Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SBR.X
Historic Name:	Latisquama Road Area
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):	

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

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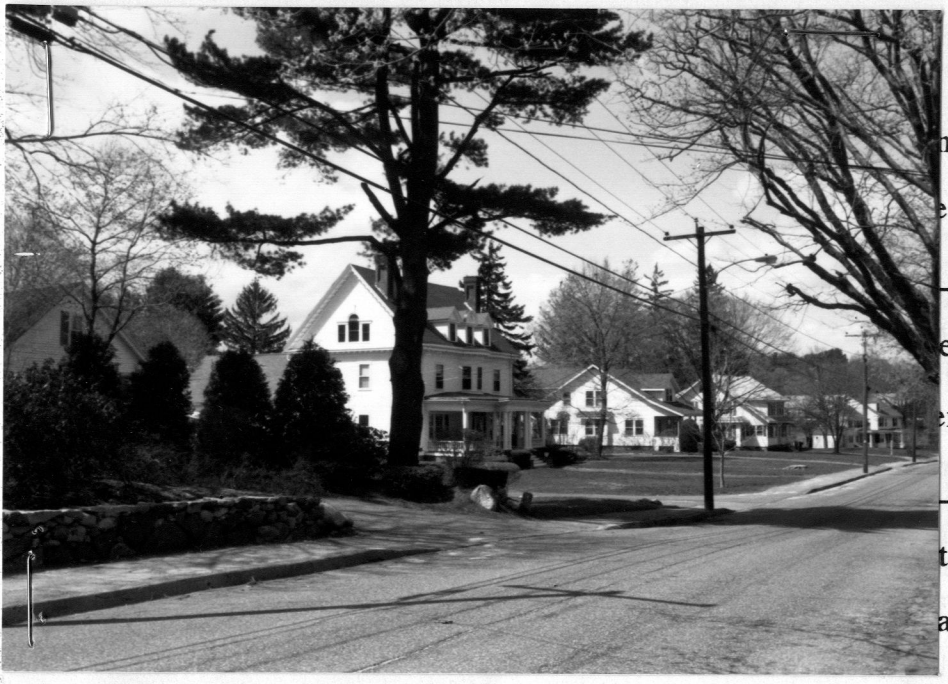
Sunday, July 10, 2016 at 1:06: AM

FORM A - AREA

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Assessor's Sheets	USGS Quad	Area Letter	Form Numbers in Area
45, 54, 55	Marlborough	X	103, 104, 494-518



#11, view north.

n Southborough

e *(neighborhood or village)*

Southborough center

e of Area Latisquama Road

nt Use residential

truction Dates or Period mid-19th-C. to mid-20th century

all Condition good

Major Intrusions and Alterations

two houses built after ca. 1960 (also see text).

Acreage approximately 15 acres

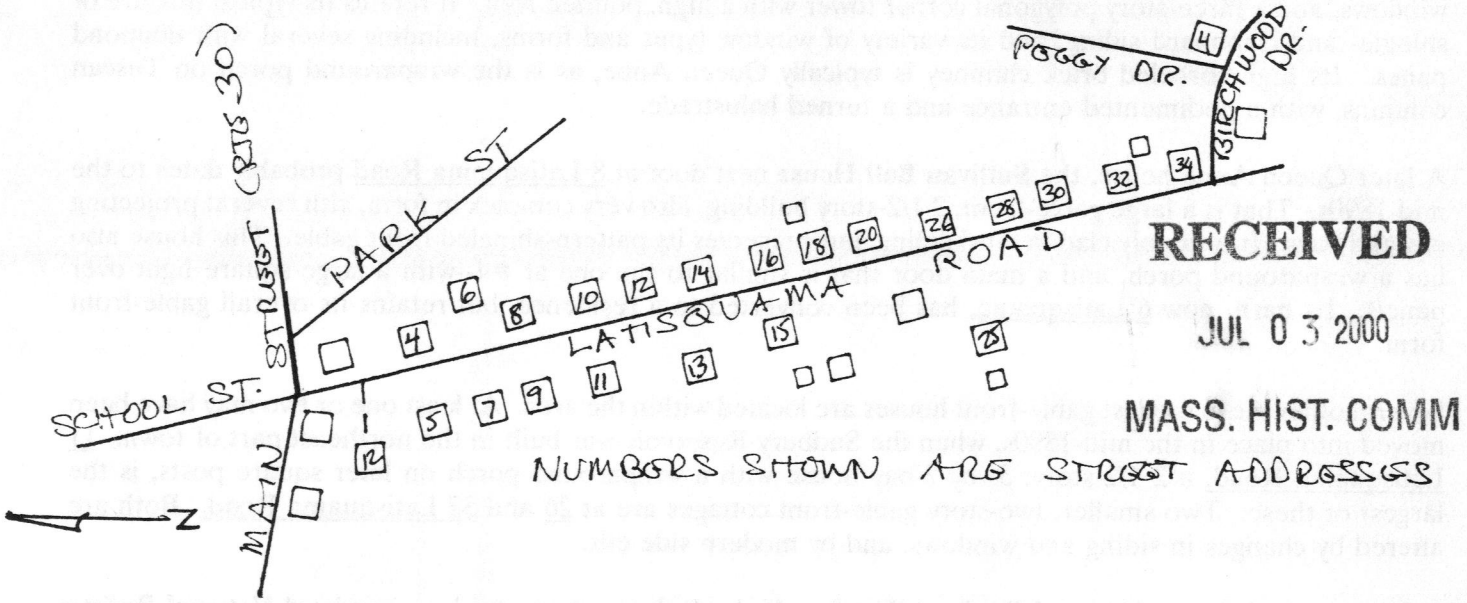
Recorded by Forbes/Schuler, consultants

Organization Southborough Historical Commission

Date *(month/day/year)* May, 2000

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.



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Follow Massachusetts Historical Commission Survey Manual instructions for completing this form

AREA FORM SBR. X

ARCHITECTURAL DESCRIPTION [x] *see continuation sheet*
Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.

Latisquama Road is located south of Main Street, in the east part of Southborough center, west of the railroad and the remnants of a small turn-of-the-century commercial/industrial area. Directly west of the line of houses on the north part of the street is the large campus of the mid-twentieth-century Woodward School, to the southeast is a late-twentieth-century subdivision, and to the southwest is the 61-acre St. Mark's Golf Course.

This is a linear residential area that was built primarily on half- to one-acre lots divided out from two or three former farms. Most of its houses were constructed between 1880 and 1930, amd include some of Southborough's better examples of Queen Anne and Colonial Revival architecture. There are also well-preserved Craftsman Bungalows, a small early-twentieth-century American Four-Square, and a handful of mid-twentieth-century Cape Cod Cottages. A few period outbuildings, most of them early auto garages, have been highlighted on the data sheet.

Many of the properties have been altered, primarily by changes in siding, and by the replacement of both window sash and exterior shutters. Most of these alterations have involved synthetic materials--vinyl, in particular. The installation of modern steel insulated doors has so far been confined to minor or side entrances. There are a few late-twentieth-century additions, most of them of a scale compatible with the house, and several late-twentieth-century garages, both attached and freestanding.

The earliest building in the area is an enlargement of one of the former farmhouses--a 2 1/2-story, clapboarded, side-gabled **Newton/Salmon House** at 4 Birchwood Drive (formerly 36 Latisquama). Although it may date to before 1831, the most characteristic details of the building are at the late-nineteenth-century center entry, which has a double-leaf, large-light glass-and-panel Victorian door of ca. 1880, and a hipped, heavy-bracketed Italianate canopy. Its windows are the 2-over-2-sash configuration typical of the second half of the nineteenth century. This building has acquired a garage addition since 1971. The other house that appears to date to the early nineteenth-century, at 25 Latisquama Road, was apparently moved from the northeast part of town. This is a much-altered 2 1/2-story, single-pile, side-gabled farmhouse with a six-bay facade that is partially obscured by a later addition at the center entry. Its 6-over-6-sash windows may date to the first half of the nineteenth century.

The first true subdivision development in the area took place in the early 1880s, with the building of an elaborate Queen Anne house, the **Works/Bacon House**, at 4 Latisquama. This is a high, 2 1/2-story, pyramid-roofed house with many projections, including a north-side ell, a large front gable, several polygonal bay windows, and a three-story polygonal corner tower with a high, pointed roof. It retains its typical mixture of shingle- and clapboard siding, and its variety of window types and forms, including several with diamond panes. Its high corbeled brick chimney is typically Queen Anne, as is the wraparound porch on Tuscan columns, with a pedimented entrance and a turned balustrade.

A later Queen Anne house, the **Sullivan Ball House** next door at 8 Latisquama Road probably dates to the mid-1890s. That is a large gable-front, 2 1/2-story building, also very complex in form, sith several projecting ells and bays. It is largely clad in vinyl siding, but preserves its pattern-shingled front gable. This house also has a wraparound porch, and a main door that is similar to the one at #4--with a large square light over panels. Its barn, now 6 Latisquama, has been converted to a residence, but retains its overall gable-front form.

Several other more modest gable-front houses are located within the area. At least one or two may have been moved into place in the mid-1890s, when the Sudbury Reservoir was built in the northeast part of town. 11 Latisquama Road, a 2 1/2-story, 3- by 3-bay house with a wraparound porch on later square posts, is the largest of these. Two smaller, two-story gable-front cottages are at 26 and 32 Latisquama Road. Both are altered by changes in siding and windows, and by modern side ells.

[x] Recommended as a National Register District. *If checked, you must attach a completed National Register Criteria Statement form.*

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Area(s): X
Form Nos.: 103, 104, 494-518

ARCHITECTURAL DESCRIPTION, cont.

At the turn of the twentieth century, several large stylish, square two-story houses with high hipped roofs were built. All are well-preserved, have symmetrical three-bay facades with large-scale windows, and retain their well-crafted Colonial Revival details. A few also display some lingering Queen Anne features in the presence of bay windows, wraparound porches, etc. 10 and 12 Latisquama Road each have double hip-roofed dormers on the roof slopes, and transomed windows at the first -story facade. #12 has a polygonal bay window over its central entry, which is sheltered by a large, square, balconied porch on tripled Tuscan columns that is quite similar to the arrangement at the De Clinton Nichols House at 40 Main Street (#41). The elaborate tripartite, transomed windows at the first-story facade are also similar, although these have pedimented crowns. The door at #12 is a large-light glass-and-panel type with beveled glass, under an elaborate, dentiled and modillioned cornice. The leaded half-sidelights at the entry are a feature which is repeated at #10, where the door is a simpler square-light over panel type. 10 Latisquama has paired windows at the second story, and a tripartite window with diamond panes in the center of the second-story facade. Its first-story facade windows are early transomed picture windows. This house has a wide facade porch with paired Tuscan colonettes, ending in a circular section at the north end. The third house of this type, 13 Latisquama, like #12, retains its clapboard siding, along with the roof balustrade at the top of the roof. Like #12, it has a prominent modillioned cornice, and employs the circular form in a handsome corner veranda at the northwest rear corner. Like #10, it has a polygonal bay window at the center of the second-story facade--here located under a projecting, gabled dormer. Its entry has a large-light, glass-and-panel door with single-light sidelights over panels, and is sheltered by a pedimented wraparound porch on Tuscan colonnettes.

Two other Colonial Revival houses located nearby are of different types. 14 Latisquama Road ix a long, rectangular 2 1/2-story gable-front house with a lingering Victorian enclosed, clipped gable on the facade. Its facade-width, balconied porch, however, is similar to those on the other Colonial Revival houses, with its double and triple Tuscan colonettes. As at #10, its entry is the large square-light glass-and-panel type, with leaded sidelights. A round-headed stair window in the north part of the second-story facade has a keystoned molded crown. 9 Latisquama is a very large, double-pile house with enclosed side-gables, each displaying a three-part Palladian window at attic level. A line of closely-spaced, pedimented dormers is clustered in the center portion of the front roof, between a pair of high, corbeled interior end-wall chimneys. This house, like its neighbors, has a three-bay facade, with a shallow polygonal bay window at the center of the second story, and two large tripartite windows at the first, flanking an entry with a square-light and panel door with wide sidelights and a leaded transom. Its modillioned cornice is similar to some of the others, as are its paneled corner pilasters and facade-width porch on Tuscan columns.

A more subdued example of the Colonial Revival influence is seen in the little two- by two-bay Four-Square at 28 Latisquama Road. This house, which probably dates to about 1910, has a hip-roofed facade porch that has been enclosed, and an early-twentieth-century glass-and-wood door with a long light, divided into rectangular panes.

Between 1910 and about 1920, several variations of the Craftsman Bungalow were built on Latisquama Road. The best-preserved, and possibly the earliest, example is a large, shingled hip-roofed bungalow at 15 Latisquama. It retains most of its period features, including a spacious hip-roofed front porch on wide shingled posts, a double hip-roofed dormer over the facade with a circular base, its original 8-over-2-sash windows, and decorative exposed rafter ends at all the roof eaves. It also retains a triple 6/1 facade window. Located at the head of the street is a trio of side-gabled bungalows, at 5 and 7 Latisquama Road, and, just to their northwest, 12 Main Street, which is entered by a drive from Latisquama. All three have front porches sheltered by the extension of the main house roof. Those at 12 Main and 5 Latisquama have been enclosed; the porch at #7 is still open, and retains its Tuscan colonnettes. (Cont.)

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ARCHITECTURAL DESCRIPTION, cont.

12 Main and 7 Latisquama each have a large gabled facade dormer; #5 has a massive hip-roofed dormer. Both 5 and 7 Latisquama have windows with the vertical-paned upper sash that was popular in this type of house just prior to World War I. #7 has a door quite characteristic of Craftsman houses of the period--with 8 panes at the top, over two long panels.

18 Latisquama Road built about 1912, is another house of similar simplicity to the Craftsman bungalows, but with a more Arts & Crafts feeling in its elaborate gabled entry hood with open work screen above an entry arch, heavy paired posts, and prominent decorative rafter ends. This is a three- by three-bay, side-gabled, 2 1/2-story house, with a shed-roofed dormer in the center of the facade. The exposed rafter ends with long tails are repeated at the overhanging roof eaves. One prominent feature is the through-cornice, stone chimney that rises up the south gable end. It retains both its period 8-over-1-sash windows, and its main door, which has a characteristically long, single light.

The remainder of the pre-1960 houses in the area are all in the mid-century Colonial Revival mode. Two, at 20 and 34 Latisquama, are two-story, side-gabled houses, each with an exterior chimney at the south end. #20, which appears to date to the 1930s, has wood shake siding, a slate roof, a three-bay facade, and the one-story end projections that were popular in the 1930s and 1940s--a flat-roofed, balconied sun porch on the south end, and a gable-roofed den on the north end. The windows are the typical 8-over-8-sash, with two large tripartite picture windows at the first story facade. #34, probably built about 1950, is also three bays at the first story facade, and two bays at the second. As in the ubiquitous Cape Cod cottages of the period, a gable-roofed breezeway extends from the north gable end to a single-car, front-gabled garage.

Two true Cape Cod Cottages in the area also appear to date to before 1960, at 16 and 30 Latisquama Road. Both have the characteristic one-car garage linked by a small section to the main house. Here the ridges of all three roofs are aligned. At #16, rather than a breezeway, the linking section is enclosed. #30 also has a small den or dining-room attached at the south end. Both houses have low, slightly off-center chimneys, and five-bay facades with 6-panel center doors. #30's entry has a pilastered surround, #16's has short, narrow four-pane sidelights. The windows at #30 are 8-over-12-sash, while #16 has 6-over-6-sash windows with their original wood louvered shutters, which have a paneled upper section embellished with a cut-out pine tree.

INVENTORY FORM CONTINUATION SHEET

Community	Property
Southborough	Latisquama Road

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Area(s)	Form Nos.
X	103, 104, 494-518

HISTORICAL NARRATIVE [x] *see continuation sheet*
Explain historical development of the area. Discuss how this area relates to the historical development of the community.

Although it had been laid out south from the east part of Southborough center prior to 1831, Latisquama Road, first called South Street, remained largely undeveloped except for a few scattered farms until the end of the nineteenth century. At that time, as residential development gradually spread east and south from the main part of the center, the upper end of the street began to fill with large, stylish houses--a process which is visible in the street's progression from the earlier Queen Anne houses through the Colonial Revival and Craftsman era of the early twentieth century, and eventually to modest mid-century Cape Cod cottages and two-story late Colonial Revivals.

Pre-1900 development

By 1831 there were two farms on Latisquama, and two farmhouses, one on either side of the road, in the vicinity of the intersection of Birchwood Drive. The farmhouse on the east side was at the end of a short lane (later called Latisquama Lane), that in the mid-twentieth century became the foot of Birchwood Drive. The house at 4 Birchwood Drive is an enlargement of that early residence, which belonged to **Russell Newton,** by the mid-1850s. By 1870 the eastern farm was owned by **Patrick Salmon**, one of Southborough's many Irish-born farmers, several of whom acquired their own farms around the time of the Civil War. His property was twenty-three acres, with a small house and barn, and two cows. At the end of the century he had added a second barn, ten pigs, and was raising some chickens, in addition to his occupation as chief butcher at the Deerfoot Farm sausage plant. By 1900 he had sold off seven acres, and by 1909 he had died, and the remaining farm was owned by his son, **Frank J. Salmon**, also a butcher at Deerfoot Farms.

The mid-century owner of the farm on the west side of the road was apparently either Lyman Newton, Sr., or Lyman Newton, Jr. By 1870 this was one of the many properties that had been acquired by one of Southborough's most prosperous farmers, Fitch A. Winchester. While his homestead was a dairy farm in the north part of town, he also owned several smaller farms. This is the one that is apparently referred to as the Lyman Newton farm, which had fifty-two acres, a house, and a barn. The buildings were later demolished, and another house, today's 25 Latisquama Road, was apparently moved here from the north part of town when the reservoir was built. Its owner was **George Peabody Gardner**, (see 94 Main Street) who established a golf links on the old farm in the late 1890s. For many years the occupant of the house was gardner **John Colleary**, who apparently maintained the golf course. In 1923, Mr. Gardner gave the golf links, then sixty-five acres, with the relocated house, to St. Mark's School.

By the mid-1880s, the first house lot had been divided out at the north end of the road, near Main Street, and the house at 4 Latisquama was standing. It had apparently been built by **George L. Works**, who lived there for the next twenty years.

In the mid-1890s, the house just to its south, at 8 Latisquama Road, with an accompanying barn at 6 Latisquama, were built. Their owner was an old farmer, **Sullivan T. Ball,** who had been displaced from his large homestead and 71-acre dairy farm on the site of the reservoir. He was in his seventies when he moved here, and until his death in 1905 continued to grow crops on a small scale on the land between the house and Park Street, where he built a large greenhouse. His main crop was apparently flowers, as early-twentieth-century property records show that the next owner, either his widow or daughter, **Caroline E. Ball**, was a

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Area(s): X
Form Nos.: 103, 104, 494-518

HISTORICAL NARRATIVE, cont.

florist. 26 Latisquama Road was moved from the Sudbury Reservoir area in the mid-'90s. It had been built by farmer Peter Walker for one of his children, and became the residence of **Mr. and Mrs. Daniel Daughn** sometime after it was moved. Although it is not shown on the map of 1898, according to local knowledge, another house, 9 Latisquama Road was also moved from the reservoir, and owned by **Hiram G. Collins**. Old photographs also show that Hiram Collins owned a reservoir house similar to 11 Latisquama--see Old Southborough, p. 155.)

Post-1900 development

In the first decade of the twentieth century, several more houses were built on the north section of the street. However, further research is needed to match many of the twentieth-century owners to their corresponding houses. A review of town directories and assessor's reports shows that this was largely an upper-middle-class neighborhood, and that many of the residents were professionals who worked or had businesses nearby. They included the proprietors of two general stores--by 1909, **Harry A. McMaster** at 13 Latisquama, who had apparently taken over the old store opposite St. Mark's Church from his father, and, by 1913, **Harry Young**, (14 Latisquama) who owned the general store around the corner at 14 Main Street. Other owners by 1909 were **Milbourne (Melburn) F. Coldwell**, a dairy manager at Deerfoot Farms; **Daniel M. Daughn** at 26 Latisquama, who also worked at the Deerfoot Dairy; **Harry W. Sawin**, proprietor of C.B. Sawin & Son, grain dealers on Boston Road (10 Latisquama,) coachman **Daniel McIntire** and his wife **Nellie**; and **Helen A. Howe**, who owned one of the largest houses, on an acre of land. In 1904, #4 Latisquama was purchased by the new village physician, **Dr. J. Lowell Bacon**, who, at the age of twenty-nine, was just starting his practice. He lived there until his death in 1935. Later owners of 14 Latisquama were **James DeMone** and his wife, **Jennie**. (In the 1930s Mr. DeMone was the owner of the Newton Building [or Post Office Block] at the corner of Main Street and Boston Road.)

By 1913, several more houses had been built, including the homes of **Ferris H. Haviland**, Secretary of the Fay School (18 Latisquama); hostlers **Alvah** and **Leon Ruggles,** and **Maude Sherman**. 11 Latisquama, which was standing by 1912, by 1920 was the home of **William** and **Vesta Dermon**.

Building on the street slowed after that time, and the last four pre-1960 houses, all of them modest 1 1/2- or two-story Colonial Revival dwellings, at 16, 20, 30, and 34 Latisquama, were added between about 1935 and the 1950s.

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

Maps and Atlases: 1857, 1870, 1898. Sanborn Fire Insurance maps: 1912, 1925, 1932/1945.
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Simpson, Louise. Old Houses in Southborough. Unpublished manuscript, 1904.
Town of Southborough: Assessor's Reports, various dates.
Southborough directories: various dates.

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220 Morrissey Boulevard
Boston, Massachusetts 02125

Community	Property Address
Southborough	Latisquama Road

Area(s)	Form No(s).
X	(see 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 [x] Potential historic district

Criteria: [x] A [ ] B [x] 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 upper section of Latisquama Road at Southborough center is a residential neighborhood which was largely developed in the late-nineteenth- and early-twentieth-century. With most of its houses constructed between 1880 and 1930, including some of Southborough's better examples of Queen Anne and Colonial Revival architecture, several well-preserved Craftsman Bungalows, and a handful of other early twentieth-century residences, it meets Criterion C of the National Register as a potential historic district that illustrates a variety of revival styles.

It also meets Criterion A as a vivid illustration of the evolution of the east part of Southborough center from pastoral nineteenth-century farmland to a stylish residential neighborhood at the turn of the century.

With remarkably few significant alterations and intrusions, the area retains integrity of location, design, materials, workmanship, feeling, setting and association.

INVENTORY FORM CONTINUATION SHEET

Community	Property
Southborough	Latisquama Road

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Area(s)	Form Nos.
X	103, 104, 494-518

AREA DATA SHEET
(resources with an asterisk [*] have individual inventory forms)

MHC#	Parcel #	Street Address	Historic Name	Date	Style/type
103*	45-4	4 Birchwood Drive (formerly 36 Latisquama Rd.)	Newton/Salmon House	early/mid-19th C.	2-S., side-gabled house
496	54-71	4 Latisquama Road	Works/Bacon House	ca. 1884	Queen Anne
495	54-82	5 Latisquama Road		ca. 1910	Craftsman Bungalow
497	54-72	6 Latisquama Road	Sullivan Ball Barn	ca. 1896	utilitarian
499	54-81	7 Latisquama Road		ca. 1915	Craftsman Bungalow
498	54-75	8 Latisquama Road pool house	Sullivan Ball House	ca. 1896	Queen Anne
500	54-80	9 Latisquama Road	Hiram Collins House	ca. 1900	Col. Revival
501	54-74	10 Latisquama Road	Harry Sawin House	ca. 1900	Col. Revival
502	54-79	11 Latisquama Road		late-19th-C.	astylistic gable-front
503	54-75	12 Latisquama Road	James DeMone House	ca. 1900	Col. Revival
504	54-78	13 Latisquama Road garage	Harry McMaster House	ca. 1900	Col. Revival
505	54-76	14 Latisquama Road garage	Harry Young House	ca. 1900	Col. Revival
506	54-77	15 Latisquama Road		ca. 1910	Craftsman Bungalow
507	" "		clapboarded cottage	early 20th C.	astylistic
508	55-1	16 Latisquama Road		ca. 1940s	Cape Cod cottage
509	55-2	18 Latisquama Road	Ferris Haviland House	ca. 1912	Craftsman
510	" "		gable-front garage	early 20th C.	utilitarian

INVENTORY FORM CONTINUATION SHEET

Community	Property
Southborough	Latisquama Road

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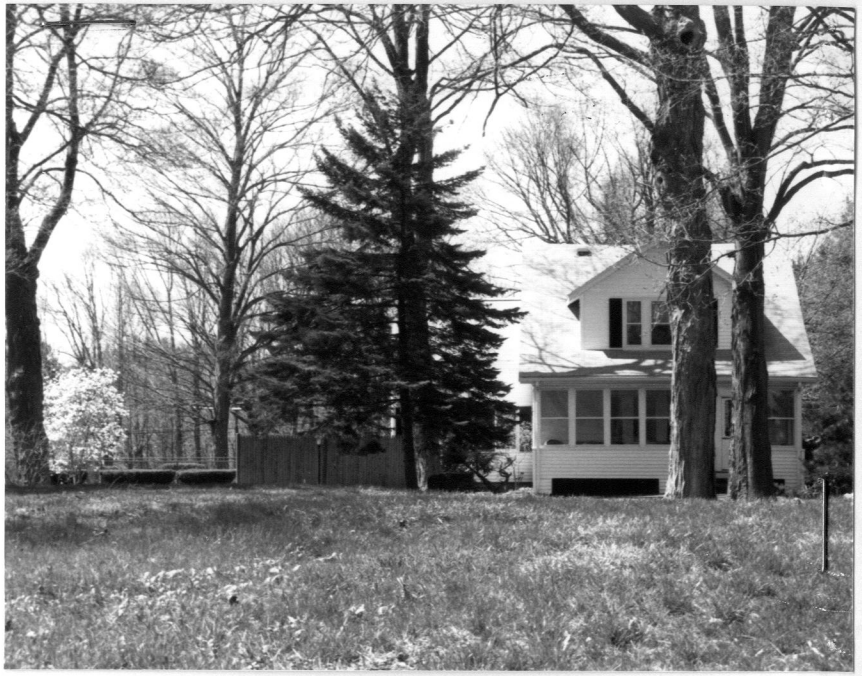
Area(s)	Form Nos.
X	103, 104, 494-518

AREA DATA SHEET, cont.
(resources with an asterisk [*] have individual inventory forms)

MHC#	Parcel #	Street Address	Historic Name	Date	Style/type
511	55-3	20 Latisquama Road garage		ca. 1930s	Colonial Revival
512	45-24	25 Latisquama Road	Southboro Golf Course house	19th C.	2-story, side-gabled house
513	" "		converted barn	ca. 1900	utilitarian
104*	45-4	26 Latisquama Road garage	Walker/Daughn House	ca. 1890	astylistic gable-front cottage
514	45-5	28 Latisquama Road garage		ca. 1910	Four-Square
515	45-6	30 Latisquama Road		ca. 1950	Cape Cod Cottage
516	45-7	32 Latisquama Road garage		ca. 1900	astylistic gable-front cottage
517	" "		gable-front garage	early 20th C.	utilitarian
518	45-8	34 Latisquama Road		ca. 1950	2-story Col. Revival
494	54-83	12 Main Street		ca. 1915	Craftsman Bungalow

4 Birchwood Dr.

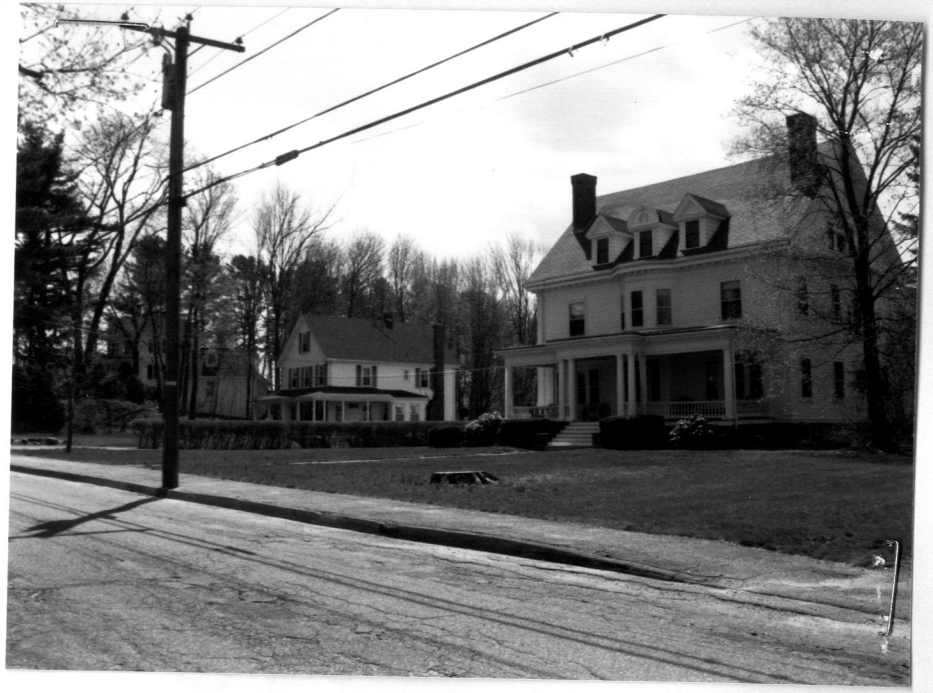


1 Latisquama Rd.

4 and 8 Latisquama Rd.

7 and 5 Latisquama Rd.

6 and 8 Latisquama Rd.



View south from 9 Latisquama Rd.

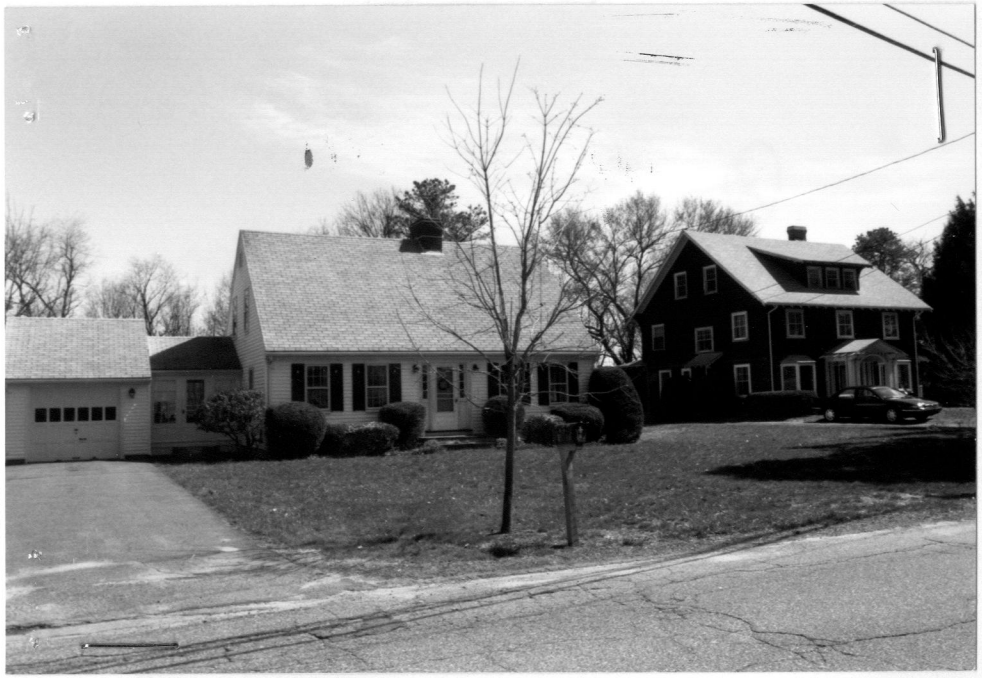
10 Latisquama Rd.

12 Latisquama Rd.

13 Latisquama Rd.

14, 12, 10 Latisquama Rd, view north.

15 Latisquama Rd.

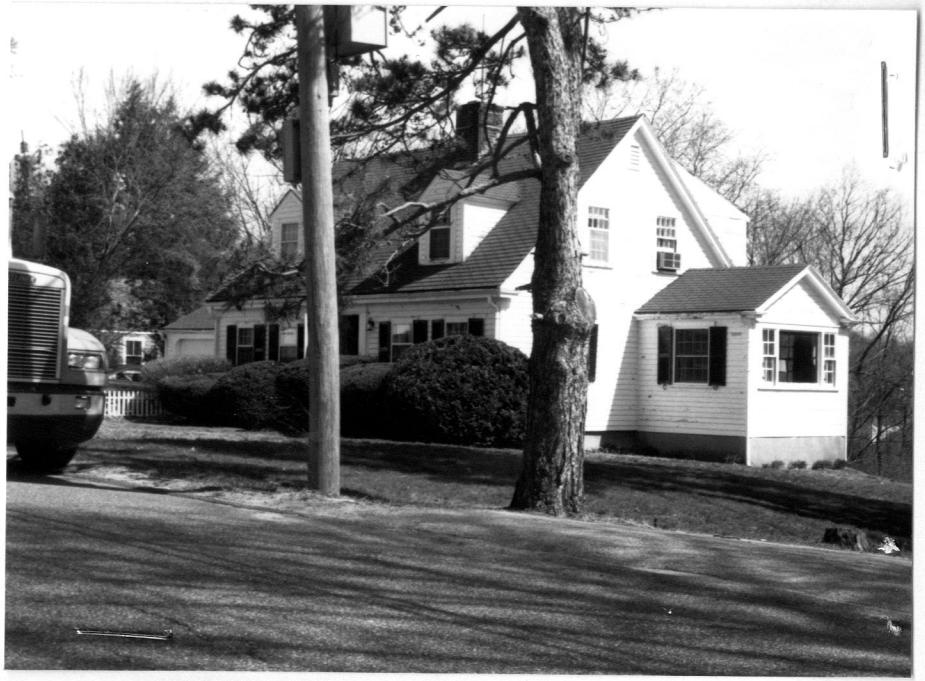


16, 18 Latisquama Rd.

18 Latisquama Rd.

20 Latisquama Rd.

25 Latisquama Rd.



30 Latisquama Rd.

32 Latisquama Rd.

34 Latisquama Rd.