Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SBR.87
Historic Name:	Emery, Moses - Coffin, Jennie M. House
Common Name:	Walker, Oren P. - Macmun, Anna M. House
Address:	89 Framingham Rd
City/Town:	Southborough
Village/Neighborhood:	
Local No:	76-53
Year Constructed:	r 1880
Architect(s):	
Architectural Style(s):	Victorian Eclectic
Use(s):	Agricultural; Multiple Family Dwelling House; Single Family Dwelling House
Significance:	Agriculture; Architecture
Area(s):	
Designation(s):	
Building Materials(s):	Roof: Asphalt Shingle Wall: Wood Clapboard; Wood Foundation: Stone, Uncut; Concrete Unspecified

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

This file was accessed on:

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FORM B - BUILDING

Assessor's number	USGS Quad	Area(s)	Form Number
76-53	Marlborough		87, 656

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

Town Southborough

neighborhood or village)

s 89 Framingham Road

c Name Emery/Coffin House

Present dwelling

Original dwelling

Construction late 19th century

maps; visual assessment

rm Gothic Revival cottage

ct/Builder unknown

Exterior Material:

Foundation rubble

Wall/Trim wood clapboard

Roof asphalt

Outbuildings/Secondary Structures long 2-car early 20th-C. clapboard garage.

Major Alterations (with dates) none

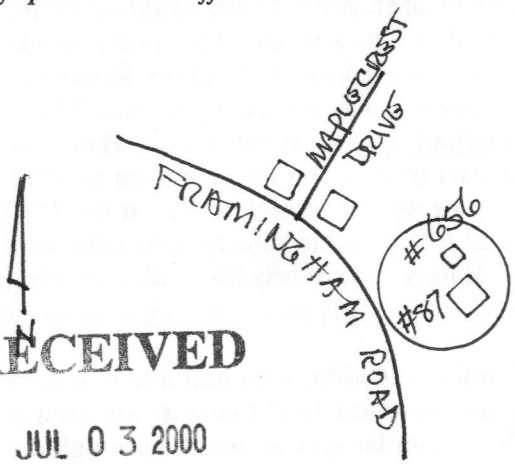
Condition good

Moved [ ] no [x] yes Date ca. 1896

Acreage 1.47 acres

Setting On long through-street; new houses to rear , MDC woods to east. Large, open yard with mature deciduous trees.

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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Recorded by Forbes/Schuler, consultants

Organization Southborough Historical Commission

Date March, 2000

SBR.87

BUILDING FORM

ARCHITECTURAL DESCRIPTION [ ] *see continuation sheet*

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

This attractive cottage is one of the more unusual nineteenth-century buildings in Southborough. It is one of only a handful with Gothic Revival accents--seen here in the scalloped verge-boarding at the gables and window crowns. Primarily a two-story gable-front cottage, the combination of that house type with the high, two-story southeast and rear wing with a shallow hipped roof is also unusual. It is likely that the wing was raised to a full two stories under a new roof. Finally, while the form and detail of the main part of the house are characteristic of cottages of the 1870s and 1880s, the rubble foundation is not seen in Southborough until late in the 1890s--an anomaly that is explained by its relocation in the mid-1890s, from the Sudbury Reservoir area to the east.

While the hip-roofed section dominates the south side of the house, the focal point of the north side is a large, steep cross gable, fronted by a one-story shed-roofed bay. A one-story ell on a concrete foundation at the rear of the house is a twentieth-century addition. The main facade is three bays wide, with a modern 6-panel door with narrow three-pane sidelights at the sidehall entry. Over the entry is a shallow hood trimmed with scalloped verge-boarding. This decorative feature is repeated at the 2-over-2-sash windows. The main cornice is unboxed, and trimmed with the same verge-boarding over a wide, double rake board. The house retains its narrow cornerboards.

A long, clapboard gable-roofed, one-story **garage** (#656) just north of the house may be converted from a former outbuilding. It has a vertical-board loft door in the main gable peak, over a pair of overhead paneled garage doors. Along the west side of the building are four small windows, which have the horizontally-oriented 2-over-2-sash windows popular in the Southborough area in the 1940s and 1950s.

HISTORICAL NARRATIVE [x] *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.

According to local sources, this house was moved from the reservoir area prior to the building of the Metropolitan Waterworks dam a short distance to the east in the mid-1890s--a tremendous public works project which inundated nearly two thousand acres of farmland in Southborough for the Sudbury Reservoir. A house is shown at this location on the map of 1870, however, when it was owned by farmer Moses Emery, owner and occupant of the house next door at 103 Framingham Road. If the theory about the moving of the house is not correct, and 89 Framingham Road, or part of it, is the house shown in 1870, it may have been built in that year, as Moses Emery is listed as owning an unfinished house on the 1870 assessor's records. Moses Emery died in 1873 at the age of 62, and it is possible that he never finished the house that was here. A house is listed as belonging to **Sarah E. Emery**, apparently his widow, in 1897, along with a barn and a farm of thirty acres.

The map of 1898 shows **J.M. Coffin** as the owner. This may be **Jennie M. Coffin**, who had a half acre of land taken for the reservoir. She also owned a former house on the reservoir land that was apparently moved. (The Coffin House was a gable-front cottage. Its facade had a similar arrangement, although the roof eaves were boxed, with returns on the gable end. If that is this house, it would have acquired a different roof, and its side ell would have been reconfigured, had its roof raised, and lost its porch).

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

HISTORICAL SIGNIFICANCE, cont.

According to some unsigned notes in the Southborough Historical Commission files (possibly by Mrs. Ed Nichols), **Oren P. Walker**, who bought and sold considerable real estate in the vicinity of Framingham Road and East Main Street, had acquired this house sometime prior to 1907, when he sold it to **Anna M. Macmun**. Later owners were **K. P. O'Donnell, Margaret A. Dwyer, Eliza P. Richardson, Donald Blood, Edward W. Newton,** and **John Toomey.**

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

Maps and Atlases: 1870 (M. E.); 1898 (JM Coffin).
Town of Southborough: Vital Records; Annual Reports and Assessor's Reports, various dates.
Old Southborough: a Photographic Essay. Southborough Historical Society, 1981.
Southborough Historical Commission files.

Pl 6 87

SOU MARL

Southborough

ddress 89 framingham Rd

riginal & present dwelling

t owner J.F. Toomey

public no

Style

Source of date

Architect

Literature Indians
Music Other
Development of town/city
Architectural reason for inventorying:
Pre 1870

OR part of Area #

3. CONDITION Excellent (Good) Fair Deteriorated Moved Altered Added

4. DESCRIPTION

FOUNDATION/BASEMENT: High ~~Regular~~ Low Material Stone

WALL COVER: Wood clapboard Brick Stone Other

ROOF: (Ridge) Gambrel Flat Hip Mansard
Tower Cupola Dormer windows Balustrade Grillwork

CHIMNEYS: 1 (2) 3 4 Center End (Interior) Irregular Cluster Elaborate

STORIES: 1 (2) 3 4 ATTACHMENTS: (Wings) Ell Shed two

PORCHES: (1) 2 3 4 PORTICO Balcony

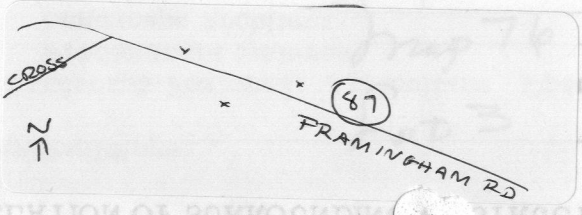
FACADE: Gable end: ~~Front~~/side Ornament "gingerbread"

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 # 3-11 Date 1971

SEE REVERSE SIDE

SBR.87

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

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

BIBLIOGRAPHY AND/OR REFERENCE

1870 M. Emery
1898 J. M. Coffin

RESTRICTIONS

Original Owner:
Deed Information: Book Number 4127 Page 518, Worc. Co. Registry of Deeds