

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SBR.88
Historic Name:	Sears, J. Montgomery Farm Manager's House
Common Name:	Wolfpen Farm Manager's House
Address:	4 Sears Rd
City/Town:	Southborough
Village/Neighborhood:	Southborough
Local No:	52-7A
Year Constructed:	c 1898
Architect(s):	
Architectural Style(s):	No style
Use(s):	Servant Or Estate Housing; Single Family Dwelling House
Significance:	Architecture
Area(s):	
Designation(s):	
Building Materials(s):	Roof: Asphalt Shingle Wall: Vinyl Siding; Wood Foundation: Brick



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

52-7A

Marlborough

88



Town Southborough

Place (neighborhood or village) _____

Southborough Center

Address 4 Sears Road

(formerly 23 Sears Road)

Historic Name Sears employees' cottage

Uses: Present dwelling

Original dwelling

Date of Construction ca. 1898

Source maps; family records; visual assessment

Style/Form Shingle Style

Architect/Builder unknown

Exterior Material:

Foundation brick

Wall/Trim vinyl siding

Roof asphalt

Outbuildings/Secondary Structures _____

clapboarded mid-20th C. 2-car garage

Major Alterations (with dates) Late-20th C.:

window sash replaced with multi-pane sash

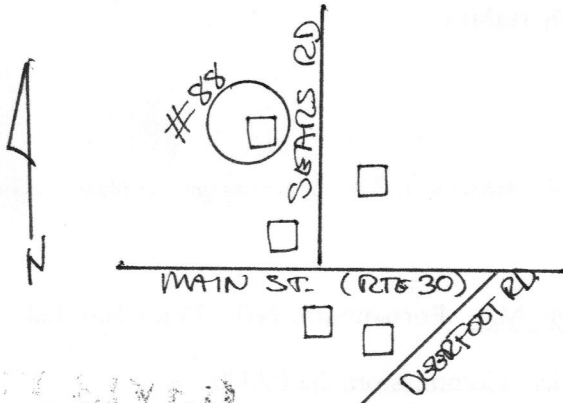
Condition good

Moved [x] no [] yes Date N/A

Acreage 1.9 acres

Setting On large lot with mature trees, pool and pool house. Fieldstone wall at front with granite posts; small picket-fenced yard in front of house. Located in residential area with houses of mixed date.

sheet if space is not sufficient here. Indicate north.



Recorded by Forbes/Schuler, consultants

Organization Southborough Historical Comm.

Date MAY 2000

BUILDING FORM**ARCHITECTURAL DESCRIPTION** [] *see continuation sheet*

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

4 Sears Road is a simply-detailed two-story, 5-by-2-bay, side-gabled house. An extension of the main roof plane flares forward to form the roof of a facade-width porch, creating a gambrel profile in that part of the building. A wide gable-front dormer extends over the porch; turned posts with square bases support the roof extension. A southwest wing extending to the rear, and incorporating a large brick interior chimney, is composed of a large gabled dormer over a descending roof that forms a leanto or "saltbox" profile on the south elevation. That wall displays two window bays at each story on the main part of the house, and a large round-arched opening, walled-in sometime during the last thirty years, toward the rear of the leanto. The north end of the house is also two bays deep, and has an exterior brick chimney, possibly a later addition, in the center.

The main facade is nearly symmetrical, with a multi-light door in a center entry, closely flanked by two 8-over-8-sash windows placed high in the wall. A 12-over-12-sash window is located south of the door; a wide multi-pane picture window occupies the wall north of the entry. The dormer in the roof above has two 8-over-8-sash, and other windows in the house are similarly multi-paned.

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 house is representative of some of the residential architecture that was built on parcels at Southborough center divided out from some of the larger properties at the turn of the century. In this case, the owners were Mr. and Mrs. **J. Montgomery Sears**, (see Form #21), who built the large mansion across the street at 1 Sears Road for a spring and fall country residence in about 1885. By the late 1890s J. M. Sears had developed a vast farm, called Wolfpen Farm (see Area Form #O), that stretched north along both sides of Sears Road for over 400 acres, from Main Street north to the Marlborough border.

The farm was assembled by consolidating several former farms and residential properties. The lot that this house stands on appears to have been part of the five-acre lot that previously belonged to J. H. Robinson, on which there was an old house at the corner of Main Street and Sears Road, and this one, built by the Sears as a residence for their porter or farm manager in about 1898. A farm lane ran west past the house from a point opposite the spruce-lined driveway across the street, then branched directly west to a north-south farm road, and northwest to the family stables.

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

Maps and atlases: 1898 (JM Sears).

The Marlborough Directory. Various dates and publishers.

Noble, Richard. Fences of Stone: a History of Southborough, MA. Portsmouth, NH: Peter Randall, 1990.

Uhlman, Helen. Correspondence with Southborough Historical Commission, 2/14/2000.

Owner's records.

[x] Recommended for listing in the National Register of Historic Places. *If checked, a completed National Register Criteria Statement form is attached.*



Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Community
Southborough

Property Address
4 Sears Road

Area(s)

Form No(s).
88

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 Sears employees' or manager's cottage is eligible for the National Register individually at the local level under Criterion A for its association with the prominent J. Montgomery Sears of Boston and Southborough and his wife, Sarah Choate Sears, and their large farm, Wolf Pen Farm, which covered much of the north central part of the town from the late-nineteenth- through the middle of the twentieth centuries. The property also meets Criterion C for its well preserved hybrid Shingle-Style architecture.

For the above reasons, together with the Sears mansion at 1 Sears Road, it would also be eligible as part of a small district composed of the remaining adjacent Sears houses. In addition, it would qualify under both criteria as a contributing part of a National Register district encompassing the historic residential and institutional center of Southborough.

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

(Attach photo here)



P1
 1911
 23
 Southborough
 Street address 23 Sears Rd
 Name _____
 Use: original & present dwelling
 Present owner C. Bradley
 Open to public _____
 Date _____ Style _____
 Source of date _____
 Architect _____

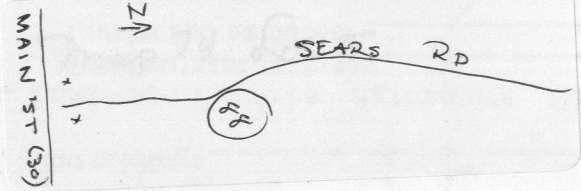
_____ OR part of Area # _____
 3. CONDITION Excellent Good Fair Deteriorated Moved Altered Added _____

4. DESCRIPTION

FOUNDATION/BASEMENT: High Regular Low Material Brick
 WALL COVER: Wood Clapboard Brick Stone Other _____
 ROOF: Ridge Gambrel Flat Hip Mansard Dutch Kick on Porch roof
 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 PORTICO _____ Balcony
 FACADE: Gable end: Front side Ornament _____
 Entrance: Side Front: Center Side Details: _____
 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 # 6-25 Date 1971

SEE REVERSE SIDE

RELATION OF SURROUNDING STRUCTURE

- 1. Outbuildings _____
- 2. Landscape Features: Agriculture Open Wooded Garden: Formal/Informal
 Predominant features _____
 Landscape architect _____
- 3. Neighboring Structures
 Style: Colonial Federal Greek Revival Gothic Revival Italian Villa Lombard Rom.
 Venetian Gothic Mansard Richardsonian Modern
 Use: Residential Commercial Religious Conditions: Excellent Good Fair Deteriorated

GIVE A BRIEF DESCRIPTION OF HISTORIC IMPORTANCE OF SITE (Refer and elaborate on theme circled on front of form)

DESCRIPTION

CONDITION

BIBLIOGRAPHY AND/OR REFERENCE

1870 - E. S. Fay
 1898 atlas - J. M. Sears

RESTRICTIONS

Original Owner: _____
 Deed Information: Book Number 4702 Page 54, Ware Co. Registry of Deeds