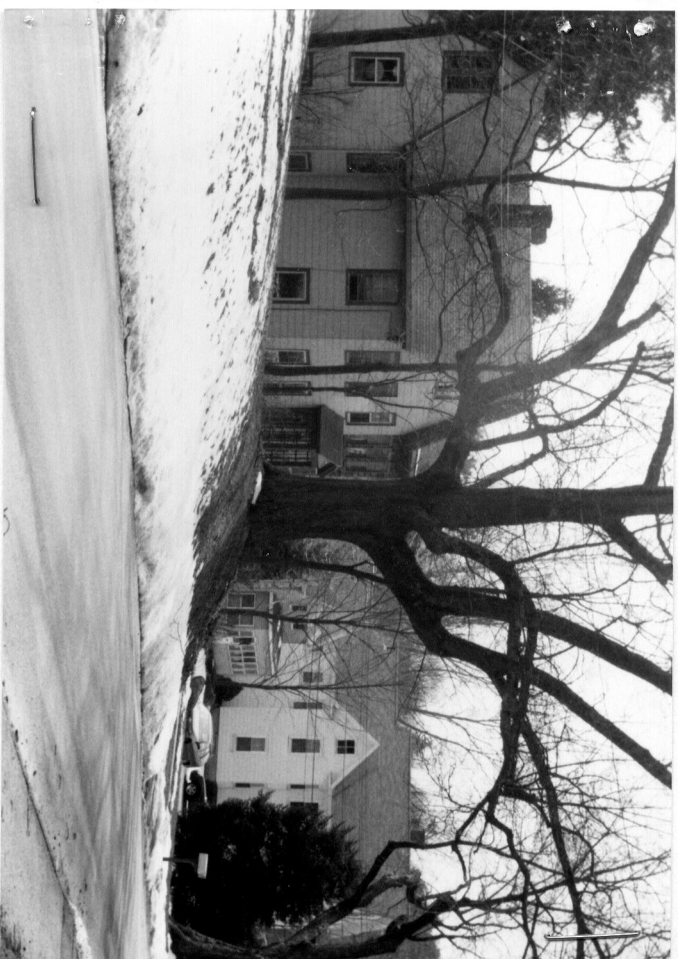
East main and Walker St, view SE.



Boston Milestone
East Main Street



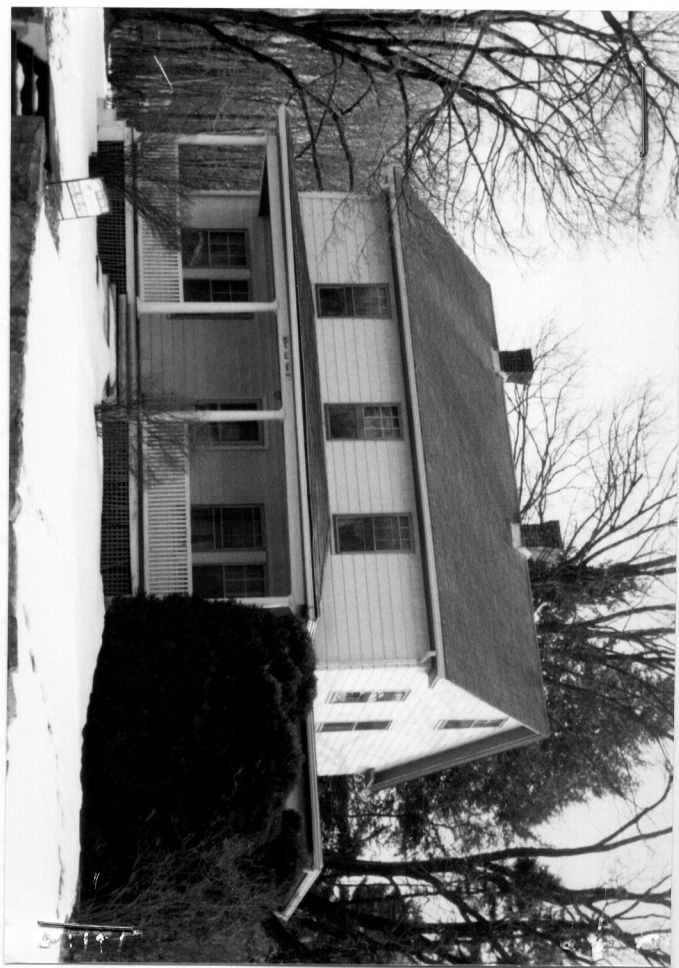
7, 9 E. Main St, view SW.



11, 7 E. Main St.



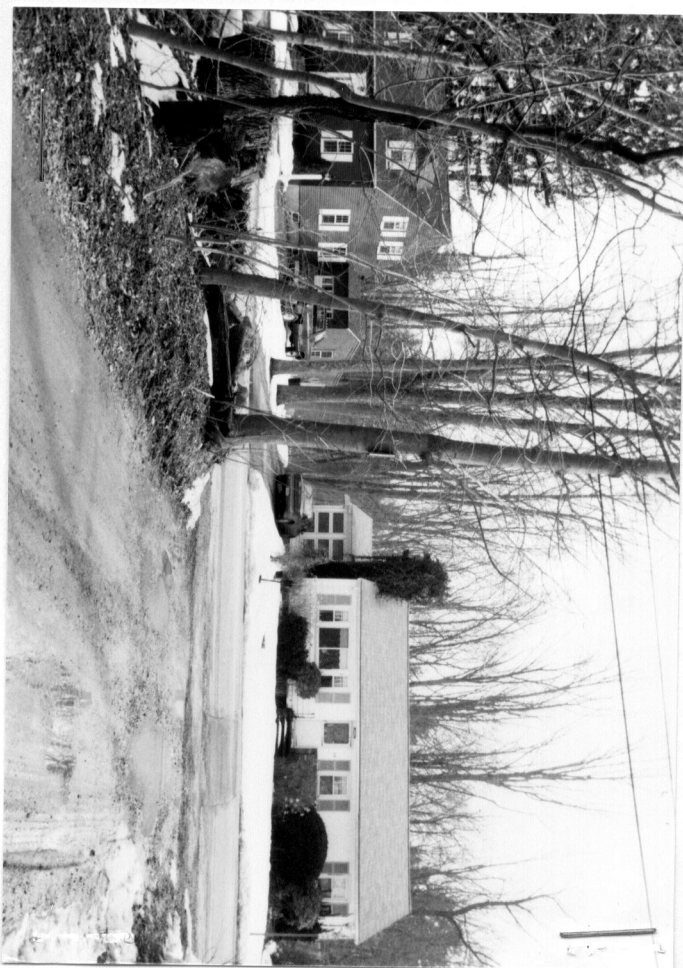
12 E. Main St.



15 E. Main St.



17 E. Main St.



19, 21 E. Main St.



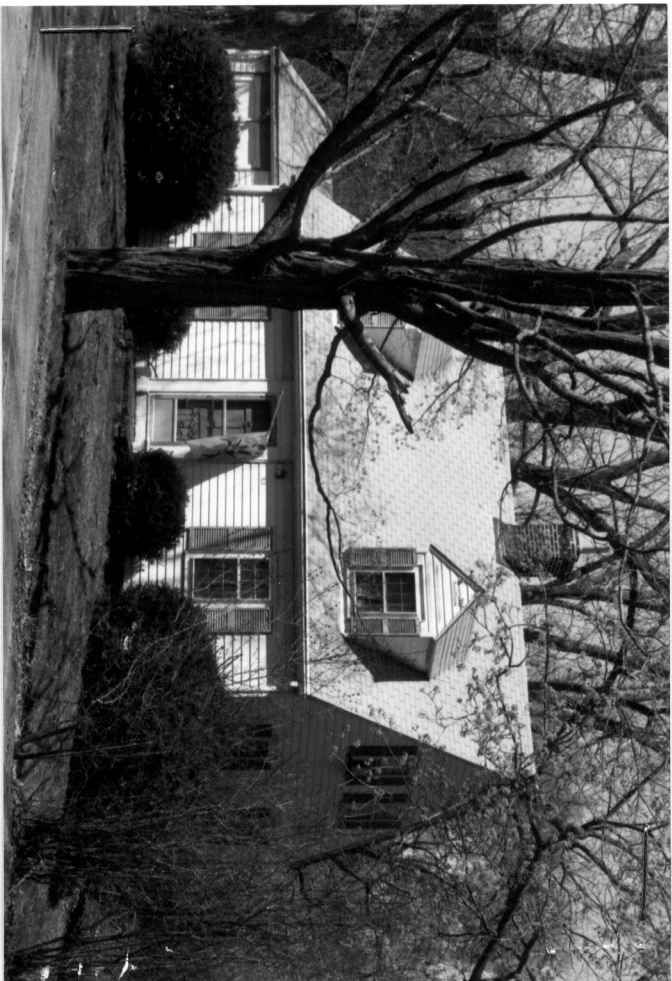
22 E. Main St.

24 E. Main St.



26, 28 E. Main St.

28 E. Main St.



30 E. Main St.



31, 29 E. Main St.



33, 31, 29 E. Main St.



36 E. Main St.



37 E. Main St.



42 E. Main St.



43 E. Main St.



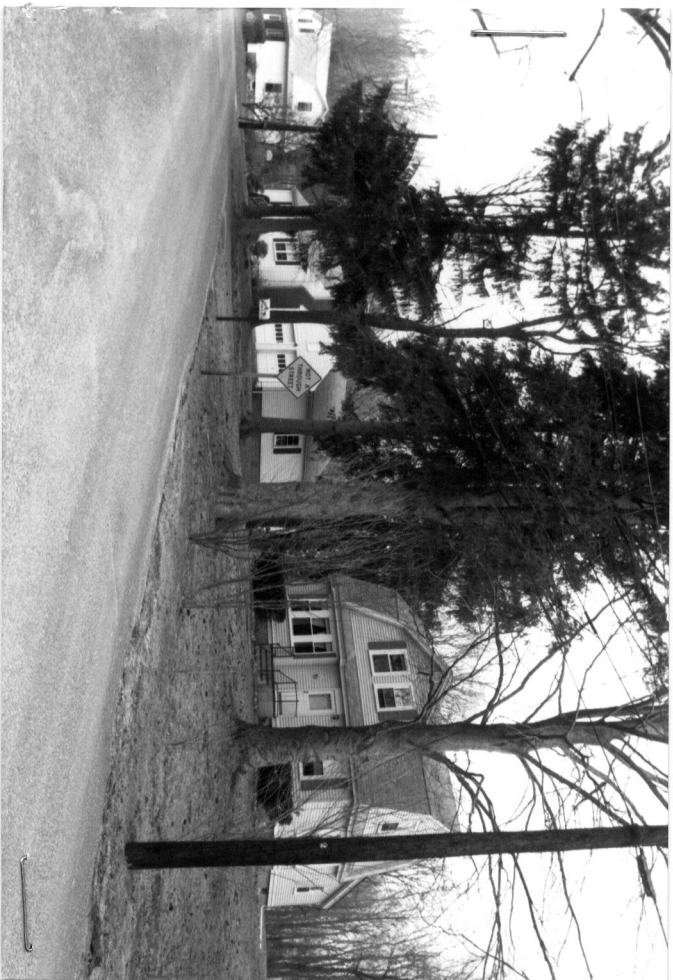
44 E. Main St.



6 Hillside Ave.



View west from 2 Howes Court



9, 7, 5 Lyman St.



8 and 10 Lyman St.



17 and 15 Lyman St.



20 Main St.



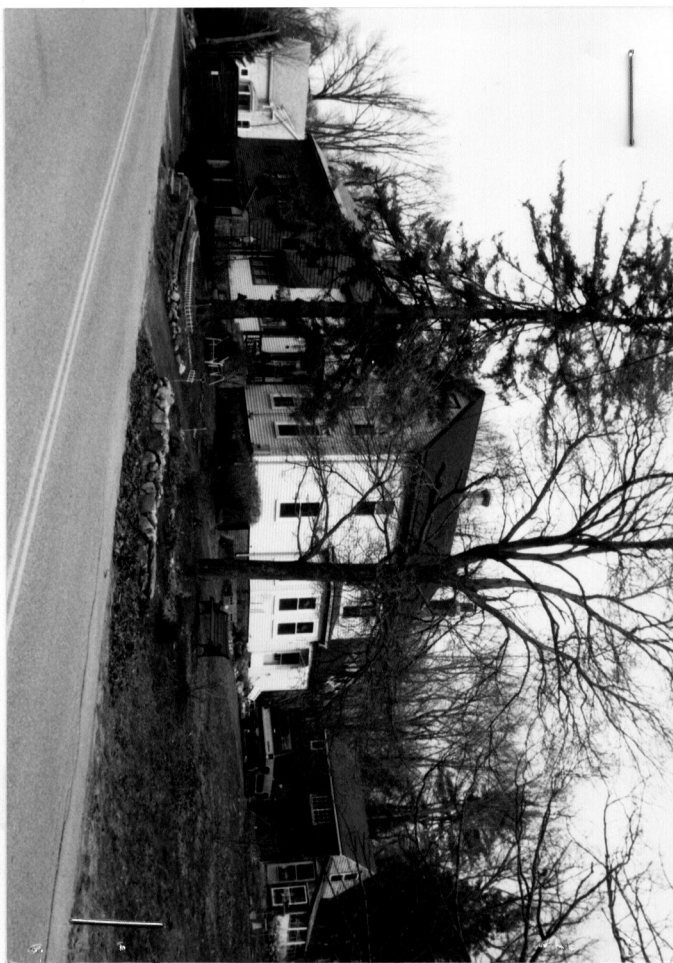
Lower Newton St north from #6,
west side.



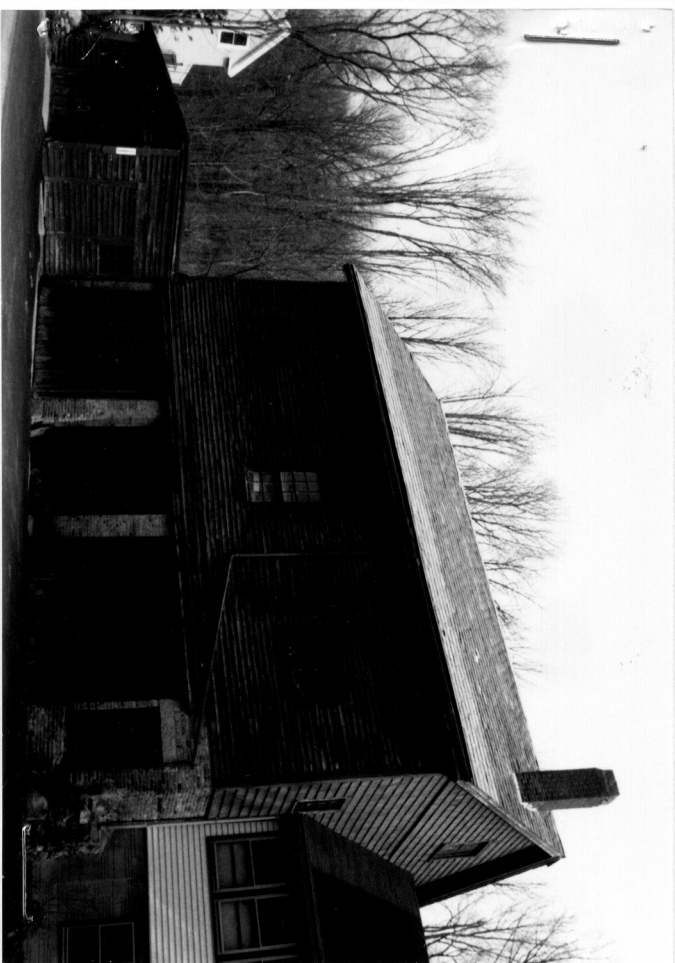
7 Newton St.



10 Newton St.



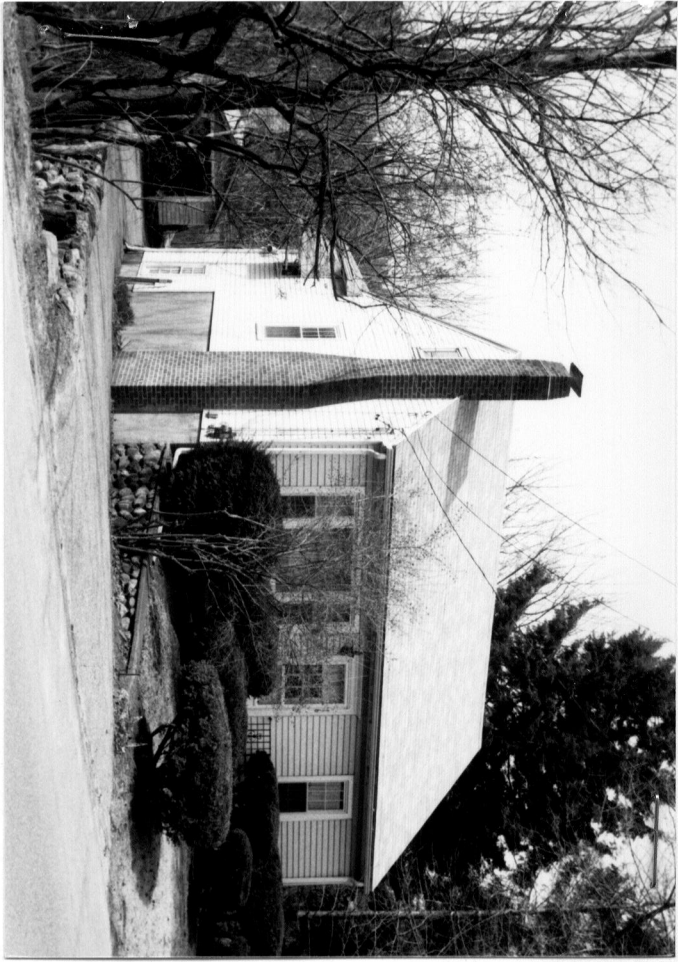
11 Newton St.



11 Newton St - barn.



14 Newton St.



16 Newton St.



17 Newton St.



20 Newton St.



21 Newton St.



4, 6, 8 Upland Rd.



7,9 Winchester Rd.



13, 11, 9 Winchester Rd.