

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	SBR.S
<b>Historic Name:</b>	Fay School
<b>Common Name:</b>	
<b>Address:</b>	
<b>City/Town:</b>	Southborough
<b>Village/Neighborhood:</b>	Southborough
<b>Local No:</b>	
<b>Year Constructed:</b>	
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	
<b>Use(s):</b>	Other Residential; Private School
<b>Significance:</b>	Architecture; Community Planning; Education
<b>Area(s):</b>	
<b>Designation(s):</b>	
<b>Building Materials(s):</b>	



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

Assessor's Sheets

USGS Quad

Area Letter Form Numbers in Area

Massachusetts Historical Commission

53, 54

Marlborough

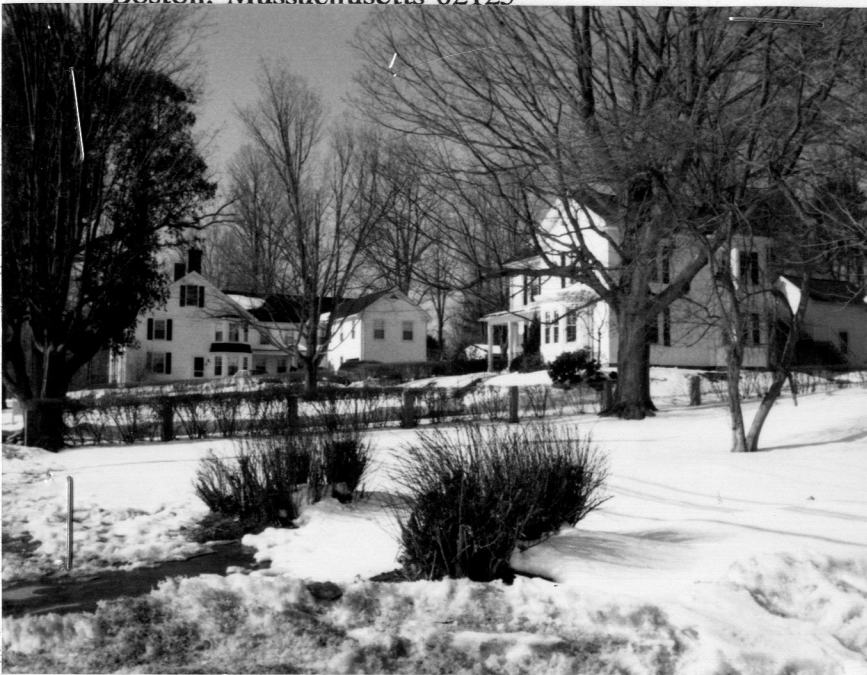
S

26, 27, 33, 34,

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37-39, 81, 416-425



I 3-9, 11, 12

J 3

W 12, 15, 16

View west

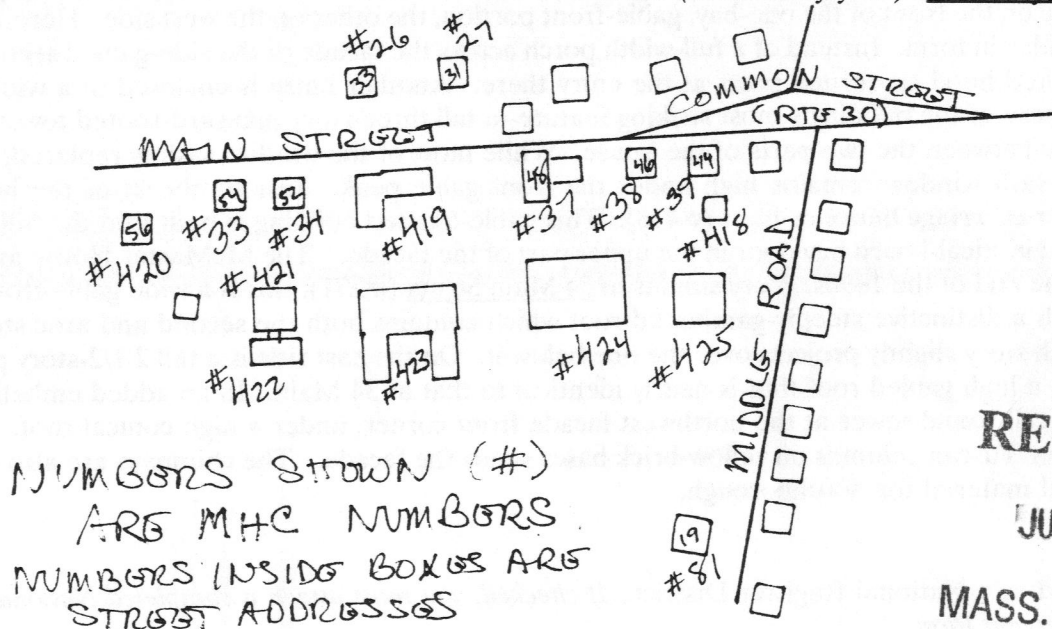
Town Southborough

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

Southborough centerName of Area The Fay SchoolPresent Use schoolConstruction Dates or Period early-19th to mid-20th centuryOverall Condition fair to good (much sidingand window replacement, some loss of historic trim, etc.)Major Intrusions and Alterations Some lossof older buildings, several late-20th-century buildings added. (see text)Acreage 35 acresRecorded by Forbes/Schuler, consultantsOrganization Southborough Historical CommissionDate (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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JUL 03 2000

MASS. HIST. COMM

## AREA FORM

SBR.S

### ARCHITECTURAL DESCRIPTION ☒ *see continuation sheet*

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

The Fay School campus occupies a 35-acre sloping site on both sides of Main Street at Southborough center. The complex incorporates a number of historic residences, and includes several architect-designed school facilities. The overall character of the architecture is an eclectic one--in style, time period, and materials. The large, late-twentieth-century school buildings are mainly, with large plate-glass windows, and many have hipped asphalt roofs. There is one stucco house of about 1900. The converted or reused older wood-frame houses have all been re-clad in vinyl siding, and fitted with replacement, simulated-divided-light double-hung windows, most of them with vinyl shutters.

The north part of the area is aligned east-west along Main Street. Two historic nineteenth-century houses, the second **Dea. Peter Fay House** at 31 Main Street of 1857, and the early-nineteenth-century Federal style **Unitarian Parsonage/Dea. Gabriel Parker House** at 33 Main (#26) stand on the north side. The Fay House is a tall, Italianate 2 1/2-story cross-gabled building with a single-bay, gable-front section, fronted by a first-story polygonal bay window, projecting south toward the street. A two-story polygonal bay window is located toward the rear of the east side, and another one-story polygonal bay is located at the west end of the building. A spacious Victorian, hip-roofed porch on square, chamfered posts spans the front of the west, side-gabled portion of the house. While its window sash has been replaced, the house retains its handsome 2-light, glass-and-panel front door, flanked by full-length, 4-pane sidelights. This building presently houses the school admissions office. A long concrete-block shed-roofed, multi-car **garage** (#416) behind the house dates to about 1940. The Parker House to the west is a large side-gabled, 2 1/2-story five-by-two-bay house with a pair of large ridge chimneys. A very large building, this house has a long cross-gabled two-story rear wing, abutted by shallower ells to either side. Although the window sash has been replaced, the pattern of the fenestration remains intact, including four "long" 9/9 windows at the first-story facade that are very characteristic of the Greek Revival period. The main entry, which has full-length 6-pane Greek Revival sidelights, appears to have been altered by a later triangular pediment. Its 6-panel door may also be a later replacement. Two older outbuildings stand on this property--a hip-roofed single-car **garage** of ca. 1930 with exposed rafter ends (#417), and a second late-twentieth-century two-car, gable-front garage.

The main classroom and dormitory buildings are located on the south side of Main Street, along with more historic houses, some of them converted to academic uses, others still residences for the school staff. Progressing east to west along the street are first two late-nineteenth-century houses: the former **L.W. Newton House**, ca. 1875 at 44 Main Street;; the **Henry McMaster House** of 1898-99 at 46 Main Street. The configuration of the Newton House is similar to the Fay house, and also makes use of one-story polygonal bay windows, one on the front of the one-bay, gable-front portion, the other on the west side. Here, however, they are rectangular in form. Instead of a full-width porch across the facade of the side-gabled section, there is only a flat-roofed hood on turned posts at the entry there. Another entry is enclosed in a wide glassed vestibule at the base of the building's most striking feature--a tall three-story mansard-roofed tower which is set into the angle between the two parts of the house. While most of the window sash is replaced, a round-arched 2-over-2-sash window remains high under the front gable peak. Just southeast of the house is a handsome former **carriage house** or barn (#418). This gable-fronted building is built into the hill, and has a centrally-placed vertical-board hay door in the upper part of the facade. The McMaster House at 46 Main Street dates to the end of the 1890s. Very similar to 34 Main Street (#271), this is a wide gable-front Queen Anne house, with a distinctive steeply-gambrelled roof which contains both the second and attic story. The lower wall of each story slightly projects over the one below it. On the east side is a tall 2 1/2-story polygonal bay window with a high gabled roof that is nearly identical to that at 34 Main. In an added embellishment, this house has a tall round tower at the northwest facade front corner, under a high conical roof. A broad porch with slender Tuscan columns on yellow-brick bases spans the facade. The chimneys are also of yellow brick--an unusual material for Southborough.

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



## INVENTORY FORM CONTINUATION SHEET

Community

Property

Southborough

The Fay School

Massachusetts Historical Commission  
220 Morrissey Boulevard  
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S

Form Nos.  
(see Data Sheet)

## ARCHITECTURAL DESCRIPTION, cont.

The main facade is two bays wide. The east half at the first story is occupied by a wide, shallow bay window tucked under the second-story overhang; the west portion contains the main entry and a corner window beside it, both sheltered by a large square entry porch supported on short Tuscan columns set on a mortared fieldstone parapet wall. The parapet extends east across the front of the bay window to another short Tuscan column under the northeast corner of the house. The door is a large glass-and-panel type with a single large glass light, surrounded by leaded sidelights over paneled aprons.

Next west is the 1926 **Fay Dining Hall Building**. For many years Fay's largest building, this is an impressive 2 1/2 to 3-story academic brick building, with a concrete foundation and a slate roof, designed by architect Edmund Q. Sylvester. It is composed of a long 8- by 3-bay gambrel-roofed east wing and a high, cross-gabled pedimented-front-gabled three-story section at the west end. Fronting the later is a two-story wooden, balconied portico with four Tuscan columns. The Tuscan mode is repeated in an entry at the east end of the east facade, where a pair of lower columns supports a wide, flat canopy. A third entry located mid-way along the east facade has a classical surround of paneled pilasters and an entablature of frieze and projecting, molded and dentiled cornice. The windows are 6-over-6-sash replacements with splayed-brick lintels and concrete sills. A row of seven pedimented dormers spans the length of the front roof. The west, dining hall side of this building has a somewhat different, more Federal Revival character in its long row of large, round-headed 15-over-15-sash windows at the first story.

West of the Dining Hall, across a small open quadrangle, is a large modern hip-roofed, brick dormitory building of 1978, the **Campbell Steward Dormitory** at 50 Main Street. Three houses stand along the street to its west. 52 Main Street is the **Curtis Hyde House** of ca. 1850, built by its carpenter owners and later, (after 1917), the retirement home of Headmaster Waldo B. Fay. One of Southborough's most high-style Greek Revival houses, this is a temple-front, 2 1/2-story example, with its projecting front pediment supported on four massive unfluted Doric columns. A very large cross-gabled section, three-bays deep, spans the rear of the building, extending two bays to the west. Both ends of the rear part are also pedimented. The main facade is three bays wide, with a side-hall entry with four-pane sidelights at the west corner, and a two-panel door. As at the house across the street, the first-story facade windows have typical Greek Revival long proportions. Another high-style Greek Revival feature is the series of large-scale pilasters--at the house corners, and across the entire rear and southeast end of the building. 54 Main Street is another house that was probably built by Curtis Hyde--the ca. 1855 house of his brother, **Solomon Hyde**. Another 2 1/2-story cross-gabled house, this building has a two-bay gable-end facing the street, and a shallow one- by one-bay wing projecting east from the rear portion. The main entry is in the rear bay of the main front portion, where a four-panel door with two-pane sidelights is sheltered by a hipped hood on square posts. The windows of the house have the large Greek Revival dimensions, and include a tripartite arrangement in the main front gable, and long 9-over-9-sash windows at the first story on that same facade.

The westernmost house along the street, at 56 Main Street, was the servants quarters for the **Kidder House** at 66 Main Street. Called North House by the school, it houses faculty apartments. This building, constructed in about 1900, is clad in stucco. It consists of a long 2 1/2-story side-gabled main block, one-bay deep, with an unusual wide, shallow gable-front bay along most of the front of the house. At either end of the front projection is an open round-headed arch way, which leads to the two entries of the house. (Cont.)



## INVENTORY FORM CONTINUATION SHEET

Community

Property

Southborough

The Fay School

Massachusetts Historical Commission  
220 Morrissey Boulevard  
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## ARCHITECTURAL DESCRIPTION, cont.

Down the hill, behind the buildings aligned along the south front of Main Street, is a second range of large, late-twentieth-century school buildings. Again progressing east to west are the 1970 **Reinke Building**--a square brick, glass and metal building arranged with eight large gables, one at each corner, and a high, pyramidal membrane roof in the center, the combined **Harlow Gymnasium** of 1993 and the many-gabled brick and concrete **Harris Events Center** (1995), and 1984 hip-roofed **Root Academic Center**. West across a downhill path is the **Old Gymnasium** of 1889, which was relocated several yards west of its former location in 1976, sided with vinyl, and converted into a classroom building, now called the **Upjohn Schoolroom**. While its fenestration has been changed, it retains its unusual gable-on-hip roof. Attached to its rear is a one-story 1987 concrete building, the **Picardi Art Center**. A small split-level house of ca. 1970, now called the Reinke House, stands to its west, behind 54 Main Street.

South of the main campus, across a complex of sloping playing fields, is the large Federal style **Jonas Goodnow House**, at 19 Middle Road. Built as a farmhouse in about 1819, it is now used as a multi-unit staff dwelling. This is a massive double-pile, 2 1/2-story side-gabled, five- by 3-bay Federal house. While its windows have been replaced, it retains its impressive high, sidelighted Federal entry, with full-length, five-pane sidelights and an elliptical fan under a keystoned molding.. At least one long two-story wing has been demolished. Standing close to the northwest is a mid-twentieth-century gable-front two-car garage.

HISTORICAL NARRATIVE [x] *see continuation sheet*

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

The Fay School was founded in 1866 as a private boarding school for young boys that would prepare them to enter St. Mark's School in their later years. The institution is one of the many important, lasting contributions made by members of the Burnett family in the town of Southborough. Its co-founders and first joint Headmistresses were Harriet M. Burnett and her sister, Eliza (Burnett) Fay, wife of Sylvester Fay, who had run a day school for younger boys and girls in a rented room in the Deacon Parker House at 33 Main Street for several years during the Civil War. They were cousins of Joseph Burnett, who had founded St. Mark's School less than two years earlier, and it was Mr. Burnett who provided much of the funding, support, and guidance in the founding of the school, which began under the name "Mrs. Fay and Miss Burnett's Boarding School." The sisters' mother, Dolly Bellows Burnett Little, purchased the initial school dormitory property, the old Greenwood House on the south side of Main Street, which became the main building of the school during its initial period of growth.

In its very early days, the school was partly co-educational, with girls admitted as day students, while all the boarders were boys. At first, classes were also held in the front rooms of what was then the Unitarian Parsonage, the old **Deacon Gabriel Parker House** of ca. 1830, at 33 Main Street. In 1877 classes were moved from the Parsonage to the second floor of the old Center Store--a small building just east of the former Greenwood House, just opposite what is today the St. Mark's Church Parish House. The Greenwood House was enlarged in 1885, and again in 1889-90, to include classrooms, a common room, and more dormitory space.

## INVENTORY FORM CONTINUATION SHEET

Community

Property

Southborough

The Fay School

Massachusetts Historical Commission  
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(see Data Sheet)

## HISTORICAL NARRATIVE, cont.

The first major building actually constructed by the school was the **gymnasium**, built in 1889 southwest of the main building. (Now officially called the Upjohn Schoolroom, it is still affectionately referred to as the "Old Gym", and, after being moved several yards to the west in 1976, it was renovated into classrooms. A set of art studios, the **Picardi Art Center**, was added across the back of the building in 1987).

Harriet Burnett died in 1890, and Eliza Fay in 1896. The school, which had been privately owned by family members, was inherited by Eliza and Sylvester Fay's son, Waldo Burnett Fay, who became headmaster upon his mother's death. Under the twenty-two years of Waldo Fay's leadership, both the enrollment and the school facilities were greatly expanded. When he began as headmaster in 1896, the school included grades two through six, with an enrollment of about forty boys, (there were no more girl day students,) and its campus covered three acres. By 1908 there were seventy-seven boys, and a staff of seven masters. That year Waldo Fay purchased several acres of land on Middle Road for playing fields, and built a large addition for a new schoolroom and library. In 1914, Mr. Fay purchased the house that stood on the south side of Main Street just west of the school, which had belonged to the village physician, Dr. J. H. Robinson, for many years. In fitting fashion, it was used as the school's infirmary until 1926, when it became a classroom building. In 1917, he bought the next house to the west, which became his home, as the Headmaster's Residence. Now 52 Main Street, it had probably been built about 1850, and had been the home of one of the most skilled of Southborough's carpenters and builders of the second half of the nineteenth century, **Curtis Hyde**, who died in 1903. Mr. Hyde had apparently built the handsome, temple-front Greek Revival mansion himself--an effective advertisement for his craftsmanship.

In 1918, in failing health, Waldo Fay retired to 52 Main, where he lived until 1940. He passed the leadership of the school on to his own son, Edward W. Fay, who in that year added the seventh grade, and proceeded to buy two more buildings on the south side of Main Street--the former Center Store, which he attached to the main school building, and the old Winchester Tavern, which stood just to its east.

In 1922, the Fay School was incorporated as a non-profit institution, thus passing control of the school from the Fay/Burnett family to a Board of Trustees. The first Chairman of the Board, eminent attorney Charles F. Choate, Jr., however, as Joseph Burnett's son-in-law, was closely connected with the family. That same year, the school purchased most of the former farm of Jonas Goodnow, which stretched south of the campus through an old apple orchard for several acres, and fronted on Middle Road. The early 19th-century Goodnow farmhouse at 19 Middle Road, which had belonged to several generations of Goodnows and later to their in-laws, the Winchesters, was later converted to faculty housing.

In 1926, the old Winchester Tavern was demolished, and replaced by the large brick Colonial Revival building at 48 Main Street, designed by Edmund Q. Sylvester, which still serves most of its original purpose today--as the school dining room, and a dormitory. In its early years, however, it also housed classrooms, significantly changing the use of the school property. Its construction replaced the system of scattered, smaller schoolrooms, and placed both the academic and boarding functions under one roof.

The next year, Fay's enrollment reached a peak of ninety-three students. In the 1930s, however, the school was hit hard by the Great Depression, and its enrollment fell precariously low. It escaped financial ruin when Waldo Fay, who still held a mortgage on the property, canceled the debt. In 1937, an eighth-grade level was added. (Cont.)

## INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission  
220 Morrissey Boulevard  
Boston, Massachusetts 02125

Southborough

The Fay School

Area(s)  
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Form Nos.  
(see Data Sheet)

## HISTORICAL NARRATIVE, cont.

Having seen the school through the difficult Depression years, Edward Fay retired as Headmaster in 1942. His successor was Harrison Reinke, the first Headmaster who was not a member of the Fay/Burnett family. In 1943, he established a primary division of grades one through four, with classes in the Robinson House. Under his administration, the school again expanded, and returned to the stability of its earlier years. In 1945 the enrollment was 110 boys, and rose to 150 by 1956. That year an additional gymnasium/classroom building, the Harris Building, designed by Campbell & Aldrich, was added behind the main school building/Greenwood House. It was later expanded and absorbed into a larger connected structure, the Harris Events Center/Harlow Gymnasium. Another major building, the **Reinke Building**, was built in 1970, and named in honor of Mr. Reinke, who had retired the year before. In 1972, the old Robinson House burned down, and was replaced in 1978 by the **Campbell Steward Dormitory** for boys. In 1976 the Center Store was demolished.

A major administrative change under Mr. Reinke's successor, A. Brooks Harlow, Jr., was the re-admission of girls in 1972. For six years they attended only as day students, but in 1978 the school began enrolling girls as boarding students, as well. At that time, part of the large east wing of the Dining Room building was converted to the girls' dormitory.

In 1984 the **Root Academic Center** was constructed, and in 1986, after serving the school for 120 years, the main building/Greenwood House was demolished. In its place the school landscaped an open quadrangle/common. The **Picardi Art Center** was added behind the relocated old gymnasium in 1987, and in 1988 a large stair tower was added at the west end of the Dining Room building, to facilitate circulation to the lower campus. The **Harlow Gymnasium** dates to 1993, and the **Harris Events Center** to 1995.

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

Maps and Atlases: 1831; 1857 (P. Fay, PO; G. Parker, S. Hyde, C. Hyde); 1870 (P. Fay, FN Parker, S. Hyde, C. Hyde); 1898 (P. Fay Est., B. Davis, S. Hyde, C. Hyde . . . gym . . . . LW Newton); Sanborn Fire Insurance maps: 1912, 1925, 1932/1945.

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Massachusetts Historical Commission  
220 Morrissey Boulevard  
Boston, Massachusetts 02125

Community  
Southborough

Property Address  
Fay School

Area(s)  
A; S

Form No(s).  
(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    ☐ 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.*

Area S does not appear to be eligible for the National Register as an intact district due to considerable alterations to its older buildings, primarily in the form of extensive vinyl siding and window replacement.

A number of the nineteenth-century houses acquired by the school over the past hundred years, however, retain enough of their architectural integrity to qualify under Criterion C as contributing to the character of a larger district encompassing the historic residential and institutional meetinghouse center of the town. These properties include the Italianate **Dea. Peter Fay House** of 1857 at 31 Main Street, the early-nineteenth-century **Dea. Gabriel Parker House** at 33 Main Street, the Second Empire **L.W. Newton House**, ca. 1875, and barn at 44 Main Street, and the **Henry McMaster House**, 46 Main Street, ca. 1899, in the Queen Anne style. They also include two stylish buildings for which the builders are known, the temple-front Greek Revival **Curtis Hyde House** of ca. 1850 (52 Main Street), and the home of his brother, **Solomon Hyde**, of about the same time at 54 Main Street, as well as the Arts and Crafts **Kidder Servants' House** of about 1900 at 66 Main Street, and one large Federal house at 19 Middle Road, the **Goodnow House**, of about 1819. The 1926 **Fay School Dining Room Building**, designed by Edmund Q. Sylvester, would presently be eligible as an elegant representative of Colonial Revival academic architecture in the center of Southborough.

All of the above houses would also contribute to a district under Criterion A at the local level, as they are all associated with residents who played significant roles in their community as farmers, philanthropists, developers, merchants, and master-builders. The Dining Room Building qualifies for the same status as the the primary representative of the role of the Fay School as a premier educational institution in the Early Modern period.

In spite of the loss of integrity of materials and design mentioned above, these resources retain integrity of location, design, workmanship, feeling, setting and association.

**INVENTORY FORM CONTINUATION SHEET**

Community

Property

Southborough

The Fay School

Massachusetts Historical Commission  
220 Morrissey Boulevard  
Boston, Massachusetts 02125

Area(s)  
S

Form Nos.  
(see Data Sheet)

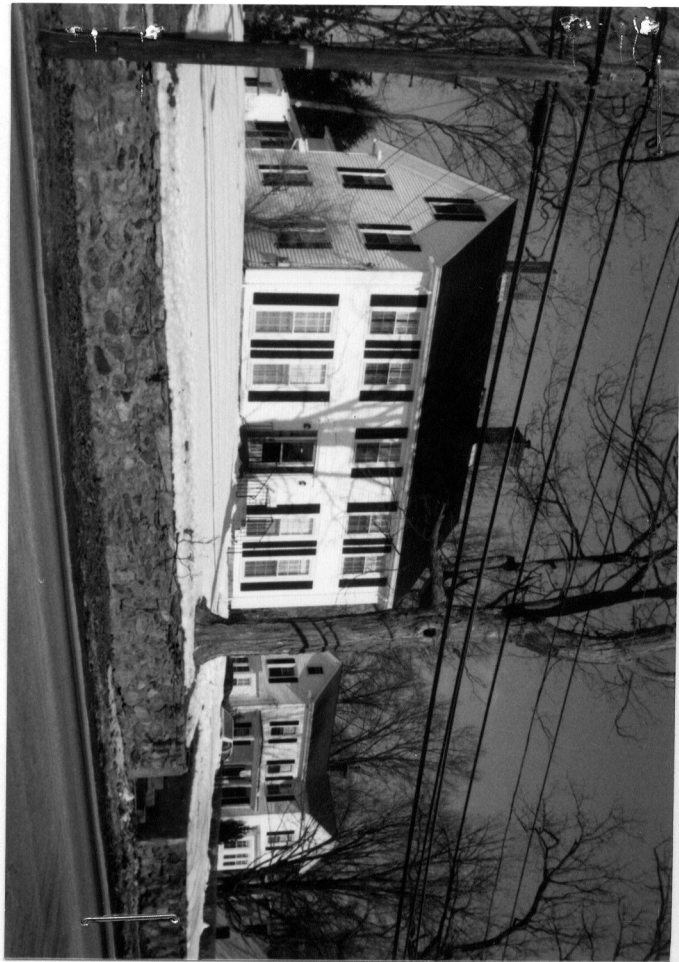
**AREA DATA SHEET**

(names in brackets are names given to the buildings by the school; resources with an asterisk [\*] have individual inventory forms)

<u>MHC#</u>	<u>Parcel #</u>	<u>Street Address</u>	<u>Historic Name</u>	<u>Date</u>	<u>Style/type</u>
27*	53-10	31 Main Street	Peter Fay House (Brackett House)	1857	Italianate
416			garage	ca. 1940s	utilitarian
26*	53-10	33 Main Street	Dea. Gabriel Parker House (Todd House)	ca. 1830	Greek Revival
417			garage	ca. 1930	utilitarian
39*	54-2	44 Main Street	L.W. Newton House (East House)	ca. 1875	Second Empire
418			barn (Buildings & Grounds office)	ca. 1875	utilitarian
38*	53-11	46 Main Street	Henry McMaster House (Webster House)	ca. 1899	Queen Anne
37*	53-11	48 Main Street	Fay Dining Hall/Dorm	1926	Colonial Revival
419	53-11	50 Main Street	Campbell Steward Dormitory	1978	brick, hip-roofed
425			Reinke Building	1970	late modern
424			Harris Events Center/ Harlow Gymnasium	1993/1995	late modern
423			Root Academic Center	1984	late modern
421			Old gymnasium (Upjohn Schoolroom)	1889	hip-roofed
422			Picardi Art Center	1987	late modern
34*	53-11	52 Main Street	Curtis Hyde House (Fay House)	ca. 1850	Greek Revival
33*	53-12	54 Main Street	Solomon Hyde House (Waters House)	ca. 1855	Greek Revival
420	53-13	56 Main Street	Kidder servants house (North House)	ca. 1900	Arts & Crafts
81*	53-11	19 Middle Road	Goodnow House	ca. 1819	Federal



31 Main St.



33 Main St.



44 Main St.

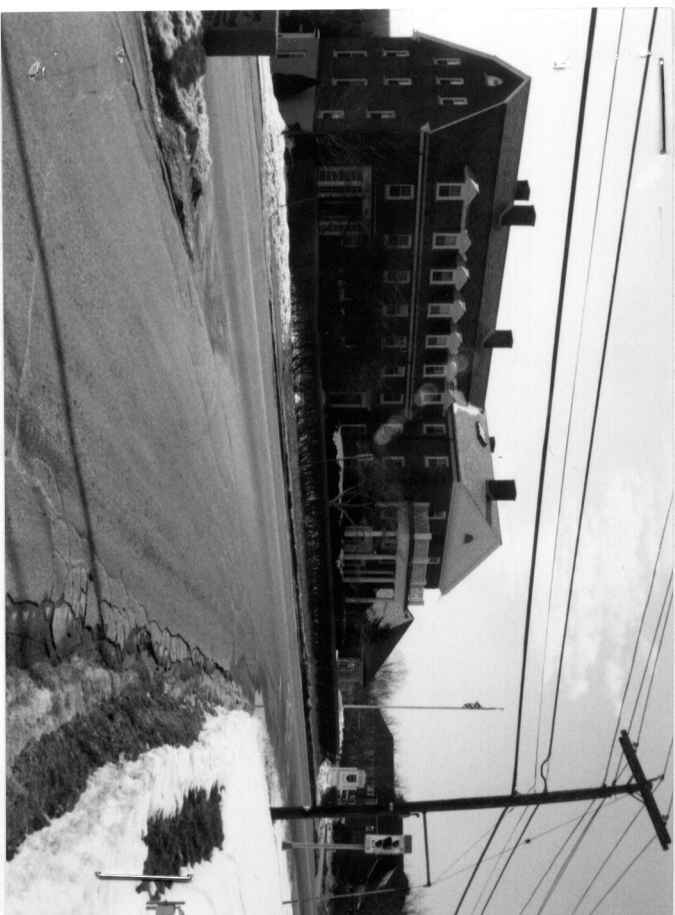


46 Main St.





Fay School - 50 Main St.



Fay School - 50 Main St.



Fay School



Fay School, view west



Fay School



Fay School-Reinke Building



52 Main St.



52 + 54 Main St.





54 Main St.



56 Main St.



19 Middle Rd.